

51/25

T-52/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AU 474648

Q-23663
3/01/2025

Certified that the document is admitted to registration. The stamp, date and the endorsement effects inscribed with the document are the part of this document.

03/01/2025

Add. Dist. Sub Registra
Kalyani Nadia

F 3 JAN 2025

**THIS DEVELOPMENT POWER-OF-ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT
AGREEMENT**

is made on 3rd Day of JANUARY, 2025.

BETWEEN

Advocate

67
S.L. No. III Date 3/1/25-
Value 100/-
Name
Address
Signature
Prakash Chandra Sarkar
Stamp Vendor
A D S R Office Kalyani, Nadia

Susobhan Ghatak
Kalyani.



Registrar, Dist. Sub. Registrar
Kalyani Nadia

3 JAN 2025

3 JAN 2025

KNOWN ALL MEN BY THESE PRESENTS that We,

(1) **SRI. SUSOBHAN GHATAK**, (Pan Card No: ADSPG 0146 N, Aadhar Card No: 6692-7172-4389, Cellfone No: 7439198991) s/o, Late Santosh Kumar Ghatak, aged about 60 years, by Faith Hindu, by Occupation Legal Practitioner, by Nationality Indian, residing at Flat No. UPC-02-315, Upohar Housing Complex, Post + P. S. Panchasayar, Kolkata 700094, West Bengal, & (2) **SMT. SANGEETA GHATAK** (Pan Card No: ACZPG 6616 M, Aadhar Card No: 6221-7344-7570, Cellfone No: 8777086713) d/o Late Santosh Kumar Ghatak, aged about 55 years, by profession Self-employed, by Religion Hindu, by Nationality Indian, presently residing at Plot No. 154, Block AK, Sector 2, P. S. Bidhan Nagar (North), Salt Lake, Kolkata 700091 hereinafter jointly called and referred to as **the PRINCIPAL and/or LANDOWNERS**, do hereby **SEND GREETINGS:**

WHEREAS the **PRINCIPAL/ LANDOWNERS** ALL THAT piece and parcel of a free-hold plot of land measuring about 07 (seven) Cottahs 02 (two) Chattaks & 24 (twenty four) square feet, a little more or less, along with a small residential unit standing thereon measuring constructed area of 300 square feet of covered area, a little more or less, particularly been known and numbered as Plot No. 295, Sub- Block No. 1, Block B, in the town of Kalyani, P.S. - Kalyani, Dist - Nadia, Pin -741235, hereinafter called the **SAID PROPERTY** and fully



Addl. Dist. Sub Registrar
Karnal District, Haryana

3 JAN 2026

been described in the Schedule hereunder written which is free from all encumbrances, charges, mortgage, lien, liabilities, lispendences, etc.

ANDWHEREAS with a view to construct a new multi-storied building thereat, we be the Land-Owners herein being unable to do so due to their respective personal inconveniences, hence, decided to enter into a "Joint Venture Agreement" of even date executed by us as LAND-OWNERS of the ONE PART and one **M/s. UNIQUE CONSTRUCTION**, a Partnership Firm, duly been registered under The Indian Partnership Act, 1932, having its principal place of business at Premises or Plot NO. B-7/3, Kalyani, Nadia, Pin 741235, West Bengal, as the DEVELOPER / PROMOTER of the OTHER PART on the specific terms and conditions contained in the said Development Agreement dated 03-12-2024 duly recorded in Book No. 01, Volume No 1303, being **Development Agreement NO. 0027 / 2025**, registered at the Office of the A.D.S.R. at Kalyani, Nadia, West Bengal.

ANDWHEREAS to give effect to the aforementioned Joint Venture Agreement of even date, it is now become necessary to give to the said DEVELOPER a separate POWER-OF-ATTORNEY today only to enable it to get the requisite exemption, permissions, sanction etc. from all the appropriate authorities and/or competent authorities for the same.



Addl. Dist. Sub Registrar
Kalyani Nadia

3 JAN 2025

ANDWHEREAS in view of the aforesaid factual matrix, the said Developer has requested us to execute and grant this Power of Attorney in favour of the Developer/Promoter which we hereby do.

NOW THESE PRESENTS WITNESSETH that, We, both being the joint Land-Owners or the Principal do hereby and hereunder nominate, appoint and constitute namely **M/S UNIQUE CONSTRUCTION (PAN NO. AAIFU4863H)**, having place of business at B-7/3, Kalyani, Nadia, W.B., represented by its Partners – (1) **Mr. Satya Bose (PAN NO. AIVPB3740R & AADHAR NO. 3085-2887-6488)**, son of Late Sankar Prasad Bose, residing at B-15/97, Kalyani, Nadia, Pin-741235 Dist.-Nadia, West Bengal, (2) **Mr. Samir Biswas (PAN NO. AHUPB3675M & AADHAR NO. 8823-31831-8842)**, son of Late Pranbasi Biswas, residing at B-15/54, Kalyani, Dist.-Nadia, Pin-741235 Dist.-Nadia, West Bengal, & (3) **Mr. Faruk Islam (PAN NO. ADPPI0512D & AADHAR NO. 5434-6141-1368)**, son of Azizul Islam residing at B-7/3, Kalyani, Dist.-Nadia, Pin 741235, West Bengal, all jointly or severally as our true and lawful Constituted Attorney to do inter-alia execute all or any of the following acts, deeds and things etc. on our behalf, which we could do personally in connection to our aforesaid said property fully described in the SCHEDULE hereinafter below,

that is to say:-



Addl. Dist. Sub Registrar
Kalyani Nadia

E 3 JAN 2025

- 1) To look after, prepare Plan(s) for development of the said property and to submit the same to Kalyani Municipality and other concerned authorities for obtaining necessary approvals to the same and any amendments thereto on our behalf henceforth.
- 2) To approach, appear, represent and to make correspondence, writings, applications, undertakings etc. with the authorities and to pay the necessary fees or dues and to deposit the requisite amounts to or with all concerned local bodies, municipal authorities including Governmental Departments whatsoever in connection with the said development, construction works, sale of apartments of "developer's allocation of flats" only as our attorneys think proper thereof.
- 3) To make, prepare, sign any document or documents or paper or papers to be required by law of the land for proper maintenance / development and to appear for and on our behalf before all Courts, i.e. civil, criminal, revenue etc. original / appellate and to sign, verify and file Complaint, Written Statements, Petitions, Vakalatnama and to accept service of summons, notices, and other process of law and to appoint / engage on our behalf advocates or solicitors whatever as our Attorneys shall think proper and best to do so and to discharge whatever under the provisions of the law of the land.


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Dist. Sub Registrar
Kalyan

3 JAN 2025

- 4) To enter upon the said premises with men and materials and to do all things necessary for demolition of the existing residential unit and also for constructing the new multi storied building of G+4 type and to transport, storage, obtain permits (if anything required) for cement, bricks, steel and other mandatory building materials, water supply, electricity connection from WBSEB for installation of Transformer / separate meters for each apartments in a portion of the said premises, gas, telephone, sewerage connection, and all other relevant / necessary things for smoothly carrying out the proposed construction works in the said premises and/or property.
5. To take delivery of the sanctioned PLAN(s) from the authority concern and also to appoint Engineers / Architect / Labours/Contractors / Suppliers / Watchmen / Darwans and other men which may be required for the purpose of completing the proposed construction of the G+4 storied new building - yet to be made thereat.
- 6) To apply for and obtain the mandatory "completion certificate" and also "occupancy certificate" from the appropriate authority(s) after the entire Construction will over in respect of the new building.
- 7) To negotiate and enter into agreements for sale (developer's allocation only) for flats/apartments/parking to be constructed at the said premises on ownership basis and to take advances / payments in respect thereof


A.A. - c.c.



Addl. Dist. Sub Registrar
Kalyani Nadia

F 3 JAN 2025

against issuing proper receipts and to give possession and to execute conveyances as and when necessary on such terms and conditions as our Attorneys may think proper and in consonance with the law of the land for this purpose to obtain the necessary permission in the form of NOC or Clearance Certificate from the authorities concerned and to get those documents, agreements, and conveyances registered in favour of any intending Purchaser(s) at or for the consideration amount to be fixed by our said Attorneys at its own discretion and to do all other things in connection therewith.

- 8) To ask, receive and realise from all intending purchasers or occupiers of flats / apartments /car parkings etc. the charges, expenses, rates, cesses and other sums due or that might become due and payable by them and on non-payment to take appropriate steps for necessary realisation thereof in respect of "developer's allocation flats" only.
- 9) To sign any Plaint(s), Written Statement(s), Written Objection(s) etc. either supported by verification or affidavit and to file the same in any Court of Law and also to file any suit(s) or proceedings and also to defend any suit or proceedings for me and on my behalf for all time to come.
- 10) To compromise, compound or withdraw case(s) or be non-suited to refer to arbitration of all disputes and differences might arise in future.


*h.c.k



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Addl. Dist. Sub Registrar
Kalyani Nadia

E 3 JAN 2025

- 11) To sign, verify all such applications for execution of decrees or orders of the Courts and also to purchase any new property for and on my behalf.
- 12) To sign in the Memorandum of Appeal and to file the same in any Court of Law and also to defend any appeal or appeals.
- 13) To file any Writ Petition under Article 226 of the Constitution of India in any High Court in India and in the Apex Court of India and also to defend any Writ Petition by taking appropriate / necessary steps.
- 14) To pay all legal cost and expenses to be incurred for all such suits / appeals or proceedings may filed in future whatsoever and whenever my said attorney thinks fit and proper to do so.
- 15) To appear before any Authority or Authorities either Public or Private, Statutory or Governmental Authority or Authorities for any purpose whatsoever may be required in future.
- 16) To negotiate on terms for and to agree and also enter into any such Agreement / Arrangement / Assignment etc. mutually been agreed between parties and to ensure the said entire property against all potential risks viz. fire, flood, earthquake, tempest, riots, explosion, bursting of gas cylinders, short-circuits or otherwise causing any damage to the new building or any portion thereof in terms of its full proposed multi-storied building, other assets and lives therein which my said attorney, in his absolute discretion thinks proper and would ultimately turn out to be financially beneficial for me for all time to come.
- 17) To receive from the intending purchaser(s) any earnest amount / advances and also the remaining balance consideration money, and to issue good,


A.H. - cat



Addl. Dist. Sub Registrar
Kalvani Nadia

3 JAN 2025

valid receipt(s) and discharge for the same which will protect the purchaser(s) presumably done by me, if personally present.

- 18) To sign and execute all other deed(s), instruments, assigns and assurances, which he shall consider to be necessary and for that also to enter into and/or agree to such covenants and conditions as may be required to sale this tenanted and/or encumbered property subject to fulfilling / complying all other statutory legal obligations and/or formalities for the purpose of obtaining mandatory NOC's yet to be granted by the Urban Development Departments, Bidhan Nagar Municipality and local Police Station etc. in favour of the recorded owners of the said property by effectually conveying the same, as I could do myself, if personally present.
- 19) To present any such conveyance(s) for registration, to admit execution and to receipt balance consideration amount before the Sub-Registrar or Registrar, having sole authority for and to have the proposed conveyance(s) duly registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said property to the intending purchaser(s) as fully and effectually in all respects, as we could do the same by ourselves.
- 20) To present all such original Indenture(s) / Document(s) lying at our custody yet to be produced by our said Constituted Attorneys at the time of in-person hearing in respect of our said freehold property jointly owned or any part thereof before at the office of the governmental / non-governmental appropriate authority or authorities whatsoever from time to time, for the purpose of obtaining of the statutory "No objection Certificates", compulsorily to be required before registration of the proposed sale deed(s)


Adv. - cat



Addl. Dist. Sub Registrar
Kalyani Nodia

3 JAN 2025

in respect of the "developer's allocation of flats" only in the respect of the new multi-storied building thereof.

- 21) This Power of Attorney does not create any right, title and interest in favour of the aforesaid attorney in any nature, reasons and/or respect of "owner's allocation flats" without any further specific written consent need to be granted by us in future depending on any unforeseen situation might arise whatsoever.
- 22) To adjust all such moneys, transactions, legal expenses, ancillary or incidental charges incurred by my said attorney for and on my/us behalf for conducting business regarding said property as consulting fee and/or remuneration charge whatsoever due and payable by our constitute attorneys jointly or severely in respect of the said property as our said attorneys shall think best and proper.
- 23) We hereby agree to ratify and confirm whatsoever aforesaid Attorneys shall do in relation to the said premises/property for all or any other purposes stated to appear and represent as before by virtue of these presents WE, declare that we having jurisdiction and to sign and execute shall not do anything inconsistent with this Power of Attorney.

AND GENERALLY to do and cause to be done all lawful acts, deeds, perform any matters and things necessary for the purpose of potential promotion, development and proper maintenance which in the opinion of our said Attorneys or ought to be done, executed and performed in relation to all our affairs as fully and effectually as ourselves could do the same AND WE, do hereby agree and undertake to ratify and confirm all and whatsoever other act or acts our aforesaid Attorneys shall lawfully do execute and perform as regards of our aforementioned property by virtue of this power only.



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Addl. Dist. Sub Registrar
Katwa

3 JAN 2025

THE FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of areas of land measuring about **07 Cottahs 02 Chattaks and 24 Square feet** to be the same a little more or less being plot No. 295 Sub-Block No. B-1 of Block No. 'B' in the town of Kalyani developed by the Government of West Bengal in the Sub-Division of Kalyani, Thana - Kalyani, within the District of Nadia, West Bengal.

This Property is bounded by :

On the North by : Plot No. B-1/296
On the East by : 40'-00" wide road
On the South by : Plot No. B-1/294
On the West by : Plot No. B-1/292.

THE SECOND SCHEDULE ABOVE REFERRED TO

(PRINCIPAL or LAND OWNER'S ALLOCATION)

The **PRINCIPAL'S Allocation** i.e. the Land-Owners already received a sum of Rs. 25,00,000/- from the DEVELOPER and hand over 02 Flats i.e. (i) Flat NO. 2-A & 2-B, on the 02nd Floor, each measuring about 800 Sq.ft., as Covered area, both 3BHK, along with 02 Car-Parking Space in the Ground Floor, of this proposed G+4 storied Building or Apartment.

THE THIRD SCHEDULE ABOVE REFERRED TO

(ATTORNEY or DEVELOPER'S ALLOCATIONS)

The Attorney allocation i.e. The **DEVELOPER** shall get the Other FLATs & also get remaining Car-Parking area of the Ground Floor of the said G+4 storied building as per the demarcation of the Sanction Plan as agreed to be constructed upon due sanctioned thereof together with undivided proportionate


A-1-1



Additional District Sub Registrar
Kalyani Nadia

3 JAN 2025

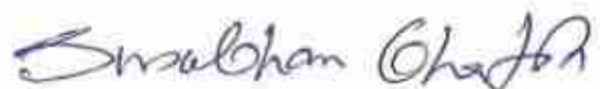
share in the said land whereon the said proposed (G+4) multi-storied building shall be constructed with right to use the common portion, common areas thereof and/or amenities and facilities within the said proposed (G+4) multi-storied building and/or the said land excluding the Land Owner's share and allocation therein as mentioned above as the "Developer's Allocation".

IN WITNESSES WHERE OF - We, **SRI. SUSOBHAN GHATAK**, son of Late Santosh Kumar Ghatak, & **SMT. SANGEETA GHATAK**, daughter of Late Santosh Kumar Ghatak, have hereunto set and subscribe our respective hands and seals on 03/01/2025.

SIGNED, SEALED AND DELIVERED

By the within named Principal
in presence of :-

1. Tapan Samal
P/A. M. Ch. Lane
Kul - 700 020.



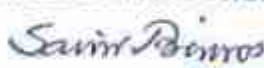
(SIGNATURE OF THE PRINCIPAL)

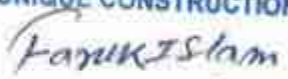
2. Imman Hossein Mahla
VILL + P.O. - Khagpur
P.S. - Tachatta, Dist - Nadia
Pin - 741160

This Development Power of Attorney
accepted by us

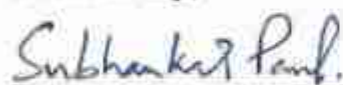
UNIQUE CONSTRUCTION

Partner

UNIQUE CONSTRUCTION

Partner

UNIQUE CONSTRUCTION

Partner

Drafted By,



SUBHANKAR PAUL,
ADVOCATE.

Enrolment NO. F-1947/09,
Kalyani Court, Nadia, W.B.

(Signature of the ATTORNEY)



Addl. Dist. Sub Registrar
Kalyani Nadia

E3 JAN 2025

অতিরিক্ত জেলা অধিবাসিক,

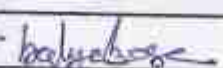
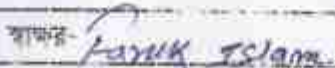
বাম হস্তের টিপ		নং জেলা/বিভাগ, দাখিল/গ্রহীতা	ডান হস্তের টিপ	
	কনিষ্ঠা	স্বাক্ষর -	কনিষ্ঠা	
	অনামিকা	 Shraban Chandra জন্ম তারিখ: ১৯৭৭ খ্রিঃ ১১/০৮/৭৭ টিপ ওলি আমার। স্বাক্ষর Shraban Chandra	অনামিকা	
	মধ্যমা		মধ্যমা	
	তৃত্বিতী		তৃত্বিতী	
	বৃদ্ধা		বৃদ্ধা	
বাম হস্তের টিপ			নং জেলা/বিভাগ, দাখিল/গ্রহীতা	
	কনিষ্ঠা	স্বাক্ষর -	কনিষ্ঠা	
	অনামিকা	 Saugata Ghata জন্ম তারিখ: ১৯৭৭ খ্রিঃ ১১/০৮/৭৭ টিপ ওলি আমার। স্বাক্ষর Saugata Ghata	অনামিকা	
	মধ্যমা		মধ্যমা	
	তৃত্বিতী		তৃত্বিতী	
	বৃদ্ধা		বৃদ্ধা	
বাম হস্তের টিপ			নং জেলা/বিভাগ, দাখিল/গ্রহীতা	
	কনিষ্ঠা	স্বাক্ষর -	কনিষ্ঠা	
	অনামিকা	ফটো উক্ত বাম এবং ডান হস্তের টিপ ওলি আমার। স্বাক্ষর -	অনামিকা	
	মধ্যমা		মধ্যমা	
	তৃত্বিতী		তৃত্বিতী	
	বৃদ্ধা		বৃদ্ধা	



Addl. Dist. Sub Registrar
Kalyani Nagar

3 JAN 2025

অতিরিক্ত জেলা অবর নিবন্ধক, নৈহাটী।

বাম হস্তের টিপ		নং জেলা/বিজেতা, দাতা/গ্রহীতা	ডান হস্তের টিপ	
	কনিষ্ঠা	 স্বাক্ষর -  স্বাক্ষর - 		কনিষ্ঠা
	অনামিকা			অনামিকা
	মধ্যমা			মধ্যমা
	তৃত্বিতী			তৃত্বিতী
	বৃদ্ধা			বৃদ্ধা
বাম হস্তের টিপ		নং জেলা/বিজেতা, দাতা/গ্রহীতা	ডান হস্তের টিপ	
	কনিষ্ঠা	 টিপ গুলি আমার। স্বাক্ষর - 		কনিষ্ঠা
	অনামিকা			অনামিকা
	মধ্যমা			মধ্যমা
	তৃত্বিতী			তৃত্বিতী
	বৃদ্ধা			বৃদ্ধা
বাম হস্তের টিপ		নং জেলা/বিজেতা, দাতা/গ্রহীতা	ডান হস্তের টিপ	
	কনিষ্ঠা	 টিপ গুলি আমার। স্বাক্ষর - 		কনিষ্ঠা
	অনামিকা			অনামিকা
	মধ্যমা			মধ্যমা
	তৃত্বিতী			তৃত্বিতী
	বৃদ্ধা			বৃদ্ধা



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Addl. Dist. Sub Registrar
Kalyani Nadia

3 JAN 2025

Major Information of the Deed

Deed No :	I-1303-00052/2025	Date of Registration	03/01/2025
Query No / Year	1303-8000023663/2025	Office where deed is registered	
Query Date	03/01/2025 1:48:07 PM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	Subhankar Paul Kalyani, Thana : Kalyani, District : Nadia, WEST BENGAL, PIN - 741235, Mobile No. : 9477269687, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 25,00,000/-	Rs. 93,51,872/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No./Year]:- 130300027/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Block-B1(R) Arterial Road, Mouza: Block-B1(R), Pin Code : 741235

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-295	RS-1	RentFree Viti/Bastu (Freehold)	RentFree Viti/Bastu (Freehold)	7 Katha 2 Chatak 24 Sq Ft	22,75,000/-	91,26,872/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					11.8113Dec	22,75,000 /-	91,26,872 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	2,25,000/-	2,25,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	2,25,000 /-	2,25,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUSOBHAN GHATAK (Presentant) Son of Late SANTOSH KUMAR GHATAK Executed by: Self, Date of Execution: 03/01/2025 , Admitted by: Self, Date of Admission: 03/01/2025 ,Place : Office	Photo  03/01/2025	Finger Print  L-11 03/01/2025	Signature  03/01/2025
SALT-LAKE, BIDHANNAGAR, City:- Not Specified, P.O:- SALT LAKE, P.S:-Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx6N, Aadhaar No: 66xxxxxxxx4389, Status :Individual, Executed by: Self, Date of Execution: 03/01/2025 , Admitted by: Self, Date of Admission: 03/01/2025 ,Place : Office				
2	Name Mrs SANGEETA GHATAK Daughter of Late SANTOSH KUMAR GHATAK Executed by: Self, Date of Execution: 03/01/2025 , Admitted by: Self, Date of Admission: 03/01/2025 ,Place : Office	Photo  03/01/2025	Finger Print  L-11 03/01/2025	Signature  03/01/2025
SALT LAKE, BIDHANNAGAR, City:- Not Specified, P.O:- SALT LAKE, P.S:-Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: ACxxxxxx6M, Aadhaar No: 62xxxxxxxx7570, Status :Individual, Executed by: Self, Date of Execution: 03/01/2025 , Admitted by: Self, Date of Admission: 03/01/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UNIQUE CONSTRUCTION B-7/3, KALYANI, City:- Kalyani, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Date of Incorporation:XX-XX-2XX4 , PAN No.: AAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SATYA BOSE Son of Late SANKAR PRASAD BOSE Date of Execution - 03/01/2025, , Admitted by: Self, Date of Admission: 03/01/2025, Place of Admission of Execution: Office	Photo  Jan 3 2025 2:10PM	Finger Print  Captured LTI 20/01/2025	Signature  03/01/2025
B-15/97, KALYANI, City:- Kalyani, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No:- Abxxxxxx0R, Aadhaar No: 30xxxxxxxx6488 Status : Representative, Representative of : UNIQUE CONSTRUCTION (as PARTNER)				
2	Name Mr SAMIR BISWAS Son of Late PRANBASI BISWAS Date of Execution - 03/01/2025, , Admitted by: Self, Date of Admission: 03/01/2025, Place of Admission of Execution: Office	Photo  Jan 3 2025 2:10PM	Finger Print  Captured LTI 03/01/2025	Signature  03/01/2025
B-15/54, KALYANI, City:- Kalyani, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No:- Ahxxxxxx5M, Aadhaar No: 88xxxxxxxx8842 Status : Representative, Representative of : UNIQUE CONSTRUCTION (as PARTNER)				
3	Name Mr FARUK ISLAM Son of Mr AZIZUL ISLAM Date of Execution - 03/01/2025, , Admitted by: Self, Date of Admission: 03/01/2025, Place of Admission of Execution: Office	Photo  Jan 3 2025 2:17PM	Finger Print  Captured LTI 03/01/2025	Signature  03/01/2025
B-7/3, Kalyani, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No:- ADxxxxxx2D, Aadhaar No: 54xxxxxxxx1368 Status : Representative, Representative of : UNIQUE CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhankar Paul Son of Mr Subir Paul Kalyani, City:- Kalyani, P.O:-Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235	 Captured	 Captured	

	03/01/2025	03/01/2025	03/01/2025
Identifier Of Mr SUSOBHAN GHATAK, Mrs SANGEETA GHATAK, Mr SATYA BOSE, Mr SAMIR BISWAS, Mr FARUK ISLAM			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr SUSOBHAN GHATAK	UNIQUE CONSTRUCTION-5.90562 Dec
2	Mrs SANGEETA GHATAK	UNIQUE CONSTRUCTION-5.90562 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr SUSOBHAN GHATAK	UNIQUE CONSTRUCTION-150.000000000 Sq Ft
2	Mrs SANGEETA GHATAK	UNIQUE CONSTRUCTION-150.000000000 Sq Ft

Endorsement For Deed Number : I - 130300052 / 2025

On 03-01-2025

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 14:10 hrs on 03-01-2025, at the Office of the A.D.S.R. KALYANI by Mr SUSOBHAN GHATAK, 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 93,51,872/-

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

Execution is admitted on 03/01/2025 by 1. Mr SUSOBHAN GHATAK, Son of Late SANTOSH KUMAR GHATAK, SALT LAKE, BIDHANNAGAR, P.O: SALT LAKE, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Professionals, 2. Mrs SANGEETA GHATAK, Daughter of Late SANTOSH KUMAR GHATAK, SALT LAKE, BIDHANNAGAR, P.O: SALT LAKE, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife

Identified by Mr Subhankar Paul, , Son of Mr Subir Paul, Kalyani, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-01-2025 by Mr SATYA BOSE, PARTNER, UNIQUE CONSTRUCTION, B-7/3, KALYANI, City:- Kalyani, P.O:- KALYANI, P.S.-Kalyani, District-Nadia, West Bengal, India, PIN:- 741235

Identified by Mr Subhankar Paul, , Son of Mr Subir Paul, Kalyani, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Execution is admitted on 03-01-2025 by Mr SAMIR BISWAS, PARTNER, UNIQUE CONSTRUCTION, B-7/3, KALYANI, City:- Kalyani, P.O:- KALYANI, P.S.-Kalyani, District-Nadia, West Bengal, India, PIN:- 741235

Identified by Mr Subhankar Paul, , Son of Mr Subir Paul, Kalyani, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Execution is admitted on 03-01-2025 by Mr FARUK ISLAM, PARTNER, UNIQUE CONSTRUCTION, B-7/3, KALYANI, City:- Kalyani, P.O:- KALYANI, P.S.-Kalyani, District-Nadia, West Bengal, India, PIN:- 741235

Identified by Mr Subhankar Paul, , Son of Mr Subir Paul, Kalyani, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 67, Amount: Rs.100.00/-, Date of Purchase: 03/01/2025, Vendor name: P.C Sarkar


Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2025, Page from 1306 to 1326

being No 130300052 for the year 2025.



Digitally signed by Abhijit chatterjee
Date: 2025.01.06 12:19:31 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 06/01/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KALYANI

West Bengal.