

8-0101006131/2023

010106159/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 074004

POWER OF ATTORNEY BY LANDLORDS IN FAVOUR OF DEVELOPERS

Certified that the document is admitted to registration, The signature sheet and the endorsement sheets attached with document are the part of this Document.

District Sub-Registrar
Bankura

This development agreement executed on 13th Day of October 2023 two thousand and twenty Three

13 OCT 2023

दीप्ति (Adv)

13/10/2023
12/37
8-8002633235/2023

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KNOW ALL MEN BY THESE PRESENTS, WE, 1) MR. SANJIB DAS MODAK, Son of Late Sashtiram Das Modak, by Occupation Business, **2) MR. SUDIP DAS MODAK**, Son of Late Sashtiram Das Modak, by Occupation Business, **3) MRS. CHAITALI DAS MODAK**, Wife of Late Soumen Das Modak, by Occupation Business, **4) MR. SOURAV DAS MODAK**, Son of Late Soumen Das Modak, by Occupation Service, all are residing at College Road, Bankura, P.O., P.S. & Dist. Bankura, Pin-722101.

WHEREAS the land as has been mentioned in the schedule below has already been recorded in our own name in the separate L.R. Khatian under the provisions of the West Bengal Land & Land Reforms Act, 1955, having their right, title, interest and possession therein.

AND WHEREAS the land as has been mentioned in details in the schedule below was originally belonged to our predecessor in interest. Smt. Ajita Das Modak, wife of Sri Sashtthiram Das bought Modak who brought the same from her vendor Sri Dhruba Prasad Nandi, Son of Late Dwaraki Nath Nandi resident of Hazaribag, P.S. & Dist. Hazaribag by virtue of Registered Sale Deed being Document No. 3862 executed on 30/05/1991 at the office of the D.S.R. Bankura and she was in her absolute right, title, interest and possession over the said land since purchased and her name was recorded in the present L.R. record of rights under the provisions of the West Bengal Land & Land Reforms Act, 1955, as the BASTU Class of Land.

AND WHEREAS while she was in her exclusive right, title, interest and possession over the devolved said purchased land she breathed her last intestate and subsequently her property was aged upon her husband Sashtthiram Das Modak and sons Sanjib Das Modak, Soumen Das Modak & Sudip Das Modak and daughter's Kabita Laha and Kajal Das Modak as per Hindu Succession Act having their 1/6 Share each. While said Soumen Das Modak his absolute right, title, interest and possession over his inherited 1/6 Share died intestate living behind him his wife Chaitali Das Modak and his Son Souras Das Modak and succeeded with equal share under the provision of the Hindu Succession Act

WHEREAS subsequently Sashtthiram Das Modak succeeded the 1/6 Share left by her wide Ajita Das Modak and their after Sashtthiram Das Modak bequeathed a will in favour of his daughter-in law Chaitali Das Modak wife of Soumen Das Modak all bequeathed a Will on 07/02/2008 duly be registered at the office of the A.D.S.R. Bankura, vide Document No 01/2008, and after the death of said Sashtthiram Das Modak testator cum executor of the said will file a probate case vide Case No. 48/2009, before the Court of the Ld. Civil Judge (Sr. Divn), Bankura for grant of the probate of the said will and the Ld. Court granted the probate accordingly.

AND WHEREAS the said Kajal Das Modak being her successors daughter having succeeded the proportionate 1/6" share of land transferred in favour of Chaitali Das Modak and Sourav Das Modak by virtue of a registered sale Deed being No. 1-010201146/2015 of the A.D.S.R. Bankura and aforementioned Kabita Laha being the successor Daughter of Ajita Das Modak having succeeded the proportionate 1/6 share of admeasuring an area of 432 Sq. Ft. in favour of Chaitali Das Modal by virtue of a registered title Deed of Sale being No. 1-010101355/2023 of the D.S.R. Bankura rest portion the area has already been sold in favour of Rajib Chatterjee & Pradip Chatterjee by virtue of a registered Title Deed of Sale being No. 1010101351/2023 of the D.S.R. office at Bankura.

AND WHEREAS as per above noted facts and circumstances Sanjib Das Modak. Sudip Das Modak, Chaitali Das Modak & Sourav Das Modak have been possessing their land as per their proportionate share therein having their exclusive right, title, interest and possession therein whatsoever

WHEREAS the land as has been mentioned in the schedule below has already been recorded in his own name in the separate L.R. Khatian under the provisions of the West Bengal Land & Land Reforms Act, 1955, having their right, title, interest and possession therein.

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AND WHEREAS a of Development Agreement, has been executed by us as owner of the ONE PART with the having its registered office at D.S.R. Bankura P.O. Bankura, Police Station and District Bankura - 722101 in the State of West Bengal, represented by its Managing Director **UJAS CONSTRUCTION PRIVATE LIMITED** (PAN-AADCU2992F) having registered office at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin-722101 represented by one of Directors **1) MR. RAJIB CHATTERJEE**, son of Late Santu Chatterjee, residing at 2nd Floor, Flat B-3, H-945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, Dist. North 24 Parganas, Pin-700074. **2) MRS. CHANDANA CHATTERJEE**, Wife of Late Santu Chatterjee, residing at Rampur, Chhoto Kalitala, Bankura. P.O., P.S. & Dist. Bankura, Pin-722101, to construct multistoried apartment over and upon the schedule below property;

AND WHEREAS in accordance to mutual consent and understanding the Development agreement has duly been registered at office of DSR Bankura being no. I-010106121 of the year 2023.

AND WHEREAS in pursuance of the said Development agreement, we have handed over physical possession of the said property to the developer upon which the developer should continue their possession and do development work.

AND WHEREAS we are granting Power of Attorney through this instrument in favour of developer to enable them to set the plans sanctioned by the Municipality and other appropriate authority and to start construction on the said land and to do all other acts and things, which we have agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT We (1) Sri Sourav Dutta, son of Sri Madhusudan Dutta, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 172/4 College Road, Pratap Bagan, Bankura, P.O., P.S. & Dist. Bankura Pin-722101, do hereby nominate, constitute and having its registered office at Managing Director **UJAS CONSTRUCTION PRIVATE LIMITED** (PAN-AADCU2992F) having registered office at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin-722101 represented by one of Directors **1) MR. RAJIB CHATTERJEE**, son of Late Santu Chatterjee, residing at 2 Floor, Flat B-3, H-945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, Dist. North 24 Parganas, Pin-700074. **2) MRS. CHANDANA CHATTERJEE**, Wife of Late Santu Chatterjee, residing at Rampur, Chhoto Kali Tala, Bankura. P.O., P.S. & Dist. Bankura, Pin-722101, West Bengal, as our Attorney, to act as my true and lawful attorney in my name and on my behalf to do all and/or execute all or any of the following acts, deeds, matters and things for me and on my behalf and in my name:--

1. To sanction plan from competent authority for constructing multistoried apartment over and upon the schedule below plot of land.
2. To construct multistoried apartment over and upon the schedule below plot of land.
3. To develop the buildings consisting of flats for residential purpose in the said property.
4. To apply, for permission/exemption from the Competent Authority. from any authority/ authorities under the provisions of law by putting signature on our behalf.

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5. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of constructing the buildings on the said property to Panchayet/ Municipality and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of our said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the Panchayet/ Municipal and other authorities.

6. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.

7. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or Panchayet or Municipality and/or Town Planning Authorities and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.

8. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as my said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges thereof to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.

9. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, the Municipality and/or City Survey Officer and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.

10. To deal and correspond with Zilla Parisad/ Panchayet/ Municipality including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:

(a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as my said Attorney(s) may require;

(b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property;

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(c) To deal with the Panchayet/ Municipality or any other concerning authority and to get the assessment from the authority of the said property.

11. To appear and represent us before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of our said Attorney for or in connection with the development of the said property and to make such agreements arrived at such arrangement as may be conducive to the development work and completing the same.

12. To enter upon property at any time, affix board, put the barbed wire fencing or construct compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.

13. To represent before the public, local and/or private authorities in respect of the development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.

14. To deal with the correspondence with the Electric department and others for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply to put up and erect an electric transformer for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.

15. To empower on our behalf and in my name and to represent our interest before the City Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Municipal/ Panchayet Rates and Taxes, Town Planning Authorities, Commissioner of Police and Panchayet/ Municipality and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever.

16. To make applications for connections, electric supply and other incidental requirements which may be required for the purpose of development of the aforesaid property.

17. To apply for refund of deposits made or to be made with the Panchayet/Municipality, State Electricity Board and other concerned Authorities and receive the said refunds.

18. To nominate, appoint, engage and authorize solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.

19. To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or any other authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.

20. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent me in any Court of law and to sign all applications, complaints, written statements, applications, affidavits, review, appeal, petitions, on our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to arbitration or to otherwise deal

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with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign vakalatnama and/or authorisations on my behalf, but at their entire risk as to costs.

21. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent my in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.
22. To make application to the authorities of the Panchayet/Municipality and such other private and public authorities for making availability of water, electricity, etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.
23. To make applications to the government or semi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same.
24. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.
25. To evict and take possession of the said property in occupation of the tenants, occupants or trespassers, if any in the said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as my attorney(s) shall deem fit either in my name or in the name of my attorneys and to collect and receive rents.
26. To mortgage the said property or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining a loan by the attorneys and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the attorneys think fit.
27. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I myself could have done for the completion of the said development work.
28. To attend and to represent me before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Panchayet, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
29. To do any act, deed or thing, as my said Attorney(s) may deem fit and proper and necessary in the best interest of myself and in the best interest of the said property.
30. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.

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31. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.
32. To advertise in the newspapers for the sale of individual units of developer's allocation out of apartment building to be constructed upon the schedule below property and to enter into agreements for the sale with the prospective purchasers in respect of such flats/ units of developer's allocation by fixing price or consideration and upon such terms and conditions as our said Attorney(s) shall deem fit and proper for the same, receive advance in respect of developer's allocated portion and also to execute all such writings as may be necessary, and execute Agreements for sale/ Registered Deed sale in respect of the developer's allocated units and to do all such necessary acts and things as may be necessary or proper in that behalf.
33. Subject to fulfillment of obligations under the said agreement of development, through this power to attorney my appointed attorney hereby authorized to receive consideration in respect of developer's allocated units from the prospective buyers, sign and execute deed of sale to transfer developers allocated units to prospective buyer and for completion of sale for us and on our behalf, present any such conveyance(s) or deed of sale for registration, to admit execution and receiving of consideration before the Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which my said Attorney(s) shall consider necessary for conveying the developer's allocated unit to the purchaser or their nominee or nominees as fully and effectively in all respect as our empowered and authorized attorney.
34. To apply for no-objection certificate or necessary permissions from the Panchayet, Municipality. Fire Brigade Department for occupying the building and to do all acts, deeds or things for the said purpose.
35. To sign declarations as may be required under section 269UC Of the Income-tax Act, 1961 and application under section 230A(1) of Income-tax Act, 1961 and to appear before any tax authority on our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.
36. To sign, forms, documents and writing as may be require for the time being.
37. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as my attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and we hereby agree at all times to ratify and confirm whatever our attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of any of us our heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute my said attorney or their nominees with such powers as per their directions.
38. And to do everything whatever which may be at the sole discretion of our said Attorney(s) deemed fit, or expedient for development of the said property and which we ourselves could do if personally present and as if this power had not been executed.
39. And generally to do and cause to be done all acts, deeds, matters and things as my said Attorney(s) shall think fit and proper for the purpose of completion of the project as per development agreed.
40. Upon the death or incapacity of any of the Executants, it shall be the responsibility of my successors and legal heirs to make additional power of attorney to that effect.

4-1-2017

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41. AND WE THE ABOVENAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said attorney under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.

SCHEDULE

(DESCRIPTION OF LAND)

All that piece and parcel of "BASTU" vacant Land measuring an area of 0.1609 acres comprising L.R. Khatian No. 19011 R.S Plot No. 6836 L.R. Plot No. 594 admeasuring an area of 0.0302 Acre & L.R. Khatian No. 19012 R.S Plot No. 6836 L.R. Plot No. 594 admeasuring an area of 0.0302 Acre & L.R. Khatian No. 19014 R.S Plot No. 6836 L.R. Plot No. 594 admeasuring an area of 0.0703 Acre & L.R. Khatian No. 19015 R.S Plot No. 6836 L.R. Plot No. 594 admeasuring an area of 0.0302 Acre. All total 0.1609 Acre or 16.09 Decimal within District, P.S.- Bankura, Mouza Bankura, J.L. No. 211, at Ward No. 10 under Bankura Municipality, attached Pratap Bagan Road

BUTTED AND BOUNDED AS UNDER

On the North House of Pratul Sengupta.

On the South - 80 feet wide pucca Road.

On the East - House of Madhusudan Dutta.

On the West - 13 feet wide Municipality Dhalai Road.

Sanjib Das Modak

Sanjib Das Modak

Sudip Das Modak

Chaitali Das Modak

Sourav Das Modak

WITNESS

- 1) Souvik Dasmodak S/O, Sanjib Dasmodak
College Road, Bankura, PO+PS+DIST Bankura
- 2) Sharmila Dasmodak W/O, Sanjib Dasmodak
College Road, Bankura, PO+PS+DIST, Bankura
- 3) Rama Dasmodak, W/O - Sudip Das Modak
College Road Bankura, PO+PS+Dist - Bankura
- 4) Arunabha Das Modak S/O - Sudip Das Modak.
College Road, Bankura, PO+PS+Dist - Bankura.

SIGNATURE OF THE PRINCIPAL

Chaitali Dasmodak

Chandana Chatterjee

SIGNATURE OF THE ATTORNEY

Passport photographs along with the finger prints of both the parties are contain in separate page, which will be treated as part of this deed.

Drafted by:

Abhishek Chaudhuri
Advocate

Advocate, Bankura

Judge Court, Bankura
Enrol. No.- F / 423 / 652 / 2017

Typed by:

Pallab Kumar Mukherjee

SPECIMEN FORM FOR TEN FINGERPRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

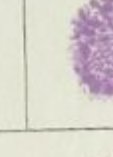
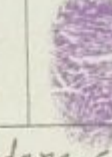


SELLER

Ravi Chatterjee

Signature.....

Ravi Chatterjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



SELLER/ BUYER

Chandana Chatterjee

Signature.....

Chandana Chatterjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



PHOTO

SELLER/ BUYER

Signature.....

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



PHOTO

SELLER/ BUYER

Signature.....

SPECIMEN FORM FOR TEN FINGERPRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



SELLER

Sanjib Das Modak Signature... Sanjib Das Modak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



SELLER/ BUYER

Sudip Das Modak

Signature... Sudip Das Modak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



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SELLER/ BUYER

Chaital Das Modak

Signature... Chaital Das Modak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



SELLER/ BUYER

Sourav Das Modak

Signature... Sourav Das Modak

Major Information of the Deed

Deed No :	I-0101-06159/2023	Date of Registration	13/10/2023
Query No / Year	0101-8002633235/2023	Office where deed is registered	
Query Date	13/10/2023 11:28:27 AM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Rajib Chatterjee 2 Floor, Flat B - 3, H - 945, Sahid Hemanta Kumar Bose Sarani, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874232324, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 76,02,525/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 74/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010106121/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

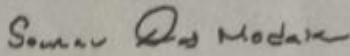
Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Pratapbagan Road, Road Zone : (Ward no 10 – Ward no 10) , Mouza: Bankura, Pin Code : 722101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-594	LR-19011	Bastu	Bastu	0.0302 Acre		14,26,950/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-594	LR-19012	Bastu	Bastu	0.0302 Acre		14,26,950/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-594	LR-19014	Bastu	Bastu	0.0703 Acre		33,21,675/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-594	LR-19015	Bastu	Bastu	0.0302 Acre		14,26,950/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			16.09Dec	0 /-	76,02,525 /-	
		Grand Total :			16.09Dec	0 /-	76,02,525 /-	

Principal Details :

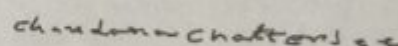
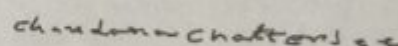
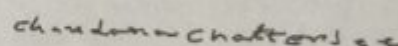
Sl No	Name, Address, Photo, Finger print and Signature	Signature
1	Mr Sanjib Das Modak (Presentant) Son of Late Sashtiram Das Modak Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office 13/10/2023	Sanjib Das Modak 13/10/2023
College Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx2g, Aadhaar No: 86xxxxxxxx0092, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office		
2	Mr Sudip Das Modak Son of Late Sashtiram Das Modak Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office 13/10/2023	Sudip Das Modak 13/10/2023
College Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx4e, Aadhaar No: 87xxxxxxxx7209, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office		
3	Mrs Chaitali Das Modak Wife of Late Soumen Das Modak Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office 13/10/2023	Chaitali Das Modak 13/10/2023
College Road, Pratapbagan Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ayxxxxxx5c, Aadhaar No: 33xxxxxxxx5915, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office		

Name	Photo	Finger Print	Signature
Mr Sourav Das Modak Son of Late Soumen Das Modak Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office		 Captured	
13/10/2023	LTI 13/10/2023	13/10/2023	
College Road, Pratapbagan Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: btxxxxxx5p, Aadhaar No: 79xxxxxxxx7479, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	UJAS CONSTRUCTION PRIVATE LIMITED Rampur Chhoto Kalitala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Rajib Chatterjee Son of Late Santu Chatterjee Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Oct 13 2023 2:48PM</td> <td>LTI 13/10/2023</td> <td>13/10/2023</td> <td></td> </tr> </tbody> </table> 2nd Floor, Flat B - 3, H - 945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, City:- Dum Dum, P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AFxxxxxx1H, Aadhaar No: 66xxxxxxxx8988 Status : Representative, Representative of : UJAS CONSTRUCTION PRIVATE LIMITED (as Director)	Name	Photo	Finger Print	Signature	Mr Rajib Chatterjee Son of Late Santu Chatterjee Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office		 Captured		Oct 13 2023 2:48PM	LTI 13/10/2023	13/10/2023	
Name	Photo	Finger Print	Signature										
Mr Rajib Chatterjee Son of Late Santu Chatterjee Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office		 Captured											
Oct 13 2023 2:48PM	LTI 13/10/2023	13/10/2023											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Chandana Chatterjee Wife of Late Santu Chatterjee Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Oct 13 2023 2:49PM</td> <td>LTI 13/10/2023</td> <td>13/10/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs Chandana Chatterjee Wife of Late Santu Chatterjee Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office		 Captured		Oct 13 2023 2:49PM	LTI 13/10/2023	13/10/2023	
Name	Photo	Finger Print	Signature										
Mrs Chandana Chatterjee Wife of Late Santu Chatterjee Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office		 Captured											
Oct 13 2023 2:49PM	LTI 13/10/2023	13/10/2023											

Rampur Chhoto Kalitala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGxxxxxx4C, Aadhaar No: 45xxxxxxx4032 Status : Representative, Representative of : UJAS CONSTRUCTION PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Souvik Das Modak Son of Shri Sanjib Das Modak College Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101		 Captured	
	13/10/2023	13/10/2023	13/10/2023
Identifier Of Mr Sanjib Das Modak, Mr Sudip Das Modak, Mrs Chaitali Das Modak, Mr Sourav Das Modak, Mr Rajib Chatterjee, Mrs Chandana Chatterjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sanjib Das Modak	UJAS CONSTRUCTION PRIVATE LIMITED-3.02 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sudip Das Modak	UJAS CONSTRUCTION PRIVATE LIMITED-3.02 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Chaitali Das Modak	UJAS CONSTRUCTION PRIVATE LIMITED-7.03 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Das Modak	UJAS CONSTRUCTION PRIVATE LIMITED-3.02 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Pratapbagan Road, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 594, LR Khatian No:- 19011	Owner:সুদীপ দাস মোদক, Gurdian:বলীরাম দাস মোদক, Address:কলেজরোড প্রতাপবাগান বাকুড়া, Classification:বাড়, Area:0.03020000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 594, LR Khatian No:- 19012	Owner:সুদীপ দাস মোদক, Gurdian:বলীরাম দাস মোদক, Address:কলেজরোড প্রতাপবাগান বাকুড়া, Classification:বাড়, Area:0.03020000 Acre,	Owner Name not selected by applicant.

L3	LR Plot No:- 594, LR Khatian No:- 19014	Owner:উজ্জলী দাস মোদক, Gurdian:শৌমেন দাস মোদক, Address:কলেজরোড ব্রতাপবাসনে, Classification:বন্য, Area:0.07030000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 594, LR Khatian No:- 19015	Owner:শৌরভ দাস মোদক, Gurdian:শৌমেন দাস মোদক, Address:কলেজরোড ব্রতাপবাসনে বাকুড়া, Classification:বন্য, Area:0.03020000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010106159 / 2023

On 13-10-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:37 hrs on 13-10-2023, at the Office of the D.S.R. BANKURA by Mr Sanjib Das Modak, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 76,02,525/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 13/10/2023 by 1. Mr Sanjib Das Modak, Son of Late Sashtiram Das Modak, College Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 2. Mr Sudip Das Modak, Son of Late Sashtiram Das Modak, College Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 3. Mrs Chaitali Das Modak, Wife of Late Soumen Das Modak, College Road, Pratapbagan Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 4. Mr Sourav Das Modak, Son of Late Soumen Das Modak, College Road, Pratapbagan Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Service

Indetified by Shri Souvik Das Modak, , Son of Shri Sanjib Das Modak, College Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 13-10-2023 by Mr Rajib Chatterjee, Director, UJAS CONSTRUCTION PRIVATE LIMITED, Rampur Chhoto Kalitala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Shri Souvik Das Modak, , Son of Shri Sanjib Das Modak, College Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

Execution is admitted on 13-10-2023 by Mrs Chandana Chatterjee, Director, UJAS CONSTRUCTION PRIVATE LIMITED, Rampur Chhoto Kalitala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Shri Souvik Das Modak, , Son of Shri Sanjib Das Modak, College Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74.00/- (E = Rs 42.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 74.00/-

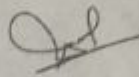
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3266, Amount: Rs.100.00/-, Date of Purchase: 13/10/2023, Vendor name:

Debdas Mukherjee



Subhankar Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2023, Page from 107336 to 107354

being No 010106159 for the year 2023.



Digitally signed by SUBHANKAR PAL
Date: 2023.10.13 18:45:25 +05:30
Reason: Digital Signing of Deed.

(Subhankar Pal) 13/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.