

15639/2021

I

14216/21



पश्चिम बंगाल, पश्चिम बंगाल WEST BENGAL

AF 998957

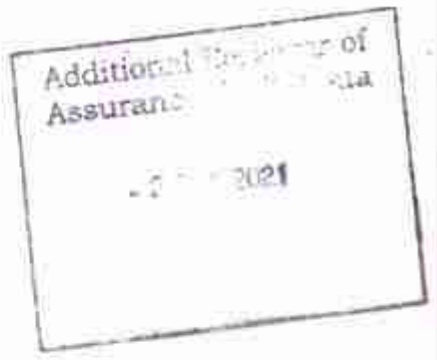
02/12/21

Doc 1503-2-2509990/2021

certified that the document is admitted to...

[Signature]

Additional Registrar of Assurance-II, Kolkata



DEVELOPMENT POWER

OF

ATTORNEY

Contd. in page 2

(2)

KNOW ALL MEN BY THIS PRESENTS We, 1) KAUSIK PANDA(PAN AFXPP4477Q), Son of Sri Digambar Panda, by faith Hindu, by occupation Business, by Nationality Indian, resident of 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist Hooghly, Pin 712201, West Bengal, and 2) MAHUA CHATTERJEE(PAN ALEPC8654R), Daughter of Sri Surendra Nath Dey, by faith Hindu, by occupation self-employed, by Nationality Indian, resident of 101/C, Rajib Gandhi Road, P.O. Konnagar, P.S. Uttarpara, Dist Hooghly, Pin 712235, West Bengal.

W H E R E A S, we are the joint owners of ALL THAT piece and parcel of the Bastu land measuring 03 ka 12 ch 30 sq.ft more or less along with building covered area measuring more or less 200 sq.ft on the Ground Floor and covered area measuring 200 sq.ft on the 1st floor old structure having cement lying & situated at Mouja Chandannagar, Sheet no 15, J.L. no. 1, in Touji no 11, Pargana Samil Bore, comprising in C.S. and R.S. Dag no 59, R.S. Khatian no 31, corresponding to L.R. Dag no 87, new L.R. Khatian no 2910, 2911, in P.S. Chandannagar, A.D.S.R. Chandannagar, new holding no 768/A, J.N.Sur Road, Chandannagar, Hooghly, within the ambit of Chandannagar Municipal Corporation, in ward no 13, Dist Hooghly, more fully & clearly described in the schedule 'A' herein below.

A N D - W H E R E A S, in order to construct a straight G+4 building over the said property, we have entered into the Development Agreement, with M/S UNANIMOUS CONSTRUCTION PRIVATE LTD (PAN AACCU2356E) a private Limited Company duly incorporated under the Companies Act having its registered office at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist Hooghly, Pin 712201,

(3)

West Bengal, Represents by its authorised director namely -SRI KAUSIK PANDA (PAN AFXPP4477Q), Son of Sri Digambar Panda, by faith Hindu, by occupation business, residing at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712201, West Bengal, and we have executed a Registered Deed of Development Agreement on 02/12/21, executed in the Office of A.R.A-III, Kolkata, vide Deed no-1-190314209/2021, on the terms & conditions as agreed between them mentioned therein.

A N D - W H E R E A S, among st the terms & conditions it has been agreed between us that we the Owners will get 30% constructed super built-up area as per sanctioned plan on the 'A' Schedule property together with undivided proportionate share on the 'A' Schedule mentioned property

A N D - W H E R E A S, the Developer shall get 70% constructed super built up area as per sanctioned plan of the 'A' Schedule property, in the G+4 building TOGETHER WITH undivided proportionate share in the land TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fitting and fixtures subject to sanction of total Floor Area Ratio TOGETHER WITH right over the Roof for its maintenance & fixing up Overhead Tank with Water distribution line & other necessity of the building and TOGETHER WITH the proportionate right on the roof of the new additional Floor if any, upon the said G+4 storied building be constructed at the said premises subject to the permission and sanction by the Chandannagar Municipal Corporation.

(4)

AND-WHEREAS, for the purpose of construction of the proposed G+4 building on the land mentioned in the Schedule below, we, do hereby appoint, nominate, constitute, & authorize the developer M/S UNANIMOUS CONSTRUCTION PRIVATE LTD (PAN AACCU2356E) a private Limited Company duly incorporated under the Companies Act having its registered office at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist Hooghly, Pin 712201, West Bengal, Represents by its authorised director namely -SRI KAUSIK PANDA (PAN AFXPP4477Q), Son of Sri Digambar Panda, by faith Hindu, by occupation business, residing at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712201, West Bengal, as our true & lawful ATTORNEY in our names and on our behalves to execute, perform and to do all acts, deeds, matters and things as follows; -

NOW THIS DEED WITNESSETH AS FOLLOWS;-

1)To represent us & to appear in all Government/ Public offices including the Chandannagar Municipal Corporation, any Court of Law, Tribunal, B.L. & L.R. Office and all other offices as and when required.

2)To supervise & administer our said property as our Attorney may think fit and proper.

3)To make sign and verify all application or objection to appropriate authorities for obtain any licence permission or consent etc. required by law in connection with the construction of the building in schedule mentioned land.

(5)

4)To pay sanction fees and other fees to the Municipal Corporation for sanction of such building plan and its modified plan and to appear and represent before the Municipal Corporation authority and to sign all plans and papers for submissions to the Municipal Corporation for sanction of proposed building plan from the building department of the Municipal Corporation and sewerage, drainage, water connection etc. plan or plans.

5)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 construction of the building.

6)To pay all charges and expenses including the Municipal Corporation rates & taxes building taxes and other levies which may be required for the said construction.

7)To install electric services line, meter and/or sub meter if necessary to obtain low/high tension electricity in the said building/premises.

(8)To file all applications, petition and any document before the Chandannagar Municipal Corporation or any authority and to appear before the Municipal Corporation Authority on our behalves in any case and to sign and file all site plans, building plan and other documents in my name & to obtain the same from the Authority.

(9)To swear Affidavit in any Court or before any Magistrate, Notary Public or any authority empowered to administration on oath.

(6)

(10) To sign & execute on our behalves and in our names in any Deed of sale, gift, mortgage, documents and writings and declaration that may be required in respect of the Developer's allocated portion.

(11) To negotiate with the intending purchaser or purchasers for sale or transfer of the Developer's allocation of the proposed building and enter into Agreement(s) for sale with such intending purchaser or purchasers and to accept the payment from them and issue receipt for this purpose execute all necessary papers and documents as may be necessary the manner on the terms and conditions of as would be mutually agreed upon between the said Developer and the respective purchaser(s).

(12) To deliver the peaceful possession of the said property or any part thereof.

(13) To sell, grant, transfer and convey our said property or any part thereof, with all right, title and interest thereto to any person/persons or purchaser/purchasers in respect of the said Developer's allocation at or for any consideration as our Attorney shall think best, fit and proper in respect of the proposed building mentioned in the schedule here under written.

(14) To sign, execute and register all Agreement for Sale, Sale Deeds, Deeds of Conveyance and all other documents in respect of the said Developer's allocation, which are necessary to effectuate the aforesaid purpose and to present the documents before the Registrar for Registration and to admit the same for and on our behalves.

(7)

(15) To sign and execute all Sale Agreement, or Agreement for sale, Sale Deed or Deed of Conveyance in respect of the said Developer's allocation, in our names and on our behalves and to appear before the Sub-Registrar, District Registrar, Registrar of Assurances, Kolkata and any other Registering Authority and to present all documents for Registration and to admit the same and to represent us before the Registering Authority and to present all documents for registration and to admit the same and to do all acts, deeds & things for and on our behalves as my Attorney think fit & proper.

(16) The said Attorneys shall also be entitled to institute, prosecute or defend any suit, complaint or proceeding that may be necessary or expedient for the purposes mentioned herein and to appoint Pleader, Advocate, Agent on our behalves to prosecute and defend such legal proceedings in or before any Court or Courts or Appellate or Revisional Authority and for such purposes the said Attorneys may accept services of summons or notice issued by any legal authority.

(17) To borrow loan and mortgage as co lateral security in the bank if it is required in respect of the 'C' Schedule property i.e. the Developer's Allocated portion.

AND GENERALLY to do perform all such acts deeds and things as may be necessary and required to be done and performed to give effect to the Power & functions given on them by these presents.

(8)

We do hereby agree to accept all acts, deeds and things that may be lawfully done by our said Attorney which shall construed as our acts, deeds and things done by us and undertake to ratify and confirm all and whatever that our said Attorney shall lawfully do and cause to be done for us by virtue of this Power hereby given in connection with the management and construction of the said new building.

'A' SCHEDULE ABOVE REFERRED TO

ALL THAT the piece & parcel of the 'Bastu' land measuring 03 ka 12 ch 30 sq.ft more or less along together with two storied old pucca structure covered area measuring 200 sq.ft on the Ground floor and 200 sq.ft on the 1st floor having cemented floor, lying & situated at Mouja Chandannagar, Sheet no 15, J.L. no. 1, in Touji no 11, Pargana Samil Bore, comprising in C.S. and R.S. Dag no 59, R.S. Khatian no 31, corresponding to L.R. Dag no 87, new L.R. Khatian no 2910, 2911, in P.S. Chandannagar, A.D.S.R. Chandannagar, new holding no 768/A, J.N.Sur Road, Chandannagar, Hooghly, within the ambit of Chandannagar Municipal Corporation, in ward no 13, in Dist Hooghly.

THIS PROPERTY IS BUTTED & BOUNDED BY:-

ON THE NORTH:- P/O Sri Sujit Kumar Dutta,

ON THE SOUTH:- Common passage,

ON THE EAST:- Common passage,

ON THE WEST:- P/O Shankar Singha,

Contd. in page 9

(9)

'B' SCHEDULE OWNER'S ALLOCATION

Shall mean 30% constructed super built-up area as per sanctioned plan on the 'A' Schedule property together with undivided proportionate share on the 'A' Schedule mentioned property.

'C' SCHEDULE DEVELOPER'S ALLOCATION

WITHIN 'A' Schedule land the Developer shall get 70% constructed super built-up area as per sanctioned plan of the 'A' Schedule property, in the G+4 building TOGETHER WITH undivided proportionate share in the land TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fitting and fixtures subject to sanction of total Floor Area Ratio TOGETHER WITH right over the Roof for its maintenance & fixing up Overhead Tank with Water distribution line & other necessity of the building and TOGETHER WITH the proportionate right on the roof of the new additional Floor if any, upon the said G+4 storied building be constructed at the said premises subject to the permission and sanction by the Chandannagar Municipal Corporation.

(10)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on 2nd day of December 2021.

SIGNED, SEALED AND DELIVERED

In presence of the following

WITNESSES:-

1. Umesh Jaisan
10, Deyghat-dan
P.S. PO. Serampore
Dist. Hooghly

2. Santu Pal
Serampore, Hooghly.

Kannik Puroh.
Mahua Chatterjee

(SIGNATURE OF OWNERS)

Kannik Puroh.

(SIGNATURE OF DEVELOPER)

Drafted by me

Budhadeb Chakraborty

Advocate

F/2009/16

Serampore Court

Finger Prints Of Both Hands



photo

Kamini Pruthi

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L
					R
					H
					F
					P



photo

Mahua Chatterjee

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L
					R
					H
					F
					P




photo

Kamini Pruthi

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L
					R
					H
					F
					P

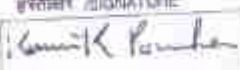
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFXPP4477Q

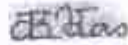


नाम / NAME
KAUSIK PANDA

पिता का नाम / FATHER'S NAME
DIGAMBAR PANDA

जन्म तिथि / DATE OF BIRTH
16-11-1972

हस्ताक्षर / SIGNATURE



 आयकर अधिकारी, प.स. - 23
 COMMISSIONER OF INCOME-TAX, W.S. - 23

Kausik Panda

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले अधिकारी की सुविधा / धारक का वें संयुक्त आवेदन आनुकूल/चुद्धि एवं तस्वीर।
 पी-7,
 सीरेजी स्क्वायर,
 कोलकाता - 700 089.

In case this card is lost/found, kindly inform us to the issuing authority:
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chatterjee Square,
 Calcutta- 700 089.



ভারত সরকার
Government of India

কেনিক পাণ্ডা
Kanishk Panda
পিতা : দিগম্বর পাণ্ডা
Father : Digambar Panda
অনুষ্ঠান / DOB : 18/11/1972
লিঙ্গ / Male



3979 8240 8154

- সাধারণ মানুষের অধিকার

Kanishk Panda



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
134/2, ঠাকুরবাটি স্ট্রিট,
সেরামপুর, হুগলি, পশ্চিমবঙ্গ,
৭১২২০১

Address:
134/2, THAKURBATI STREET,
SERAMPUR, Serampore,
Serampam, Hooghly, West
Bengal, 712201

3979 8240 8154

1947
180 200 1947

help@uidai.gov.in

www.uidai.gov.in



Mahua Chatterjee



ভারত সরকার
Government of India



নাম: মাহুয়া
Mahua Chatterjee
পিতা : গুরেশ্বর নথ চৌধুরী
Father: GURESHWAR NATH CHOU
জন্ম তারিখ / Year of Birth: 1977
বর্ণনা / Feature



4908 8012 3522

- সাধারণ মানুষের অধিকার

Mahua Chatterjee



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
3 বিদ্যাসাগর রোড, নবগ্রাম,
নবগ্রাম, হুগলী, পশ্চিমবঙ্গ,
712246

Address:
3 VIDYASAGAR ROAD,
Nabagram, Nabagram, Hooghly,
West Bengal, 712246

4908 8012 3522





ভারত সরকার
 Government of India

অপিসাকৃতিক আই ডি/Enrollment No.: 1214/70054/05872

To
 উমেশ জেসৱারা
 Umesh Jeswara
 S/O Surali Jeswara
 10 Dey Ghat Lane
 Serampore
 Serampore Hugli
 West Bengal 712201
 9330318884

06/02/2012



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9480 0332 0376

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 GOVERNMENT OF INDIA

উমেশ জেসৱারা
 Umesh Jeswara
 জন্ম তারিখ / Year of Birth : 1978
 লিঙ্গ / Male

9480 0332 0376

আধার - সাধারণ মানুষের অধিকার



Umesh Jeswara

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AACCU2356E



नाम / Name
UNANIMOUS CONSTRUCTION PRIVATE LIMITED

संस्थापना तिथि / Date of Incorporation / Formation
17/04/2018

Kanishk Puri

Major Information of the Deed

Deed No :	I-1903-14216/2021	Date of Registration	02/12/2021
Query No / Year	1903-8002509990/2021	Office where deed is registered	
Query Date	02/12/2021 2:23:18 PM		1903-8002509990/2021
Applicant Name, Address & Other Details	Mahua Chatterjee Thana : Serampur, District : Hooghly, WEST BENGAL, Mobile No. : 9831473137, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value Rs. 24,16,206/-		
Stampduty Paid(SD)	Registration Fee Paid Rs. 73/- (Article:E, M(a,))		
Rs. 100/- (Article:48(g))			
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 190314209/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: J. N. Sur Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-15, , Ward No: 13, Holding No:768/A Pin Code : 712136

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	LR-87	LR-2910	Bastu	Bastu	3.128 Dec		10,73,103/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-87	LR-2911	Bastu	Bastu	3.128 Dec		10,73,103/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					6.256Dec	0 /-	21,46,206 /-	
Grand Total :					6.256Dec	0 /-	21,46,206 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	2,70,000 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Kausik Panda (Presentant) Son of Shri Digambar Panda Executed by: Self, Date of Execution: 02/12/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Office	 <small>02/12/2021</small>	 <small>LTI 02/12/2021</small>	 <small>02/12/2021</small>
134/2, Thakur Bati Street, City:- Not Specified, P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7Q, Aadhaar No: 39xxxxxxxx8154, Status :Individual, Executed by: Self, Date of Execution: 02/12/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Office				
	Name	Photo	Finger Print	Signature
2	Mahua Chatterjee Daughter of Shri Surendra Nath Dey Executed by: Self, Date of Execution: 02/12/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Office	 <small>02/12/2021</small>	 <small>LTI 02/12/2021</small>	 <small>02/12/2021</small>
101/C, Rajib Gandhi Road, City:- Not Specified, P.O:- Konnagar, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ALxxxxxx4R, Aadhaar No: 49xxxxxxxx3522, Status :Individual, Executed by: Self, Date of Execution: 02/12/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MS UNANIMOUS CONSTRUCTION PRIVATE LTD 134/2, Thakur Bati Street, City:- Not Specified, P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201 , PAN No.:: AAxxxxxx6E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature	Signature		
1	Name	Photo	Finger Print	Signature
1	Kausik Panda Son of Shri Digarribar Panda Date of Execution - 02/12/2021, , Admitted by: Self, Date of Admission: 02/12/2021, Place of Admission of Execution: Office 134/2, Thakur Bati Street, City:- Not Specified, P.O:- Serampore, P.S:- Serampur, District-Hooghly, West Bengal, India, PIN:- 712201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7Q, Aadhaar No: 39xxxxxxxx8154 Status : Representative, Representative of : MS UNANIMOUS CONSTRUCTION PRIVATE LTD (as)	 Dec 2 2021 2:36PM	 L1 02/12/2021	 02/12/2021

Identifier Details :

Name	Photo	Finger Print	Signature
UMESH JESWARA Son of SURALI JESWARA 10, DEY GHAT LANE, City:- , P.O:- SERAMPUR, P.S:-Serampur, District:- Hooghly, West Bengal, India, PIN:- 712201	 02/12/2021	 02/12/2021	 02/12/2021
Identifier Of Kausik Panda, Mahua Chatterjee, Kausik Panda			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Kausik Panda	MS UNANIMOUS CONSTRUCTION PRIVATE LTD-3.128 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mahua Chatterjee	MS UNANIMOUS CONSTRUCTION PRIVATE LTD-3.128 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Kausik Panda	MS UNANIMOUS CONSTRUCTION PRIVATE LTD-200.00000000 Sq Ft
2	Mahua Chatterjee	MS UNANIMOUS CONSTRUCTION PRIVATE LTD-200.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: J. N. Sur Road, Road Zone :
(Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-15, , Ward No: 13, Holding No:768/A Pin Code
712138

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 87, LR Khatian No:- 2910	Owner: কৌশিক দাস, Gurdian: শিবপ্রসাদ Address: ঠাকুর বাড়ী পলিট. Classification: কস, Area: 0.03200000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 87, LR Khatian No:- 2911	Owner: মনুজা হাটগৌরী, Gurdian: মনুজা দাস গু. Address: কোলগার, Classification: কস, Area: 0.03100000 Acre,	Owner Name not selected by applicant.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या पत्र
Permanent Account Number Card

AACCU2358E



TIN / Name
UNANIMOUS CONSTRUCTION PRIVATE LIMITED

संशोधन संख्या की तिथि
Date of Issuance / Format
17/04/2018

Kanishk Puri

Major Information of the Deed

Deed No :	I-1903-14216/2021	Date of Registration	02/12/2021
Query No / Year	1903-8002509990/2021	Office where deed is registered	
Query Date	02/12/2021 2:23:18 PM	1903-8002509990/2021	
Applicant Name, Address & Other Details	Mahua Chatterjee Thana : Serampur, District : Hooghly, WEST BENGAL, Mobile No : 9831473137, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 24,16,206/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year):- 190314209/2021. Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



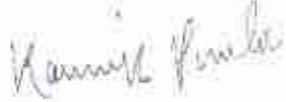



District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: J. N. Sur Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-15, , Ward No: 13, Holding No:768/A Pin Code : 712136

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	LR-87	LR-2910	Bastu	Bastu	3.128 Dec		10,73,103/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-87	LR-2911	Bastu	Bastu	3.128 Dec		10,73,103/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			6.256Dec	0 /-	21,46,206 /-	
		Grand Total :			6.256Dec	0 /-	21,46,206 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	400 sq ft	0 /-	2,70,000 /-	



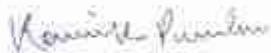
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Kausik Panda (Presentant) Son of Shri Digambar Panda Executed by: Self, Date of Execution: 02/12/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Office</p>	<p>Photo</p>  <p>02/12/2021</p>	<p>Finger Print</p>  <p>LTI 02/12/2021</p>	<p>Signature</p>  <p>02/12/2021</p>
<p>134/2, Thakur Bati Street, City:- Not Specified, P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7Q, Aadhaar No: 39xxxxxxxx8154, Status :Individual, Executed by: Self, Date of Execution: 02/12/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Office</p>				
2	<p>Name</p> <p>Mahua Chatterjee Daughter of Shri Surendra Nath Dey Executed by: Self, Date of Execution: 02/12/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Office</p>	<p>Photo</p>  <p>02/12/2021</p>	<p>Finger Print</p>  <p>LTI 02/12/2021</p>	<p>Signature</p>  <p>02/12/2021</p>
<p>101/C, Rajib Gandhi Road, City:- Not Specified, P.O:- Konnagar, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ALxxxxxx4R, Aadhaar No: 49xxxxxxxx3522, Status :Individual, Executed by: Self, Date of Execution: 02/12/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Office</p>				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>MS UNANIMOUS CONSTRUCTION PRIVATE LTD 134/2, Thakur Bati Street, City:- Not Specified, P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201 , PAN No.:: AAxxxxxx6E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Kausik Panda Son of Shri Digambar Panda Date of Execution - 02/12/2021, , Admitted by: Self, Date of Admission: 02/12/2021, Place of Admission of Execution: Office	 Dec 2 2021 2:38PM	 LT 02/12/2021	 02/12/2021
134/2, Thakur Bati Street, City:- Not Specified, P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7Q, Aadhaar No: 39xxxxxxxx8154 Status : Representative, Representative of : MS UNANIMOUS CONSTRUCTION PRIVATE LTD (as)				

Identifier Details :

Name	Photo	Finger Print	Signature
UMESH JESWARA Son of SURALI JESWARA 10, DEY GHAT LANE, City:-, P.O.- SERAMPUR, P.S:-Serampur, District:- Hooghly, West Bengal, India, PIN:- 712201			
	02/12/2021	02/12/2021	02/12/2021
Identifier Of Kausik Panda, Mahua Chatterjee, Kausik Panda			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Kausik Panda	MS UNANIMOUS CONSTRUCTION PRIVATE LTD-3.128 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mahua Chatterjee	MS UNANIMOUS CONSTRUCTION PRIVATE LTD-3.128 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Kausik Panda	MS UNANIMOUS CONSTRUCTION PRIVATE LTD-200.00000000 Sq Ft
2	Mahua Chatterjee	MS UNANIMOUS CONSTRUCTION PRIVATE LTD-200.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: J. N. Sur Road, Road Zone :
(Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-15, , Ward No: 13, Holding No:768/A Pin Code :
712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 87, LR Khatian No:- 2910	Owner: কৈশিক বসু, Gurdian: বীণা বসু , Address: কাকুল বাড়ী ক্রীড়া . . Classification: বঙ্গ, Area:0.03200000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 87, LR Khatian No:- 2911	Owner: মনুজা চাট্টোপাধ্যায়, Gurdian: মনুজা বসু , Address: কাকুল বাড়ী . . Classification: বঙ্গ, Area:0.03100000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190314216 / 2021

On 02-12-2021

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 14:35 hrs on 02-12-2021, at the Office of the A.R.A. - III KOLKATA by Kausik Panda 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 24,16,206/-

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

Execution is admitted on 02/12/2021 by 1. Kausik Panda, Son of Shri Digambar Panda, 134/2, Thakur Bali Street, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Business, 2. Mahua Chatterjee, Daughter of Shri Surendra Nath Dey, 101/C, Rajib Gandhi Road, P.O: Konnagar, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by Profession Professionals Indefied by UMESH JESWARA, , Son of SURALI JESWARA, 10, DEY GHAT LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Others

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

Execution is admitted on 02-12-2021 by Kausik Panda, , MS UNANIMOUS CONSTRUCTION PRIVATE LTD, 134/2, Thakur Bali Street, City:- Not Specified, P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201

Indefied by UMESH JESWARA, , Son of SURALI JESWARA, 10, DEY GHAT LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 155, Amount: Rs.100/-, Date of Purchase: 01/12/2021, Vendor name: Abhijit Bhat



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 29228 to 29253
being No 190314216 for the year 2021.



Digitally signed by PROBIR KUMAR
GOLDER

Date: 2022.01.10 12:25:57 -08:00

Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2022/01/10 12:25:57 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)