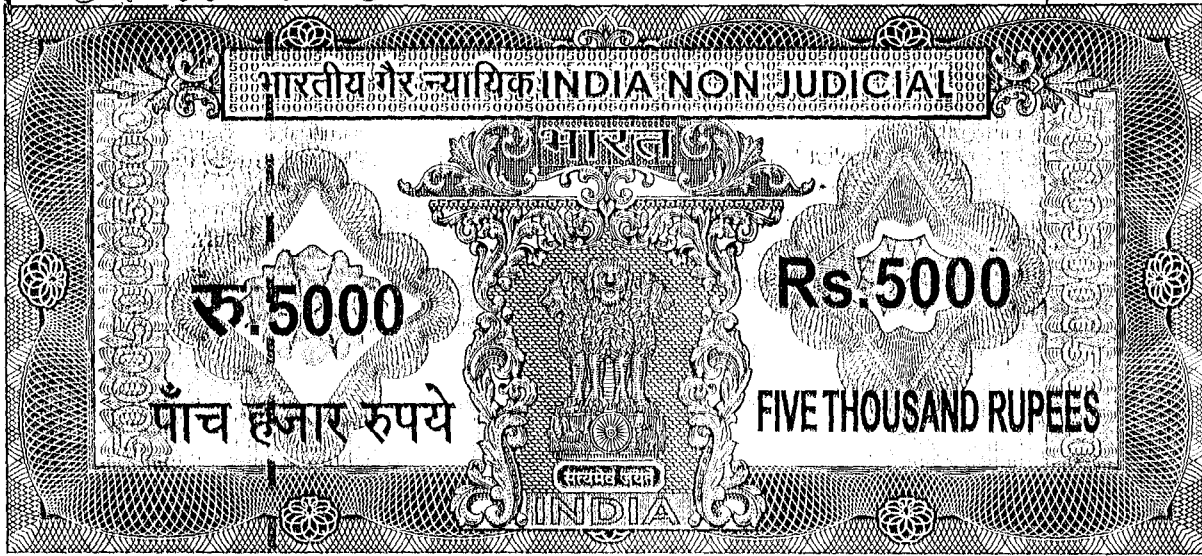


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I 020605496/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 566976

M.V. - 2165, 26460
Q-1625565

Certified that the Document
is Admitted to Registration the
Signature Seal and the Endr-
sements are Part of this
Document.

A. S. R. Dasgupta
Bardwan

29 NOV 2017

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 29th day of
November 2017.

BETWEEN

E.
Adv

Contd. Page-02

1. Mr. SWAPAN GHOSH [Pan No- AZXPG2544D]
2. Mr. TAPAN GHOSH [Pan No-AZXPG2546B] both are son of Late Sasadhar Ghosh, by Faith-Hindu, by Occupation- Business, by nationality: Indian, residing at Vill-Shankarpur, Arraha, P.O-Durgapur-12, P.S-Newtownship, District – Burdwan, West Bengal.

{Hereinafter refereed to and called as "LANDOWNERS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives and assigns) of the ONE PART.

AND

UNIQUE PROCON PRIVATE LIMITED[Pan No-AABCU3175C]Having its registered Office at Shibam Marriage Hall, New Market, Rabindra Nagar, Shankarpur West, P.O-Durgapur-06, P.S-Newtownship, Burdwan, West Bengal and represented by one of its Director Sri GANESH YADAV[PAN NO-AFLPY9050Q] Son of JIBAN YADAV, by Faith-Hindu, by occupation- Business, by nationality: Indian, residing at Bargaria, Dhabani, Post- Durgapur- 713205, Dist- West Burdwan,,West Bengal.

{Hereinafter Called the DEVELOPER} (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the OTHER PART.

Whereas the schedule below landed property as in schedule originally belonged to Sasadhar Ghosh and name of Sasadhar Ghosh duly recorded in LR records of rights under khatian no-44 and after demise of Sasadhar Ghosh his property devolves upon his legal heirs namely Swapan Ghosh, Tapan Ghosh, Puspa Pan, Saraswati Laha, Jharna Mondal, Mira Ghosh, Bulbul Mondal and thereafter Puspa Pan, Saraswati Laha, Jharna Mondal, Mira Ghosh, Bulbul Mondal transferred their share of portion in favour of Swapan Ghosh, Tapan Ghosh by way of Reg. Deed of Gift being no-020603339 of 2015 in respect of LR Plot no-852, RS Plot No-474 of an area of 24 decimal and LR Plot no-852, RS Plot No-473 an area of 16 decimal and an area of 34 decimal in respect of LR Plot no-501, RS Plot No-142 and the name of Swapan Ghosh, Tapan Ghosh duly recorded in LR records of rights under LR Khatian no-2162,2163 in respect of total area of 98 decimal and they are owning, possessing, seizing every right title & interest as true and real owner with having unfettered power and authority.

Se.
Adv.

Contd. Page-3

AND WHEREAS the land owners desires to develop the "A" Schedule Property" by construction of **multistoried** building or as per sanction of Panchyat or Zilla Parishad up to maximum limit of floor as per sanction plan of the Jemua Gram Panchyat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Land owners could not be able to take any steps for the said development and as such the Land owners are searching a Developer for the said development works.

AND WHEREAS the land owners herein approached to the Developer herein to develop the "Said Property" by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, garages etc. as per sanction plan of Jemua Gram Pannchayat and/or any other concerned authority / authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION

1. **OWNERS/LANDLORDS:** - OWNERS shall mean **Swapan Ghosh, Tapan Ghosh.**
2. **DEVELOPER:** -Shall mean **UNIQUE PROCON PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at, Shibam Marriage Hall, Shankarpur, P.O-Durgapur-12, P.S-Newtownship, Burdwan, West Bengal.
3. **LAND:-** Shall mean land comprising in Plot no-RS-473,474,142, LR Plot no-852, 501 situated within Mouza-Shankarpur, J.L No-LR-109,RS-95, under LR Khatian no-2162,2163 RS Khatian no-44, Police Station: Newtownship, under Jemua Gram Panchayat, P.O-Durgapur-12, District-Burdwan, West Bengal **total Land measuring area of more or less 98 Decimal**

4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **PANCHYAT:-** Shall mean the Jemua Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/ modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
8. **CONSIDERATION:** Developer will give 36 nos of Flats together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in owner's allocation.
9. **DEVELOPER'S AREA:** Shall mean all the remaining flats and car parking space and other spaces therein in the building over the land as mentioned in schedule after giving landowners allocation together with the undivided importable proportionate share and/or interest in the said land and the common portions.
10. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
11. **PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
12. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

Q.
Adv

VIII- DEVELOPER DUTY, LIABILITY & Responsibility: -

1. The developer **Unique ProCon Private Limited** are fully acquainted with, aware of the process/formalities related to similar project in Panchayat area.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owners.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.

Co.
Adv.


7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 60 months from the date of starting of plinth area construction.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X-Cancellation


1. The Owners have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

2. XI-Miscellaneous: -

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator **Advocate J.N.Sinha** for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.


Adv.

- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) The owners shall have no right, title, interest; claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
- k) The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.


-Adv.

m. DEVELOPERS' ADVOCATE: Shall mean Mr. J. N. Sinha, Advocate Of Durgapur Court, City Centre, Durgapur – 16, District-Burdwan, West Bengal, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion & erection & sale, transfer, grant, conveyance, demised, devise & provide of the premises, its parts & parcels and the Building/s & the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.

**FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF TOTAL LAND /PROJECT AREA)**

Schedule: A

ALL THAT A piece and parcel of total BAID Land measuring area of more or less 50 Decimal comprising in Plot no-LR-852, RS Plot no-473,474 under Mouza-Shankarpur, J.L No-LR-109, RS-95, under LR Khatian no-2162,2163, RS Khatian no-44, Police Station: Newtownship, under Jemua Gram Panchayat, P.O-Durgapur-12, District- Burdwan, West Bengal as follows:

Which is butted & bounded as follows:

North: Land of Laxmi Narayan Ghosh.


East: Pond.

West: 50 ft wide metal Road.

South: House of Ananda Ghosh.

**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS' ALLOCATION)**

Developer will give 10 nos of Flats @ 850 sq ft [2BHK] and 2 nos of Stall @ 110 sq ft together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.


Adv

Contd. Page 11

Schedule: B

ALL THAT A piece and parcel of BAID Land measuring area of more or less 48
 Decimal under Mouza-Shankarpur, J.L No-LR-109,RS-95, under LR Khatian no-
 2162,2163, RS Khatian no-44, Police Station: Newtownship, under Jemua Gram
 Panchayat, P.O-Durgapur-12, District- Burdwan, West Bengal.

Plot No RS	Plot No LR	Area
142	501	48 decimal

Which is butted & bounded as follows:

North: 16 ft wide Kacha Road.

South: Flat Apartment.

East: Owner's Land.

West: Land of Laxmi Narayan Ghosh Plot No-498.

**SECOND SCHEDULE ABOVE REFERRED TO
 (LANDOWNERS ALLOCATION)**

Swapan Ghosh

Block	Flat Type	Floor	Area
AS-6	C	7 th to 10 th Floor	898 sq ft
AS-7	C	8 th to 15 th Floor	886 sq ft
AS-6	A	15 th floor	1176 sq ft

together with the undivided importable proportionate share and/or interest in the
 said land and the common portions as specified in schedule below.

Tapan Ghosh

Block	Flat Type	Floor	Area
AS-6	C	11 th to 15 th Floor	898 sq ft
AS-7	C	1 st to 7 th Floor	886 sq ft
AS-6	A	14 th floor	1176 sq ft

together with the undivided importable proportionate share and/or interest in the
 said land and the common portions as specified in schedule below.

Qa.
Adv.

**THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)**

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer after providing the landowners' allocation as aforesaid and together with the conveyance/ conveyances and taking all sale price partly and/or fully from intending purchase/purchasers in any manner what the Developer thinks fit and proper as the absolute owner thereof along with absolute power of handing over any possession thereof with and/or without registration to any intending purchaser/purchasers.

**FOURTH SCHEDULE ABOVE REFERRED TO
(GENERAL SPECIFICATION)**

1. FOUNDATION: R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.
2. WALL: 10" thick brickwork for outside and 5" thick Brick work all inside walls.
3. PLASTERING: Sand Cement Mortar Plaster on inside and outside walls, ceiling etc.
4. DOORS: on standard size fitting with handle and one household, one ring and one bolt for each of the inside flash door. The PVC frame with Pella will be fitted with each kitchen and toilet.
5. WINDOWS: Iron glass Panel including Glass of 3mm thick and M.S. Grill.
6. KITCHEN: Black stone over platform with a Black stone sink fitted with one Babcock point and 2'-0" height over oven platform also with white local glaze tiles finishing.
7. TOILET: Tiles on Floor and Dado up to door height finished with glaze tiles. One Indian Type water close white local pan for single toilet and one Extra English type commode only W.C.,. If provided, including P.V.C. Lowdown white cistern, one C.P. Babcock point one c.p. Shower point shall be provided in each toilet.

Q.
Adv.

8. FLOORING: In general flooring of Tiles with 4" skirting Dado on all sides in all bed rooms, drawing-cum-dinning room, kitchen, toilet and etc.
9. DINNING/DRAWING: One white local washbasin.
10. PLUMBING SANITATION: P.V.C. pipe to be used for outer and inner water connection as concealed works and P.V.C. Hedonist sanitary pipes and Fittings will be provided.
11. ELECTRIC: All wiring will be concealed up to and two lights, one fan and one 5 amp plug points in each bed room and one light and one exhaust fan points in each kitchen and two lights, one fan, one 5 amp plug in each Drawing-cum-dinning room and one light point in each Toilet will be provided.
12. PAINTING: Plaster of Paris will be provided on Inner sidewalls & ceiling of flats and to the outer walls of the Building will be finished with snow Sem.
13. WATER SUPPLY: water supply will be provided by deep tube well with pumps through overhead reservoir.
14. COMMON FACILITIES: Septic Tank, Water Supply Arrangements, Path ways, Boundary wall, Roof, meter space and other as stated hereinabove.
15. ELECTRIC METER: Charges of procurement of Main Electric Meter will be provided on separately by the individual flat owners and the landowners. In case of installation of Transformer, the costs of the same are also to be borne by all flat owners and all the charges for the same will be paid proportionately.
16. EXTRA WORK: Any extra work viz. difference costs of site Tiles and enable, 3/4th part of balcony grill, costs of collapsible gate and other works then our standard specification given, hereinabove shall be treated as extra work and such amount will be paid by the landowner and/or all flat owners before the execution of the work. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outside will be allowed for doing the said extra work (s).



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Landowners and Developers are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties have executed these presents the day, month, year first written above.

WITNESS:

1. Dulal Sin
S/o Late Manindra Nath Sin
Durgapur Court
Dgr-16

1. Swapankrishn

2. Tapan Ghosh

SIGNATURE OF THE LANDOWNERS

2. Santanu Das
S/o Sukumar Das
Manura Durgapur-06

UNIQUE PROJECT PT. LTD.

Gemesh Yadav

S/D

SIGNATURE OF DEVELOPER

Drafted, prepared & typed by

Prasanta Banerjee
ADVOCATE

F-418/399 of 2011

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo









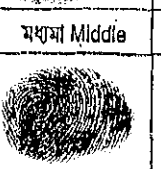

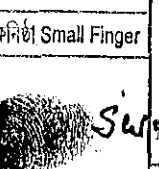
বাম হাত Left Hand						 Ganesha Yadav
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Ganesha Yadav









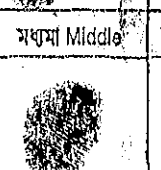
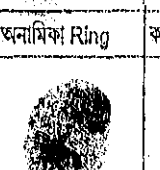

বাম হাত Left Hand						 Swapan Ghosh
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Swapan Ghosh

বাম হাত Left Hand						 Tapan Ghosh
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Tapan Ghosh

বাম হাত Left Hand						ফটো
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-012387026-1 Payment Mode Online Payment
GRN Date: 28/11/2017 21:06:19 Bank: State Bank of India
BRN: CKE2588422 BRN Date: 28/11/2017 21:08:00

DEPOSITOR'S DETAILS

Name: SWAPAN GHOSH
Contact No.: Mobile No.: +91 9679266792
E-mail:
Address: VILL SHANKARPUR ARRAH DURGAPUR 713212
Applicant Name: Mr Swapan Ghosh
Office Name:
Office Address:
Status of Depositor: Seller/Executants
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 4

Id No. : 02060001625565/5/2017

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	02060001625565/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	35010
2	02060001625565/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	14

Total

35024

In Words : Rupees Thirty Five Thousand Twenty Four only

Major Information of the Deed



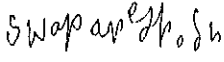
Deed No :	I-0206-05496/2017	Date of Registration	29/11/2017
Query No / Year	0206-0001625565/2017	Office where deed is registered	
Query Date	26/11/2017 5:32:04 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Swapan Ghosh Vill Shankarpur, Arraha, Thana : New Township, District : Burdwan, WEST BENGAL, PIN - 713212, Mobile No. : 9679266792, Status : Seller/Executant		
Transaction	Additional Transaction		
{0110} Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 2,65,26,460/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :




District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-473	RS-44	Vastu	Vastu	25 Dec	1/-	91,02,206/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L2	RS-474	RS-44	Vastu	Baid	25 Dec	1/-	91,02,206/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L3	RS-142	RS-44	Vastu	Baid	48 Dec	1/-	83,22,048/-	Width of Approach Road: 16 Ft.,
		TOTAL :			98Dec	3 /-	265,26,460 /-	
	Grand Total :				98Dec	3 /-	265,26,460 /-	

Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Mr Swapan Ghosh (Presentant) Son of Late Sasadhar Ghosh Executed by: Self, Date of Execution: 29/11/2017 , Admitted by: Self, Date of Admission: 29/11/2017 ,Place : Office	 29/11/2017	 LTI 29/11/2017	 29/11/2017
Vill Shankarpur, Arraha, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZXPG2544D, Status :Individual, Executed by: Self, Date of Execution: 29/11/2017 , Admitted by: Self, Date of Admission: 29/11/2017 ,Place : Office				



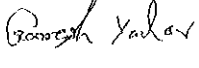


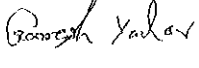


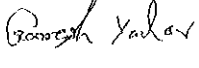
29/11/2017 Query No:-02060001625565 / 2017 Deed No :I - 020605496 / 2017, Document is digitally signed.

2	Name	Photo	Fingerprint	Signature
	Mr Tapan Ghosh Son of Late Sasadhar Ghosh Executed by: Self, Date of Execution: 29/11/2017 , Admitted by: Self, Date of Admission: 29/11/2017 ,Place : Office			
		29/11/2017	LTI 29/11/2017	29/11/2017
Vill Shankarpur, Arraha, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AZXP62546B, Status :Individual, Executed by: Self, Date of Execution: 29/11/2017 , Admitted by: Self, Date of Admission: 29/11/2017 ,Place : Office				


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UNIQUE PROCON PRIVATE LIMITED Shibam Marriage Hall, New Market, Rabindra Nagar,, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 , PAN No.: AABCU3175C, 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 Ganesh Yadav Son of Mr Jiban Yadav Date of Execution - 29/11/2017 , , Admitted by: Self, Date of Admission: 29/11/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Nov 29 2017 1:03PM</td> <td>LTI 29/11/2017</td> <td>29/11/2017</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Ganesh Yadav Son of Mr Jiban Yadav Date of Execution - 29/11/2017 , , Admitted by: Self, Date of Admission: 29/11/2017, Place of Admission of Execution: Office					Nov 29 2017 1:03PM	LTI 29/11/2017	29/11/2017
Name	Photo	Finger Print	Signature										
Mr Ganesh Yadav Son of Mr Jiban Yadav Date of Execution - 29/11/2017 , , Admitted by: Self, Date of Admission: 29/11/2017, Place of Admission of Execution: Office													
	Nov 29 2017 1:03PM	LTI 29/11/2017	29/11/2017										
Bargaria, Dhabani, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFLPY9050Q Status : Representative, Representative of : UNIQUE PROCON PRIVATE LIMITED (as director)													

Identifier Details :

Name & address	
Mr Dulal Sur Son of Late Manindra Nath Sur Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Swapan Ghosh, Mr Tapan Ghosh, Mr Ganesh Yadav	
	29/11/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Ghosh	UNIQUE PROCON PRIVATE LIMITED-25 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Tapan Ghosh	UNIQUE PROCON PRIVATE LIMITED-25 Dec

Transfer of property for L3

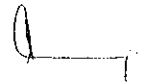
Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Ghosh	UNIQUE PROCON PRIVATE LIMITED-24 Dec
2	Mr Tapan Ghosh	UNIQUE PROCON PRIVATE LIMITED-24 Dec

Endorsement For Deed Number : I - 020605496 / 2017

On 28-11-2017

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 2,65,26,460/-



Abhijit Chatterjee

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

On 29-11-2017

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 12:51 hrs on 29-11-2017, at the Office of the A.D.S.R. DURGAPUR by Mr Swapan Ghosh, one of the Executants.

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

Execution is admitted on 29/11/2017 by 1. Mr Swapan Ghosh, Son of Late Sasadhar Ghosh, Vill Shankarpur, Arraha, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr Tapan Ghosh, Son of Late Sasadhar Ghosh, Vill Shankarpur, Arraha, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Identified by Mr Dulal Sur, , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-11-2017 by Mr Ganesh Yadav, director, UNIQUE PROCON PRIVATE LIMITED, Shibam Marriage Hall, New Market, Rabindra Nagar., P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206

Identified by Mr Dulal Sur, , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Than
Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees
paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/11/2017 9:08PM with Govt. Ref. No: 192017180123870261 on 28-11-2017, Amount Rs: 14/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKE2588422 on 28-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6911, Amount: Rs 5,000/-, Date of Purchase: 27/11/2017, Vendor name: Jitendra
Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/11/2017 9:08PM with Govt. Ref. No: 192017180123870261 on 28-11-2017, Amount Rs: 35,010/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKE2588422 on 28-11-2017, Head of Account 0030-02-103-003-02



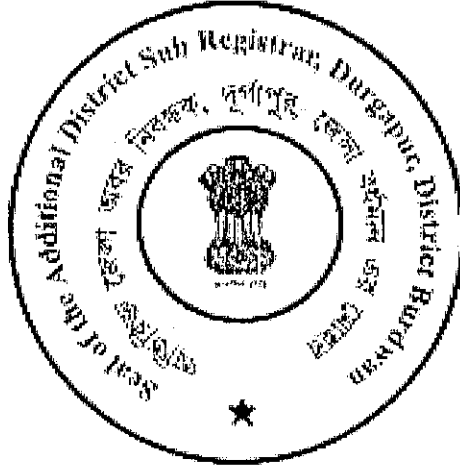
Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2017, Page from 95172 to 95194

being No 020605496 for the year 2017.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2017.11.29 16:25:37 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 29-11-2017 16:24:46
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)