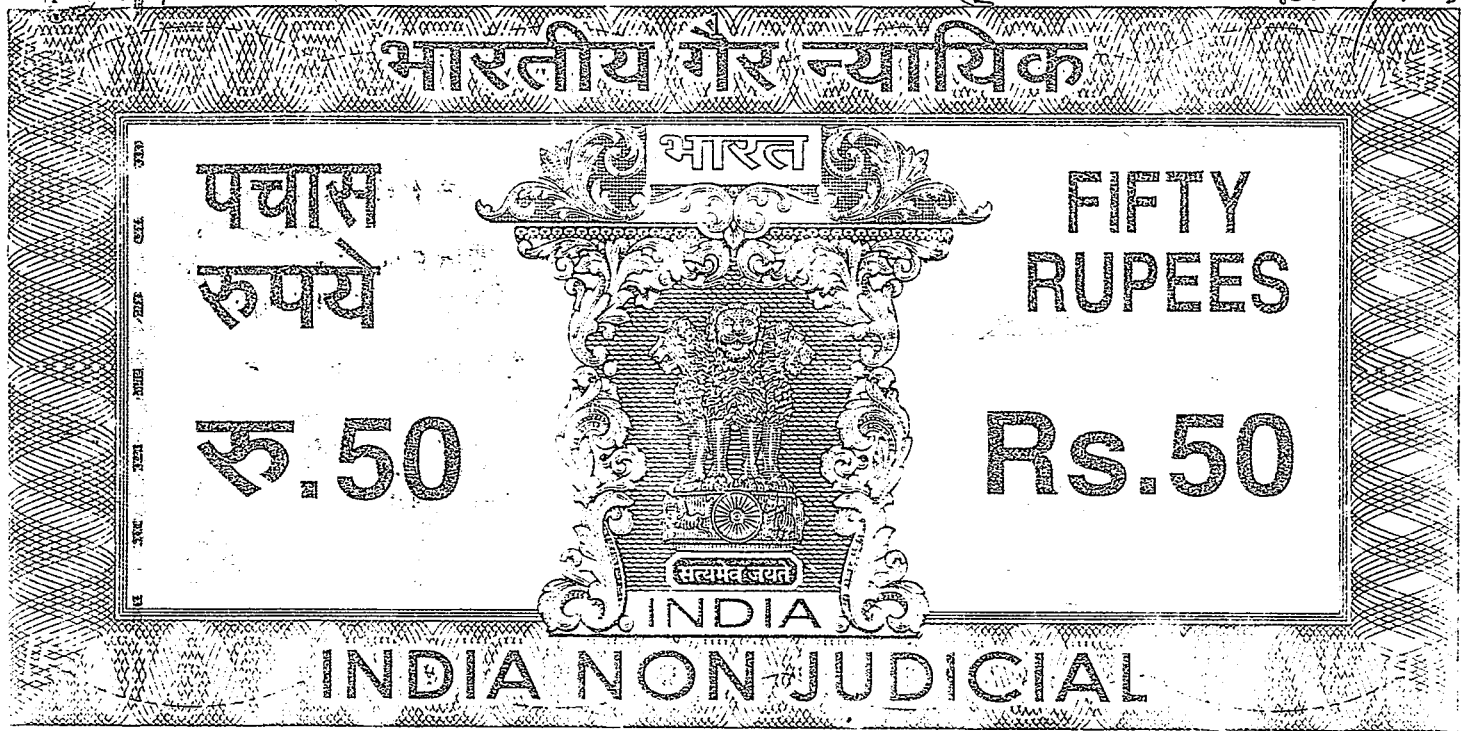


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 902220

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4/9/24

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT EXECUTED ON 4th SEPTEMBER 2024

THIS DEVELOPMENT POWER OF ATTORNEY was made and executed on this 4th
Day of September 2024 (Two Thousand Twenty-Four).

and the document is admitted
for registration. The Signature sheet and
development sheets attached with it
are the part of this document.

11. Officer Sub-Registrar
Land Revenue, South 24 Parganas

04 SEP 2024

KNOW ALL MEN THESE PRESENTS THAT WE, SRI PRIYABRATA MAITY (PAN: AUVPM2287N) (Aadhaar No.7682 6650 2235) son of Late Pravat Kumar Maity, by occupation Service and 2. SMT MOUMITA MAITY (PAN: BFOPM4343G) (Aadhaar No.2181 5768 0169) daughter of Late Pravat Kumar Maity, by occupation Service, both are by Faith-Hindu, by Nationality- Indian, residing at Ram Krishna Pally, Post Office -Sonarpur, Police Station-Sonarpur, Kolkata-700 150, District-South 24 Parganas, West Bengal hereinafter called and referred to as the **PREMISES OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators and/or assigns) of the **FIRST PART**.

DEVOLUTION AND/OR BACKGROUND OF TITLE: The title of ownership flows as follows from time to time:

WHEREAS one Pravat Kumar Maity was the Owner of the ALL THAT piece or parcel of a plot of land being Plot No.8, measuring 5(Five) Cottahs 8(Eight) sq. ft. be the same a little more or less, laying and situates at and comprised in R.S. Dag No.763, under R.S. Khatian No.72, in Mouza Jagannathpur, J.L. No.51, R.S. No.44, Touzi No.255, Holding No.532, P.S. Sonarpur, now within the local limits of the Rajpur - Sonarpur Municipality under Ward No.8, registering jurisdiction S.R. Sonarpur in the District of South 24 Parganas, purchase from Sri Manindra Krishna Kumar son of Late Bijoy Krishna Kumar of 95/1/2, Abinash Banerjee Lane, Shibpur, Howrah, by a registered Bengali Sale Deed which was executed on 24.09.1979, registered at the office of S.R. Sonarpur, 24 Parganas and recorded in Book No.1, Volume No.48, Pages 175 to 180, Being No.3407 for the year 1979.

AND WHEREAS the said Pravat Kumar Maity was the Owner of the aforesaid property by way of the aforesaid purchase and thereafter he had mutated the said property in the record BL & LRO when I.R. Khatian No. 482/1 was issued in his favour, he has also recorded his name with the records of the Rajpur Sonarpur Municipality and said the authority of the Rajpur Sonarpur Municipality has recorded his name in their mutation books, more fully described in Schedule A hereunder written and enjoying the said premises free from all encumbrances.

AND WHEREAS during the lifetime of Pravat Kumar Maity, he entered into a registered Development Agreement with 1. SRI PRODYUT PAUL and 2. SRI SUVENDU BERA herein the Developer/Confirming Party which was executed on 13.08.2019, registered at the office at A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No.1608-2019, Pages from 124571 to 124605, Being No.160804648 for the year 2019 and also executed a registered Development Power of Attorney in favour of 1. Sri Prodyut Paul and 1. Sri Suvendu Bera which was executed on 14.08.2019, registered at the office of A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No.1608-2019, Pages from 128578 to 128606, Being No.160804767 for the year 2019.

AND WHEREAS in terms of the said agreement, the Vendor/Developer applied for a Building sanction plan to the authority of the Rajpur- Sonarpur Municipality, and the said authority has sanctioned a building plan of a G+IV storied building with lift vide B.P. No.191/C3/08/33 dated 18.02.2021.

AND WHEREAS the said Owner Pravat Kumar Maity died on 30.01.2022 intestate leaving behind his one son Sri Priyabrata Maity and one daughter Smt. Moumita Maity as his survivors, legal heirs, heiress, and successors.

AND WHEREAS after the demise of Pravat Kumar Maity his successors, Sri Priyabrata Maity and Smt. Moumita Maity are the joint Owners of undivided 50% share each of the aforesaid properties and thereafter they applied for mutation in their names before the B.L. & L.R.O. and the said authority recorded and mutated their names in their record and allotted them L.R. Khatian Nos.2593 & 2594, they have also recorded their name with the records of Rajpur Sonarpur Municipality and their name has also been recorded in records of Rajpur Sonarpur Municipality against Holding No. 532. Now R.K. Pally (Kusumba), which is fully described in Schedule "A" hereunder written by way of inheritance.

AND WHEREAS due to the sudden demise of Pravat Kumar Maity the previous registered Development Power of Attorney has been automatically become infructuous and stands cancelled.

AND WHEREAS It comes to the knowledge of the developer that the development agreement dated 13th August 2019 contained some inadvertent error took place which needs

to be rectified accordingly after discussion and deliberation with the present landowners the first part and second part herein jointly executed a registered cancellation of a development agreement which was duly registered at the office of Additional District Sub Registrar at Sonarpur and recorded in Book No. I, No.1608-2024, Being No.7516 for the year 2024.

AND WHEREAS said Sri Priyabrata Maity and Smt. Moumita Maity were absolutely sized and possessed or otherwise well and sufficiently entitled to the said premises free from all sorts and encumbrances whatsoever and how so ever in nature, having good marketable title in respect of the said premises which is more fully described in the First Schedule hereunder written being desired to complete the construct a Multi-Storied Building thereon entered into a Development Agreement on 4th September 2024 with **M/S. UNIQUE ENTERPRISE (PAN: AAHFU2616B)** is a Partnership Firm, duly incorporated under the provision of the Indian Partnership Act. 1932, having its office at 128/1A, Picnic Garden Road, Post Office-Tiljala, Police Station- Tiljala, Kolkata 700 039, District South 24 Parganas West Bengal represented by its Partners namely **1. SRI SUVENDU BERA (PAN: AFPPB1806F) (Aadhaar No.6718 5669 1725)** son of Late Pulin Chandra Bera, by Faith-Hindu, by Occupation-Business, by Nationality- Indian, residing at 128/1A, Picnic Garden Road, Post Office-Tiljala, Police Station- Tiljala, Kolkata 700 039, District South 24 Parganas West Bengal and **2. SRI PRODYUT PAUL (PAN: ALUPP1064C) (Aadhaar No.8481 5064 3821)** son of Late Biswanath Paul, by faith Hindu, by occupation Business, by Nationality Indian, residing 1H/1B, Kustia Road, First Floor, Post Office -Tiljala, Police Station-Tiljala now Kasba, Kolkata - 700 039, District South 24 Parganas, West Bengal hereinafter called and referred to as the **DEVELOPER** to develop the schedule mentioned property on the terms and conditions and stipulations contained in the said Agreement which was duly registered in the office of the District Sub Registrar III at Alipore and recorded in Book No. I, Volume No.1608-2024, Being No.7522 for the year 2024.

AND WHEREAS One of the conditions contained in the said development agreement is that we shall grant Power of Attorney in favour of one of the Company or one of the Partners of the Developer to carry out the Development work and also for transfer of the flats/units to the intending Purchaser/s from the Developer's Allocation only as mentioned in the said

Amended

Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work.

1. To enter into the said Premises with contractors, architects, and other workmen for construction of the said new building and to do all necessary work in connection herewith and to hold and defend the possession of the Premises and every part thereof or any part thereof and also manage, maintain and administer the Premises and all buildings constructions thereof and every part thereof.

2. To prepare and apply to the Rajpur Sonarpur Municipality and all other statutory authorities including local bodies for sanction of the Building Plan including any addition, alteration, or modification thereof which may be necessary, and to obtain the sanction of such Building Plan and other required permission for sanctioning Building Plan from the Rajpur Sonarpur Municipality or Kolkata Metropolitan Development Authority and other statutory authorities and local bodies.

3. To appoint and engage Engineers, Architects, Surveyors, and other agents and contractors Sub-Contractors, Labour, and other personnel as may be required from time to time on such terms and conditions as the said Land Owners may deem fit and proper.

4. To appear and represent and act for the Premises Owners in its name and on its behalf before the West Bengal Government, Central Government and all other statutory and local authorities and bodies under the provisions of all Acts, Rules, Regulations, Statutes including Urban Premises (Ceiling & Regulation) Act, Local Municipal Act, Premises Acquisition Act, Premises Reforms Act, and all other concerned authorities including office of the Rajpur Sonarpur Municipality, Police Authorities, Directorate of West Bengal Fire Service, authorities under the West Bengal Premises Reforms Act for sanction of the building plan and to sign, file and affirm necessary applications, plans, papers, declarations, returns, petitions, affidavits, indemnities of whatsoever nature that may be required for all or any of the purposes in respect of the sanction of the building plan.

5. To sign, verify, affirm, file and submit, as the case may be, all declarations, statements, returns, applications, affidavits, petitions, undertakings, plans, indemnities or any such document or documents which may become necessary to be executed on behalf of the Premises Owners before any authority or authorities including Notary, Metropolitan

Magistrate, Kolkata Metropolitan Development Authority, BL&LRO, Rajpur Sonarpur Municipality, Airport Authority of India, any other authority or authorities under the provisions of the Urban Premises (Ceiling & Regulation) Act, Local Municipal Act, Premises Acquisition Act, or any other authority under any other Acts and/or Regulations for the time being in force for obtaining necessary permissions, consents, certificates for sanction of building plan and to appear and represent before the officer concerned and to do all necessary acts, deeds, and things as may be required for obtaining such permissions, certificates and consents.

6. To cause the building plan or plans prepared through Architect and/or Engineer and to sign and submit or cause to be submitted plan or plans or revised plans and also to sign file and submit all applications, petitions, affidavits as may be required for the purpose of getting the plan approved from the Rajpur Sonarpur Municipality and other appropriate authorities and also to appear and represent the Premises Owners before the Rajpur Sonarpur Municipality and all the concerned authorities in connection with the aforesaid matters, electric connection and/or any other utilities in connection thereof from any authority or authorities.

7. To apply for obtaining registration of the project with the Real Estate Regulatory Authority of West Bengal and sign necessary papers on their behalf.

8. To sign and submit all applications as may be required for the purpose of securing and obtaining all necessary permissions, consents, and/or certificates and to appear and represent the Premises Owners before the Rajpur Sonarpur Municipality and all other departments including Electricity Supply authorities, Gas Supply Authorities, Kolkata Metropolitan Development Authority, Directorate of Fire Services, West Bengal Police, Pollution Control Board and all other bodies and all other statutory authorities, local bodies, Government or semi Government departments whose consent or no objection is required in connection with sanction, modification and/or alteration of building plan and for the supply of electricity and/or other amenities to the Property under the Said Holding and the buildings at the Said Holding.

9. To apply and obtain electricity, gas, water, tube-well, sewerage, drainage, telephone and other connections of any other utility and to close down and/or disconnect the same and

for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may deem fit and proper by the Said Land Owners.

10. To pay all fees and charges to obtain sanction of building plans as may be deemed by the required authorities and as may be necessary for sanction, modification and/or alteration of the building plan and also to submit and take delivery of the title deeds concerning the Said Holding and other papers and documents as required by the concerned authorities.
11. To receive a refund of the excess amount of fee, if any paid, for the purpose of sanction, modification and/or alteration of the plans or for the purpose of electric connection and/or any other utilities in connection thereof from any authority or authorities.
12. To negotiate for sale, lease and/ or transfer of the premises and/ or undivided share or shares thereof and/ or structures thereon and portions thereof together with the rights appurtenant thereof as be in the Developer's Allocation only under the said agreement and to enter into Agreement including sale agreement containing such provisions and with such person and/or other persons as our attorneys may deem fit and to receive earnest money and/or part and/or full consideration there under and also to fulfil and enforce mutual obligations there under.
13. To deliver possession of the flats, car parking spaces, etc. (Save and except the Owner's allocation) as per agreement to the intending purchaser or purchasers either before or at the time of execution and registration of the Deed of Conveyance /Conveyances.
14. To execute, sign, admit and present for registration the Deeds of Conveyance, Deeds of Lease and/or Deeds of Transfer, in respect of Developer's Allocation more fully mentioned in the Development Agreement above referred to as may be required by the Land Owners and to receive the sale proceeds. To collect the cost and expenses on accounts of maintenance charges extra work and other miscellaneous expenses in respect of the constructed premises.
15. To grant consent and No Objection Certificate and to sign agreements as confirming party with the transferee and purchasers of constructed areas and undivided share in the Said Premises for enabling such transferees to apply for and obtain loans/financial accommodation from banks and/or financial institutions without in any manner affecting

proportionate premisses area and constructed area of Premises Owner's allocation.

16. For all or any of the purposes herein before stated to appear and represent the Premises Owners before the Notary Public, Registrar of Assurances, Additional Registrar, District Registrar, Additional District Sub-Registrar, other officers or authorities having authority to accept agreement, assignment, conveyance deeds, leases and all forms of deeds, declaration, undertakings and other writings including deeds of conveyance of constructed areas of developer's allocation with undivided share in Said Premises proportionate to the premisses owner allocation.

17. To apply for and obtain necessary permission for soil testing, demarcation of boundaries, survey, and measurement of the Said Premises as is required and necessary for the sanction of the building plan and the demolition of any existing structures on the Property of Said property.

18. To apply for and obtain license, and permits of cement, iron, and all other building materials as may be required.

19. To transfer the common areas in the Project Complex to the Association of the Apartment owners and for that purpose to execute and register all transfer documents in favour of such Association.

20. To charge or encumber or mortgage only the Developer's Allocation in the Project Complex in favour of any Bank or financial institution for obtaining loan or finance for the execution of the Project. To sign and/or execute the deed of mortgage in respect of individual flats from the developer's allocation with the bank in respect of any loan proceedings.

Generally, the said land Owners shall have the power to do all such other acts, deeds, and things in connection with the development, maintenance, and transfer by way of sale or lease of the Developer's Allocations in the said premises on our behalf as if we could have lawfully done if personally present.

And we, do hereby ratify and confirm shall lawfully do or cause to be done in or about the said premises as aforesaid and construct multi-storied building/s on the said premises have approached the DEVELOPER for develop the 'said premises' by constructing multi-storied,

lawfully done if personally present.

And we, do hereby ratify and confirm shall lawfully do or cause to be done in or about the said premises as aforesaid and construct multi-storied building/s on the said premises have approached the DEVELOPER for develop the 'said premises' by constructing multi-storied, multi phases Grant Project thereon consisting of several self-sufficient residential flats, carparking spaces, lift facilities as per the plan sanctioned by the Rajpur Sonarpur Municipality and the DEVELOPER herein also agreed with the proposal of the OWNER.

THE SCHEDULE

THE SCHEDULE ABOVE REFERRED TO DESCRIPTION OF THE LAND

ALL THAT piece and parcel of Bastu Land measuring about 5(Five) Cottahs 8(Eight) Chittaks more or less, laying and situated at and comprised in R.S. Dag No.763, L.R. Dag Nos.923 under R.S. Khatian No.72, L.R. Khatian Nos.2593 & 2594 in Mouza-Jagannathpur, J.L. No.51, R.S. No.44, Touzi No.255, Holding No.532, Now R.K. Pally,(Kusumba), Assessment No. 1104302082652, Post Office- Sonarpur, Police Station-Sonarpur, Kolkata-700150, within the jurisdiction of Sub Registry office Sonarpur, within the local limits of the Ward no. 8 of Rajpur Sonarpur Municipality, within the District of South 24 Parganas, West Bengal, which is butted and bounded as follows :

ON THE NORTH : BY LAND OF PLOT NO.20;

ON THE SOUTH : BY LAND OF PLOT NO.7;

ON THE EAST : BY 30' FEET WIDE ROAD;

ON THE WEST: BY OTHER'S LAND;

IN WITNESS WHEREOF THE PARTIES HEREIN PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF THE LAND OWNERS

1. Prigabrata Maity
R.K. Pally, Sonarpur
Kolkata - 700150
2. Moumita Maity
R.K. Pally, Sonarpur
Kol - 700150

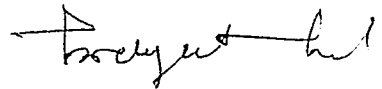
SIGNED, SEALED & DELIVERED by
within named ORIGINAL PREMISES
OWNERS AND DEVELOPER in the
presence of WITNESSES at Kolkata.

1. Arun Chatterjee
a. R.K. Pally
P.O. - Sonarpur
Kol - 700150

ACCEPTED BY THE ATTORNEY

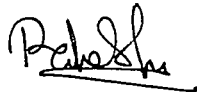
1. 
128/1A, Picnic Garden Rd.
Kol - 700039.

2. Pradipta Halder
S/o Debashish Halder
Sonarpur Kol - 700084

2. 

14/1B, Kushtia Road. Kol - 39.

DRAFTED BY ME AS PER
INSTRUCTION AND DOCUMENTS
PROVIDED BY THE CLIENT



RAJIB GHOSH

Advocate

Rco Legal Advocate & Solicitors

High Court Calcutta 6, Old Post Office

Street, Basement Room No. 1, Kolkata-

700001.F/2190/2005/2019



Priyabrata Maity

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

✓ Name PRIYABRATA MAITY
 Signature Priyabrata Maity



Moumita Maity

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

✓ Name MOUMITA MAITY
 Signature Moumita Maity



Prodyot Paul

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name PRODYOT PAUL
 Signature Prodyot Paul



Suwendu Bera

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SUVENDU BERA
 Signature Suwendu Bera

Major Information of the Deed

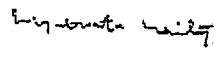
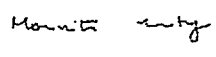
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Query No / Year	1608-8002359336/2024	Office where deed is registered	
Query Date	04/09/2024 3:13:56 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajib Ghosh Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073475197, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 77,00,002/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160807522/2024 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: Missiom pally Road, Mouza: Jagannathpur, , Ward No: 8 Pin Code : 700150

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-923	LR-2593	Bastu	Bastu	2 Katha 12 Chatak	1/-	38,50,001/-	Width of Approach Road: 30 Ft., , Project Name :
L2	LR-923	LR-2594	Bastu	Bastu	2 Katha 12 Chatak	1/-	38,50,001/-	Width of Approach Road: 30 Ft., , Project Name :
		TOTAL :			9.075Dec	2 /-	77,00,002 /-	
		Grand Total :			9.075Dec	2 /-	77,00,002 /-	

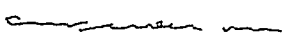
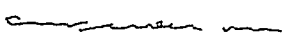
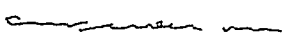
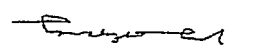
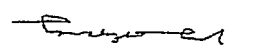
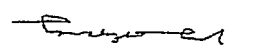
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri PRIYABRATA MAITY (Presentant) Son of Late PRAVAT KUMAR MAITY Executed by: Self, Date of Execution: 04/09/2024 , Admitted by: Self, Date of Admission: 04/09/2024 ,Place : Office	Photo  04/09/2024	Finger Print  Captured LTI 04/09/2024	Signature  04/09/2024
RAM KRISHNA PALLY,, City:- Not Specified, P.O:- MALANCHHA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.: AUxxxxxx7N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/09/2024 , Admitted by: Self, Date of Admission: 04/09/2024 ,Place : Office				
2	Name Smt MOUMITA MAITY Daughter of Late PRAVAT KUMAR MAITY Executed by: Self, Date of Execution: 04/09/2024 , Admitted by: Self, Date of Admission: 04/09/2024 ,Place : Office	Photo  04/09/2024	Finger Print  Captured LTI 04/09/2024	Signature  04/09/2024
RAM KRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: BFxxxxxx3G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/09/2024 , Admitted by: Self, Date of Admission: 04/09/2024 ,Place : Office				

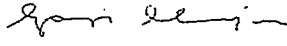
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UNIQUE ENTERPRISE City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.: AAxxxxxx6B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Shri SUVENDU BERA Son of Late PULIN CHANDRA BERA Date of Execution - 04/09/2024, , Admitted by: Self, Date of Admission: 04/09/2024, Place of Admission of Execution: Office </td> <td>  Sep 4 2024 3:33PM </td> <td>  LTI 04/09/2024 </td> <td>  04/09/2024 </td> </tr> </tbody> </table> City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6F,Aadhaar No Not Provided Status : Representative, Representative of : UNIQUE ENTERPRISE (as SRI SUVENDU BERA)	Name	Photo	Finger Print	Signature	Shri SUVENDU BERA Son of Late PULIN CHANDRA BERA Date of Execution - 04/09/2024, , Admitted by: Self, Date of Admission: 04/09/2024, Place of Admission of Execution: Office	 Sep 4 2024 3:33PM	 LTI 04/09/2024	 04/09/2024
Name	Photo	Finger Print	Signature						
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri PRODYUT PAUL Son of Late BISWANATH PAUL Date of Execution - 04/09/2024, , Admitted by: Self, Date of Admission: 04/09/2024, Place of Admission of Execution: Office </td> <td>  Sep 4 2024 3:33PM </td> <td>  LTI 04/09/2024 </td> <td>  04/09/2024 </td> </tr> </tbody> </table> City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4C,Aadhaar No Not Provided Status : Representative, Representative of : UNIQUE ENTERPRISE (as SHRI PRODYUT PAUL)	Name	Photo	Finger Print	Signature	Shri PRODYUT PAUL Son of Late BISWANATH PAUL Date of Execution - 04/09/2024, , Admitted by: Self, Date of Admission: 04/09/2024, Place of Admission of Execution: Office	 Sep 4 2024 3:33PM	 LTI 04/09/2024	 04/09/2024
Name	Photo	Finger Print	Signature						
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Identifier Details :

Name	Photo	Finger Print	Signature
Gargi Mukherjee Daughter of Prabir Mukherjee Rahara Khardaha, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118	 04/09/2024	 Captured 04/09/2024	 04/09/2024

Identifier Of Shri PRIYABRATA MAITY, Smt MOUMITA MAITY, Shri SUVENDU BERA, Shri PRODYUT PAUL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri PRIYABRATA MAITY	UNIQUE ENTERPRISE-4.5375 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt MOUMITA MAITY	UNIQUE ENTERPRISE-4.5375 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Jagannathpur, , Ward No: 8 Pin Code : 700150

Sch No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 923, LR Khatian No:- 2593	Owner:প্রিয়ব্রত মাইতি, Gurdian:প্রভাত মাইতি, Address:নিজ , Classification:বাদ্য, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 923, LR Khatian No:- 2594	Owner:মৌসিজা মাইতি, Gurdian:প্রভাত মাইতি, Address:নিজ , Classification:বাদ্য, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160807523 / 2024

On 04-09-2024

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 15:22 hrs on 04-09-2024, at the Office of the A.D.S.R. SONARPUR by Shri PRIYABRATA MAITY, 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 77,00,002/-

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

Execution is admitted on 04/09/2024 by 1. Shri PRIYABRATA MAITY, Son of Late PRAVAT KUMAR MAITY, RAM KRISHNA PALLY,, P.O: MALANCHHA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 2. Smt MOUMITA MAITY, Daughter of Late PRAVAT KUMAR MAITY, RAM KRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife

Indetified by Gargi Mukherjee, , , Daughter of Prabir Mukherjee, Rahara Khardaha, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-09-2024 by Shri SUVENDU BERA, SRI SUVENDU BERA, UNIQUE ENTERPRISE, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Gargi Mukherjee, , , Daughter of Prabir Mukherjee, Rahara Khardaha, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Advocate

Execution is admitted on 04-09-2024 by Shri PRODYUT PAUL, SHRI PRODYUT PAUL, UNIQUE ENTERPRISE, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Gargi Mukherjee, , , Daughter of Prabir Mukherjee, Rahara Khardaha, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 33226, Amount: Rs.50.00/-, Date of Purchase: 21/08/2024, Vendor name: Anjushree Banerjee



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1608-2024, Page from 150600 to 150617
being No 160807523 for the year 2024.**



Ar

Digitally signed by ARINDAM CHAKRABORTY
Date: 2024.09.04 16:11:46 +05:30
Reason: Digital Signing of Deed.

**(Arindam Chakraborty) 04/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.**