168073/2022 P 15/12/22

भारतीय गैर न्यायिक

पचास रुपये रु.50

FIFTY RUPEES Rs.50

INDIA

INDIA NON JUDICIAL

ARA AG 577515

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

1-35 14/12/22

8/35345578/2022

Additional Registrar of Assurances-II Kolkata

Certified that the Documents admitted to Registration bears the endorsement as per the Act

Additional Registrar of Assurances II Kolkata

14 DEC 2022

DEVELOPMENT POWER OF ATTORNEYS AFTER DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEYS, executed this .....day of December, 2022 We, (1) SHRI SUBHAS KUNDU, (PAN: AGBPK0628B), (AADHAAR NO: 9878 7504 1456), Mobile No. 9007777671), Son of Late Ramendra Ranjan Kundu, By Faith – Hindu, By Occupation – Business, residing at Premises No. 12,

401281

T K Dey

NAME.....
ADD.....
RS.....

8 DEC 2022

S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

08 DEC 2022

08 DEC 2022

ADDITIONAL REGISTRAR OF ASSURANCE-II, KOLKATA

14 DEC 2022

Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla, P.O. - Ultadanga Post Office. (2) SHRI SUKUMAR KUNDU, (PAN: DAPPK1607B), (AADHAAR NO: 4657 3726 1538), Mobile No. 9674609346), Son of Late Ramendra Ranjan Kundu, By Faith – Hindu, By Occupation – Business, residing at Premises No. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla, P.O. - Ultadanga (3) SHRI SANAT KUNDU, (PAN: CVDPK5852L), (AADHAAR NO:2356 1324 0957), Mobile No. 6291545104), Son of Late Ramendra Ranjan Kundu, By Faith – Hindu, By Occupation – Business, residing at Premise No. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla, P.O. - Ultadanga Post Office to 1) SHRI SAMIR KUNDU (PAN: ANAPK6573D), AADHAAR NO. : 8983 7995 5531, Mobile No. 89104 27122), Son of Late Jadav Chandra Kundu, by faith -Hindu, by Occupation - Business, by Nationality - Indian residing at Premises No.13/8D, Ariff Road, P.O. and P.S.- Ultadanga, Kolkata-700067 and 2) SHRI RAKESH KUNDU (PAN: AFTPK2741L), (AADHAAR NO. : 7209 9231 4322), (Mobile No. 98049 69686), Son of Sri Ranajit Kumar Kundu, by faith -Hindu, by Occupation : Business, by Nationality -Indian, residing at Premises No.13/8D, Ariff Road, P.O. and P.S.- Ultadanga , Kolkata-700067 as ATTORNEYS.

WHEREAS One Sri Ramendra Ranjan Kundu (since deceased), son of Late Bipin Bihari Kundu was the Owner of ALL THAT partly two and partly three storied bricked built building messuage tenement

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

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heriditaments and premises together with rent free land thereunto belonging and containing an area of 4 Cottahs, 3 Chittacks, be the same a little more or less situated and lying at and being premises no. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla together with a strip of land containing and area of 2 Chittacks and 10 Sq. ft. more or less from the adjacent Premises No. 12, Ultadanga Road, Kolkata – 700 004, P.S. – Burtolla making together 4 Cottahs, 5 Chittacks, and 10 sq. ft. in the town of Kolkata through Deed of Conveyance dated 21st July 1972, which was registered and executed in the office of Registrar of Assurances Calcutta, vide Book No. – I, Volume No. – 119, Pages – 124 to 135 being number 3674, for the year 1972.

AND WHEREAS at present Sri Ramendra Ranjan Kundu died intestate on 08.12.2004 leaving behind his three sons and wife as a legal heirs and heiress of the said property Shri Subhas Kundu, , Shri Sukumar Kundu, Shri Sanat Kundu, Smt. Kalyani Kundu (since deceased), as his legal heirs who became joint Owners of the Schedule Property and after the said Smt Kalyani Kundu, wife of Late Ramendra Ranjan Kundu, died intestate on 21/04/2010 leaving behind his said three sons as legal heirs now became Joint Owners of the Scheduled Property and their joint names duly mutated in the Kolkata Municipal Office, instead of deceased Ramendra Ranjan Kundu, on Intestate

Succession Ground through simple/one visit Mutation Case No. – 0/012/20 – APR – 22/135367 morefully and particularly detailed below in the Schedule .

AND WHEREAS All the Owners/ Vendors desire to develop the said property into a multistoried building on the said premises but they have no fund and experience to develop the property according to their capacity so they contact with the developer herein. The Developer also has agreed to construct a multistoried building as per terms and conditions of the registered Development Agreement and Development Power of Attorney. For this reason both the parties have agreed to enter into Memorandum of Understanding.

AND WHEREAS the Principals herein also executed a registered Development Agreement, dated 16.12.2022 registered before the A.R.A Kolkata, recorded in Book No. ..1..., ~~Volume No. ....~~.Being No. 190215145....for the year 2022, in favour of 1) SHRI SAMIR KUNDU (PAN: ANAPK6573D), AADHAAR NO. : 8983 7995 5531, Mobile No. 89104 27122), Son of Late Jadav Chandra Kundu, by faith -Hindu, by Occupation - Business, by Nationality - Indian residing at Premises No.13/8D, Ariff Road, P.O. and P.S.- Ultadanga, Kolkata-700067 and 2) SHRI RAKESH KUNDU (PAN: AFTPK2741L), (AADHAAR NO. : 7209 9231 4322), (Mobile No. 98049 69686), Son of Sri Ranajit Kumar Kundu, by faith -Hindu, by Occupation :

Samit Kundu

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Business, by Nationality -Indian, residing at Premises No.13/8D, Ariff Road, P.O. and P.S.- Ultadanga , Kolkata-700067 as our true and lawful Attorneys to do and perform the following acts, deeds and things for and on our behalf, namely:-

1. To work, manage, control and supervise the management of all and administer the landed properties belonging to us mentioned in the Schedule below and to develop the same in any nature whatsoever as may be necessary for the purpose of construction of the sad proposed residential Multi Storied Building thereon in the said property.
2. To construct proposed residential Multi Storied building on the Schedule mentioned property at the cost of our said Attorneys and for that purpose our said Attorneys can engage Architects, lawyers, engineers, building contractors, plumbing, sanitary contractors, accountants, supervisors and other employees according to the needs as may be necessary from time to time.
3. To construct the said proposed residential Multi Storied building as per on and design prepared by the Architect Engineer appointed by the Developer on our Scheduled mentioned land after demolition of existing structure thereon and all expenses

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relating to construction and preparation of plan shall be borne by our Attorney.

4. To pay and discharge all ground tax, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement.
5. To apply for refund or deposits made or to be made with the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation/ State Electricity Board and other concerned authorities and receive the said refunds.
6. To pay remunerations of all persons and organizations to be appointed for the purpose of said proposed residential Multi Storied building from the fund of our said Attorneys.
7. To make payment of all materials to be purchased for the said construction of the said proposed residential Multi Storied building from out of Attorney's own fund.
8. To apply for sanction of permits and licence as may be necessary for the purpose of construction of said residential Multi Storied building and also to get sanction of the building plan in our favour duly signed by us or by our said Attorney.

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9. To sell, convey or transfer or any of the complete flat, in the said residential Multi Storied building to be constructed on our schedule mentioned property along with right, title and interest thereto to any person/persons for any consideration whatsoever in respect of Developer's allocation only except the area of owner's allocated portion which should be handed over the owners as per development agreement dated 19.12.2022, vide Book No. I.., Volume No. xx pages xx to..Deed No. 172215145 for the year 20.22

10. To make Tenant negotiation with the existing tenants on our behalf.

11. To execute any agreement for sale and/or to present our document for registration of the flat, shop and office to be constructed in the said land to effectuate the aforesaid purpose or purposes and to cause to be stamped, registered or authenticated as the case may be and present for any document whether by us or in favour of the intending purchaser/purchasers and admit the same and registration thereof excepting the owners' portion.

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12. To swear affidavit in any court of law or before any Magistrate, Notary Public or before any authority empowered to administer oath and to apply before the Competent Authority under the Land Ceiling and Regulation Act, if required, and to apply before the Income Tax Officer for Income Tax clearance certificate for sale of the said flat to be constructed on the scheduled land.

13. To receive or agree to receive the consideration money for the sale of the said flat/s, from the intending Purchaser or Purchasers. To enter into any agreement for any kind of transfer, by nature or mortgage, sale taking loan from any other financial institute against Developer's allocation only or whatsoever nature either in part or full portion of Developer's share and execute all such necessary papers records and documents on our behalf only except our allocated share.

14. To appear before any Sub-Registrar Office, District Registrar Office, Registrar of Assurances Calcutta or any place as required for the purpose of sale transaction of the said ownership flat, shop and office. To sale and executes the deed of conveyance of the Developer's allocated portion to the prospective buyers of the flat/s, on our behalf after giving allocation to the Owners but

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OF ASSURANCE-II, KOLKATA

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they shall execute and register the agreement for sale in favour of any intending purchaser/s on behalf of us only for Developer's share of allocation, if necessary.

15. To cause mutation where necessary, effected in the Revenue, Record, Municipality, the Kolkata Municipal Corporation or other local authority or other Agents to effectuate the aforesaid purposes.

16. To deliver possession of the flat/s, to intending purchaser as well as Original Owners of the said property.

17. To represent us to carry on correspondence with all the Government Office, Lawful Authorities, Local Bodies, Kolkata Municipal Corporation, Registration Office, Courts, Tribunals and other Forums for perusing vindicating and defending our right and claim in connection with the development of the mentioned property.

18. To invite applications from the intending purchasers of the flats to be constructed on our schedule mentioned property and take advance as earnest money from the Purchasers in respect of the flats, to be constructed in the Developer's share only and to sign

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OF ASSURANCE-II, KOLKATA

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all the relevant papers and documents on our behalf without any kind of damage of us.

19. To arrange publicity for purchasing constructing flats, on our behalf through the leading News Papers and/or through any other medium our said Attorneys may thing fit and proper.

20. In connection with all relating to the said property to take action against person and occupies etc. if any, in any court to represent us in any court of law and to sign all applications, plaints, written statements, affidavits, review, appeal petitions on our behalf from time to time be found necessary, proper and/or enter into any agreement relating to the said development of property or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocate(s), Solicitors and Counsel and to sign Vakalatnama and/or authorization on our behalf at his own risk and costs.

21. To make applications to the authorities of the Kolkata Municipal Corporation for making availability of water connection, drainage/sewage connection, electricity and also boundary

14 DEC 2009

declaration, K.M.C. Gift/Declaration, affidavit etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.

22. All charges and expenses of and incidental to any act, Deed matter of thing done or caused to be done by our said Attorneys in exercise of any power or powers herein contents shall be borne and paid and provided for by us said Attorneys alone and we shall not be responsible for the same and the said Attorneys shall indemnify and keep indemnified our estate and effects from and against and payment of the aforesaid costs, charges, that may have to be paid by our Attorneys doing or causing to be done any act, Deed, matter or thing by virtue of these presents.

23. To do any act, Deed or thing, as us said Attorneys may deem fit and proper and necessary in the best interest of us and in best interest of the said property.

24. To sign, transfer forms, documents and writing for transferring the property in the records of Government or Municipal

Authorities and other public Authorities and to do all other acts in connection therewith.

25. And generally to do and caused to be done all acts, deeds, matters and things as our said Attorneys shall think fit and proper for the purpose of sale of flats, and enjoyment and the development of the said property, as apply and effectual as we could have personality done.

26. That our said Attorneys for and on our behalf will construct the proposed building and for that purpose he can take up all such actions necessary for speedy completion of the building project and is entitled to take any other and further action necessary for the said purpose.

27. That our said Attorneys for and on our behalf will invest necessary funds and/or to raise loans for completion of such construction and will employ labors, clerks and assistants appoint engineers, architects for the said purpose according to his own choice and liability.

CALCUTTA

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28. That our said Attorneys for and on our behalf will construct the building and the flats according to the plan with the materials of his choice and responsibility.

29. That our said Attorneys for and on our behalf will secure purchasers of flats, fix the price of flats, enter into agreement with purchasers and will sell the flats to them after receiving the entire price of the flats and execute for and on our behalf as principal party of DEVELOPER's ALLOCATION only for deed or deeds of sale or sales and will admit execution and registration of the Deed of Agreement/Agreements, Sale/Sales as the case may be before the District Registrar or Sub-Registrars and Registration Authorities and also before the Registrar of Assurances.

30. That our said Attorneys for and on our behalf will fix the prices of the flats, remuneration of the employees including the settlement of the rates and charges of the contraltos, engineers, architects, and have absolute right and authority to dismiss or discharge any person or persons from service without assigning any reason whatsoever at his risk and responsibility.

31. That our said Attorneys for and on our behalf generally will do all such lawful acts and deeds necessary for the above mentioned purposes.

AND GENERALLY to act as our Attorneys in relation to all matters touching said land and building on our behalf to do all, instruments, acts, matters deeds and things as fully and effect fully as would and personally present notwithstanding no Special-Power of Attorneys in that particular behalf is contained in these presents.

AND we do hereby agree that all acts, deeds and things lawfully done by our said Attorneys shall be construed as acts deeds and things done by us and we undertake to ratify and confirm all and whatsoever our said Attorneys shall lawfully do, execute or cause to be done for us by virtue of the power of Attorneys hereby given as our own acts, deeds and things and further we declare that this is an Development Power given to our said Attorneys and the power shall be upto the period of completion of the Housing Project and disposal of all the flats constructed thereon.

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT partly two and partly three storied bricked built building messuage tenement heriditaments and premises together with rent free land thereunto belonging and containing an area of 4 Cottahs, 3 Chittacks, be the same a little more or less situated and lying at and being premises no. 12, Ultadanga Road, Kolkata - 700 004, P.S. - Burtolla together with a strip of land containing and area of 2 Chittacks and 10 Sq. ft. more or less from the adjacent Premises No. 12, Ultadanga Road, Kolkata - 700 004, P.S. - Burtolla making altogether 4 Cottahs, 5 Chittacks, and 10 sq. ft. in the town of Kolkata butted and bounded in the manner as follows:

On the North	:	By Wide Ultadanga Road
On the South	:	By Premises No. 10E, Ultadanga Road
On the East	:	By Premises No. 14, Ultadanga Road
On the West	:	By remaining portion of Premises No. 10D, Ultadanga Road.

ADDITIONAL REGISTRAR
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14 DEC 2022

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

SIGNED & DELIVERED at Kolkata in presence of 14/12/2022

WITNESSES:

1. Subhankar Kundu
12, Ultadanga Rd
Kol-4.

2. Kesto Mukherjee
82/18 M.N.K. Road
Kol-36

3.

1. Subhas Kundu

2. Sukumar Kundu

3. Sanjit Kundu

Signature of the **ONE PART**

We accept.

1. Samir Kundu

2. Rakesh Kundu

Signature of the **SECOND PART**

Draft by –

Sanjay Chakraborty

Advocate

City Civil Court, Calcutta

Enrol No. F-1638/1616/2007

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 DEC 2022

Page No.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
Subhas Kumar		Little	Ring	Middle	Fore	Thumb
				(Left Hand)		
		Thumb	Fore	Middle	Ring	Little
				(Right Hand)		
Sukumar Kumar		Little	Ring	Middle	Fore	Thumb
				(Left Hand)		
		Thumb	Fore	Middle	Ring	Little
				(Right Hand)		
Sanat Kundu		Little	Ring	Middle	Fore	Thumb
				(Left Hand)		
		Thumb	Fore	Middle	Ring	Little
				(Right Hand)		
Samir Kundu		Little	Ring	Middle	Fore	Thumb
				(Left Hand)		
		Thumb	Fore	Middle	Ring	Little
				(Right Hand)		

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

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Page No.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
Rakesh Kumar		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 DEC 2022

Major Information of the Deed

Deed No :	I-1902-15151/2022	Date of Registration	14/12/2022
Query No / Year	1902-8003534578/2022	Office where deed is registered	
Query Date	14/12/2022 7:18:08 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANTANU GHOSH H C CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831897670, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 2,75,21,249/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190215145/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ultadanga Road, , Premises No: 12, , Ward No: 012 Pin Code : 700004

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		4 Katha 5 Chatak 10 Sq Ft		2,56,98,750/-	Property is on Road , Project Name :
	Grand Total :				7.1385Dec	0 /-	256,98,750 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	0/-	18,22,499/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	4000 sq ft	0 /-	18,22,499 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subhas Kundu Son of Late Ramendra Ranjan Kundu Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	14/12/2022
	12 Ultadanga Road, City:- Kolkata, P.O:- Ultadanga, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxxx8b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Sanat Kundu Son of Late Ramendra Ranjan Kundu Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	14/12/2022
	12 Ultadanga Road, City:- Kolkata, P.O:- Ultadanga, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cvxxxxxx2l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr Sukumar Kundu Son of Late Ramendra Ranjan Kundu Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	14/12/2022
	12 Ultadanga Road, City:- Kolkata, P.O:- Ultadanga, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: daxxxxxx7b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Unik Construction Co** 13/8D Arif Road, City:- Kolkata, P.O:- Ultadanga, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067 , PAN No.:: aaxxxxxx2a,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Samir Kundu Son of Late Jadav Chandra Kundu Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 7:31PM	 LTI 14/12/2022	14/12/2022
	13/8D Ariff Road, City:- Kolkata, P.O:- Ultadanga, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxxx3d,Aadhaar No Not Provided Status : Representative, Representative of : Unik Construction Co (as partner)			
2	Name	Photo	Finger Print	Signature
	Mr Rakesh Kundu (Presentant) Son of Mr Ranjit Kumar Kundu Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 7:31PM	 LTI 14/12/2022	14/12/2022
	13/8D Arif Road, City:- Kolkata, P.O:- Uitadanga, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx1l,Aadhaar No Not Provided Status : Representative, Representative of : Unik Construction Co			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTANU GHOSH Son of Mr SAMIR KUMAR GHOSH HIGH COURT CALCUTTA, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	14/12/2022	14/12/2022	14/12/2022
Identifier Of Mr Subhas Kundu, Mr Sanat Kundu, Mr Sukumar Kundu, Mr Samir Kundu, Mr Rakesh Kundu			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Subhas Kundu	Unik Construction Co-2.37951 Dec
2	Mr Sanat Kundu	Unik Construction Co-2.37951 Dec
3	Mr Sukumar Kundu	Unik Construction Co-2.37951 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Subhas Kundu	Unik Construction Co-1333.33333300 Sq Ft
2	Mr Sanat Kundu	Unik Construction Co-1333.33333300 Sq Ft
3	Mr Sukumar Kundu	Unik Construction Co-1333.33333300 Sq Ft

Endorsement For Deed Number : I - 190215151 / 2022

On 14-12-2022

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 19:21 hrs on 14-12-2022, at the Office of the A.R.A. - II KOLKATA by Mr Rakesh Kundu ,.

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 2,75,21,249/-

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

Execution is admitted on 14/12/2022 by 1. Mr Subhas Kundu, Son of Late Ramendra Ranjan Kundu, 12 Ultadanga Road, P.O: Ultadanga, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 2. Mr Sanat Kundu, Son of Late Ramendra Ranjan Kundu, 12 Ultadanga Road, P.O: Ultadanga, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 3. Mr Sukumar Kundu, Son of Late Ramendra Ranjan Kundu, 12 Ultadanga Road, P.O: Ultadanga, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business

Indetified by Mr SANTANU GHOSH, , , Son of Mr SAMIR KUMAR GHOSH, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-12-2022 by Mr Samir Kundu, partner, Unik Construction Co, 13/8D Arif Road, City:- Kolkata, P.O.- Ultadanga, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr SANTANU GHOSH, , , Son of Mr SAMIR KUMAR GHOSH, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-12-2022 by Mr Rakesh Kundu,

Indetified by Mr SANTANU GHOSH, , , Son of Mr SAMIR KUMAR GHOSH, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 401281, Amount: Rs.50.00/-, Date of Purchase: 08/12/2022, Vendor name: S CHATTERJEE

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 507247 to 507272

being No 190215151 for the year 2022.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by SATYAJIT BISWAS
Date: 2022.12.19 13:26:11 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/12/19 01:26:11 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)