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8/4/21

पश्चिम बंगाल WEST BENGAL

39AB 574256

On this day of the month of April, 2021, the undersigned, the said Sri Bablu Kumar Das, son of Late Bimal Kumar Das, and Smt. Gita Rani Das, wife of Late Bimal Kumar Das, and Smt. Ani Basak, wife of Sri Tarani Basak, all residing at Village- Duiya, P.O. Duiya, Taluk- Duiya, District- West Bengal, India, have entered into an agreement...

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 8th day of April, 2021 **BETWEEN** 1) **SRI BABLU KUMAR DAS** (PAN-AIKPD2950L), (Aadhaar No. 2937 7028 4842), son of Late Bimal Kumar Das, 2) **SMT. GITA RANI DAS** (PAN-CTIPD8326B), (Aadhaar No. 7129 1634 6935), wife of Late Bimal Kumar Das, 3) **SMT. ANI BASAK** (PAN-BFEPB0239L), (Aadhaar No. 6958 7355 2977), wife of Sri Tarani Basak, all by faith- Hindu, by occupation- No. 1- Business, No. 2 & 3- Housewife, by Nationality- Indian, all residing at Village- Duiya, P.O.

3179

15-11-2019

ক্রমতা - খ্রী / খ্রী ~~খ্রী~~ Rabin Kumar Karmaakar
Advocate

ঠিকানা Howrah Court

মূল্য 10/-

স্বাক্ষর 

অক্ষয় সরকার
হাওড়া সার্বজনীন
স্বাক্ষর



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Andul-Mouri, Police Station- Sankrail, District- Howrah, Pin- 711302, hereinafter referred to as the "**OWNERS/ LANDLORDS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

UNIKUE CON HEIGHT PVT. LTD. (PAN- AABCU8056G), a Company having it's office at 48BB-Block, 352, Shanti Pally, Rajdanga, Kasba, P.O. East Kolkata Township, P.S. Kasba, Pin- 700107, being represented by one of it's Directors namely- **MD. SAJID** (PAN- BQEPM9517P), (Aadhaar No. 2128 8535 3973), son of Md. Hanif, by faith- Mohammedan, by occupation- Business, by Nationality- Indian, residing at Maa Sitala Apartment, 2nd Floor, Andul Road, P.O. Podrah, P.S. Sankrail, District- Howrah- 711109, hereinafter referred to as the **DEVELOPER/ PROMOTER** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the **SECOND PART**;

WHEREAS the First Parties are joint Owners of ALL THAT piece and parcel of Rayati Bastu land, measuring about 33.24 Decimals, situated at and/or comprised in R.S. Dag Nos. 524, 528, 533 and 534, under L.R. Dag Nos. 529, 533, 538 and 539, under L.R. Khatian Nos. 473/1, 7261 and 6934, all within Mouza- Duilya, J.L. No. 35, P.S. Sankrail, District- Howrah, more fully described in the Schedule written hereunder.

AND WHEREAS the First Parties/Owners became Owners of the said property by way of inheritance from their father and husband Bimal Kumar Das Sadhukhan.



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AND WHEREAS said Bimal Kumar Das Sadhukhan became Owners of the said property by way of Partition by a registered Deed of Partition, dated 02.05.1975, registered in the Office of Sub-Registrar, Ranihati, vide Book No. 1, Volume No. 46, Pages- 31 to 38, Being No. 2234, for the year 1975.

AND WHEREAS said Bimal Kumar Das Sadhukhan while thus seized and possessed of his said property died leaving behind his wife Smt. Gita Rani Das, one son Sri Bablu Kumar Das and one daughter Smt. Ani Basak, the First Parties herein, as his legal heirs and thus the First Parties became joint Owners of the said property left by said Bimal Kumar Das Sadhukhan.

WHEREAS for secure and to get more profit from the said property, the Owners/First Party herein desirous to construct multi-storied building on 33.24 Decimals as afore stated subject to approval of Howrah Zilla Parishad upon the said property, but due to lack of experience and stringency of finance they were in search of a good, experienced and financial capable Developer who could do the needful construction on the said property.

WHEREAS the Second Party being an experienced and financial capable developer approached the Owners to enter into an agreement for developing the said property with a formulated scheme to do so and for that after having several discussions regarding the terms and conditions of the agreement, it has been settled that the terms and conditions of the agreement, should be fully embodied so that there should not be any confusion in the future towards the Agreement and Development of the said property. However, the Developer shall start the construction of the



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new building as per Plan to be sanctioned from the authority of Howrah Zilla Parishad in the name of the owners. In this regard to construct the masonry building thereupon the said property, Owners will delegate the power to the Developer which will be duly executed and registered Development Power of Attorney as and when required and Development Agreement and Power of Attorney will be registered.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

Article - I : Definitions :

In these presents unless it is repugnant to or inconsistent with the following words and/or expression shall mean as hereinafter mentioned.

- 1.1 **OWNERS** shall mean the above named Owners/Landlords and their heirs, executors, administrators, legal representatives and assigns.
- 1.2 **DEVELOPER** shall mean the above named Developer. In case it is necessary the Developer may form other Company subject to the approval of the Owners/Landlords.
- 1.3 **THE PROPERTY** shall mean the property mentioned and hereunder written in the First Schedule mentioned property comprised within R.S. Dag Nos. 524, 528, 533 and 534, under L.R. Dag Nos. 529, 533, 538 and 539, under L.R. Khatian Nos. 473/1, 7261 and 6934, all within Mouza- Duilya, J.L. No. 35, P.S. Sankrail, District- Howrah, along with all easement rights more fully described in the First Schedule hereunder written.



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- 1.4 **THE BUILDING** shall mean the building to be constructed on the said property in accordance with the building Plan to be sanctioned by the authority of Howrah Zilla Parishad and the name of the building will be settled later.
- 1.5 **THE UNIT** shall mean the partly or wholly constructed flat/apartment/shop/garage in the building (which is agreed to be completed by the Second Part/Developer) and also include a proportionate share in common portions of the said property and structure whatever the case may be.
- 1.6 **PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY** shall mean the ratio between the built-up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owners.
- 1.7 **THE COMMON PORTIONS** shall mean and include the common portions to be made and erected for convenience of the intending purchaser and/or lawful occupiers.
- 1.8 **THE ARCHITECT** shall mean such Architect or Architects appointed by the Developer as Architect for the building or such other Architect or Architects as may be appointed by the Developer, cost of which will be borne by the Developer.
- 1.9 **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and space required excepting for the Owners' allocation.



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- 1.10 **OWNERS' ALLOCATION** shall mean the Developer shall give 34% of the sanctioned area of which lift and stair shall remain common and a refundable sum of Rs.15,00,000/- (Rupees fifteen only) at the time of registration of this agreement and Development Power of Attorney and with the right, title, interest in common facilities and amenities at the said premises.
- 1.11 **DEVELOPER'S ALLOCATION** shall mean rest of the entire saleable area i.e. 66% of the sanctioned area (excepting the owners' allocation portion of the sanctioned area) on the First Schedule noted property together with proportionate share, right, title and interest in common facilities and amenities including the right of using the said facilities with right to the undivided proportionate importable share in the land.
- 1.12 **TRANSFER WITH ITS GRAMMATICAL VARIATIONS** shall mean adopted for effecting what is understood as a transfer of undivided proportionate share of land in multi-storied building to Purchasers thereof by executing and registering Deed or Deeds of Conveyance in accordance with the provisions of law in this behalf by the Owners in favour of the Purchaser, on receipt of consideration.
- 1.13 **TRANSFeree** shall mean the person or persons, firm, limited company or Association of persons to whom any space in the building shall be transferred.
- 1.14 **WORD IMPORTING SINGULAR** shall include plural and vice-versa.



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- 1.15 **WORD IMPORTING MASCULINE GENDER** shall include feminine and neutral genders, likewise words importing feminine genders shall mean and include masculine and neutral genders and similarly words importing neutral gender shall include masculine and feminine genders.
- 1.16 **THE DATE OF DELIVERY** within **Five** years from the date of sanction plan. After five years the First Parties agreement will be automatically cancelled, there will be no other agreement will arise in the account but the Developer will be liberty to sell their allocation and in the meantime shall deliver owner's allocation.
- 1.17 **SANCTIONED PLAN** shall mean and include the new building plan to be sanctioned by the Howrah Zilla Parishad.
- 1.18 **STATUTE PORTION** shall mean and include the portion which is to be allocated in favour of the Developer by these presents.
- 1.19 **PREMISES** shall mean the premises newly built on R.S. Dag Nos. 524, 528, 533 and 534, under L.R. Dag Nos. 529, 533, 538 and 539, under L.R. Khatian Nos. 473/1, 7261 and 6934, all within Mouza- Duilya, J.L. No. 35, P.S. Sankrail, District- Howrah, at the cost of the Developer.
- 1.20 **ADVOCATE** shall mean RABIN KUMAR KARMAKAR of Village & Post- Podrah, P.S. Sankrail, District- Howrah who will prepare all the papers related to the schedule noted property in respect of Developer's allocation with the approval of Owners' Advocate.



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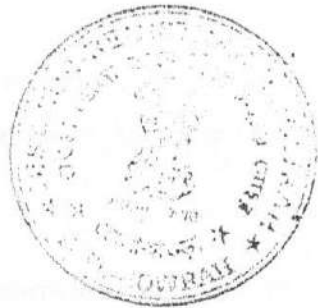
- 1.21 **SPECIFICATION OF ALLOTMENT** : Allotment will be finally settled after sanction of Plan from Howrah Zilla Parishad, without making harm to each other.

ARTICLE - II : COMMENCEMENT :

- 2.1 This agreement shall be deemed to have commenced on and from the date of execution of these presents.

ARTICLE - III : OWNERS'S RIGHT AND REPRESENTATIONS :

- 3.1 The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.
- 3.2 That excepting the Owners nobody else have any right, title and interest, claim or demand whatsoever or howsoever into or upon the said property.
- 3.3 The said property is free from all encumbrances, charges, liens, lispendents, attachments, trusts whatsoever or howsoever.
- 3.4 There is no excess vacant land in the said property within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and the Developer is fully satisfied with the marketable title of the Owners.
- 3.5 There is no bar, legal or otherwise for the Owners to obtain the certificate or certificates from the Income Tax Authority as per the



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provisions of the Income Tax Act or other consents and permission those may be required but the Developer shall be responsible for payment of Income Tax according to progress of construction save and except the Owners' Allocated portion and sale to the intending Purchaser.

3.6 That the total area comprised in the said property is 33.24 Decimals Bastu land.

3.7 That the Owners undertakes to execute Registered General Power of Attorney in favour of the Second Party/Developer, whereby the Owners will give the Developer/Second Party all the powers required for the purpose of making such construction on their own risk and cost as well as the power to negotiate for and make register deeds, documents, whatsoever, required.

ARTICLE - IV : DEVELOPER'S RIGHT :

4.1 That on the power and by virtue of this Agreement, the Developer/ Second Party is hereby empowered to raise the construction at the above mentioned property by investing its own finance and resources and undertake to erect the said building as per the building plan. The Developer will bear the cost of building plan, soil testing and whatever expenses necessary for sanction of building Plan.

4.2 That the Second Party is hereby empowered to suitably, modify or alter the sanctioned Plan as and when required and submit the same for approval of the Howrah Zilla Parishad with the previous written consent of the Owners but if the same is at all done, the



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entire costs shall be borne by the Second Party/Developer alone, provided a fresh agreement is entered into after the First Sanctioned Plan.

- 4.3 That the Second Party/Developer herein for the purpose of raising the construction shall have their right to enter into agreement for sale of flats etc. excepting Owners's allocation in respect of his own allocation (as the same will be shown in the sanction Plan) upto the limit of built-up area, as mentioned above, and to that effect they shall be entitled to receive the earnest money from the intending Purchasers but at all material times, the Owners shall not be liable for such money or earnest money.
- 4.4 The Developer/Second Party shall have right to name the newly constructed building with the mutual consent of the Owners.
- 4.5 The Developer/Second Party shall be entitled to appoint their own labours, masons, contractor, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second Party/Developer and all the risk and liability together with all responsibility shall remain with the Developer/Second Party and to that effect the Owners/First Party shall never be liable or responsible for any debts, payments, misappropriation of any money or anything whatsoever, eventuality takes place at the time or after construction completed and hand-over to the prospective purchasers. The Second Party/Developer shall also remain liable for any litigation or for any matter relating to the building.



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- 4.6 That the Developer/Second Party for the purpose of raising the said construction shall have their absolute right to enter into any agreement for sale of flats and apartment together with the shop room/ portions as the said portion will be shown in the sanctioned Plan, subject to making Confirming Party of the Owners and to that effect they shall be entitled to receive the earnest money from the intending purchasers together with all advance thereof but at all material time the Owners shall not be liable for such advance or earnest money. That the said earnest money accepted by the Second Party/Developer shall remain charges only with the Developer's share and to that effect.
- 4.7 The Second Party/Developer shall have the right to register the Deed of Conveyance in respect of the newly constructed building excepting 34% of the total sanctioned area, the said power together with allowing possession to the intending purchaser or purchasers can be made or done.

ARTICLE - V : APPARENT CONSIDERATIONS :

- a) That in consideration of the Agreement the Owners to allow the Developer/Second Party to construct the building at his own property, it is hereby settled that the Owners shall receive 34% of the total sanctioned area and a refundable sum of Rs.15,00,000/- (Rupees fifteen lakh only) at the time of execution of this agreement and with the right, title, interest in common facilities and amenities at the said premises. The Owners will stay in their own building during construction and they will be shifted in the new flat from their own house directly.



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ARTICLE - VI : DEVELOPER'S RIGHT AND REPRESENTATIONS :

- 6.1 The Developer at his responsibility sanctioned the Plan from the Howrah Zilla Parishad and shall start construction of the building.
- 6.2 To prepare and cause the said plan already sanctioned and to incur and bear all costs, charges and expenses for preparation, design and sanctioning of the said plan by the Developer.
- 6.3 At their own cost to obtain all necessary permission and/or approval and consent.
- 6.4 To incur and pay all costs, charges and expenses for obtaining the permission from the Authority/Authorities concerned.
- 6.5 To bear all costs, charges and expenses for construction of the building at the said premises including soil testing.
- 6.6 To take project loan from the scheduled/nationalized bank or any other financial institutions or private financiers against their share without any further consent of the Owners and this agreement itself will be treated as consent of the Owners.

ARTICLE - VII : OWNERS' ALLOCATION :

- 7.1 The Developer shall at their own costs, construct, erect and complete the building in all respect and shall allocate the Owners their allocation mainly 34% of the total sanctioned area and a refundable sum of Rs.15,00,000/- (Rupees fifteen lakh only) at the time of execution of this agreement and with the right, title, interest in common facilities and amenities at the said premises.



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ARTICLE - VIII : DEVELOPER'S ALLOCATION :

8.1 In consideration of the above, the Developer shall be entitled to entire saleable area excepting Owners' allocated portion i.e. 34% of the total sanctioned area of the total saleable area with the right of user of user of common facilities and amenities and the Developer shall be entitled to enter into Agreement for Sale and transfer in their own names or in the name of their nominee and to receive and realize and collect all moneys in respect thereof and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement, it will not be obligatory on the party of the Developer to obtain consent of the Owners as Confirming Party.

ARTICLE - IX : PROCEDURE :

- 9.1 The Owners shall grant to the Developer a Registered Power of Attorney after registration of Development Agreement as may be required for the purpose of obtaining necessary permission from the different authorities in connection with the construction of the building and also for pursuing the follow-up of the matter with the statutory body and other authorities.
- 9.2 Notwithstanding grant of Power of Attorney by the Owners in favour of the Developer and delivery of possession of the said premises, no action of the Developer under this Power of Attorney shall in any manner fasten or create any financial or any other liabilities of any kind whatever upon the Owners.



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ARTICLE - X : CONSTRUCTION -

- 10.1 The Developer shall be solely and exclusively responsible for construction of the said building.
- 10.2 The existing structure and all the materials arising consequent to the demolition of the existing building and/or structure of the said property shall belong to the Developer and they shall cause the same to be removed at their own costs.

ARTICLE - XI : BUILDING -

- 11.1 The Developer at their own cost construct, erect, and complete the building and the common facilities and also amenities at the said premises in accordance with the Plan with good and standard quality of materials.
- 11.2 The Developer shall install and erect in the said building at their own costs as per the specifications and also as per drawings provided by the Architect, Pump Water/deep tube well storage tanks, overhead reservoir, electrification, permanent electric connection from the **WBSEDCL** and electrification in the building and also in the respective flats through electrical wiring and other facilities as are required to be provided in a Residential multi-storied building at Duiya in Ownership basis or otherwise.
- 11.3 The Developer shall borne the entire cost of construction including Architect's fees without creating any financial or other liabilities on the part of the Owners regarding the construction.



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- 11.4 The Developer shall complete the building with outside plastering and with decent colourings of the outside and the building in a total complete condition.

ARTICLE - XII : COMMON FACILITIES :

- 12.1 The Developer shall pay and bear all Panchayat Taxes and other dues and impositions and outgoing in respect of the said premises accruing due as and from the date of execution of this agreement till hand-over of the possession within the stipulated period in favour of the Owners as well as other flat Owners. But if any dues made by the Developer of the previous due all such payment shall not be adjusted from the Owners' consideration or the Owners will not refund the same without interest to the Developer before final payment.
- 12.2 After the completion of the total construction, the Developer and the Owners including their assigns will bear the cost of common facilities and maintenance charges like cost of lift, if any, Durwans, Pump Motor and Electric Charges in the common areas in proportion of their respective possession including proportionate share of premium for the insurance of the building, if any, water, fire and scavenging charges etc.

ARTICLE - XIII : LEGAL PROCEEDINGS :

- 13.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceedings, which may arise in respect of the



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Development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owners shall be borne and paid by the Developer alone.

ARTICLE - XIV : DEVELOPER'S INDEMNITY :

- 14.1 The Developer hereby undertakes to keep the Owners indemnified against all Third Party claim and actions arising out of any sorts of act of commission of the Developer or relating to the construction of the building.
- 14.2 The Developer hereby undertakes to keep the Owners indemnified against all acts, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said premises and/or in the manner of construction of the said building and/or any defect therein.
- 14.3 The Developer will avail off the facilities of the right of the common passage as mentioned in the said schedule and plan annexed thereto in the document.

ARTICLE - XV : MISCELLANEOUS :

- 15.1 The Owners and the Developer have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owners or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitutes as an Association or persons.



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- 15.2 The Owners hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Owners shall execute any such additional Power of Attorney and/or Authorization in favour of the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds and matters and things do not in any way infringe on the right of Owners and/or against the spirit of this Agreement.
- 15.3 The Developer shall frame a scheme for the management and administration of the said building and/or common parts thereof. The Owners hereby agree to abide by the Rules and Regulations of such management society, Association, holding organization and hereby give their consent to abide by the same. The Developer shall also confirm the specifications of the building materials and fittings and mode of flooring, plastering, colourings, wirings, etc. with the Owners in details on agreed terms.
- 15.4 It is expressly agreed by the Owners that at all times he will not cancel the said agreement without showing any reasonable ground against this agreement of Development and if the Owners strict to cancel the agreement, then the Owners shall have to pay the entire expenses incurred by the Developer which shall be ascertained by an expert valuer overhead costs at that time and such compensation shall be made clear at once at the time of cancellation of the agreement, otherwise the agreement shall be valid at all time.
- 15.5 The name of the building will be "BEE GEE APARTMENT."



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- 15.6 As and from the date of completion of the building, the Developer and/or their transferees and the Owners and/or his transferees and his successors shall each be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of his respective areas and/or share of the built-up area.
- 15.7 There is no existing Agreement regarding Development or sale of the said premises and that all other arrangements, if any, prior to this agreement have been canceled and are being suspended by this agreement.
- 15.8 It is expressly agreed by and between the parties hereto that the right, title and interest over the above the top roof will be in the custody with the Developer and owners.
- 15.9 If Howrah Zilla Parishad or any other concerned authorities grants, further sanction, Developer can construct further construction on the top floor of the building.
- 15.10 The Developer will construct boundary wall and at that time, if any dispute arises, the Developer will inform the same to the Owners and the Owners will settle the dispute. The Developer shall dismantle the present structure at their own cost and took all debris.
- 15.11 Regarding any dispute in the title of the said property, the Owners will clear all the disputes and in that event if any expenses incurred by the Developer that will be refunded by the Owners by cash.
- 15.12 The First party will hand-over all the attested xerox requisite documents to the Second Party upon receipt and the Second Party upon receipt and the Second Party will return back the same the First Part upon expiry of this Agreement. No original deed will be



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given if required to show the original deed the First Party will go and take return the deed.

15.13 The Second Party will not allow to do any type of immoral activities whereby the Owners as well as the neighbourers are prejudicially affected.

15.14 That the Second Party/Developer shall have power to take Project Loan and/or Bank Loan from any bank in respect of their share in the First Schedule noted property.

15.15 This agreement is binding upon all the legal heirs and successors of both the parties.

15.16 All documents in respect of construction shall be approved by the Advocate Rabin Kumar Karmakar including registration and also will act as arbitrator between the parties.

ARTICLE - XVI : FORCE MAJEURE -

16.1 The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the Force Majeure.

16.2 Force majeure shall mean flood, earth-quake, riot, war, tempest, civil commotion, strike and/or any other act or commission beyond the reasonable control of the Developer.

ARTICLE - XVII : ARBITRATION -

17.1 If at any time any dispute shall arise between the parties hereto regarding the construction or violation of any of the terms and conditions herein contained or abridging these presents or determination of any liability of any of the parties under this



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Agreement, both parties shall first try to settle the dispute amicably by discussion among themselves and if not possible, the same shall be referred to the Arbitration and their joint decision shall be deemed to be a reference within the meaning of the Indian Arbitration & Reconciliation Act, 1996 or any statutory enactment or modification there under and the said Arbitrators will be nominated by each of the parties. In case of differences with the reference of the Arbitrator, the Arbitrator will appoint an Umpire and his decision is final and binding upon the respective parties but no event none of the parties shall be entitled to stop the progress of construction or Development of the said premises until such time as the award is given by the Arbitrator or the Umpire, as the case may be.

FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT the piece and parcel of Rayati Bastu land, measuring about 33.24 Decimals, situated at and/or comprised in R.S. Dag Nos. 524, 528, 533 and 534, under L.R. Dag Nos. 529, 533, 538 and 539, L.R. Khatian Nos. 473/1, 7261 and 6934 and out of which 03 Decimals of land under L.R. Dag No. 529, 1 Decimal of land under L.R. Dag No. 538, 3 Decimals of land under L.R. Dag No. 539 all are within L.R. Khatian Nos. 473/1, similarly 03 Decimals of land under L.R. Dag No. 529, 1 Decimals of land under L.R. Dag No. 538, 3 Decimals of land under L.R. Dag No. 539 all are within L.R. Khatian Nos. 7261 and 12.24 Decimals of land under L.R. Dag No. 529, 4 Decimals of land under L.R. Dag No. 533, 1 Decimal of land under L.R. Dag No. 538, 2 Decimals of land under L.R. Dag No. 539 all are within L.R. Khatian Nos. 6934, all within Mouza- Duilya, J.L. No. 35, P.S. Sankrail, District- Howrah, within Additional District Sub-Registry Office Ranihati, District Sub-Registry Office and District-



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Howrah, Pin- 711302, along with all easement rights which is butted and bounded in the manner as follows:-

- On the North : Land of Mr. P.C. Maity;
 On the South : Land of Gour Hari Nath and house of Bhudev Mukherjee;
 On the East : 23'-0" feet wide Panchayat Road;
 On the West : Pond.

SPECIFICATION SCHEDULE

- 1) Marble/Tiles Flooring within 6 inches skirting. TATA Rod upto plinth.
 Bathroom Flooring – Marble/Tiles with 6 inches skirting with 6 feet height glazed tiles.
 Kitchen – Cooking Platform Black Stone top and 2 feet Glazed tiles above cooking platform.
 2. M.S. Grill with aluminum channel windows with glass, handles and stopper.
 3. Concealed electric wiring -
 Bed Room – 5 Points each with 1 No. 5 Amp. Plug Point.
 Hall – 3 Points with 15 Amp. Plug point.
 Kitchen/Bathroom/Balcony/Main Gate - Three points.
 4. Inside walls and Ceiling Finished with plaster of Paris.
 5. Wooden Door frame and commercial flush doors, main door will be of standard commercial ply.
- Brick Work** – 8" Outside, 5" partition of flat and 3" inside partition and wall in front and between two flats 5", all shops 5".
- Water supply** – concealed water pipe line with one shower, one tap water and one at the pan with cistern point in bathroom and two points in kitchen.



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IN WITNESS WHEREOF the parties hereto signed on this Agreement at Howrah on this day, month and year first above written in the presence of:

Signed, Sealed and Delivered

In the presence of:

Witnesses:-

1. *Bularam Singh*
11C King's Road.
Howrah 711001.

2. *Ariman Singh*
Howrah.

Baldev K.P. Das
Greta Rani Das
Ani Bazar

Signature of the First Party.

Drafted by me and prepared
in my sheristha.

Rabindra Kumar Karmanar

Advocate.

Judges' Court, Howrah.
Enrolment No. WB-301/1990.

UNIKUE CONHEIGHT PVT. LTD.

Md. Sakin
DIRECTOR

Signature of the Second Party.

Typed by me.

ESWARAN SINGH

Howrah Court.



X

District Sub-Registrar-II
Howrah

08 APR 2021



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

GRN Details

GRN: 192020210250525151
GRN Date: 26/03/2021 18:11:27
BRN : IK0BBFERJ1
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 26/03/2021 18:03:26
Payment Ref. No: 2000528047/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: MD SAJID
Address: PODHRA
Mobile: 9874684712
Depositor Status: Seller/Executants
Query No: 2000528047
Applicant's Name: Mr Rabin Kumar Karmakar
Identification No: 2000528047/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000528047/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	16011
2	2000528047/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	15021
			Total	25032

IN WORDS: TWENTY FIVE THOUSAND THIRTY TWO ONLY.






District Sub-Registrar-II
Howrah

08 APR 2025



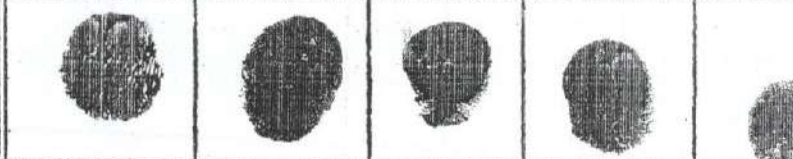
FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Bablu K D

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature B Gelta Rani

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						


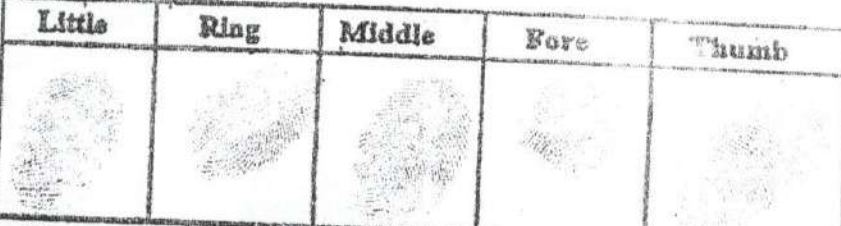
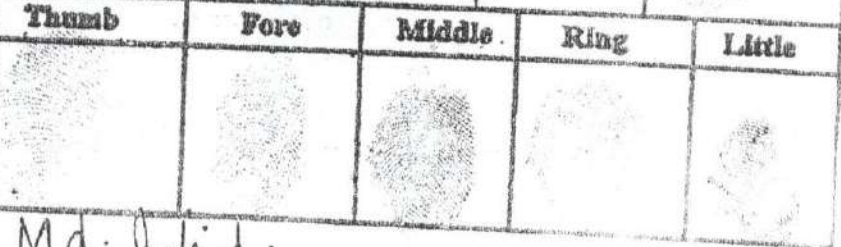
Signature Anu Basak



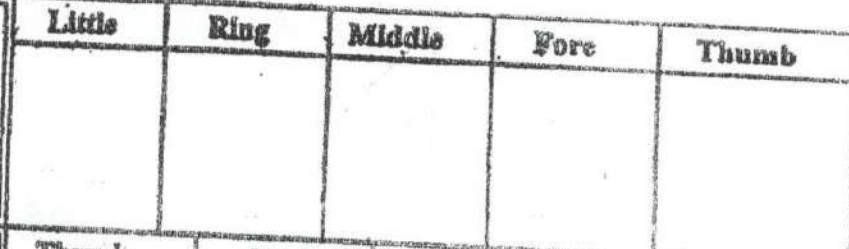

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District Sub-Registrar-II
Howrah

08 APR 2021

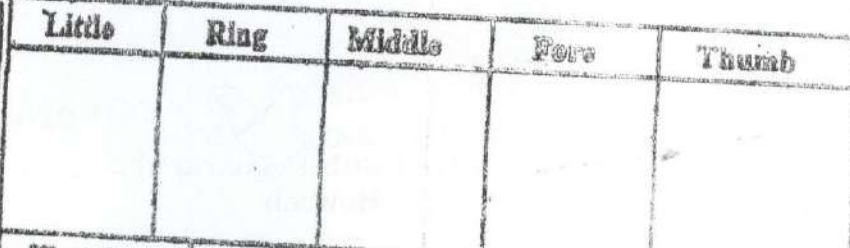
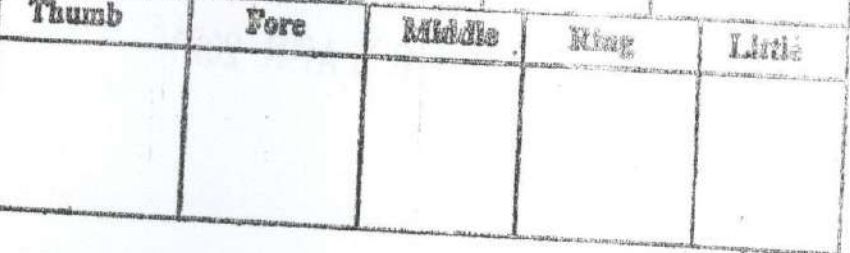
FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Md. Farid

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature _____

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature _____



✓
District Sub-Registrar-II
Howrah

08 APR 2021



ভারত সরকার
Government of India

নাম : Md Sajid
পিতা : মোঃ হানিফ
Father - MD HANIF
জন্মতারিখ / DOB : 10/02/1990
সঙ্গ - Male



2128 8535 3973

- সাধারণ মানুষের অধিকার



ভারত সরকার
GOVT. OF INDIA



স্বাস্থ্য বিভাগ
HEALTH DEPARTMENT

INCOME TAX DEPARTMENT

MD SAJID
HANIF MOHD

10/02/1990

Bank Account Number

BOEPM9517P

Md Sajid

Signature

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

UNIKUE CONHEIGHT PRIVATE LIMITED

26/03/2015

Income Tax Account Number

AABCU058G



जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

BABLU KUMAR DAS
BIMAL KUMAR DAS
12/04/1964
Permanent Account Number
AIKPD2950L

Bablu K. Das
Signature



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA



पत्राची लेखा संख्या कार्ड
Pan/Account Number Card

CTIPD8326B

नाम / Name
GEETA RANI DAS

पिता का नाम / Father's Name
SAILENDRA NATH DAS

जन्म का तिथि / Date of Birth
11/06/1944

Geeta Rani Das

हस्ताक्षर / Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित कर/लौटार :
आयकर पैन सेवा यूनिट, UTHITSL,
प्लॉट नं. 3, सेक्टर 11, सी बी डी बेलपुर,
नवी मुंबई-४०० ६१४.



भारत सरकार
GOVERNMENT OF INDIA



গীতা রানী দাস
Geeta Rani Das
পিতা : শৈলেন দাস
Father : Shailen Das
জন্ম সাল / Year of Birth : 1944
মহিলা / Female



7129 1634 6935

সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
W/O•বিমল কুমার দাস, পি সি
রায় রোড, দুইলা, হাওড়া,
পশ্চিমবঙ্গ, 711302

Address:
W/O Bimal Kumar Das, P.C
RAY ROAD, DUILYA, Haora,
West Bengal 711302



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

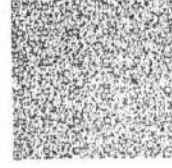


नाम / Name
ANI BASAK

पिता का नाम / Father's Name
BIMAL KUMAR DAS

जन्म की तिथि /
Date of Birth
06/04/1960

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BFEPB0239L



28082016

ANI BASAK
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



भारत सरकार



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 2189/71177/63104

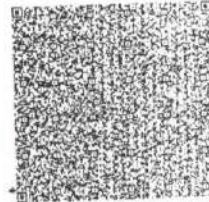
Download Date: 04/08/2018

To
Ani Basak
W/O: Tarani Kumar Basak
Dulliya
Dulliya
Dulliya
Howrah West Bengal - 711302
9007123857

Generation Date: 23/07/2018

Signature valid

Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
04/08/2018 14:50:55
IST



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

6958 7355 2977

VID : 9174 0240 9573 0350

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

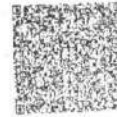


Ani Basak
Date of Birth/DOB: 06/04/1960
Female/ FEMALE

6958 7355 2977

VID : 9174 0240 9573 0350

मेरा आधार, मेरी पहचान



- पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन अथॉन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

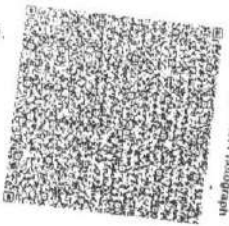
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address:
W/O: Tarani Kumar Basak, Dulliya, Dulliya,
Howrah,
West Bengal - 711302



QR Code with Photograph

6958 7355 2977
VID: 9174 0240 9573 0350



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



आयकर सेवा संचालक
Permanent Account Number Card
CTIPD8326B

नाम / Name
GEETA RANI DAS

पिता का नाम / Father's Name
SAILENDRA NATH DAS

जन्म तिथि / Date of Birth
11/06/1944

Geeta Rani Das
हस्ताक्षर / Signature



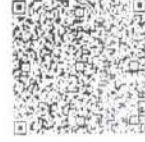
In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UHTTSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खाने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UHTTSL
प्लॉट नं. 3, सेक्टर 11, सी बी डी बेलपुर
नवी मुंबई-400 614



भारत सरकार
GOVERNMENT OF INDIA



গীতা রানী দাস
Geeta Rani Das
পিতা : শৈলেন দাস
Father : Shailen Das
জন্ম সাল / Year of Birth : 1944
মহিলা / Female



7129 1634 6935

স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
W/O. বিমল কুমার দাস, পি পি
রায় রোড, দুইল্যা, হাওড়া,
পশ্চিমবঙ্গ, 711302

Address:
W/O Bimal Kumar Das, P C
RAY ROAD, DUILYA, Haora,
West Bengal 711302



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

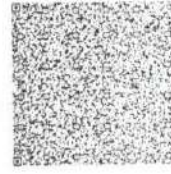


नाम / Name
ANI BASAK

पिता का नाम / Father's Name
BIMAL KUMAR DAS

जन्म की तारीख /
Date of Birth
06/04/1960

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BFEPB0239L



28082018

Ani Basak
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in





भारत सरकार



भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 2189/71177/63104

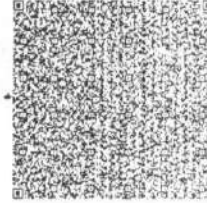
Download Date: 04/04/2018

To
Ani Basak
W/O: Tarani Kumar Basak
Dulliya
Dulliya
Howrah West Bengal - 711302
9001123887

Generation Date: 23/07/2018

Signature valid

DIGITALLY SIGNED BY
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
DATE: 2018.07.23 11:50:58
IST



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

6958 7355 2977

VID : 9174 0240 3573 0350

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

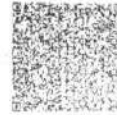


Ani Basak
Date of Birth/DOB: 06/04/1960
Female/FEMALE

6958 7355 2977

VID : 9174 0240 3573 0350

मेरा आधार, मेरी पहचान



- यह पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

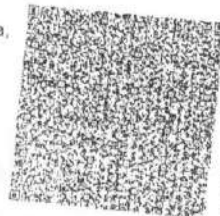
- This is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधर देश भर में मान्य है।
- आधर भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

Address:
W/O: Tarani Kumar Basak, Dulliya, Dulliya,
Howrah,
West Bengal - 711302



QR Code with Photograph

6958 7355 2977
VID: 9174 0240 9573 0350

Major Information of the Deed

Deed No :	I-0513-03853/2021	Date of Registration	08/04/2021
Query No / Year	0513-2000528047/2021	Office where deed is registered	
Query Date	08/03/2021 4:11:53 PM	0513-2000528047/2021	
Applicant Name, Address & Other Details	Rabin Kumar Karmakar Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9874922137, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 17,00,000/-	Rs. 94,69,611/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 15,053/- (Article:E, E. B. M(b), H)		
Remarks			







Land Details :




District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duilya, JI No: 35, Pin Code : 711302

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value - (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-529 (RS :-)	LR-6934	Bastu	Bastu	12.24 Dec	5,00,000/-	34,87,005/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-529 (RS :-)	LR-7261	Bastu	Bastu	3 Dec	1,00,000/-	8,54,658/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	LR-529 (RS :-)	LR-473/1	Bastu	Bastu	3 Dec	1,00,000/-	8,54,658/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L4	LR-533 (RS :-)	LR-6934	Bastu	Bastu	4 Dec	2,00,000/-	11,39,544/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L5	LR-538 (RS :-)	LR-6934	Bastu	Bastu	1 Dec	1,00,000/-	2,84,886/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L6	LR-538 (RS :-)	LR-7261	Bastu	Bastu	1 Dec	50,000/-	2,84,886/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L7	LR-538 (RS :-)	LR-473/1	Bastu	Bastu	1 Dec	50,000/-	2,84,886/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,

	LR-539 (RS :-)	LR-6934	Bastu	Bastu	2 Dec	2,00,000/-	5,69,772/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
L9	LR-539 (RS :-)	LR-7261	Bastu	Danga	3 Dec	2,00,000/-	8,54,658/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
L10	LR-539 (RS :-)	LR-473/1	Bastu	Bastu	3 Dec	2,00,000/-	8,54,658/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
	TOTAL :				33.24Dec	17,00,000 /-	94,69,611 /-	
	Grand Total :				33.24Dec	17,00,000 /-	94,69,611 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bablu Kumar Das (Presentant) Son of Late Bimal Kumar Das Executed by: Self, Date of Execution: 08/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office	 <small>08/04/2021</small>	 <small>LTI 08/04/2021</small>	 <small>08/04/2021</small>
Village Duilya, P.O:- Andul Mouri, P.S:- Sankrail, Howrah, District:-Howrah, West Bengal, India, PIN - 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx0L, Aadhaar No: 29xxxxxxxx4842, Status :Individual, Executed by: Self, Date of Execution: 08/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs Geeta Rani Das Wife of Late Bimal Kumar Das Executed by: Self, Date of Execution: 08/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office	 <small>08/04/2021</small>	 <small>LTI 08/04/2021</small>	 <small>08/04/2021</small>
Village Duilya, P.O:- Andul Mouri, P.S:- Sankrail, Howrah, District:-Howrah, West Bengal, India, PIN - 711302 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Cxxxxxx6B, Aadhaar No: 71xxxxxxxx6935, Status :Individual, Executed by: Self, Date of Execution: 08/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office				










Name	Photo	Finger Print	Signature
Mrs Ani Basak Wife of Mr Tarani Basak Executed by: Self, Date of Execution: 08/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office			
08/04/2021		LTI 08/04/2021	08/04/2021

Village Dulya, P.O:- Andu Mouri, P.S:- Sankrail, Howrah, District:-Howrah, West Bengal India, PIN - 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BFxxxxxx9L, Aadhaar No: 69xxxxxxxx2977, Status :Individual, Executed by: Self, Date of Execution: 08/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Unikue Con Height PVT. LTD 352, Shanti Pally Rajdanga, Kasba, P.O:- East Kolkata Township, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 , PAN No.:: AAXxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Md Sajid Son of Late Md Hanif Date of Execution - 08/04/2021, , Admitted by: Self, Date of Admission: 08/04/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 8 2021 2:53PM</td> <td></td> <td>LTI 08/04/2021</td> <td>08/04/2021</td> </tr> </tbody> </table> <p>Maa Sitala Apartment, 2nd Floor, Andul Road, P.O:- Podrah, P.S:- Sankrail, Howrah, District:-Howrah, West Bengal, India, PIN - 711109, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BQxxxxxx7P, Aadhaar No: 21xxxxxxxx3973 Status : Representative, Representative of Unikue Con Height PVT. LTD (as Director)</p>	Name	Photo	Finger Print	Signature	Mr Md Sajid Son of Late Md Hanif Date of Execution - 08/04/2021, , Admitted by: Self, Date of Admission: 08/04/2021, Place of Admission of Execution: Office				Apr 8 2021 2:53PM		LTI 08/04/2021	08/04/2021
Name	Photo	Finger Print	Signature										
Mr Md Sajid Son of Late Md Hanif Date of Execution - 08/04/2021, , Admitted by: Self, Date of Admission: 08/04/2021, Place of Admission of Execution: Office													
Apr 8 2021 2:53PM		LTI 08/04/2021	08/04/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rabin Kumar Karmakar Son of Late K K Karmakar Howrah Court, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101			
08/04/2021	08/04/2021	08/04/2021	

Identifier Of Mr Bablu Kumar Das, Mrs Geeta Rani Das, Mrs Ani Basak, Mr Md Sajid

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Bablu Kumar Das	Unikue Con Height PVT. LTD-4.08 Dec
2	Mrs Geeta Rani Das	Unikue Con Height PVT. LTD-4.08 Dec
3	Mrs Ani Basak	Unikue Con Height PVT. LTD-4.08 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr Bablu Kumar Das	Unikue Con Height PVT. LTD-1 Dec
2	Mrs Geeta Rani Das	Unikue Con Height PVT. LTD-1 Dec
3	Mrs Ani Basak	Unikue Con Height PVT. LTD-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Bablu Kumar Das	Unikue Con Height PVT. LTD-1 Dec
2	Mrs Geeta Rani Das	Unikue Con Height PVT. LTD-1 Dec
3	Mrs Ani Basak	Unikue Con Height PVT. LTD-1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Bablu Kumar Das	Unikue Con Height PVT. LTD-1 Dec
2	Mrs Geeta Rani Das	Unikue Con Height PVT. LTD-1 Dec
3	Mrs Ani Basak	Unikue Con Height PVT. LTD-1 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Bablu Kumar Das	Unikue Con Height PVT. LTD-1.33333 Dec
2	Mrs Geeta Rani Das	Unikue Con Height PVT. LTD-1.33333 Dec
3	Mrs Ani Basak	Unikue Con Height PVT. LTD-1.33333 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Bablu Kumar Das	Unikue Con Height PVT. LTD-0.333333 Dec
2	Mrs Geeta Rani Das	Unikue Con Height PVT. LTD-0.333333 Dec
3	Mrs Ani Basak	Unikue Con Height PVT. LTD-0.333333 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr Bablu Kumar Das	Unikue Con Height PVT. LTD-0.333333 Dec
2	Mrs Geeta Rani Das	Unikue Con Height PVT. LTD-0.333333 Dec
3	Mrs Ani Basak	Unikue Con Height PVT. LTD-0.333333 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr Bablu Kumar Das	Unikue Con Height PVT. LTD-0.333333 Dec
2	Mrs Geeta Rani Das	Unikue Con Height PVT. LTD-0.333333 Dec
3	Mrs Ani Basak	Unikue Con Height PVT. LTD-0.333333 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr Bablu Kumar Das	Unikue Con Height PVT. LTD-0.666667 Dec
2	Mrs Geeta Rani Das	Unikue Con Height PVT. LTD-0.666667 Dec
3	Mrs Ani Basak	Unikue Con Height PVT. LTD-0.666667 Dec

Transfer of property for L9

No	From	To. with area (Name-Area)
	Mr Bablu Kumar Das	Unikue Con Height PVT. LTD-1 Dec
2	Mrs Geeta Rani Das	Unikue Con Height PVT. LTD-1 Dec
3	Mrs Ani Basak	Unikue Con Height PVT. LTD-1 Dec

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duiya, JI No: 35, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 529, LR Khatian No:- 6934	Owner:বাবলু কুমার দাস, Gurdian:বিমল কুমার দাস, Address:লিঙ্গ , Classification:ভাঙ্গা, Area:0.12000000 Acre,	Mr Bablu Kumar Das
L2	LR Plot No:- 529, LR Khatian No:- 7261	Owner:গীতারানী দাস, Gurdian:বিমল , Address:লিঙ্গ , Classification:ভাঙ্গা, Area:0.03000000 Acre,	Mrs Geeta Rani Das
L3	LR Plot No:- 529, LR Khatian No:- 473/1	Owner:শ্রীমতি ত্র্যম্বকী বসাক্, Gurdian:তরনী , Address:লিঙ্গ , Classification:ভাঙ্গা, Area:0.03000000 Acre,	Mrs Ani Basak
L4	LR Plot No:- 533, LR Khatian No:- 6934	Owner:বাবলু কুমার দাস, Gurdian:বিমল কুমার দাস, Address:লিঙ্গ , Classification:ভাঙ্গা, Area:0.04000000 Acre,	Mr Bablu Kumar Das
L5	LR Plot No:- 538, LR Khatian No:- 6934	Owner:বাবলু কুমার দাস, Gurdian:বিমল কুমার দাস, Address:লিঙ্গ , Classification:ভাঙ্গা, Area:0.03000000 Acre,	Mr Bablu Kumar Das
L6	LR Plot No:- 538, LR Khatian No:- 7261	Owner:গীতারানী দাস, Gurdian:বিমল , Address:লিঙ্গ , Classification:ভাঙ্গা, Area:0.03000000 Acre,	Mrs Geeta Rani Das
L7	LR Plot No:- 538, LR Khatian No:- 473/1	Owner:শ্রীমতি ত্র্যম্বকী বসাক্, Gurdian:তরনী , Address:লিঙ্গ , Classification:ভাঙ্গা, Area:0.04000000 Acre,	Mrs Ani Basak
L8	LR Plot No:- 539, LR Khatian No:- 6934	Owner:বাবলু কুমার দাস, Gurdian:বিমল কুমার দাস, Address:লিঙ্গ , Classification:ভাঙ্গা, Area:0.02000000 Acre,	Mr Bablu Kumar Das
L9	LR Plot No:- 539, LR Khatian No:- 7261	Owner:গীতারানী দাস, Gurdian:বিমল , Address:লিঙ্গ , Classification:ভাঙ্গা, Area:0.03000000 Acre,	Mrs Geeta Rani Das
L10	LR Plot No:- 539, LR Khatian No:- 473/1	Owner:শ্রীমতি ত্র্যম্বকী বসাক্, Gurdian:তরনী , Address:লিঙ্গ , Classification:ভাঙ্গা, Area:0.03000000 Acre,	Mrs Ani Basak

On 08-04-2021

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 : (g) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 13:48 hrs on 08-04-2021, at the Office of the D.S.R. - II HOWRAH by Mr Bablu Kumar Das, 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 94,69,611/-

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

Execution is admitted on 08/04/2021 by 1. Mr Bablu Kumar Das, Son of Late Bimal Kumar Das, Village Duiya, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 2. Mrs Geeta Rani Das, Wife of Late Bimal Kumar Das, Village Duiya, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 3. Mrs Ani Basak, Wife of Mr Tarani Basak, Village Duiya, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife

Indetified by Mr Rabin Kumar Karmakar, , Son of Late K K Karmakar, Howrah Court, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-04-2021 by Mr Md Sajid, Director, Unikue Con Height PVT. LTD, 352, Shanti Pally Rajdanga, Kasba, P.O:- East Kolkata Township, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN, 700107

Indetified by Mr Rabin Kumar Karmakar, , Son of Late K K Karmakar, Howrah Court, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,053/- (B = Rs 15,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/03/2021 6:12PM with Govt. Ref. No: 192020210250525151 on 26-03-2021, Amount Rs: 15,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BBFERJ1 on 26-03-2021, Head of Account 0030-03-104-001-16

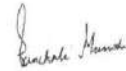
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 10,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3179, Amount: Rs.10/-, Date of Purchase: 15/11/2019, Vendor name: Arun Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/03/2021 6:12PM with Govt. Ref. No: 192020210250525151 on 26-03-2021, Amount Rs: 10,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BBFERJ1 on 26-03-2021, Head of Account 0030-02-103-003-02



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0513-2021, Page from 130813 to 130857
being No 051303853 for the year 2021.



Digitally signed by Panchali Munshi
Date: 2021.04.13 16:07:05 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2021/04/13 04:07:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)