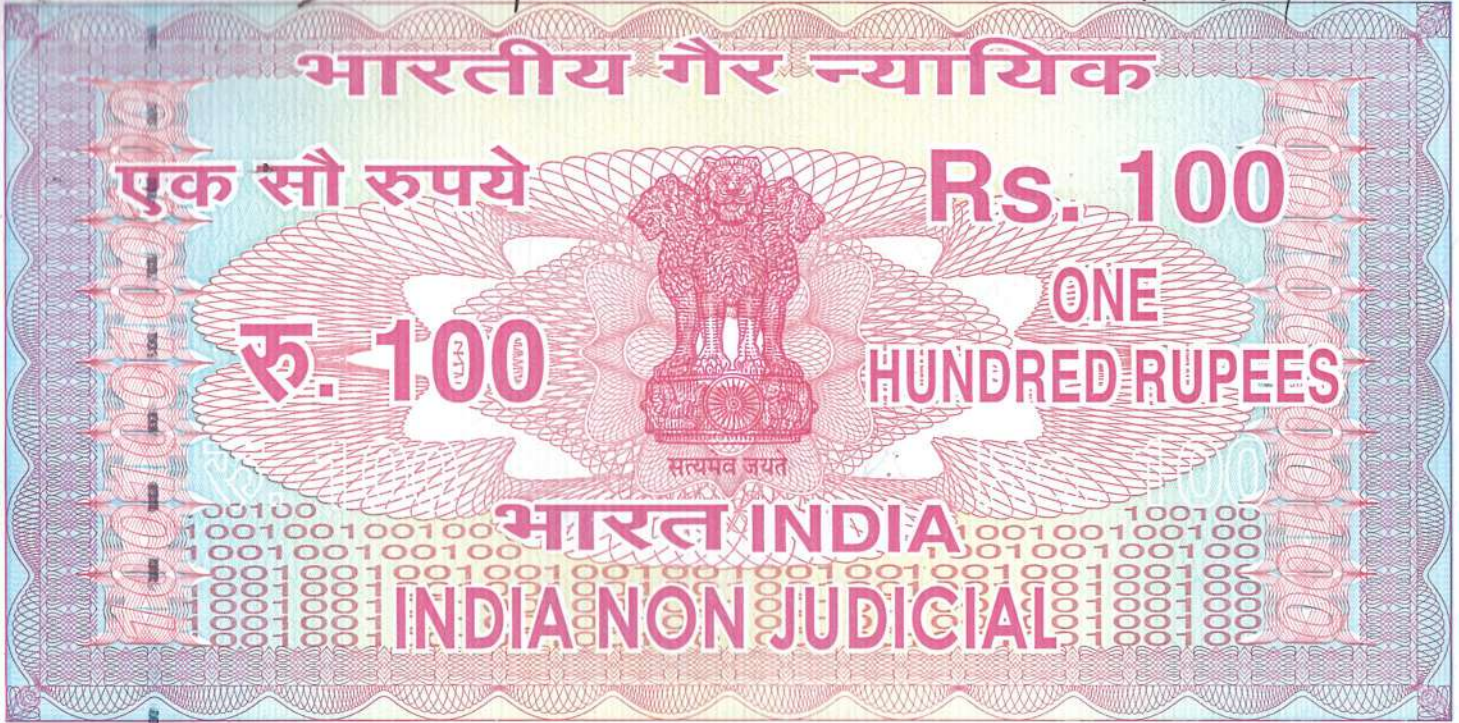


L4532/25

I-14158/25<sup>M</sup>



पश्चिम बंगाल WEST BENGAL

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

AU 946921

DEVELOPMENT POWER OF ATTORNEY

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

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN we,

(1) SRI JOYDEEP HALDER, having PAN : AHOPH3774P, Aadhaar No.7139 6327 7693 and (2) SRI BHASKAR HALDER, having PAN : AGGPH2315H, Aadhaar No.5544 3077 7656, both are sons of Uday Halder, both are by faith : Hindu, by nationality : Indian, by occupation : Service, both are residing at 23/30, Shibrampur Road, Mandirtala, Post Office : Sarsuna, Police Station : Thakurpukur, Kolkata : 700061, District : 24 Parganas (South), hereinafter called and referred to as "the PRINCIPALS".

25-07-25

25/07/25  
25/2142583/25

24 JUL 2025

6995

NO..... DATE..... 1000..... RS.....

NAME..... Mousumi Chatterjee (ADV)

ADDRESS..... Alipore Judge Court Kol-27

ALIPORE JUDGES COURT  
A. K. S. BHASAPATI

STAMP VENDOR

*A. K. S.*  
SIGNATURE



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
25 JUL 2025

Identified by me  
Somnath Dey  
S/O - Uttam Dey  
Alipore Judges Court  
Kol-27  
OCC - Law Clerk

:: 2 ::

--: SEND GREETINGS :-

WHEREAS we, the Principals herein are the joint Owners of ALL THAT piece and parcel of land measuring about 15 (Fifteen) Decimals equivalent to 9 (Nine) Cottahs 1 (One) Chittack 9 (Nine) Square Feet more or less situate and lying at Mouza : Shibrapur, J.L. No.18, R.S. No.77, Touzi No.1525, under R.S. Khatian No.44, appertaining to R.S. Dag No.75, being known and numbered as Municipal Premises No.71, Ho-Chi-Minh Sarani, Police Station : Thakurpukur, Kolkata : 700061, within the limits of the Kolkata Municipal Corporation, under Ward No.127, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) and entered into a registered Development Agreement on <sup>25<sup>th</sup></sup> July, 2025 with "UNICO PROJECTS LIMITED", having PAN : AABCU3849F, having its Office at 23B, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No.107, Post Office : Radha Bazar, Police Station : Hare Street, Kolkata : 700001, represented by its Directors (1) SRI ARIJIT DAS, son of Asim Kumar Das and (2) SRI SUNIL CHOPRA, son of Late Indra Chandra Chopra, both are working for gain at 23B, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No.107, Post Office : Radha Bazar, Police Station : Hare Street, Kolkata : 700001, hereinafter referred to as "the SAID DEVELOPMENT

JINICO PROJECTS LTD.  
Director

JINICO PROJECTS LTD.  
Director

Joydeep Das  
Bhaskar Halder



DISTRICT SUB-REGISTRAR-III  
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AGREEMENT", for development of the said premises, after demolishing the present existing structure standing thereon, morefully and particularly described in the SCHEDULE hereunder written, as per terms and conditions clearly set forth therein, which was duly registered in the Office of the D.S.R. - III and recorded in Book No.I, Being No. 160314138 for the year 2025.

Shashen Halden

Jaydev Halden

AND WHEREAS in the Development Agreement it was inter-alia stated that on completion of the proposed Building, the Principals herein shall be at the first instance entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. from the proposed Building in finished and complete condition as described earlier.

UNICO PROJECTS LTD.  
*[Signature]*

Director

AND WHEREAS in pursuance of the said Development Agreement and in pursuance of understanding between the Parties it is necessary and also expedient for us to appoint Attorney/s to develop the said premises.

UNICO PROJECTS LTD.

*[Signature]*  
Director

NOW KNOW ALL BY THESE PRESENTS we, the above named Principals do hereby and hereunder nominate, constitute and



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
25 JUL 2025

appoint "UNICO PROJECTS LIMITED", having PAN : AABCU3849F, having its Office at 23B, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No.107, Post Office : Radha Bazar, Police Station : Hare Street, Kolkata : 700001, represented by its Directors (1) SRI ARIJIT DAS, having PAN : AGOPD2791D, Aadhaar No.9976 4361 7943, son of Asim Kumar Das and (2) SRI SUNIL CHOPRA, having PAN : ACSPC1435B, Aadhaar No.7130 2707 3561, son of Late Indra Chandra Chopra, both are by faith : Hindu, by nationality : Indian, by occupation : Business, both are working for gain at 23B, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No.107, Post Office : Radha Bazar, Police Station : Hare Street, Kolkata : 700001, as our true and lawful Attorney in our names and on our behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To hold and defend possession of the said premises/ property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage, maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or on account of the said



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premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.

3. To execute and register any Deed/s of Gift, Deed/s of Declaration, Boundary Declaration/s of the said property on our behalf as our constituted Attorney
4. To mutate the name of the Principals herein with the Office of the Kolkata Municipal Corporation in respect of the said property on our behalf as our constituted Attorney.
5. To enforce any covenant/s, any Agreement/s, Declaration Deed/s or any other document/s relating to the said property or any part thereof and to enforce every right/s to that effect.
6. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for



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25 JUL 2025

demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required on our behalf as our constituted Attorney.

7. To build upon and exploit commercially the said premises by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
8. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by it or its own discretion as if we do the same personally.
9. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of the said



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property in terms of the Development Agreement together with Development Power of Attorney or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions.

10. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said proposed Building to be constructed and to enter into any Agreement or Agreements with any Party or Parties for the same.
11. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the



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**DEVELOPER'S ALLOCATION** specifically mentioned in the Development Agreement together with Development Power of Attorney.

12. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities, which it shall consider necessary and as may be required to complete the proposed Building, to be constructed at said property, morefully described in the **SCHEDULE** - "A" hereunder written.
  
13. To represent ourselves before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.



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14. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata Municipal Corporation, which it shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** - "A" mentioned property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.
  
15. To prepare, sign, execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper, documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the **DEVELOPER'S ALLOCATION** of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the **SCHEDULE** - "A" mentioned property and also in connection with observing fulfilling and performing all the terms



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conditions and covenants on our part to be observed fulfilled and performed under the Development Agreement together with Development Power of Attorney.

16. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which we now or may hereinafter be interested or connected and also if our Attorney think fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.
17. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government,



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Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.

18. To appear and represent us before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.
19. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment, drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
20. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of us in respect of the **DEVELOPER'S ALLOCATION**. Be it mentioned that the Attorney shall in all occasions be able to receive against **DEVELOPER'S ALLOCATION** any amount of consideration in part or in full and/or as being paid by the intending Purchaser/s thereof and/or from



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the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall also be able to issue proper and effectual, receipt or receipts for and on our behalf as our constituted Attorney.

21. To negotiate terms and to sell the Space/s and Flat/s from **DEVELOPER'S ALLOCATION** with proportionate share of land in the premises/said property to any Purchaser/s at such price which the said Attorney in its absolute discretion thinks proper.
22. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale of Space or Spaces with super structure or Flat/s from the **DEVELOPER'S ALLOCATION** along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.



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23. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the **DEVELOPER'S ALLOCATION**.
  
24. That the Attorney shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for the selling Flat/s and Space/s from the **DEVELOPER'S ALLOCATION** in the proposed Building with easements rights of the common areas of the proposed selling of Space/s and Flat/s along with proportionate share of land in favour of the intending Purchaser/s or his/her/their nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale, the said Attorney shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in our names and the same shall be treated as receipt by us personally from the intending Purchaser/s.



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25. To sign and execute all other deed/s, instrument/s and assurance/s which it shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the **SCHEDULE** – “A” mentioned property and for fully and effectually conveying the said proportionate share of land, Flat/s and Space/s together with the easements right of the common passage and spaces in the property on and for our behalf and it is to be treated as done by us being present ourselves personally.

26. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said Agreement and to execute all our rights therein by our said Attorney.

**AND** we do hereby agree to ratify and confirm all or whatsoever other acts which our said Attorney shall lawfully do, execute or perform or cause to be done, executed to performed in connection with the construction of the said Building and sale and any other necessary matters of the **DEVELOPER'S ALLOCATION** etc. as aforesaid regarding Building at the said premises and



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also in connection with the sale of Flat/s, Car Parking Space/s, covered spaces and open spaces in **DEVELOPER'S ALLOCATION**, which are not indicates, any inconvenience to show in future in any case of Owners and Purchasers and/or without creating any obstruction towards ingress and egress except Owners' allocation as per terms of the Development Agreement under and by virtue of this Power of Attorney notwithstanding no express power in that behalf hereunder is provided.

**AND GENERALLY** to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.

**BE IT NOTED THAT** by this Development Agreement and the 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 provisions 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 treated as the Agreement/Final Document for transfer of property between the



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
25 JUL 2025

Owners and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

**THE SCHEDULE ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY/PREMISES)

**ALL THAT** piece and parcel of land measuring an area of 15 (Fifteen) Decimals equivalent to 9 (Nine) Cottahs 1 (One) Chittack 9 (Nine) Square Feet be the same a little more or less situate and lying at Mouza : Shibrapur, J.L. No.18, R.S. No.77, Touzi No.1525, under R.S. Khatian No.44, appertaining to R.S. Dag No.75, being known and numbered as Municipal Premises No.71, Ho-Chi-Minh Sarani, Police Station : Thakurpukur, Kolkata : 700061, within the limits of the Kolkata Municipal Corporation, under Ward No.127, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), together with all right, title, interest and rights of easement attached thereto and the same is butted & bounded as follows :-

**ON THE NORTH** : 37' wide Biren Roy Road ;  
**ON THE SOUTH** : Land of R.S. Dag No.74 ;  
**ON THE EAST** : 16' wide K.M.C. Road ;  
**ON THE WEST** : Land of R.S. Dag No.76.



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE

25 JUL 2025

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

**SIGNED, SEALED AND DELIVERED**

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. *Somnath Dey*  
*Alipore Police Court*  
*Kolkata - 700027*

*Jyotirmay Halder*

*Bhaskar Halder*

2. *Rishab Choudharia.*  
*40 Rajesh Choudharia*  
*82, College Road,*  
*Shibpur, Howrah-03*

Signature of the **PRINCIPALS**

Drafted by me :-

*Mounurri Chatterjee*

Advocate *W. B 472/2008.*

Enroll. No.

Alipore Judges' Court, Kol : 27.

UNICO PROJECTS LTD.

*Jyotirmay Halder*

Director

UNICO PROJECTS LTD.

*Bhaskar Halder*

Director

Accepted by the **ATTORNEY**

Computer Typed by :-

*Debasish Naskar*

DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.



DISTRICT SUB-REGISTRAR-III  
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25 JUL 2025



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....JOYDEEP HALDER.....

Signature *Joydeep Halder*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...BHASKAR HALDER.....

Signature *Bhaskar Halder*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....Arjit Das.....

Signature *Arjit Das*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...SUNIL CHOPRA.....

Signature *Sunil Chopra*



)

DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE

25 JUL 2025



ভারতের নির্বাচন কমিশন  
ELECTION COMMISSION OF INDIA  
নির্বাচকের সচিত্র পরিচয় পত্র Elector's Photo Identity Card



AWK2502441



নাম: সোমনাথ দে  
Name: Somnath Dey  
পিতার নাম: উত্তম দে  
Father's Name: Uttam Dey  
লিঙ্গ / Gender: পুরুষ / Male  
জন্ম তারিখ / বয়স:  
Date of Birth / Age: 23-05-2005



ঠিকানা: এন0029, কলাগাছিয়া, কলাগাছিয়া, কাঁথি, পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ - 721427

Address: N0029, KALAGACHHIA, KALAGACHHIA, CONTAI, PURBO MEDINIPUR, WEST BENGAL - 721427

নির্বাচন নিবন্ধন আধিকারিক, 213 - কাঁথি উত্তর  
Electoral Registration Officer, 213 - Kanthi Uttar  
Issue Date: 17-07-2024

নাম / Note:  
1) প্রতি নির্বাচনেই নামের তালিকা পরে থেকে নিজ নির্বাচন স্টেশনে তালিকাভুক্ত নামের পরে নামের তালিকা  
Before every Election, please check that your name exists in current electoral roll.  
2) নির্বাচন প্রমাণ হিসেবে এই কার্ডটি ব্যবহার করা যাবে না।  
This card is not a proof of age except for purpose of Election.

AWK2502441

### Major Information of the Deed

Deed No :	I-1603-14158/2025	Date of Registration	25/07/2025
Query No / Year	1603-8002142583/2025	Office where deed is registered	
Query Date	25/07/2025 2:05:47 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SOMNATH DEY ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8972620621, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 1,39,66,421/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160314138/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ho - Chi - Min Sarani, Road Zone : (Kethopole -- REST (Premises located on Ho-Chi-Min Sarani) Ward-127,128) , , Premises No: 71, , Ward No: 127 Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	9 Katha 1 Chatak 9 Sq Ft	10,00,000/-	1,39,66,421/-	Width of Approach Road: 16 Ft., , Project Name :
<b>Grand Total :</b>				<b>14.9738Dec</b>	<b>10,00,000 /-</b>	<b>139,66,421 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr JOYDEEP HALDER</b> Son of Mr UDAY HALDER Executed by: Self, Date of Execution: 25/07/2025 , Admitted by: Self, Date of Admission: 25/07/2025 ,Place : Office	 25/07/2025	 Captured LTI 25/07/2025	 25/07/2025




23/30, SHIBRAMPUR ROAD, MANDIRTALA, City:- Not Specified, P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: AHxxxxxx4P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/07/2025 , Admitted by: Self, Date of Admission: 25/07/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mr BHASKAR HALDER</b> Son of Mr UDAY HALDER Executed by: Self, Date of Execution: 25/07/2025 , Admitted by: Self, Date of Admission: 25/07/2025 ,Place : Office	 25/07/2025	 Captured LTI 25/07/2025	 25/07/2025
23/30, SHIBRAMPUR ROAD, MANDIRTALA, City:- Not Specified, P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: AGxxxxxx5H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/07/2025 , Admitted by: Self, Date of Admission: 25/07/2025 ,Place : Office				

**Attorney Details :**



SI No	Name,Address,Photo,Finger print and Signature
1	<b>UNICO PROJECTS LIMITED</b> 23B, NETAJI SUBHAS ROAD, 1ST FLOOR, ROOM NO. 107, City:- Not Specified, P.O:- RADHA BAZAR, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Mr ARIJIT DAS (Presentant )</b> Son of Mr ASIM KUMAR DAS Date of Execution - 25/07/2025, , Admitted by: Self, Date of Admission: 25/07/2025, Place of Admission of Execution: Office	 Jul 25 2025 2:37PM	 Captured LTI 25/07/2025	 25/07/2025
23B, NETAJI SUBHAS ROAD, 1ST FLOOR, ROOM NO. 107, City:- Not Specified, P.O:- RADHA BAZAR, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx1D,Aadhaar No Not Provided Status : Representative, Representative of : UNICO PROJECTS LIMITED (as DIRECTORS)				

Name	Photo	Finger Print	Signature
<b>Mr SUNIL CHOPRA</b> Son of Late INDRA CHANDRA CHOPRA Date of Execution - 25/07/2025, , Admitted by: Self, Date of Admission: 25/07/2025, Place of Admission of Execution: Office		 Captured	
Jul 25 2025 2:38PM	LTI 25/07/2025	25/07/2025	
23B, NETAJI SUBHAS ROAD, 1ST FLOOR, ROOM NO. 107, City:- Not Specified, P.O:- RADHA BAZAR, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5B,Aadhaar No Not Provided Status : Representative, Representative of : UNICO PROJECTS LIMITED (as DIRECTORS)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOMNATH DEY</b> Son of Shri UTTAM DEY Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
25/07/2025	25/07/2025	25/07/2025	
Identifier Of Mr JOYDEEP HALDER, Mr BHASKAR HALDER, Mr ARIJIT DAS, Mr SUNIL CHOPRA			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr JOYDEEP HALDER	UNICO PROJECTS LIMITED-7.48688 Dec
2	Mr BHASKAR HALDER	UNICO PROJECTS LIMITED-7.48688 Dec

**Endorsement For Deed Number : I - 160314158 / 2025**

**On 25-07-2025**

**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 14:19 hrs on 25-07-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ARIJIT DAS ,.

**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 1,39,66,421/-

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

Execution is admitted on 25/07/2025 by 1. Mr JOYDEEP HALDER, Son of Mr UDAY HALDER, 23/30, SHIBRAMPUR ROAD, MANDIRTALA, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 2. Mr BHASKAR HALDER, Son of Mr UDAY HALDER, 23/30, SHIBRAMPUR ROAD, MANDIRTALA, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service

Indetified by Mr SOMNATH DEY, , , Son of Shri UTTAM DEY, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-07-2025 by Mr ARIJIT DAS, DIRECTORS, UNICO PROJECTS LIMITED, 23B, NETAJI SUBHAS ROAD, 1ST FLOOR, ROOM NO. 107, City:- Not Specified, P.O:- RADHA BAZAR, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SOMNATH DEY, , , Son of Shri UTTAM DEY, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-07-2025 by Mr SUNIL CHOPRA, DIRECTORS, UNICO PROJECTS LIMITED, 23B, NETAJI SUBHAS ROAD, 1ST FLOOR, ROOM NO. 107, City:- Not Specified, P.O:- RADHA BAZAR, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SOMNATH DEY, , , Son of Shri UTTAM DEY, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

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

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6995, Amount: Rs.100.00/-, Date of Purchase: 24/07/2025, Vendor name: A K SAMAJPATI



**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 377412 to 377436  
being No 160314158 for the year 2025.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.07.31 11:29:54 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 31/07/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**