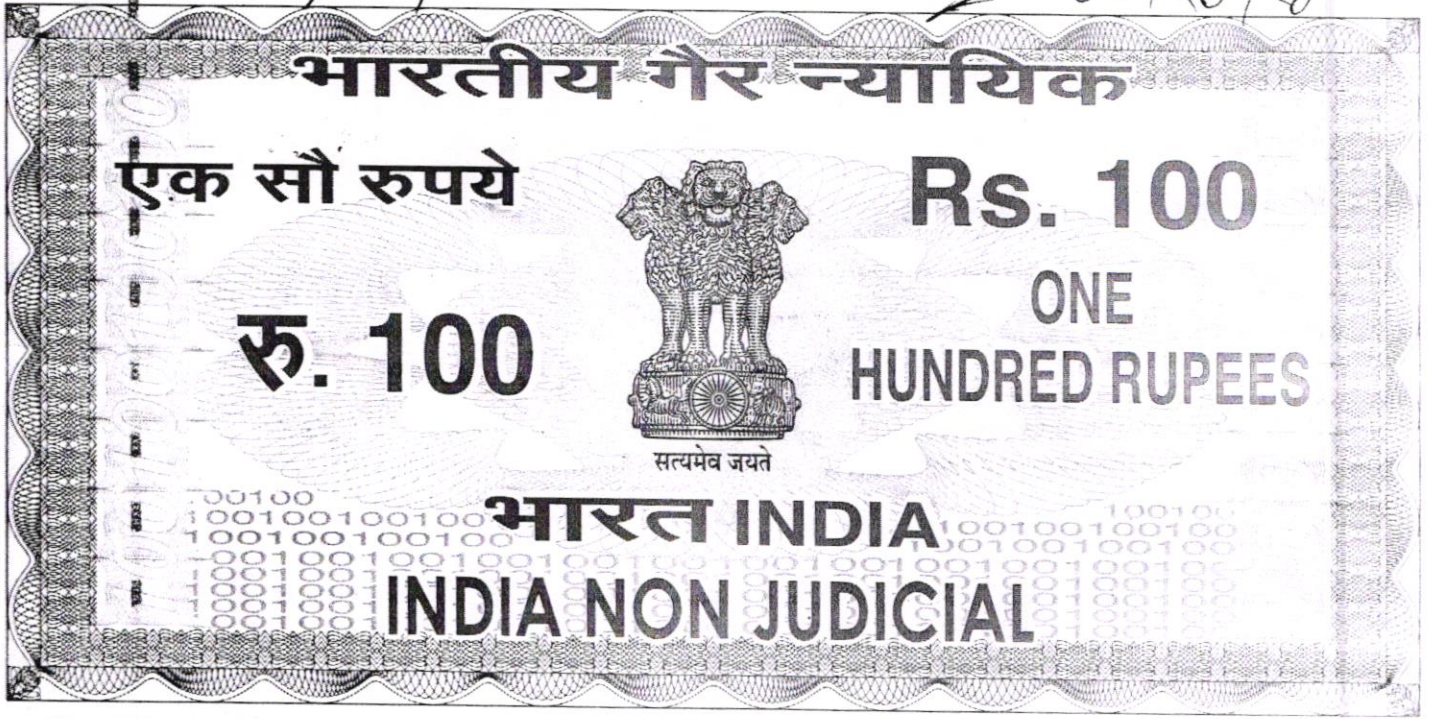


966/25

I-00928/25



पश्चिम बंगाल WEST BENGAL

AU 473277

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

District Sub-Register-M
Alipore, South 24-parganas

20-01-25

**DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPMENT POWER OF ATTORNEY**

THIS AGREEMENT is made on this the 20th day of January, Two Thousand Twenty Five (2025)

BETWEEN

Bishu Mondal - Mohan Saha
नि ०५२ ३५२१५५

M/S. UNIQUE CONSTRUCTION
Asek Mondal
Proprietor

08 JAN 2025

ক্রমিক নং 1535 তাং.....

মূল্য..... ক্রেতার নাম.....

100.

Liberty

Uttam Kumar Das (Adv)

Alipore Judge Court

Net-700022

স্ট্যাম্প ভেদার শ্রী বিশ্বজিত চক্রবর্তী
এ.ভি.এস.আর. অফিস চাকদহ, নদীয়া



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARG. ALIPORE
20 JAN 2025

[Handwritten signature]

(1) **SHRI BHUPENDRA MOHAN SAHA**, Son of Late Abinash Chandra Saha, **PAN: EGBPS0302A, AADHAAR NO. 586818614867, D.O.B.- 08/03/1938**, by Faith: Hindu, by Nationality: Indian, by Occupation: Retired Person, residing at 4 No. Shatipath, Santoshpur, Kolkata: 700075 and (2) **SHRI NETAI MUKHERJEE**, Son of Late Sushil Mukherjee, **PAN: CGXPM3723R, AADHAAR NO. 818600789250, D.O.B.- 01/01/1970**, by Faith: Hindu, by Nationality: Indian, by Occupation: Retired Person, residing at 3 No. Shatipath, Santoshpur, Kolkata: 700075, hereinafter jointly called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, attorneys, legal representatives, nominees and/or assigns) of the **ONE PART.**

AND

M/S UNIQUE CONSTRUCTION, a Proprietorship Firm, having its office at 43, Nabanagar, P.S. - Jadavpur & P.O.- Jadavpur University, Kolkata: 700032, represented by sole proprietor namely **SHRI ALOK MONDAL** son of Late Jiban Krishna Mondal, **PAN NO. AGKPM1345A, AADHAAR NO. 360922380563, D.O.B.- 11.05.1970**, by faith: Hindu, by Occupation: Business, residing at 93, Ananda Pally, Jadavpur, P.S. Jadavpur, P.O: Jadavpur University, Kolkata- 700032, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and

Shri Bhupendra Mohan Saha
2/04/2024

M/S. UNIQUE CONSTRUCTION

Alok Mondal
Proprietor

include its successors-in-office, executors, administrators, directors, authorized representatives, administrators, attorneys, nominees and/or assigns) of the **OTHER PART.**

WHEREAS one Bhupendra Mohan Saha, Netai Mukherjee and Smt. Sampa Karmakar jointly Purchased a plot of land measuring about 04 Cottah 7 Chittaks 12 Sq.ft. more or less under Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, Khatian No. 72, Dag No. 188, lying and situate at Premises No. 951, Nayabad, P.S. Purba Jadavpur, Kolkata: 700099, Ward No. 109, in the District South 24 Parganas, from the then Vendor namely Smt. Lata Banerjee which was registered executed in the office of D.S.R. IV, South 24-Parganas and recorded in Book No. I, Volume No. 32, Page from 155 to 168, being No. 4548 for the year 1998.

AND WHEREAS said Bhupendra Mohan Saha, Netai Mukherjee and Smt Sampa Karmakar mutated their names in the records of Kolkata Municipal Corporation being KMC Premises No. 951, Nayabad, P.S. Purba Jadavpur, Kolkata: 700099, Assessee No. 31-109-08-0951-2.

AND WHEREAS in the men time one of the owner namely Sampa Karmakar died intestate on 09-04-2003 without issue less only legal heirs as her husband namely Tapas Karmakar.

AND WHEREAS said Tapas Karmakar sold and transferred 1/3rd share of the land measuring about 01 Cottah 7 Chittaks 34 Sq.ft. more or less under Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3,

Bhupendra Mohan Saha
 17/07/2023

M/S. UNIQUE CONSTRUCTION
 Anand
 Proprietor

Khatian No. 72, Dag No. 188, lying and situate at Premises No. 951, Nayabad, P.S. Purba Jadavpur, Kolkata: 700099, Ward No. 109, in the District South 24 Parganas, infavour of the present owners by virtue of a registered Bengali Saf Kobala Bikroy Deed executed on 30th April, 2012, which was registered in the office of D.S.R. III, South 24-Parganas and recorded in Book No. I, CD Volume No. 8, Page from 8429 to 8445, being No. 03732 for the year 2012.

AND WHEREAS said Owners herein now lawfully seized and possessed the said land measuring about 04 Cottah 7 Chittaks 12 Sq.ft. more or less under Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, Khatian No. 72, Dag No. 188, lying and situate at Premises No. 951, Nayabad, P.S. Purba Jadavpur, Kolkata: 700099, Ward No. 109, in the District South 24 Parganas, hereunder written by paying usual rents and taxes to the said Appropriate Authorities with exclusive rights of Ownership there having unfettered right, title and interest thereto, free from all encumbrances, liens, lispensens and attachments whatsoever.

AND WHEREAS being intended to get the said property developed by constructing a multi storied building made an offer to the Developer herein for construction of the proposed G+III storied building at the said premises at its own costs as per sanctioned plan of the Kolkata Municipal Corporation and the developer upon the full satisfaction relating the title of the ownership of the owner herein of the schedule -A property mentioned herein, the developer has agree to develop the

Dr. Subhendra Mohan Saha
70099 3/5/15

M/S. UNIQUE CONSTRUCTION
Sanku Mondal
Proprietor

schedule -A mentioned property by constructing G+III storied building according the sanction building plan to be sanctioned by the K.M.C. to **which the Developer also agreed to undertake the construction work of the said proposed building.**

AND WHEREAS the Owners herein by executing this agreement entrusted the Developer herein to complete the proposed building at said premises as per sanctioned plan to be obtained from the Kolkata Municipal Corporation in the name of the Owners herein entirely at the costs and expenses of the Developer, subject to the terms, conditions, stipulations and obligations contained hereunder.

NOW THIS AGREEMENT WITNESSETH as follows: -

1. **OWNERS:** shall mean the above together with their legal heirs and successors administrators and assigns.
2. **DEVELOPER:** shall always mean the above named Developers together with his respective legal heirs and successors administrators and assigns.
3. **PROPERTY :** shall mean **ALL THAT** piece and parcel of landed property measuring an area about 04 Cottah 7 Chittaks 12 Sq.ft. more or less under Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, Khatian No. 72, Dag No. 188, lying and situate at Premises No. 951, Nayabad, P.S. Purba Jadavpur, Kolkata: 700099, Ward No. 109, in the District South 24 Parganas.
4. **BUILDING** shall mean structures or super structure intended to be constructed on the vacant land as per sanctioned plan to be sanctioned from KMC after demolishing the existing structure of the said property and shall include all meter room, pump room, septic tank and reservoir open/covered spaces intended for the enjoyment of the occupants of the said building including all its easements, appurtenances and appendages.

Bhupendra Mohan Saha

16/04/23 2/2/24/51

M/S. UNIQUE CONSTRUCTION

Alex Nanda

Proprietor

5. **COMMON FACILITIES** shall include all passages, ways stairways corridors, lobbies, shafts, gates, rainwater pipes, water connection and pipes lines, overhead and underground reservoirs, septic tank, pipe lines, motor pumps, fences and boundary wall, courtyard C.E.S.C. supply Electric Connection and electric supply to common areas and fittings, fixtures, entire exterior walls, boundary walls, common path ways land/roof other facilities whatsoever required for the establishment of location enjoyment provision maintenance and management of the affairs of the said building in the said property.
6. The Common expenses for maintaining, repairing, redecorating, etc. of the building, gutters, rain water pipes, pump, sanitary pipes, electric pipes, wires and installations, the cost of the cleaning and lighting the passage, landing, staircase and other parts, salaries of sweepers, caretaker etc in under or upon the said building and enjoyed or used by the Parties hereto in common with other owners and occupiers of the said building. Capital or recurring expenditure for replacement of all or any item comprised in the General common parts and portions and common facilities.
7. **AREA** shall mean and include the built up constructed area in the said property but shall not include the terrace above the top floor.
8. **THE SUPER BUILT UP AREA** of an unit shall mean built up area of the unit together with its landings and passages with proportionate share in the common facilities and advantages as proportionate undivided share or interest in the land underneath the structure.
9. That the Owner/First Party shall handover the land with structure of the land measuring **ALL THAT** piece and parcel of

Dr. Suresh Chandra Mohan Saha
12042 3/2N 5H

M/S. UNIQUE CONSTRUCTION

Seet Maonder

Proprietor

Developer / Second party herein fails or neglect to develop the schedule -A property by constructing new building within the above mentioned time , owners / party of the one part shall have every right to cancel the said agreement .

13. **OWNERS' ALLOCATION:** that the Developer shall be liable to provide the Owners allocation as per Schedule "B" hereunder written.
14. That the Developer shall deliver the peaceful vacant possession of the owner's allocation and developer allocation at the same time mentioned in the schedule -B & C herein with common roof right completed in all respect within the stipulated period as mentioned above.
15. That the Owner shall execute a Registered General Power of Attorney in favour of the Developer so that the Developers shall have the right to negotiate with the intending purchaser/ purchasers of Flat /Flats at his own discretion and receive the booking money or advance payment/full consideration of the Flats in respect of the Developer's allocation. To appear before any registration authority/authorities for registration of the said flats together with undivided un demarcated proportionate share of land after completion of the said building in favour of the nominee and/or nominees or respective buyer and/or buyers, in respect of the Developer's allocation and the owners' allocation will be delivered at the same time.
16. That in case the Developer engage any Advocate/Engineer and or Sub/Contractors for the said construction work of the said building the responsibilities shall lie with the Developer at his cost and risk.
17. That in the event of any dispute between the Parties herein matter shall be settled mutually first, beyond that both the party

Rajendra Mohan Saha
 21/07/2015

M/S. UNIQUE CONSTRUCTION

Saxa Mondal

Proprietor

- herein shall right to sue against each other in the proper forum of law.
18. That the First Party/Owners shall be liable to sign all relevant documents in the event the incoming Purchaser/Purchasers.
 19. The Owners shall not be liable to pay or contribute any amount in the construction of the owner's allocation or any party up to the completion as well as construction of the proposed building.
 20. That the First Party/Owner and the Second Party/Developers hereby convince and decided that if any party will be run business in future in their allocated portion then either parties or their men/agent or their representative/s not arise any objection in this respect. Subject to sanction by the K.M.C.
 21. **DEVELOPER'S ALLOCATION:** That the rest of the remaining portion after owner's allocation of the proposed building will be the Developer's allocation mentioned in the schedule "C" hereunder written.
 22. Be it noted that by this Development Agreement and related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/Final Document for transfer of property as per provision laid down in the said documents as a Developer without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be created as an Agreement/Final Document for transfer of property between the Owners and the Developer in any way. This clause shall have an overriding effect to anything written in these documents in contrary to this clause.

Bhupendra Mohan Saha
 10/12/2019

M/S. UNIQUE CONSTRUCTION

Sree Narayan

Proprietor

DEVELOPMENT POWER OF ATTORNEY

We, the above named Owners also execute Development Power Of Attorney in favour of the Developer namely SHRI ALOK MONDAL son of Late Jiban Krishna Mondal, **PAN NO. AGKPM1345A, AADHAAR NO. 360922380563, D.O.B.- 11.05.1970**, by faith: Hindu, by Occupation: Business, residing at 93, Ananda Pally, Jadavpur, P.S. Jadavpur, P.O: Jadavpur University, Kolkata- 700032, **proprietor of M/S UNIQUE CONSTRUCTION**, a Proprietorship Firm, having its office at 43, Nabanagar, P.S -Jadavpur & P.O: Jadavpur University, Kolkata: 700032, as my true and lawful **ATTORNEY** to do the following acts, deeds on things on my behalf in respect of my schedule below property.

1. To appear and sign any before the Kolkata Municipal Corporation and the Kolkata Metropolitan Development Authority or any Government offices or Attorney Body or any other Authorities of the Kolkata Electric supply Corporation and do all thing necessary for the due and proper construction of the said building and to take electric connection of the said Building and electric meter at the aforesaid land and building .To construct the said building in term of the sanction of the Building Plan.
2. To enter into agreement for sale of the flats and car parking spaces from developer's allocation with proportionate undivided share of the land except the owner's Allocation as stated in the Development agreement and premises to be constructed thereon with the intending purchaser or purchaser on such terms as my said Attorney will think fit and proper.

Dhruvendro Mohan Saha
10/02/2018
SHRI ALOK MONDAL

M/S. UNIQUE CONSTRUCTION

Alok Mondal

Proprietor

3. To receive money or monies either in advance or from time to time or at a time from the intending purchaser or purchasers and grant proper receipt and discharge thereof.
4. To receive from the intending purchaser or purchasers the total construction money for sale of such of the flats and car parking space with proportionate undivided share of land in respect of the developer's Allocation only, to be constructed as my said Attorney shall settle and grant proper discharge of the same.
5. To sign, execute, admit and present any Deed of conveyance or conveyances, Gift, affidavit, Water connection, Declaration for registration in respect of Developer's allocation as per development agreement or any portion of it before the Registrar of Sub- Registrar having authority for fully and effectually as I could do myself if personally present.
6. To appear before the income Tax Authority and obtain clearance certificate for the sale of each of the flats with the proportionate share of land (if necessary) and to sign all necessary returns and terms for the same and on our behalves.
7. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or to be added as a party or be non-suited or withdraw the same concerning our property or any part thereof or concerning anything in which we may be the party in any Government office and in any civil, criminal,

Ashwini Prasad Mohan Saha
 1104 2/3/54/57
 57

M/S. UNIQUE CONSTRUCTION

Aceca m m d d l

Proprietor

- Revenue or Revisional Jurisdiction including special Jurisdiction of the High Court, under Article 226 of the constitution of India etc before Income Tax and Wealth Tax Authorities and to sign and verify all plaints, written statements, Accounts, Invention, Notices and other judicial processes to execute any judgment decree and other to appoint and engage any solicitor or Advocate and to sign and execute any Vokatnamas, Warrant of Attorney or other authorities and act and plead at the Attorneys cost.
8. To swear Affidavit, Gift Deed, Declaration, Undertaking in our names or on our behalves to Kolkata Municipal Corporation.

SCHEDULE "A" OF THE PROPERTY

ALL THAT piece or parcel of bastu land measuring about 04 Cottah 7 Chittaks 12 Sq.ft. more or less under Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, Khatian No. 72, Dag No. 188, lying and situate at Premises No. 951, Nayabad, P.S. Purba Jadavpur, (Now panchosayar police station) Kolkata: 700099, Ward No. 109, in the District South 24 Parganas, and the land is butted and bounded as follows: -

ON THE NORTH	:	Plot No. 31 & 32
ON THE SOUTH	:	20' Wide Road
ON THE EAST	:	Plot No. 42
ON THE WEST	:	others land

Bhupendra Mohan Saha
 12042 3/5/11
 3/11

M/S. UNIQUE CONSTRUCTION

Alex Mandy

Proprietor

SCHEDULE "B"
OWNERS ALLOCATION

The Developer shall Provide entire 1st floor and 50% on the 3rd floor back portion and 50% of Car parking space from back portion of proposed building, along with proportionate share of the land and use right of the all common areas including roof and facilities of said G+III storied building the construction work being Premises No. 951, Nayabad, Police Station: Purba Jadavpur, (Now Panchasayar police station) Kolkata: 700099, KMC Ward No. 109 and Rs. 8,00,000/- (Rupees eight lacs) only as forfeited amount out of which the developer this day has paid a sum of Rs. 340000.00 (three lacs forty thousand) only to the owners (by cheques Rs. 300000.00 and by cash Rs. 40000.00) and the balance amount of Rs. 460000.00 (four lacs sixty thousand) shall be paid by the developer to the owners on or before starting of the construction work .

SCHEDULE C
DEVELOPER ALLOCATION

Shall mean save and include the remaining sanctioned area except owners allocation of the said new Proposed multistoried building of Premises No. 951 , Nayabad, Police Station: Purba Jadavpur, Now Panchosayer, Kolkata: 700099.

Prabupendra Mohan Saha
12/04/2021

M/S. UNIQUE CONSTRUCTION
Acce Mondal
Proprietor

SCHEDULE "D"**SPECIFICATION**

TYPE OF :BUILDING : G + 3

CONSTRUCTION: R.C.C. frame structure made by
ultatech/Ambuja/Jsw etc. cement.

PLASTERING : Inside and out side with cement mortar in (5:1).

FLOORING : Bedroom , Drawing & dining Floor verified tiles
(2'X2')

IRON: T.M.T

BRICK WORKS : 8"/5" and 3" thickness brick works will be done
on outside and inside walls in cement mortar
in (5:1) and the furnished with plaster of Paris.

CONCRETE : All R.C.C. works in fittings, columns, beams,
slab, lintels, chajja etc. will be done in (1:2:4).

WINDOWS : aluminum sliding window & grill

DOORS : Sal wood frame and commercial solid flush doors.

TOILETS AND

SANITARY

FITTINGS : Flooring will be done with floor marble (2'X2')
and wall tiles (glazed tiles) white colour 6' from
floor level, and all western type commode with
one low down cistern. All sanitary fittings will be
ISI Marks Water lines are of PVC pipe(3/4 inch
dia,) concealed arrangement. All the cistern,
commode, and Wash Basin. will be of white and
outside all pipe will be PVC pipe .

Dr. Anupama Mohan Saha
20/12/2021

M/S. UNIQUE CONSTRUCTION

Alex Munda

Proprietor

ELECTRICAL : Concealed cooper wiring for 5 amp. (Light, fan and plug) , in each bedrooms , kitchen, drawing cum dinning, TV & calling Bell. All electrical materials will be of Havells or Phenolex.

Adequate outlet sockets and Refrigeration, Micro oven charging point, A.C. point only one bed room will be provided. electrical water purifier point & exhaust chimney in kitchen, one geyser point and exhaust fan point

KITCHEN : Flooring shall be Floor marble (2'X2') with Granite stone cooking platform and glazed tiles up to 2'-6" with one sink and water facilities.

OUT SIDE COLOUR: Out side weather Coat

INSIDE Plaster of Paris .

Installation of LIFT : All necessary arrangements and fitting there of should be made as part of total construction work as agreed upon.

EXTRA WORK : any extra work other than out of this specification shall be extra charged as decided by our Engineer and such amount shall be deposited before the execution of such work.

Atmendra Mohan Senka
20/04/2023
22/04/23

M/S. UNIQUE CONSTRUCTION
Alex Mouda
 Proprietor

IN WITNESS WHEREOF the above named parties have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the presence of;

WITNESSES:

1. Gautam Saha
4. Sandi Path
Santoshpur Kol-75

1) Bhupendra Mohan Saha
(BHUPENDRA MOHAN SAHA)

2) Netaji Mukherjee
(NETAJI MUKHERJEE)

LAND OWNERS

2. Uttam Saha
4 no. Shanti Path.
Santoshpur. Kol-75

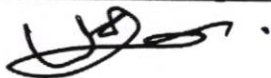
M/S. UNIQUE CONSTRUCTION

Ajeet Mondal

Proprietor

DEVELOPER

Drafted & Prepared by:



Uttam Kumar Das
Advocate
Alipore Judges' Court
Kolkata: 700027
WB/680/1999



MEMO OF CONSIDERATION

Received Rs.3,40,000/- (Rupees three lacs forty thousand only) as forfeit money from the developer as part forfeit money in respect of the building project. Developer at the time of registration of this development Agreement and power of attorney in respect of proposed joint venture project.

Date	Bank/Cash	Cheque No.	Amount
1)	BHUPENDRA MOHAN SAHA by cash	Rs →	20,000.00
2)	Bhupendra Mohan Saha by cheque	Rs →	1,50,000.00
3)	NETAI MUKHERJEE by cash	Rs →	20,000.00
4)	NETAI MUKHERJEE by cheque	Rs →	1,50,000.00
			<u>Rs → 3,40,000.00</u>
(Rupees three lacs forty thousand) only.			

WITNESSES-

1. Gautam Saha

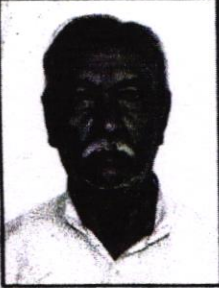
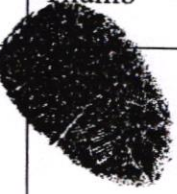






1) Bhupendra Mohan Saha
(BHUPENDRA MOHAN SAHA)

2. Uttam Saha.











2) Netai Mukherjee
(NETAI MUKHERJEE)

SIGNATURE OF THE OWNERS












✓

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name
 Signature *Bhupendra Kumar Saha*

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name
 Signature *ਗੁਰੂ ਤੇਗ ਬਹਾਦਰ*

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name ..*A.L.O.K. M.O.N.D.A.L*.....
 Signature *Alok Mondal*

Major Information of the Deed



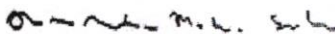
Deed No :	I-1603-00928/2025	Date of Registration	20/01/2025
Query No / Year	1603-2000154910/2025	Office where deed is registered	
Query Date	16/01/2025 8:34:01 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uttam Kumar Das Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7998359308, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,40,000/-]		
Set Forth value	Market Value		
Rs. 8,00,000/-	Rs. 89,08,332/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 3,460/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



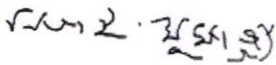
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 951, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 7 Chatak 12 Sq Ft	8,00,000/-	89,08,332/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.3494Dec	8,00,000 /-	89,08,332 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Bhupendra Mohan Saha Son of Late Abinash Chandra Saha Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office	 20/01/2025	 Captured LTI 20/01/2025	 20/01/2025

4 No. Shantipath, City:- Kolkata, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: EGxxxxxx2A, Aadhaar No: 58xxxxxxxx4867, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office










2	Name	Photo	Finger Print	Signature
	Shri Netai Mukherjee Son of Late Sushil Mukherjee Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office	 20/01/2025	 Captured LTI 20/01/2025	 20/01/2025

3 No. Shantipath, City:- Kolkata, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: CGxxxxxx3R, Aadhaar No: 81xxxxxxxx9250, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	UNIQUE CONSTRUCTION 43, Nabanagar, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Date of Incorporation:XX-XX-1XX0 , PAN No.:: AGxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Alok Mondal (Presentant) Son of Late Jiban Krishna Mondal Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office </td> <td>  Jan 20 2025 11:32AM </td> <td>  Captured LTI 20/01/2025 </td> <td>  20/01/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Alok Mondal (Presentant) Son of Late Jiban Krishna Mondal Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office	 Jan 20 2025 11:32AM	 Captured LTI 20/01/2025	 20/01/2025
Name	Photo	Finger Print	Signature						
Shri Alok Mondal (Presentant) Son of Late Jiban Krishna Mondal Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office	 Jan 20 2025 11:32AM	 Captured LTI 20/01/2025	 20/01/2025						

93, Ananda Pally, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AGxxxxxx5A, Aadhaar No: 36xxxxxxxx0563 Status : Representative, Representative of : UNIQUE CONSTRUCTION (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Uttam Kumar Das Son of Late R R Das Alipore Judges Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	20/01/2025	20/01/2025	20/01/2025

Identifier Of Shri Bhupendra Mohan Saha, Shri Netai Mukherjee, Shri Alok Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Bhupendra Mohan Saha	UNIQUE CONSTRUCTION-3.67469 Dec
2	Shri Netai Mukherjee	UNIQUE CONSTRUCTION-3.67469 Dec

Endorsement For Deed Number : I - 160300928 / 2025

On 20-01-2025

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 11:25 hrs on 20-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Alok Mondal .

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 89,08,332/-

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

Execution is admitted on 20/01/2025 by 1. Shri Bhupendra Mohan Saha, Son of Late Abinash Chandra Saha, 4 No. Shantipath, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 2. Shri Netai Mukherjee, Son of Late Sushil Mukherjee, 3 No. Shantipath, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person

Indetified by Mr Uttam Kumar Das, , , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-01-2025 by Shri Alok Mondal, Proprietor, UNIQUE CONSTRUCTION (Sole Proprietorship), 43, Nabanagar, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Uttam Kumar Das, , , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,460.00/- (B = Rs 3,400.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,428/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2025 8:10PM with Govt. Ref. No: 192024250364179718 on 19-01-2025, Amount Rs: 3,428/-, Bank: SBI EPay (SBlePay), Ref. No. 0945886404639 on 19-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1535, Amount: Rs.100.00/-, Date of Purchase: 08/01/2025, Vendor name: B CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2025 8:10PM with Govt. Ref. No: 192024250364179718 on 19-01-2025, Amount Rs: 9,971/-, Bank: SBI EPay (SBlePay), Ref. No. 0945886404639 on 19-01-2025, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 36514 to 36537

being No 160300928 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.01.24 17:44:59 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 24/01/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**