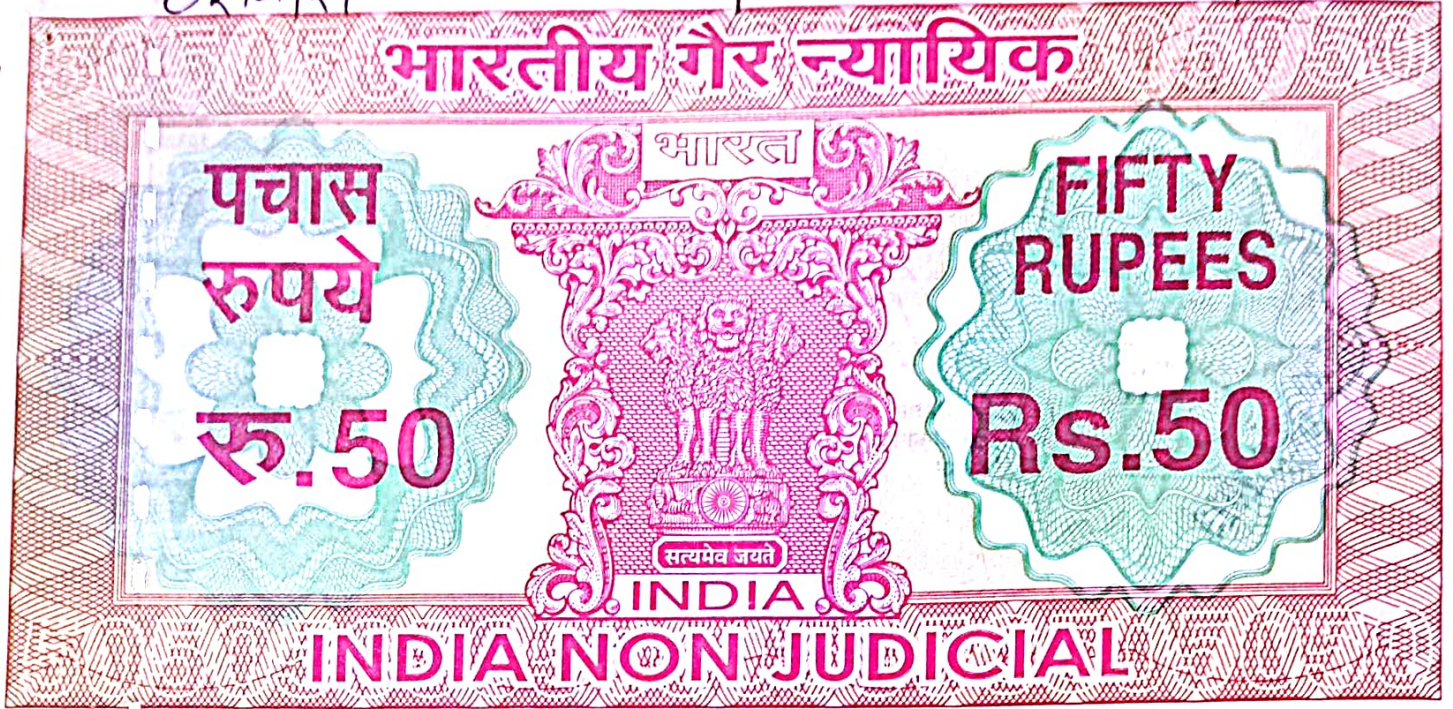


02185/24

I - 2173/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 729299

Certified that the document is admitted to Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

15 FEB 2024

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT I, SRI BARUN KANTI BORAL, PAN-AITPB6893K, Aadhaar No. 5668 6707 7149,
son of Late Jitendranath Boral, by faith Hindu, by Nationality Indian,
by occupation Service residing at Sabuj Pally, Ward No. - 03, near
Pump House, Police Station - previously Garia, Presently
Narendrapur, Rajpur Sonarpur Municipalty, Kolkata - 700152, District
South 24 Parganas **SEND GREETINGS.**

222348

SL. No. _____
Name : **S. K. SAHA, Advocate**
Address : High Court, Calcutta
Kolkata - 700001

S. _____
Kolkata Collectorate
1, Netaji Subhas Rd.,
Kolkata-1
Date _____

Amal Kr. Saha
Licensed Stamp
Vendor



District Sub Registrar-11
Alipore, South 24 Parganas

1 5 FEB 2024

Identified by me
Ch. Majid
Advocate
Alipore Judge's Court.
Kolkata - 700027.

WHEREAS, I being the Owner herein of the schedule property mentioned in below has entered into a Registered Development Agreement vide Deed No. 2157 of 2024, to develop my **SCHEDULE** property mentioned in below upon certain terms and conditions with **M/S. UNIQUE CONSTRUCTIONS**, a Partnership Firm having **PAN No. AAHFU5853C**, having its office at 121, Mahatma Gandhi Road, P.O.- Haridevpur, P.S- Haridevpur, Kolkata- 700082, District South 24 Parganas, represented by its Partners namely 1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur having **PAN - ALSPS6244D**, Aadhaar No.- 2832 1308 5242, by Nationality - Indian , by faith Hindu , By Occupation Business, residing at 5/37, Paschim Putiary , P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, and 2) **SRI ASHIM BANERJEE** son of late Benoy Kumar Banerjee having PAN - AGUPB1533F, Aadhaar No.- 9612 0082 5574 by Nationality -Indian, by faith Hindu, By Occupation Business, residing at 26, Panchanantala Road, P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, Dist.- South 24 Parganas.

AND WHEREAS now I appoint, nominate and constitute, the said 1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur & 2) **SRI ASHIM BANERJEE** son of late Benoy Kumar Banerjee the partners of **M/S. UNIQUE CONSTRUCTIONS**, a Partnership Firm having **PAN No. AAHFU5853C**, having its office at 121, Mahatma Gandhi Road, P.O.- Haridevpur, P.S- Haridevpur, Kolkata- 700082, District South 24 Parganas as my lawful **ATTORNEY** to look after all affairs relating to the said property as more particularly described in the **SCHEDULE** hereunder written in my name and on my behalf of the said development work and all other necessary jobs in relating to the said Development Agreement.



District Sub Registrar-II
Alipore, South 24 Parganas
1 5 FEB 2024

NOW KNOW BY THESE PRESENTS that we the above named Principal do hereby nominate, constitute and appoint 1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur & 2) **SRI ASHIM BANERJEE** son of late Benoy Kumar Banerjee as my true and lawful constituted Attorney for me in my name and on my behalf to do or cause to be done all acts, deeds, matters and things whatsoever in all matters concerning development my said property, inter alia, as set forth herein below :-

- 1) To look after, manage, supervise and do all and every matters and things necessary or in any manner connected with or having reference to the said property belonging to me in my name and on my behalf.
- 2) To represent me and to appear on my behalf in all Original, Appellate, Civil and Criminal Court/s, Revenue Office/s, in the Collectorate's Offices, Revisional Settlement Offices, Settlement Offices, Rajpur Sonarpur Municipality, Police Stations, and Tribunals and other Offices within Union of India and to do on my behalf all necessary works which requires to be done by me in respect of the said property or any part thereof.
- 3) To sign and verify all Plaints or Written Statements, Written Objections and to sign and affirm Petition or Petitions, Memorandum of Appeals Petitions and Applications of all kinds and to file them in any Court/Courts or Office/Offices and to swear Affidavit/ Declaration etc. and to compromise, dispose off, withdraw of suits, matters, cases or proceedings, if necessary, in respect of our said property.
- 4) To accept service of all notices, summons and papers and documents, Orders or Writs, if any, from Settlement Offices, Revenue Offices, Rajpur Sonarpur Municipality and all other Offices and Courts within Union of India for the mutation and getting the sanction plan and to institute and to defend all cases and to prefer Appeals upto the Highest Tribunals and Courts and to



District Sub Registrar-II
Alipore, South 24 Parganas
15 FEB 2024

do all such acts, deeds and things relating to the management, protection and preservation of the aforesaid property and our interest therein.

- 5) To apply for and obtain from the CESC Ltd, WBSEDCL, Concerned Rajpur Sonarpur Municipality, Telephones and other appropriate authority or authorities the connection of electricity, water supply, sewerage, drainage, telephone and other connection or utility at the said property, either temporary or permanent and / or to make alteration therein and to close down and / or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plan and to do all other acts, deeds and things as may be found deem, fit and proper by the said Attorney.
- 6) To sign in the multistoried building plan or plans, revised plan if necessary on our behalf and to submit the same before the Rajpur Sonarpur Municipality and also to sign in the Rajpur Sonarpur Municipality declarations, Rajpur Sonarpur Municipality affidavit, Rajpur Sonarpur Municipality gift if necessary by attending before the Registration Offices.
- 7) To construct multistoried building upon the said land as per sanction building plan by appointing labour, mesons, machine and also to appoint contractor or contractors for completion of newly multi flat building upon the said land and obtained Completion Certificate if necessary from the competent Authority.
- 8) To negotiate and to enter into any agreement for sale, sale deed, deed of conveyance in favour of any intending purchaser or purchasers in respect of developer's allocation as per the Registered Development Agreement.
- 9) To take booking amount, earnest money, full and final consideration amount towards sale of the developer's allocation as per the Registered Development Agreement. from the intending purchaser or purchasers and use the said amount as it think fit and proper.



District Sub Registrar-II
Alipore, South 24 Parganas
15 FEB 2024

- 10) To represent us before the Registration Offices and to sign in agreement for sale, deed of conveyance, deed of sale by attending before the Registration Offices and put necessary sign in the documents on my behalf in respect of developer's allocations as per the agreement.
- 11) To submit and show all the documents before any Financial Institution on my behalf for disposal of flat and other spaces in respect of developer's allocation as per the development agreement.
- 12) To file or cause to be filed any suit, application, complain case Civil & Criminal Cases on my behalf to protect my interest in respect of the said landed property or of the said building to be constructed on the said land and sign plaint, verification and Affidavit on our behalf.
- 13) That the said Attorneys is entitled to mutate my property in me name in the records of the B.L. & L.R.O, Rajpur Sonarpur Municipality and they are also entitled to amalgamate our property into one plot of landed property by registering the Deed of Exchange and also other necessary documents which are required for Amalgamation of my property and for preparing building sanctioned plan and obtained the same.

AND GENERALLY to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of my said Attorney ought to be done execute and performed in relation to the said property standing in my name or my concern, engagements or affairs ancillary and incidental thereto as fully and effectually as I would do the same if I, personally present.

AND I do hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf hereinbefore contained, shall lawfully and bonafide do, execute or perform in exercise of



District Sub Registrar-II
Alipore, South 24 Parganas
15 FEB 2024

the power, authorities and liberties hereby conferred upon under and by virtue of this Power of Attorney.

SCHEDULE-A REFERRED TO ABOVE

(Description of the entire property)

ALL THAT piece and parcel of Sali land measuring more or less 08 Decimals, equivalent to 04 Cottahs 9 Chittaks, 22 sq. ft. out of Total land area measuring 73 decimals of land together with a tin shed structure measuring about 300 sq. ft. in C.S. Dag No. 153, corresponding to R.S. Dag No. – 170, corresponding to L.R. Dag No. – 188, under C.S. Khatian – 192, corresponding to R.S. Khatian No. 430, corresponding to L.R. Khatian No. – 133/2, J.L. No.- 42, R.S. No. 11, District Collectorate Touzi No. 250, within Mouza Panchpota, Pargana Medhanmolla, presently known identified as Holding No. – 656 (Panchpota) within Ward No. – 03, within Rajpur Sonarpur Municipality within P.S. & Sub-Registry office at Sonerpur, Kolkata – 700152, District – South 24 Parganas, which is delineated by RED border in the annexed Map or Plan, which is the part of this Deed and the said property is butted and bounded by :-

ON THE NORTH	:	Land of Pijush Kanti Chakraborty;
ON THE SOUTH	:	27' feet wide Municipal Road;
ON THE EAST	:	Land of Biren Das and Tapan Chakraborty;
ON THE WEST	:	Land of Dhirendranath Biswas, and Dilip Biswas;



District Sub Registrar-II
Alipore, South 24 Parganas
15 FEB 2024

IN WITNESS WHEREOF the parties hereto have put their respective
 15.02.2024
 signature and seals on the day, the month and the year first above written.

SIGNED, SEALED & DELIVERED

In the presence of **WITNESSES** :-

1. *P. B. Ch. Majumdar*
 Advocate
 Alipore Judges' Court,
 Kolkata - 700027.

2. *Milanjana Dutta*
 Advocate
 Alipore Judges' Court,
 Kolkata - 700027.

Baram Kanti Borah.
SIGNATURE OF THE OWNER

UNIQUE CONSTRUCTIONS
Ashim Banerjee *Abir Kumar Saha*
 Partner Partner

SIGNATURE OF THE DEVELOPER

Drafted by :-

P. B. Ch. Majumdar
 Enrolment No - WB/279/444/1998

Advocate

Alipore Judges' Court,
 Kolkata - 700 027.

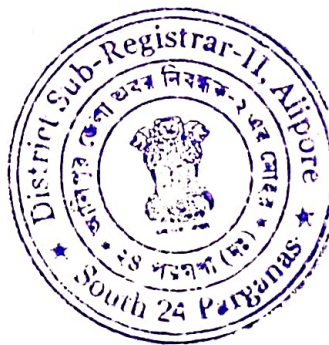
Computer typed by :-

Sudip Datta
 Alipore Judges' Court,
 Kolkata - 700 027.

UNIQUE CONSTRUCTIONS

Partner

Partner



District Sub Registrar-II
Alipore, South 24 Parganas
15 FEB 2024

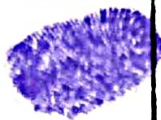
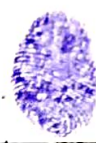
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Ring Finger

Small Finger

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Name

Signature *Barun Kanti Boral*

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hand

Name

Signature *Ashim Ranjan*

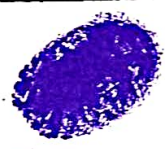
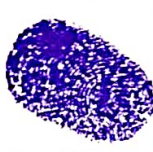
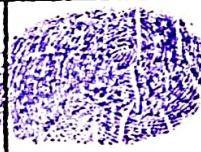
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Name

Signature *Haradhar Singh*

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PHOTO

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Name

Signature



District Sub Registrar-II
Alipore, South 24 Parganas
15 FEB 2024

Major Information of the Deed

Deed No :	I-1602-02173/2024	Date of Registration	15/02/2024
Query No / Year	1602-8000410575/2024	Office where deed is registered	
Query Date	15/02/2024 11:16:41 AM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIBHASH CH MAJUMDER Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9088480417, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 59,92,265/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160202157/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Panchpota Road, Mouza: Panchapota, , Ward No: 3, Holding No:656 Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-188	LR-133/2	Bastu Shali	4 Katha 9 Chatak 22 Sq Ft		59,11,265/-	Width of Approach Road: 27 Ft., , Project Name :
Grand Total :				7.5785Dec	0 /-	59,11,265 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	300 sq ft	0 /-	81,000 /-	

Principal Details :

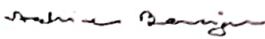
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BARUN KANTI BORAL Son of Late JITENDRANATH BORAL Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	15/02/2024	15/02/2024	15/02/2024	
SABUJ PALLY, City:- , P.O:- NARENDRAPUR, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx3K, Aadhaar No: 56xxxxxxx7149, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				

Attorney Details :

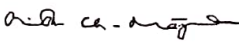
SI No	Name,Address,Photo,Finger print and Signature
1	UNIQUE CONSTRUCTIONS 121, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MRINAL KANTI SUR (Presentant) Son of Late RADHABALLAV SUR Date of Execution - 15/02/2024, , Admitted by: Self, Date of Admission: 15/02/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Feb 15 2024 11:43AM	15/02/2024	15/02/2024	
5/37, PASCHIM PUTIARY, City:- , P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4D, Aadhaar No: 28xxxxxxx5242 Status : Representative, Representative of : UNIQUE CONSTRUCTIONS (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr ASHIM BANERJEE Son of Late BENOY KUMAR BANERJEE Date of Execution - 15/02/2024, , Admitted by: Self, Date of Admission: 15/02/2024, Place of Admission of Execution: Office		 Captured	
Feb 15 2024 11:42AM	LTI 15/02/2024	15/02/2024	
26, PANCHANANTALA ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3F, Aadhaar No: 96xxxxxxxx5574 Status : Representative, Representative of : UNIQUE CONSTRUCTIONS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIBHAS CH MAJUMDER Son of Mr . ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
15/02/2024	15/02/2024	15/02/2024	
Identifier Of Mr BARUN KANTI BORAL, Mr MRINAL KANTI SUR, Mr ASHIM BANERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BARUN KANTI BORAL	UNIQUE CONSTRUCTIONS-7.57854 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BARUN KANTI BORAL	UNIQUE CONSTRUCTIONS-300.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Panchpota Road, Mouza: Panchapota, , Ward No: 3, Holding No:656 Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 188, LR Khatian No:- 133/2		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160202173 / 2024

On 15-02-2024

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 11:32 hrs on 15-02-2024, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr MRINAL KANTI SUR ,.

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 59,92,265/-

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

Execution is admitted on 15/02/2024 by Mr BARUN KANTI BORAL, Son of Late JITENDRANATH BORAL, SABUJ PALLY, P.O: NARENDRAPUR, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Service

Indetified by Mr BIBHAS CH MAJUMDER, , , Son of Mr . , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-02-2024 by Mr MRINAL KANTI SUR, PARTNER, UNIQUE CONSTRUCTIONS, 121, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr BIBHAS CH MAJUMDER, , , Son of Mr . , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 15-02-2024 by Mr ASHIM BANERJEE, PARTNER, UNIQUE CONSTRUCTIONS, 121, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr BIBHAS CH MAJUMDER, , , Son of Mr . , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 729299, Amount: Rs.50.00/-, Date of Purchase: 16/12/2023, Vendor name: AMAL KR SAHA



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 78918 to 78932

being No 160202173 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.02.20 13:10:46 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 20/02/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS

West Bengal.