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is Authentic to Registration the
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ess are the Part of the
Document.

A.D.S.R. Darpana
Bardwan

12 0 MAR 2024

DEVELOPMENT AGREEMENT

This Development Agreement made on the day, month and
year as written below.

[Signature]

Sl. No. 7158 Date 18/03/2024
Sold to Unique Procon Private Limited
Address DPA 6
Value of Stamp 5000/-
Date of issue of this
Stamp Paper 15 MAR 2024
Name of this Treasury where
Stamp Paper Purchase-Durgapur

Khudiram Mondal
KHUDIRAM MONDAL
Stamp Vendor
Durgapur Office
City Centre, Durgapur-18
L.No.1



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

20 MAR 2024

BETWEEN

[1] **ANINDITA CHOWDHURY** [Pan No-AHCPC8578N] [AADHAAR NO- 8157 2694 7333] daughter of Late Pritendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Housewife, residing at AKASH APARTMENT, FLAT 2/A, 206 GARIA MAIN ROAD, Rajpur Sonapur (M) ,Narendrapur, South 24 Parganas ,West Bengal, PIN-700103.

[2] **ANIRBAN CHOWDHURY** [Pan No- AQTPC8167F] [AADHAAR NO. 2244 48519438] son of Late Pritendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: others, residing at Sankarpur, Arrah, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-713212

[3] **PRABHATENDU BIKASH CHOWDHURY** [Pan No-ACKPC1944K] [AADHAAR NO- 9498 0491 3889] son of Sukhendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Others, residing at Sankarpur, Arrah, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-713212

[4] **SOURAV CHOWDHURY** [Pan No-AFNPC6709A] [AADHAAR NO- 70755455 8163] son of Late Pritendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Others, residing at Sankarpur, Arrah, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-71321

[5] **PRABAL CHOWDHURY** [Pan No-AFXPC2455D] [AADHAAR NO-7929 3162 4066] son of Late Pritendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Others, residing at 2/1 Edison Road, B-Zone, Durgapur- District-Paschim Bardhaman, West Bengal ,PIN 713205

[6] **KATHIKA CHOWDHURY** [Pan No-ABZPC2042G] [AADHAAR NO- 3918 9105 2848] wife of Late Pritendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Housewife, residing at Sankarpur, Arrah, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-713212

[7] **NILENDU CHOWDHURY** [Pan No-ALJPC5205H] [AADHAAR NO- 8121 8397 7775] son of Sukhendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Others, residing at Sankarpur, Arrah, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-713212

[8] **BIMALENDU BIKASH CHOWDHURY** [Pan No-AMGPC1181N] [AADHAAR NO-9529 1639 6826] son of Sukhendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at Sankarpur, Arrah, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-713212

[9] **UPLENDU BIKASH CHOWDHURY** [Pan No-ACAPC 1230C] [AADHAAR NO- 2514 8875 9187] son of Late Sukhendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Others, residing at Sankarpur, Arrah, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-713212

Hereinafter referred to and called as "LANDOWNERS" /OWNERS (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives and assigns) of the ONE PART.]

AND

UNIQUE PROCON PRIVATE LIMITED [Pan No-AABCU3175C] Having its registered Office at Shibam Marriage Hall, New Market, Rabindra Nagar, Sankarpur West, P.O-Durgapur-06, P.S-New township, Paschim Bardhaman, West Bengal and represented by one of its **Director Mr. AMIT RAKSHIT [PAN NO- ATKPR5248Q] [Aadhaar No- 618835977166]** Son of Ajoy Rakshit, by Faith-Hindu, by occupation- Business, by nationality: Indian, residing at Sukanta Pally, Mamra Bazar, P.O-Durapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.

[Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the SECOND PART.

Whereas a part of the underneath land of the flat originally belongs to Sukhendu Bikash Chowdhury and Pritendu Bikash Chowdhury both sons of Late Bagala Charan Chowdhury which they acquired by way of registered deed of sale being no-4332 registered in the year 1974 comprised in RS Plot No- 136/507, under Mouza - Sankarpur, J.L No-109, measuring an area of 54 decimal.

Whereas another part of the underneath land of the flat originally belongs to Sukhendu Bikash Chowdhury son of Late Bagala Charan Chowdhury which he acquired by way of registered Deed Being No-5330 registered in the year 1979 comprised in RS Plot No- 136/507, under Mouza - Sankarpur, J.L No-109, measuring an area of 12 decimal

And whereas after demise both of Sukhendu Bikash Chowdhury and his wife Kalpana Chowdhury leaving behind Uplendu Bikash Chowdhury, Prabhatendu Bikash Chowdhury, Bimalendu Bikash Chowdhury, Arunendu Chowdhury, Nilendu Chowdhury, Mira Chowdhury, Rekha Sen, Shipra Chowdhury (Sengupta) [Since Deceased].

And whereas Shipra Chowdhury (Sengupta) died leaving behind Raja Sengupta & Mithu Paul as her only legal heir.

Whereas Pritendu Bikash Chowdhury died leaving behind Kathika Chowdhury, Prabal Chowdhury, Sourav Chowdhury, Anirban Chowdhury, Anindita Chowdhury as his only legal heir.

And whereas all the legal heirs have amicably settled their share of land and by force of oral partition all the legal heirs have transferred their share of land which they have acquired by way of succession and inheritance.

AND WHEREAS Kalpana Chowdhury transferred a piece and parcel of land measuring 3.66 Decimal by way of registered Sale Deed Being No- 8620 of 2011 in favour of Nilendu Chowdhury comprised in RS Plot No- 136/507, under Mouza - Sankarpur, J.L No-109.

AND WHEREAS Nilendu Chowdhury acquired a share of land measuring an area of 3.66 Decimal by way of succession and inheritance from his predecessor Sukhendu Bikash Chowdhury.

AND WHEREAS the name of Nilendu Chowdhury has been recorded in LR record of rights in under LR Khatian No.-882 under Mouza – Sankarpur, J.L No-109.

And whereas Mira Chowdhury transferred her share of land measuring an area of 1.66 decimal by way of registered Sale Deed Being No- 9875 of 2011 in favour of Bimalendu Bikash Chowdhury comprised in RS Plot No- 136/507 under Mouza – Sankarpur, J.L No-109.

And whereas Raja Sengupta & Mithu Paul transferred their share of land measuring an area of 1.66 decimal by way of registered Sale Deed Being No- 9872 of 2011 in favour of Bimalendu Bikash Chowdhury comprised in RS Plot No- 136/507 under Mouza – Sankarpur, J.L No-109.

And whereas Rekha Sen transferred their share of land measuring an area of 1.66 decimal by way of registered Sale Deed Being No- 8098 of 2011 in favour of Bimalendu Bikash Chowdhury comprised in RS Plot No- 136/507, under Mouza – Sankarpur, J.L No-109,

AND WHEREAS Bimalendu Bikash Chowdhury present Landowner owns, possesses and acquires land measuring 3.66 Decimal by way of succession and inheritance after demise of his father Sukhendu Bikash Chowdhury.

AND WHEREAS name of Bimalendu Bikash Chowdhury duly recorded under LR Khatian No-2034 under Mouza – Sankarpur, J.L No-109.

AND WHEREAS Mira Chowdhury daughter of Sukhendu Bikash Chowdhury transferred an area of 1.77 Decimal by way of registered Sale Deed Being No- 9879 of 2011 in favour of Prabhatendu Bikash Chowdhury comprised in RS Plot No- 136/507, under Mouza – Sankarpur, J.L No-109,

AND WHEREAS Rekha Sen wife of Shibrangan Sen daughter of Sukhendu Bikash Chowdhury transferred an area of 1.77 Decimal along with structure of 266 sq ft by way of registered Sale Deed Being No- 8096 of 2011 in favour of Prabhatendu Bikash Chowdhury comprised in RS Plot No- 136/507, under Mouza – Sankarpur, J.L No-109,

AND WHEREAS Raja Sengupta & Mithu Paul transferred an area of 1.77 Decimal by way of registered Sale Deed Being No- 9876 of 2011 in favour of Prabhatendu Bikash Chowdhury comprised in RS Plot No- 136/507, under Mouza – Sankarpur, J.L No-109,

AND WHEREAS Prabhatendu Bikash Chowdhury after demise of his father Sukhendu Bikash Chowdhury acquired a piece of land measuring 3.67 Decimal by way of succession inheritance as his share.

AND WHEREAS name of Prabhatendu Bikash Chowdhury under LR Khatian No.- 2038 in the role of BL & LRO.

AND WHEREAS Mira Chowdhury transferred an area of 0.50 Decimal by way of registered Sale Deed Being No- 9882 of 2011 in favour of Uplendu Bikash Chowdhury.

AND WHEREAS Raja Sengupta & Mithu Paul transferred an area of 0.50 Decimal by way of registered Sale Deed Being No- 9881 of 2011 in favour of Uplendu Bikash Chowdhury.

AND WHEREAS Rekha Sen wife of Shibranjan Sen daughter of Sukhendu Bikash Chowdhury transferred an area of 0.50 Decimal by way of registered Sale Deed Being No-8095 of 2011 in favour of Uplendu Bikash Chowdhury.

AND WHEREAS Uplendu Bikash Chowdhury present Landowner owns possesses and acquires land measuring 3.66 Decimal by way of succession and inheritance after demise of his father Sukhendu Bikash Chowdhury.

AND WHEREAS name of Uplendu Bikash Chowdhury duly recorded in LR Records of rights under Khatian No-877.

AND WHEREAS Arunendu Chowdhury son of Sukhendu Bikash Chowdhury transferred measuring 1.77 Decimal by way of registered Sale Deed Being No- 3793 of 2013 in favour of Prabal Chowdhury comprised in RS Plot No- 136/507, under Mouza – Sankarpur, J.L No-109,

AND WHEREAS Arunendu Chowdhury son of Sukhendu Bikash Chowdhury transferred measuring 0.50 Decimal by way of registered Sale Deed Being No- 3791 of 2013 in favour of Prabal Chowdhury comprised in RS Plot No- 136/507, under Mouza – Sankarpur, J.L No-109.

AND WHEREAS Arunendu Chowdhury son of Sukhendu Bikash Chowdhury transferred measuring 0.50 Decimal by way of registered Sale Deed Being No- 3792 of 2013 in favour of Prabal Chowdhury comprised in RS Plot No- 136/507, under Mouza – Sankarpur, J.L No-109.

AND WHEREAS Prabal Chowdhury present Landowner owns possesses and acquires land measuring 6.66 Decimal by way of succession inheritance after demise of his father Late Pritendu Bikash Chowdhury.

AND WHEREAS the total area of schedule land measuring more or less 10 Decimal has been recorded in the record of rights in the name of Prabal Chowdhury under LR Khatian No.-2230.

AND WHEREAS Kathika Chowdhury after demise of her husband Late Pritendu Bikash Chowdhury her name has been duly recorded in the record of rights under LR Khatian No.-2228 in respect of an area of 7 decimal which she acquired by way of succession and inheritance.

AND WHEREAS Anindita Chowdhury daughter of Late Pritendu Bikash Chowdhury being one of the legal heir and after demise of her father Late Pritendu Bikash Chowdhury and her name has been duly recorded in the record of rights under LR Khatian No.- 2232 in respect of an area of 6 decimal which she acquired by way of succession and inheritance.

AND WHEREAS Anirban Chowdhury son of Late Pritendu Bikash Chowdhury being one of the legal heir and after demise of her father Late Pritendu Bikash Chowdhury and his name has been duly recorded in the record of rights under LR Khatian No.- 2231 in respect of an area of 6 decimal which he acquired by way of succession and inheritance.

AND WHEREAS Sourav Chowdhury son of Late Pritendu Bikash Chowdhury being one of the legal heir and after demise of her father Late Pritendu Bikash Chowdhury and his name has been duly recorded in the record of rights under LR Khatian No.-2229 in respect of an area of 7 decimal which he acquired by way of succession and inheritance.

AND WHEREAS the Landowners desire to develop their land described in the First Schedule by construction of multistoried building or as per sanction plan of Jemua Gram Panchayat up to maximum limit of floor and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Landowners could not be able to take any steps for the said development and as such the Landowners are searching of a Developer for the said development works and approached the Developer with a proposal to that effect and the Developer accepted the proposal of the Landowners on such terms and conditions as set forth hereunder.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION

1. LANDOWNER/ OWNERS/LANDLORDS:- Shall mean and include

a. ANINDITA CHOWDHURY [Pan No-AHCPC8578N] [AADHAAR NO-8157 2694 7333] daughter of Late Pritendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Housewife, residing at AKASH APARTMENT, FLAT 2/A, 206 GARIA MAIN ROAD, Rajpur Sonapur (M) ,Narendrapur, South 24 Parganas ,West Bengal, PIN-700103.

b. ANIRBAN CHOWDHURY [Pan No- AQTPC 8167F] [AADHAAR NO. 2244 4851 9438] son of Late Pritendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: others,, residing at Sankarpur, Arrah,, Durgapur, Dist.-Paschim Bardhaman ,West Bengal, PIN-713212.

c. PRABHATENDU BIKASH CHOWDHURY [Pan No-ACKPC1944K] [AADHAAR NO- 9498 0491 3889] son of Sukhendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Others, residing at Sankarpur, Arrah,, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-713212

d. SOURAV CHOWDHURY [Pan No-AFNPC6709A] [AADHAAR NO-7075 5455 8163] son of Late Pritendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Others, residing at Sankarpur, Arrah,, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-713212.

e. PRABAL CHOWDHURY [Pan No-AFXPC2455D] [AADHAAR NO-7929 3162 4066] son of Late Pritendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Others, residing at 2/1 Edison Road, B-Zone, Durgapur- District-Paschim Bardhaman, West Bengal ,PIN- 713205

f. KATHIKA CHOWDHURY [Pan No-ABZPC2042G] [AADHAAR NO-3918 9105 2848] wife of Late Pritendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Housewife, residing at at Sankarpur, Arrah, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-713212

g. **NILENDU CHOWDHURY** [Pan No-ALJPC5205H] [AADHAAR NO-8121 8397 7775] son of Sukhendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Others, residing at Sankarpur, Arrah, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-713212.

h. **BIMALENDU BIKASH CHOWDHURY** [Pan No-AMGPC1181N] [AADHAAR NO-9529 1639 6826] son of Sukhendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at Sankarpur, Arrah, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-713212

i. **UPLENDU BIKASH CHOWDHURY** [Pan No-ACAPC 1230C] [AADHAAR NO-2514 8875 9187] son of Late Sukhendu Bikash Chowdhury, by Nationality: Indian, by faith: Hindu, by occupation: Others, residing at Sankarpur, Arrah,, Durgapur, Dist.-Paschim Bardhaman, West Bengal, PIN-713212.

2. **DEVELOPER:-** Shall mean 1. **UNIQUE PROCON PRIVATE LIMITED** [Pan No-AABCU3175C] Having its registered Office at Shibam Marriage Hall, New Market, Rabindra Nagar, Sankarpur West, P.O-Durgapur-06, P.S-New township, Paschim Bardhaman, West Bengal and represented by one of its **Director Mr. AMIT RAKSHIT** [PAN NO-ATKPR5248Q] [Aadhaar No- 618835977166] Son of Ajoy Rakshit, by Faith-Hindu, by occupation- Business, by nationality: Indian, residing at Sukanta Pally, Mamra Bazar, P.O-Durapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.

3. **LAND: -** Shall mean a piece and parcel of **BAID** and **DANGA** land measuring area of **66 (Sixty Six) Decimal** and more particularly described in first schedule here under Witten.

4. **BUILDING: -** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.

5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

6. **Municipal Corporation / Panchayet: -** Shall mean the Jemua Gram Panchayet and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.

8. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.

9. **PROJECT:** Shall mean the work of development undertaken and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/

Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

10. FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer. If the project is not completed within the time frame as agreed upon for reasons of land dispute or any other reasons the landowners will execute fresh agreement on same terms and conditions if required.

A. PURCHASER/S shall mean and include:

- a. If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- b. If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
- c. If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- d. If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- e. If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

1. Masculine gender: Shall include the feminine and neuter gender and vice versa.

2. Singular number: Shall include the plural and vice-versa.

II- COMENCMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein under at the commencement of this agreement.

III- EFFECTIVENESS: - This agreement shall become effective on the day of getting approval from office of the Jemua Gram Panchayat.

IV- DURATION: - This agreement is made for a period of **36 months** which starts from the date of getting approval from office of the Jemua Gram Panchayat with a grace period of **6 month**. If extension of floor beyond 9th floor is granted then another extra period will be considered and agreed upon by the parties.

V: - SCOPE OF WORK: - The Developer shall construct a multistoried building according to sanctioned plan of the Jemua Gram Panchayat over and above the Land as described in First Schedule.

VI: - OWNERS DUTY & LIABILITY: -

1. The Landowners will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.

2. That Landowner hereby declares that the land mentioned in First Schedule is free from all encumbrances and if any question regarding ownership of the land arises on that score the owners are answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS at their own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the Landowner's Allocation.

3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule in the hands of the developer and also shall supply all the original land related documents and up to date Khazna Receipt.

4. The Landowner hereby declares and agrees that: -

A. No acquisition proceedings have been initiated in respect of the schedule mentioned plot.

B. There is no agreement between the Landowners and any other party except **"UNIQUE PROCON PRIVATE LIMITED"** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.

C. that it is agreed by all the landowners that Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNER and in case of death of any of the landowner the conditions and stipulations will be binding upon the legal heirs of the present landowner.

D. That it is also agreed by the landowner that their heirs shall have no right to claim any other claim in any manner from the present developer in connection with the said flat.

E. That land related dispute shall be resolved by the LANDOWNERS.

F. That GST, Development Charges, stamp duty and registration fees in relation to the LANDOWNERS' allocation Flats shall be borne by the LANDOWNERS themselves.

G. That landowners individually will pay charges for power backup, club house charges, maintenance charges per month and other charges if any as and when imposed.

5. That the Landowners also agree that they will execute a power of attorney and appoint the Developer party to do & execute all lawful acts, deeds things for the Owners and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e. receive sanctioned plan from the Jemua Gram Panchayat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to

appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against LANDOWNERS in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer/s.

6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY: -

1. The Developer **"UNIQUE PROCON PRIVATE LIMITED"** is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the Landowners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The Developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the Landowner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the Landowner and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the Owner and Developers.
4. That the Developer shall not raise any question regarding the measurement of the first schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNER.
5. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Landowners shall not be responsible

for any infringement of law that may be in force from time to time during the currency of this Agreement. The Landowner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.

7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.

8. That the Developer shall not make Landowner responsible for any business loss and/or any damages etc. or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

VIII-Cancellation:

The Landowners has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

IX-Miscellaneous: -

a. Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.

b. Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.

c. Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator Advocate J. N. Sinha, Durgapur Court for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.

d. Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the Landowners time to time.

e. The Landowners can visit the construction site anytime with prior intimation given to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

f. The Developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the Landowners free from legal obligations and all other risks and hazards whatsoever related to the project.

g. The second party or the Developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNER is not liable to make payment of any kind of loan liability of the developer.

h. That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne, paid and discharged by the Developer exclusively.

i. The LANDOWNERS and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.

j. That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the LANDOWNERS without reimbursement of the same and the LANDOWNERS shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

A Piece and parcel of measuring a total area of more or less **66 (Sixty-six)** decimal situate at Mouza- Sankarpur, J.L. No-109 under Jemua Gram Panchayat, P.S –New Township, Dist.-Paschim Bardhaman, West Bengal comprised in RS Plot Nos. LR Plot Nos. and LR Khatian Nos. with share of land of each Landowner as described below.

Sl. No	Name of Land Owner	RS Plot No.	LR Plot No.	LR Khatia n No.	Class Of Land	Area of Land (in Decimal)
1	Anindita Choudhury	136/507	475 ✓	2232	Danga	3 ✓
			476 ✓		Baid	0 ✓
			479 ✓		Baid	3 ✓
2	Anirban Chowdhury	136/507	475	2231	Danga	3
			476		Baid	0
			479		Baid	3
3	Prabhatendu Bikash Chowdhury	136/507	475	2038	Danga	8 ✓
			476		Baid	0
			479		Baid	2 ✓
4	Sourav Chowdhury	136/507	475	2229	Danga	3
			476		Baid	1
			479		Baid	3
5	Prabal Chowdhury	136/507	475	2230	Danga	5
			476		Baid	1
			479.		Baid	4

6	Kathika Chowdhury	136/507	475	2228	Danga	4
			476		Baid	0
			479		Baid	3
7	Nilendu Chowdhury	136/507	475	882	Danga	3
			476		Baid	1
			479		Baid	3
8	Bimalendu Bikash Chowdhury	136/507	475	2034	Danga	1
			476		Baid	1
			479		Baid	7
9	Uplendu Bikash Chowdhury	136/507	475	877	Danga	1
			476		Baid	1
			479		Baid	2

Butted & bounded as follows:

North: 14 ft. wide metal Road.

South: RS Plot No-508,509.

West: RS Plot no-136/507(P)

East: 20 ft. wide metal Road.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERS' ALLOCATION)

Landowners' allocation will be as follows: -

Tower - 9	Built-up Area Per Floor	4445
Tower - 10	Built-up Area Per Floor	6741
Total		11186
Total Built-up Area In T-9 & T-10 from 1st Floor to 9th Floor		100674
Land Owners Allocation @ 33% Total		33222.42

Individual Share of Built-up Area of Land Owners as follows: -

Sl. No	Name of Land Owner	Total Area (in Decimal)	Area of land in %	Share of built-up area in Sq. Ft.
1	Anindita Choudhury	6	9.09	3020
2	Anirban Chowdhury	6	9.09	3020
3	Prabhatendu Bikash Chowdhury	7	10.61	3525
4	Sourav Chowdhury	7	10.61	3525
5	Prabal	10	15.15	5033

	Chowdhury			
6	Kathika Chowdhury	7	10.61	3525
7	Nilendu Chowdhury	7	10.61	3525
8	Bimalendu Bikash Chowdhury	9	13.63	4528
9	Uplendu Bikash Chowdhury	7	10.61	3525
	TOTAL	66	100%	33222

Details of Flat Allocated to Individual Land Owners as Follows:

Sl. No	Name of Land Owner	Tower No	Floor	Flat No	BHK	Built-up Area (Sq. Ft.)
1	Anindita Choudhury	T-9	6	6B	2	924
		T-10	5	5C	2	914
		T-9	4	4A	2	987
					TOTAL	2825
2	Anirban Chowdhury	T-9	4	4D	3	1273
		T-10	2	2C	2	914
		T-9	7	7A	2	987
					TOTAL	3111

3	Prabhatendu Bikash Chowdhury	T-9	2	2D	3	1273
		T-9	3	3B	2	924
		T-9	3	3A	2	987
					TOTAL	3184

4	Sourav Chowdhury	T-9	6	6D	3	1273
		T-9	3	3C	3	1261
		T-9	9	9A	2	987
					TOTAL	3521

5	Prabal Chowdhury	T-9	5	5D	3	1273
		T-10	5	5B	3	1341
		T-10	3	3A	4	1611
					TOTAL	4225

6	Kathika Chowdhury	T-9	2	2C	3	1261
		T-9	4	4B	2	924
		T-10	2	2B	3	1341
					TOTAL	3526

7	Nilendu Chowdhury	T-9	3	3D	3	1273
		T-9	7	7B	2	924
		T-10	4	4B	3	1341
		TOTAL				3538
8	Bimalendu Bikash Chowdhury	T-9	8	8A	2	987
		T-9	6	6A	2	987
		T-9	9	9B	2	924
		T-10	7	7A	4	1611
		TOTAL				4509
9	Uplendu Bikash Chowdhury	T-9	7	7D	3	1273
		T-9	5	5A	2	987
		T-9	2	2A	2	987
		TOTAL				3247

Adjustment for shortfall and Excess Built-up Area will be made by the Developer and individual Land Owner as the case maybe.

Each Landowners will get Two car parking space each having an area of 130 Sq. ft. built in Basement and Ground Floor in **BLOCKS "T-9 & T-10"** as follows:-

While Bimalendu Bikash Chowdhury will get his allocation of parking space on the ground floor in **BLOCK - "T-10"** allocation of parking spaces for the rest land owners will be on the ground floor of **BLOCK - "T-9"**.

Sharing of built-up areas in floors above 9th floors, if made, will be negotiable.

Adjustment for shortfall and Excess Built-up Area will be made by the Developer and individual Land Owner as the case maybe.

Sharing of built-up areas in floors above 9th floors, if made, will be negotiable.

THIRD SCHEDULE ABOVE REFERRED TO (DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean all entire buildings including common facilities, common portions and common facilities of the buildings along with undivided proportionate share of the "said property / premises" and which absolutely shall be the property of the Developer **except LANDOWNERS' allocation.**

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean all entire buildings including common facilities, common portions and common facilities of the buildings along with undivided proportionate share of the "said property / premises" and which absolutely shall be the property of the Developer except LANDOWNERS' allocation.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 20th day of March, 2024 before the office of the ADSR Durgapur.

WITNESSES: -

1. Dulal Sur
S/o Late Manindra Nath Sur
Durgapur Court
DGP-16

2. Santanu Das
S/o Sukumar Das
DGP-06

1. Brahmendra Bikash Chowdhury

2. Anirban Chowdhury

3. Anindita Chowdhury

4. Sourav Chowdhury

5. Prabal Chowdhury

6. Kathika Chowdhury

7. Nilendu Chowdhury
Bimalendu Chowdhury @

8. Bimalendu Bikash Chowdhury

9. Uplendu Bikash Chowdhury

Signature of LANDOWNER

Drafted and typed by me

Joy Roy

Advocate, Durgapur Court

En No- F/595/562/2020

Unique Procon Pvt. Ltd.

Amit Rastogi

Director

Signature of the DEVELOPER

FINGER PRINT & PHOTOCOPY

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Amit Rakesh

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

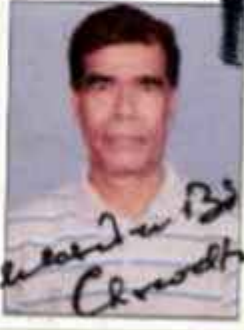
Signature & Photograph is duly attested by me

Anindita Chowdhury

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Anirban Chowdhury

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Pradeependra Bikash Chowdhury

FINGER PRINT & PHOTOCOPY

Left Hand						 <i>Sourav Choudhary</i>
	Thumb		Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Sourav Choudhary

Left hand						 <i>Prabodh Choudhary</i>
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Prabodh Choudhary

Left hand						 <i>Kathika Choudhary</i>
		fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Kathika Choudhary

Left hand						 <i>Nilendu Choudhary</i>
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Nilendu Choudhary

FINGER PRINT & PHOTOCOPY

Left hand						 <u>Bimalendu Bikash Chowdhury.</u>
	Thumb	fore	Middle	Ring	Little	
Right hand						 <u>Uplendu Bikash Chowdhury</u>
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Bimalendu Chowdhury
Bimalendu Bikash Chowdhury

Left hand						 <u>Uplendu Bikash Chowdhury</u>
	Thumb	fore	Middle	Ring	Little	
Right hand						 <u>Uplendu Bikash Chowdhury</u>
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Uplendu Bikash Chowdhury

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Dulal Sen
2. FATHER/ HUSBAND NAME : late Manindra Nath Sen
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Law clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Durgapur
POST OFFICE (পোস্ট অফিস) Durgapur
POLICE STATION (থানা) Durgapur PIN 713216
DISTRICT(জেলা) Aschm Borden STATE (রাজ্য) Aschm Borden
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO _____
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Dulal Sen as identifier identifying the executants
of the concerned deed (Query No.) _____.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					


Dulal Sen

Dulal Sen

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240430449698

GRN Details

GRN:	192023240430449698	Payment Mode:	SBI Epay
GRN Date:	19/03/2024 14:18:57	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7524943223727	BRN Date:	19/03/2024 14:19:19
Gateway Ref ID:	CHP4007072	Method:	State Bank of India NB
GRIPS Payment ID:	190320242043044968	Payment Init. Date:	19/03/2024 14:18:57
Payment Status:	Successful	Payment Ref. No:	2000749766/3/2024
			[Query No./Query Year]

Depositor Details

Depositor's Name:	Mr AMIT RAKSHIT
Address:	SUKANTA PALLY DURGAPUR
Mobile:	9734888222
Period From (dd/mm/yyyy):	19/03/2024
Period To (dd/mm/yyyy):	19/03/2024
Payment Ref ID:	2000749766/3/2024
Dept Ref ID/DRN:	2000749766/3/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2000749766/3/2024	Property Registration-Stamp duty	0030-02-103-003-02	35010
2	2000749766/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				35024

IN WORDS: THIRTY FIVE THOUSAND TWENTY-FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-2306-02982/2024	Date of Registration	20/03/2024
Query No / Year	2306-2000749766/2024	Office where deed is registered	
Query Date	19/03/2024 9:06:58 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9734888222, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 2,27,72,149/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

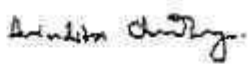
District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

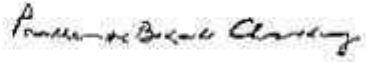
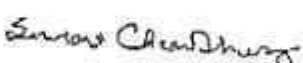
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-475 (RS :-136/507)	LR-2232	Vastu	Danga	3 Dec		10,34,966/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L2	LR-476 (RS :-136/507)	LR-2232	Vastu	Baid	1 Sq Ft		791/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L3	LR-479 (RS :-136/507)	LR-2232	Vastu	Baid	3 Dec		10,34,966/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L4	LR-475 (RS :-136/507)	LR-2231	Vastu	Danga	3 Dec		10,34,966/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L5	LR-476 (RS :-136/507)	LR-2231	Vastu	Baid	1 Sq Ft		527/-	Width of Approach Road: 34 Ft.,
L6	LR-479 (RS :-136/507)	LR-2231	Vastu	Baid	3 Dec		10,34,966/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L7	LR-475 (RS :-136/507)	LR-2038	Vastu	Baid	8 Dec		27,59,910/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L8	LR-476 (RS :-136/507)	LR-2038	Vastu	Baid	1 Sq Ft		791/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,

L9	LR-479 (RS :-136/507)	LR-2038	Vastu	Baid	2 Dec	6,89,977/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L10	LR-475 (RS :-136/507)	LR-2229	Vastu	Danga	3 Dec	10,34,966/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L11	LR-476 (RS :-136/507)	LR-2229	Vastu	Baid	1 Dec	3,44,988/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L12	LR-479 (RS :-136/507)	LR-2229	Vastu	Baid	3 Dec	10,34,966/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L13	LR-475 (RS :-136/507)	LR-2230	Vastu	Danga	5 Dec	17,24,943/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L14	LR-476 (RS :-136/507)	LR-2230	Vastu	Baid	1 Dec	3,44,988/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L15	LR-479 (RS :-136/507)	LR-2230	Vastu	Baid	4 Dec	13,79,955/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L16	LR-475 (RS :-136/507)	LR-2228	Vastu	Danga	4 Dec	13,79,955/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L17	LR-476 (RS :-136/507)	LR-2228	Vastu	Baid	1 Sq Ft	791/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L18	LR-479 (RS :-136/507)	LR-2228	Vastu	Baid	3 Dec	10,34,966/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L19	LR-475 (RS :-136/507)	LR-882	Vastu	Danga	3 Dec	10,34,966/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L20	LR-476 (RS :-136/507)	LR-882	Vastu	Baid	1 Dec	3,44,988/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L21	LR-475 (RS :-136/507)	LR-882	Vastu	Baid	3 Dec	10,34,966/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L22	LR-475 (RS :-136/507)	LR-2034	Vastu	Danga	1 Dec	3,44,988/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,

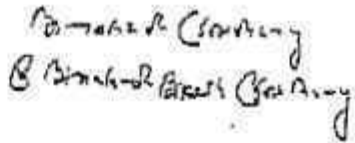
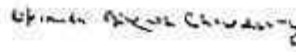
L23	LR-476 (RS :-136/507)	LR-2034	Vastu	Baid	1 Dec		3,44,988/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L24	LR-479 (RS :-136/507)	LR-2034	Vastu	Baid	7 Dec		24,14,922/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L25	LR-475 (RS :-136/507)	LR-877	Vastu	Danga	1 Dec		3,44,988/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L26	LR-476 (RS :-136/507)	LR-877	Vastu	Baid	1 Dec		3,44,988/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L27	LR-479 (RS :-136/507)	LR-877	Vastu	Baid	2 Dec		6,89,977/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
		TOTAL :			66.0092Dec	0 /-	227,72,149 /-	
		Grand Total :			66.0092Dec	0 /-	227,72,149 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	ANINDITA CHOUDHURY (Presentant) Daughter of late PRITENDU BIKASH CHOUDHURY Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	 20/03/2024	 Captured LTI 20/03/2024	 20/03/2024
AKASHI APARTMENT, GARIA MAIN ROAD, RAJPUK, SONARPUR, City:- Not Specified, P.O:- GARIA, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx8N, Aadhaar No: 81xxxxxxxx7333, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				

2	Name ANIRBAN CHOWDHURY Son of Late PRITENDU BIKASH CHOUHDURY Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	Photo  20/03/2024	Finger Print  Captured LTI 20/03/2024	Signature  20/03/2024
SANKARPUR, ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQxxxxxx7F, Aadhaar No: 22xxxxxxxx9438, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				
3	Name PRABHATENDU BIKASH CHOWDHURY Son of Late PRITENDU BIKASH CHOUHDURY Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	Photo  20/03/2024	Finger Print  Captured LTI 20/03/2024	Signature  20/03/2024
SANKARPUR ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx4K, Aadhaar No: 94xxxxxxxx3889, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				
4	Name SOURAV CHOWDHURY Son of Late PRITENDU BIKASH CHOUHDURY Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	Photo  20/03/2024	Finger Print  Captured LTI 20/03/2024	Signature  20/03/2024
SANKARPUR, ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx9A, Aadhaar No: 70xxxxxxxx8163, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				

5	Name Mr PRABAL CHOWDHURY Son of Late PRITENDU BIKASH CHOWDHURY Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	Photo  20/03/2024	Finger Print  Captured LTI 20/03/2024	Signature  20/03/2024
2/1 EDISON ROAD, B ZONE, City:- Durgapur, P.O:- B ZONE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFxxxxxx5D, Aadhaar No: 79xxxxxxxx4066, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				
6	Name KATHIKA CHOWDHURY Wife of Late PRITENDU BIKASH CHOWDHURY Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	Photo  20/03/2024	Finger Print  Captured LTI 20/03/2024	Signature  20/03/2024
SANKARPUR, ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ABxxxxxx2G, Aadhaar No: 39xxxxxxxx2848, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				
7	Name NILENDU CHOWDHURY Wife of Late SUKHENDU BIKASH CHOWDHURY Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	Photo  20/03/2024	Finger Print  Captured LTI 20/03/2024	Signature  20/03/2024
SANKARPUR, ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ALxxxxxx5H, Aadhaar No: 81xxxxxxxx7775, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr BIMALENDU CHOWDHURY, (Alias: Mr BIMALENDU BIKASH CHOWDHURY) Son of Late SUKHENDU BIKASH CHOWDHURY Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	 20/03/2024	 Captured LTI 20/03/2024	 20/03/2024
SANKARPUR, ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AMxxxxxx1N, Aadhaar No: 95xxxxxxxx6826, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr UPLENDU BIKASH CHOWDHURY Son of Late SUKHENDU BIKASH CHOWDHURY Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	 20/03/2024	 Captured LTI 20/03/2024	 20/03/2024
SANKARPUR, ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ACxxxxxx0C, Aadhaar No: 25xxxxxxxx9187, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Unique Procon Private Limited Shibam Marriage Hall New Market, Rabindra Nagar, Shankarpur, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 , PAN No.: aaxxxxxx5c,Aadhaar No Not Provided by UIDAI, 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> Mr Amit Rakshit Son of Mr Ajay Rakshit Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office </td><td>  Mar 20 2024 12:21PM </td><td>  Captured LTI 20/03/2024 </td><td>  20/03/2024 </td></tr> </tbody> </table> Sukanta Pally, Mamra Bazar, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: abxxxxx8q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Unique Procon Private Limited (as Director)	Name	Photo	Finger Print	Signature	Mr Amit Rakshit Son of Mr Ajay Rakshit Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office	 Mar 20 2024 12:21PM	 Captured LTI 20/03/2024	 20/03/2024
Name	Photo	Finger Print	Signature						
Mr Amit Rakshit Son of Mr Ajay Rakshit Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office	 Mar 20 2024 12:21PM	 Captured LTI 20/03/2024	 20/03/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DULAL SUR Son of Late MANINDRA NATH SUR CITY CENTRE DURGAPUR COURT, City:- Durgapur, P.O:- CITY CENTRE, P.S:-Durgapur, District-Paschim Bardhaman, West Bengal, India, PIN:- 713216	 20/03/2024	 Captured 20/03/2024	 20/03/2024

Identifier Of Mr Amit Rakshit, ANINDITA CHOUDHURY, ANIRBAN CHOWDHURY, PRABHATENDU BIKASHI CHOWDHURY, SOURAV CHOWDHURY, Mr PRABAL CHOWDHURY, KATHIKA CHOWDHURY, NILENDU CHOWDHURY, Mr BIMAL FENDU CHOWDHURY, Mr UPT FENDU BIKASH CHOWDHURY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANINDITA CHOUDHURY	Unique Procon Private Limited-3 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	SOURAV CHOWDHURY	Unique Procon Private Limited-3 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	SOURAV CHOWDHURY	Unique Procon Private Limited-1 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	SOURAV CHOWDHURY	Unique Procon Private Limited-3 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mr PRABAL CHOWDHURY	Unique Procon Private Limited-5 Dec

Transfer of property for L14		
Sl.No 1	From Mr PRABAL CHOWDHURY	To. with area (Name-Area) Unique Procon Private Limited-1 Dec
Transfer of property for L15		
Sl.No 1	From Mr PRABAL CHOWDHURY	To. with area (Name-Area) Unique Procon Private Limited-4 Dec
Transfer of property for L16		
Sl.No 1	From KATHIKA CHOWDHURY	To. with area (Name-Area) Unique Procon Private Limited-4 Dec
Transfer of property for L17		
Sl.No 1	From KATHIKA CHOWDHURY	To. with area (Name-Area) Unique Procon Private Limited-0.00229167 Dec
Transfer of property for L18		
Sl.No 1	From KATHIKA CHOWDHURY	To. with area (Name-Area) Unique Procon Private Limited-3 Dec
Transfer of property for L19		
Sl.No 1	From NILENDU CHOWDHURY	To. with area (Name-Area) Unique Procon Private Limited-3 Dec
Transfer of property for L2		
Sl.No 1	From ANINDITA CHOWDHURY	To. with area (Name-Area) Unique Procon Private Limited-0.00229167 Dec
Transfer of property for L20		
Sl.No 1	From NILENDU CHOWDHURY	To. with area (Name-Area) Unique Procon Private Limited-1 Dec
Transfer of property for L21		
Sl.No 1	From NILENDU CHOWDHURY	To. with area (Name-Area) Unique Procon Private Limited-3 Dec
Transfer of property for L22		
Sl.No 1	From Mr BIMALENDU CHOWDHURY	To. with area (Name-Area) Unique Procon Private Limited-1 Dec
Transfer of property for L23		
Sl.No 1	From Mr BIMALENDU CHOWDHURY	To. with area (Name-Area) Unique Procon Private Limited-1 Dec
Transfer of property for L24		
Sl.No 1	From Mr BIMALENDU CHOWDHURY	To. with area (Name-Area) Unique Procon Private Limited-7 Dec

Transfer of property for L25		
Sl.No	From	To, with area (Name-Area)
1	Mr UPLENDU BIKASH CHOWDHURY	Unique Procon Private Limited-1 Dec
Transfer of property for L26		
Sl.No	From	To, with area (Name-Area)
1	Mr UPLENDU BIKASH CHOWDHURY	Unique Procon Private Limited-1 Dec
Transfer of property for L27		
Sl.No	From	To, with area (Name-Area)
1	Mr UPLENDU BIKASH CHOWDHURY	Unique Procon Private Limited-2 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	ANINDITA CHOUDHURY	Unique Procon Private Limited-3 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	ANIRBAN CHOWDHURY	Unique Procon Private Limited-3 Dec
Transfer of property for L5		
Sl.No	From	To, with area (Name-Area)
1	ANIRBAN CHOWDHURY	Unique Procon Private Limited-0.00229167 Dec
Transfer of property for L6		
Sl.No	From	To, with area (Name-Area)
1	ANIRBAN CHOWDHURY	Unique Procon Private Limited-3 Dec
Transfer of property for L7		
Sl.No	From	To, with area (Name-Area)
1	PRABHATENDU BIKASH CHOWDHURY	Unique Procon Private Limited-8 Dec
Transfer of property for L8		
Sl.No	From	To, with area (Name-Area)
1	PRABHATENDU BIKASH CHOWDHURY	Unique Procon Private Limited-0.00229167 Dec
Transfer of property for L9		
Sl.No	From	To, with area (Name-Area)
1	PRABHATENDU BIKASH CHOWDHURY	Unique Procon Private Limited-2 Dec

• Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 475, LR Khatian No:- 2232	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.03000000 Acre,	ANINDITA CHOUDHURY
L2	LR Plot No:- 476, LR Khatian No:- 2232	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.03000000 Acre,	ANINDITA CHOUDHURY
L3	LR Plot No:- 479, LR Khatian No:- 2232	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.03000000 Acre,	ANINDITA CHOUDHURY
L4	LR Plot No:- 475, LR Khatian No:- 2231	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.03000000 Acre,	ANIRBAN CHOWDHURY
L5	LR Plot No:- 476, LR Khatian No:- 2231	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.03000000 Acre,	ANIRBAN CHOWDHURY
L6	LR Plot No:- 479, LR Khatian No:- 2231	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.03000000 Acre,	ANIRBAN CHOWDHURY
L7	LR Plot No:- 475, LR Khatian No:- 2038	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.08000000 Acre,	PRABHATENDU BIKASH CHOWDHURY
L8	LR Plot No:- 476, LR Khatian No:- 2038	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.08000000 Acre,	PRABHATENDU BIKASH CHOWDHURY
L9	LR Plot No:- 479, LR Khatian No:- 2038	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.02000000 Acre,	PRABHATENDU BIKASH CHOWDHURY
L10	LR Plot No:- 475, LR Khatian No:- 2229	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.03000000 Acre,	SOURAV CHOWDHURY
L11	LR Plot No:- 476, LR Khatian No:- 2229	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.01000000 Acre,	SOURAV CHOWDHURY
L12	LR Plot No:- 479, LR Khatian No:- 2229	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.03000000 Acre,	SOURAV CHOWDHURY
L13	LR Plot No:- 475, LR Khatian No:- 2230	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.05000000 Acre,	Mr PRABAL CHOWDHURY
L14	LR Plot No:- 476, LR Khatian No:- 2230	Owner:শ্রীমতী গুণ্ধী, Gurdian:শ্রীমতী গুণ্ধী, Address:শ্রীমতী গুণ্ধী, Classification:শ্রীমতী, Area:0.01000000 Acre,	Mr PRABAL CHOWDHURY

L15	LR Plot No:- 479, LR Khatian No:- 2230	Owner:প্রবাল চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.04000000 Acre,	Mr PRABAL CHOWDHURY
L16	LR Plot No:- 475, LR Khatian No:- 2228	Owner:কথিকা চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.04000000 Acre,	KATHIKA CHOWDHURY
L17	LR Plot No:- 476, LR Khatian No:- 2228	Owner:কথিকা চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.04000000 Acre,	KATHIKA CHOWDHURY
L18	LR Plot No:- 479, LR Khatian No:- 2228	Owner:কথিকা চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.03000000 Acre,	KATHIKA CHOWDHURY
L19	LR Plot No:- 475, LR Khatian No:- 882	Owner:নিলেন্দু চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.03000000 Acre,	NILENDU CHOWDHURY
L20	LR Plot No:- 476, LR Khatian No:- 882	Owner:নিলেন্দু চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.01000000 Acre,	NILENDU CHOWDHURY
L21	LR Plot No:- 475, LR Khatian No:- 882	Owner:নিলেন্দু চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.03000000 Acre,	NILENDU CHOWDHURY
L22	LR Plot No:- 475, LR Khatian No:- 2034	Owner:বিমালেন্দু বিহার চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.01000000 Acre,	Mr BIMALENDU CHOWDHURY
L23	LR Plot No:- 476, LR Khatian No:- 2034	Owner:বিমালেন্দু বিহার চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.01000000 Acre,	Mr BIMALENDU CHOWDHURY
L24	LR Plot No:- 479, LR Khatian No:- 2034	Owner:বিমালেন্দু বিহার চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.07000000 Acre,	Mr BIMALENDU CHOWDHURY
L25	LR Plot No:- 475, LR Khatian No:- 877	Owner:উপেন্দু বিহার চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.01000000 Acre,	Mr UPLENDU BIKASH CHOWDHURY
L26	LR Plot No:- 476, LR Khatian No:- 877	Owner:উপেন্দু বিহার চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.01000000 Acre,	Mr UPLENDU BIKASH CHOWDHURY
L27	LR Plot No:- 479, LR Khatian No:- 877	Owner:উপেন্দু বিহার চৌধুরী, Gurdian:শ্রীকান্ত বিহার, Address:বিজা, Classification:এইচ, Area:0.02000000 Acre,	Mr UPLENDU BIKASH CHOWDHURY

Endorsement For Deed Number : I - 230602982 / 2024

On 20-03-2024

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 11:04 hrs on 20-03-2024, at the Office of the A.D.S.R. DURGAPUR by ANINDITA CHOUDHURY , 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 2,27,72,149/-

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

Execution is admitted on 20/03/2024 by 1. ANINDITA CHOUDHURY, Daughter of Late PRITENDU BIKASH CHOUDHURY, AKASH APARTMENT, GARIA MAIN ROAD, RAJPUR, SONARPUR, P.O: GARIA, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession House wife, 2. ANIRBAN CHOUDHURY, Son of Late PRITENDU BIKASH CHOUDHURY, SANKARPUR, ARRAH, P.O: ARRAH, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others, 3. PRABHATENDU BIKASH CHOWDHURY, Son of Late PRITENDU BIKASH CHOUDHURY, SANKARPUR, ARRAH, P.O: ARRAH, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others, 4. SOURAV CHOWDHURY, Son of Late PRITENDU BIKASH CHOUDHURY, SANKARPUR, ARRAH, P.O: ARRAH, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others, 5. Mr PRABAL CHOWDHURY, Son of Late PRITENDU BIKASH CHOUDHURY, 2/1 EDISON ROAD, B ZONE, P.O: B ZONE, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession Others, 6. KATHIKA CHOWDHURY, Wife of Late PRITENDU BIKASH CHOUDHURY, SANKARPUR, ARRAH, P.O: ARRAH, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 7. NILENDU CHOUDHURY, Late SUKHENDU BIKASH CHOWDHURY, SANKARPUR, ARRAH, P.O: ARRAH, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others, 8. Mr BIMALENDU CHOWDHURY, Alias Mr BIMALENDU BIKASH CHOWDHURY, Son of Late SUKHENDU BIKASH CHOWDHURY, SANKARPUR, ARRAH, P.O: ARRAH, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others, 9. Mr UPLENDU BIKASH CHOWDHURY, Son of Late SUKHENDU BIKASH CHOWDHURY, SANKARPUR, ARRAH, P.O: ARRAH, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others

Identified by Mr DULAL SUR, , Son of Late MANINDRA NATH SUR, CITY CENTRE DURGAPUR COURT, P.O: CITY CENTRE, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-03-2024 by Mr Amit Rakshit, Director, Unique Procon Private Limited, Shibam Marriage Hall New Market, Rabindra Nagar, Shankarpur, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206

Identified by Mr DULAL SUR, , Son of Late MANINDRA NATH SUR, CITY CENTRE DURGAPUR COURT, P.O: CITY CENTRE, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2024 2:19PM with Govt. Ref. No: 192023240430449698 on 19-03-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 7524943223727 on 19-03-2024, Head of Account 0030-03-104-001-16

▼ **Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7158, Amount: Rs.5,000.00/-, Date of Purchase: 18/03/2024, Vendor name: KHUDIRAM MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/03/2024 2:19PM with Govt. Ref. No: 192023240430448698 on 19-03-2024, Amount Rs: 35,010/-, Bank: SBI EPay (SBIPay), Ref. No. 7524943223727 on 19-03-2024, Head of Account 0030-02-103-003-02



Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 57500 to 57535
being No 230602982 for the year 2024.



[Signature]

Digitally signed by SANTANU PAL
Date: 2024.03.22 17:03:43 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 22/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.