

117/19

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 524017

Handwritten: 09/01/19
342

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Signature
Additional Dist. Sub Registrar
Seahar

10 JAN 2019

Handwritten: 09/01/19
342

: DEVELOPMENT POWER OF ATTORNEY :

This Development Power of Attorney is made at Kolkata on this the 09th day of January, Two Thousand Nineteen, (2019) AD.

No. 1185. Value Rs. 07 01 2018
 Date M/S Unik Construction Co.
 Sold to
 Address 13A/27 Aniff Road
 Vendor Sealda Civil Court
 KALOKE MUMBAI/SEI

Dev Kumar Jyoti



V.C.T.I
92



Dev Kumar Jyoti

Identified by me,
 Sukumar Sen
 Son of Late Meghnad Sen
 Business/Hindu/Indian,
 T/7H/1, Kalimuddin Lane,
 P.O. Beadon Street
 P.S. Manicktala
 Kolkata-700 006
 Dist: South 24-Parganas.

A.D.S.R., SEALDAH
 9 JAN 2019
 Dist-South 24 Parganas

[2]

BY

(1) Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta (PAN:AEAPG 1717N and Aadhaar No:3035 1472 1498 and Mobile No. 98300 50708), son of Late Sishu Ranjan Gupta, by Occupation-Business, by Nationality- Indian, by Faith-Hindu and residing at 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054 (2) Sri Shibabrata Gupta (PAN : ADRPG 8596K and Aadhaar No:3613 9173 8176 and Mobile No. 98300 60539), son of Late Nitya Ranjan Gupta @ Late Panna Lal Gupta, by Occupation-Retired, by Nationality-Indian, by Faith-Hindu and residing at 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054 and (3) Smt. Manju Gupta (PAN:ADTPG 4044J and Aadhaar No : 6953 4285 6346 and Mobile No. 98300 50708), wife of Sri Deb Kumar Gupta @ Sri Dev Kumar Gupta and married daughter of Late Surendra Nath Dasgupta, by Occupation-Retired, by Nationality- Indian, by Faith-Hindu and residing at 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054, hereinafter called and referred to as the **Executants / Principals / Land Owners (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns), do hereby declare :**



V.C.T.I
93

Strobilata Gupta



V.C.T.I
94

Mariya Gupta



V.C.T.I
95

Rakesh Kundu



V.C.T.I
96

Gurupada Kundu



V.C.T.I
97

Sami Kundu

A.D.S.R., *[Signature]*
25 JAN 2015
Dist.-South 24 Parganas

Whereas we the **Executants / Principals / Land Owners** herein being the present undivided joint owners of the property being **All That** piece and parcel of revenue redeemed **Bastu Land** measuring about **06 (Six) Cottahs - 10 (Ten) Chittaks - 6.7 (Six Point Seven) Sq.Ft.** be the same a little more or less, including one **43 years old brick built semi pucca and cemented floor, fully residential two storied structures,** having its **covered area 1309 Sq.Ft.** in each floor, be the same a little more or less and another **50 years old brick built tin roofed and cemented floor, fully residential one storied structures,** having its **covered area 1500 Sq.Ft.** be the same a little more or less, togetherwith all easements appurtenances and common right available therein, lying, situate and being **Premises No. 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054,** under the **K.M.C. Ward No. 29, Borough-III, Assessee No. 11-029-12-0083-7** and **District of South 24-Parganas,** hereinafter referred to as the **Said Undivided Joint Ownership Property,** free from all encumbrances morefully described in the **Schedule** mentioned property hereunder written.

And Whereas thus we, **Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta, Sri Shibabrata Gupta** and **Smt. Manju Gupta,**



A.D.S.R., SEALDAH
9 JAN 2019
Dist.-South 24 Parganas

being the **Executants / Principals / Land Owners** herein, Lawfull undivided joint owners and we are in peaceful possession and enjoyment of the **Said Undivided Joint Ownership Property** and we are well seized and possessed the same, free from all encumbrances, whatsoever, morefully described in the **Schedule** mentioned property hereunder written.

And Whereas while thus seized and possessed the **Said Undivided Joint Ownership Property**, morefully described in the **Schedule** mentioned property hereunder written, we, the **Executants / Principals / Land Owners** herein, have since expressed our desire to construct G+4 storied building through a proper **Developer / Promotor** and thereafter getting such information from a reliable source, the **M/s. Unik Construction Co (PAN : AADFU 5162A)**, a Partnership firm, having its Regd. office at 13A/27, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, represented by its three Partners namely **(1) Sri Gurupada Kundu (PAN : AXNPK8626Q and Aadhaar No. : 7540 4672 8257 and Mobile No. 83360 28906)**, son of Late Prafulla Chanra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, **(2) Sri Samir Kundu (PAN : ANAPK6573D and Aadhaar**



A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

No. : 8983 7995 5531 and **Mobile No. 89104 27122**), son of Late Jadab Chandra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067 and

(3) Sri Rakesh Kundu (PAN : AFTPK 2741L and Aadhaar No. : 7209 9231 4322 and Mobile No. 98049 69686), son of Sri Ranjit Kumar Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, approached /proposed before us to construct of such G+4 storied building consisting of several flats / rooms / shops / offices / units. On account of such proposal, we the **Executants / Principals / Land Owners** herein allowed the said **Developer / Promotor** herein to supervision and inspection of the said **Bastu Land / Premises** stated in the **Schedule** mentioned property hereunder written and after inspection of the **Schedule** mentioned property hereunder written and having been completely satisfied with its clarity of title and commercial viability, approached us to allow themselves to construct of G+4 storied building over the same.



1
A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

And Whereas we, the **Executants / Principals / Land Owners** herein, being satisfied with the proposal passed by the said **Developer / Promotor** herein with the same and we are willing to commence with the construction of G+4 storied building on the **Schedule** mentioned property hereunder written in accordance with Law.

And Whereas we, the **Executants / Principals / Land Owners** herein and the concerned said **Developer / Promotor** herein have agreed to the construction of G+4 storied building in accordance with certain terms and conditions and we along with said **Developer / Promotor** have entered into a **Development Agreement**, dated 08/01/2019, which has been duly registered in the office of the A.D.S.R. Sealdah, District of South 24-parganas and recorded in Book No. I , Being No. 160600086, For the year 2019.

And Whereas we, the **Executants / Principals / Land Owners** herein have agreed to execute a specific registered **Development Power of Attorney** after registered **Development Agreement** in favour of the said **Developer / Promotor** herein



6
A.D.S.R., SEALDAH
29 JAN 2019
Dist. South 24 Parganas

to enable themselves to proceed with the said construction of G+4 storied building over the said plot of **Bastu Land / Premises**, morefully described in the **Schedule** mentioned property hereunder written.

And accordingly we the abovenamed **Executants / Principals / Land Owners** herein do hereby appoint, nominate and constitute the **M/s. Unik Construction Co (PAN : AADFU 5162A)**, a Partnership firm, having its Regd. office at 13A/27, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, represented by its three Partners namely **(1) Sri Gurupada Kundu (PAN : AXNPK8626Q and Aadhaar No. : 7540 4672 8257 and Mobile No. 8336028906)**, son of Late Prafulla Chanra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, **(2) Sri Samir Kundu (PAN : ANAPK6573D and Aadhaar No. : 8983 7995 5531 and Mobile No. 8910 427122)**, son of Late Jadab Chandra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067 and **(3) Sri Rakesh Kundu (PAN : AFTPK 2741L and Aadhaar No. : 7209 9231 4322 and Mobile No. 9804 969686)**, son of Sri Ranjit Kumar



67

A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, as our **True and Lawful Constitute Attorney** to do all acts, deeds, things, perform execute and cause to be done, executed and performed relating to our the **Said Undivided Joint Ownership Property** in our names and on our behalves that is to say :

1. To look after our interest and to do all acts, deeds and things in respect of the **Said Undivided Joint Ownership Property** in the **Schedule** mentioned property hereunder written.
2. To protect and safeguard our right, title and interest in respect of the **Schedule** mentioned property hereunder written.
3. To make construction of proposed G+4 storied building over the said plot of **Bastu Land / Premises** described in the **Schedule** mentioned property hereunder written as per **Development Agreement** executed between ourselves and our said **True and Lawful Constitute Attorney**.
4. To supervise and look-after the construction of the said proposed G+4 storied building.
5. To receive the earnest money from the intending



[Handwritten signature]
A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

purchaser / purchasers of the flats / rooms / shops / offices / units from the allocated portion of the said **Developer / Promotor** herein after signing the **Agreement for Sale** and transfer of the proposed flats / rooms / shops / offices / units to the intending purchaser / purchasers and to realise consideration or sale price from the intending purchaser / purchasers in respect of the allocated portion of the said **Developer / Promotor** herein.

6. To apply before the C.E.S.C. Office for obtaining the electric meters for the said proposed G+4 storied building for use of the flats / rooms / shops / offices / units owners in the said proposed G+4 storied building.

7. To swear any affidavit, declaration and indemnity bond etc. for the purpose of the **Schedule** mentioned property hereunder written if required in future on our behalves as as our said **True and Lawful Constitute Attorney** before any **Judicial / Executive Magistrate and Notary Public**.

8. To represent us before the K.I.T. office, the K.M.D.A.



17
A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

office, the Chief Valuer and Surveyor Deptt., Assessment-Collection (n) Deptt., Building Deptt. Water supply Deptt., Seware / Dranage Deptt. and or any other Deptt. of the K.M.C. office, LA Collector office, Govt. of W.B. Land Aquisition Govt. of W.B. any registration office, any Court and Land and Land Reform Tribunal office Govt. of W.B. in respect of the **Schedule** mentioned property hereunder written as our said **True and Lawful Constitute Attorney.**

9. To do all needful acts, deeds and things and make signature for the procedural work for obtaining the building plan from the Building Department of the Kolkata Municipal Corporation Office, in respect of the **Said Undivided Joint Ownership Property**, morefully described in the **Schedule** mentioned property hereunder written.

10. To appoint any Advocate, Advocates, Solicitors and Deed Writers on our behalf and to sign plaints, pleading, written statements, deed drafts etc. which our said **True and Lawful Constitute Attorney** shall deem fit and proper.

11. To apply and obtain electricity, water, sewerage, drainage or other connections or any other utility to the



A.D.S.R., SEALDAH
9 JAN 2019
Dist.-South 24 Parganas

Schedule mentioned property hereunder written and / or to be made alteration therein and to close down and / or connect or disconnect the same and for that purpose to sign, execute and submit all papers, applications, plans and documents before the competent authorities and to execute all other acts, deeds and things as may be deemed fit and proper by our said **True and Lawful Constitute Attorney**.

12. To draw, design and make the structural and building plan and file the same before the Building Department of the Kolkata Municipal Corporation Office and to apply and obtain the complete sanction plan and completion certificate from the Building Department of the Kolkata Municipal Corporation Office.

13. To apply and proceed with the procedural work of regularization of building or any part of the building and obtain the same.

14. To sign, execute and submit any documents, statements, papers, undertakings, declaration as would be required for necessary permission by the appropriate authority or authorities.



A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

15. To apply and obtain the internal and external drainage sanction of the building from the drainage department of the Kolkata Municipal Corporation Office.

16. To apply file and process the regularization of the building or any part of the building before the Kolkata Municipal Corporation Authority under Section 401 of the Kolkata Municipal Corporation Act' 1980 as well as 1990.

17. To do all needful acts, things and make signature for the procedural work for obtaining the sanctioned building plan from the Building Department of the Kolkata Municipal Corporation Office or for any modification and / or alteration of plan or for revise plan, if any, in respect of the **Said Undivided Joint Ownership Property** described in the **Schedule** mentioned property hereunder written.

18. To take charge and possession of the **Said Undivided Joint Ownership Property** described in details in the **Schedule** mentioned property hereunder written and every part thereof and to supervise, manage and look after as our said True and Lawful **Constitute Attorney**.

19. To apply for and obtain all permission, sanctions and



A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

/ or consent from the Government of West Bengal and from the other Government authorities and / or statutory bodies and to pay the requisite permission, fees etc.

20. To prepare, sign, execute, enter into, modify, cancel, alter, draw, approve, rectify, acknowledge and deliver and / or register and / or give consent to and confirmation to all Deed(s) of Conveyance, Assignment, papers, documents, agreements, supplementary agreements, nominations, assignments, rectifications, declarations, affidavits, undertakings, acknowledgement, confirmations, notices and all other documents and writing for and on behalf of us as may be required to be so done for transfer to title of the said part of the building including its proportionate share in the **Bastu Land** as described in the **Schedule** mentioned property hereunder written in respect of said **Developer / Promotor** allocation either in favour of the intending purchaser / purchasers or in favour of their nominee(s) and for that purpose to put all necessary signature and / or thumb impression on the said Deed/s and all other documents and writing connected thereto in our names and for and on our behalves.



A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

21. To get fresh / additional / reinstallation of water / sewer / electricity power connection and other services in the part of the building and for the purpose to do all the acts, deeds and things on our behalves.

22. To receive registered letters, insured letters, money order, telegrams, postal orders, the other papers and relevant documents from the Post Office, Railway, Municipality, Collector, Police and other Government Departments, and non-government organization or any other authorities from time to time for us and on our behalves in respect of the **Schedule** mentioned property hereunder written.

23. To take delivery of and submit and or any documents of title, clearance, plan, etc. as would be required and found necessary or expendent by our said **True and Lawful Constitute Attorney**.

24. To execute any Agreement / Deed for the above mentioned purpose and for the at purpose to put all necessary signatures and / or thumb impressions on the said Deed(s)



A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

and all other documents and writings connected thereto in our names and on our behalves.

25. To collect, demand recover and receive and acknowledge the receipt of any consideration earnest money, advance, rent, electricity charges, maintenance charges and all or any amounts receivable in respect of the **Said Undivided Joint Ownership Property** by cash and / or cheque/s or pay orders or demand drafts and to make all just and reasonable allowance therein in respect thereof and to take all necessary step/steps whether by action, distress or otherwise to recover any sum or money in arrear in respect of the **Said Undivided Joint Ownership Property** or part thereof and to raise bills and grant valid receipts and other receipts acknowledgements and discharges thereof.

26. To make and sign application to the appropriate dempartment of the Government, local authorities or other competent authority for all and any licencses, permissions, and consent required by any Law.



by

A.D.S.R., SEALDAH
= 9 JAN 2019
Dist.-South 24 Parganas

27. To prepare, sign, execute, enter into, modify, cancel, draw, approve, rectify, deliver and / or register and or give consent and confirmation to all papers, documents, agreements, supplementary agreements, nominations, assignments, deed(s), rectifications, declarations, affidavits, undertakings, acknowledgements, confirmations, notices and all other documents and writings as in any way be required to be done in exercise of power conferred under this presents.

28. To appear and represent us before any Notary Public, Registrar of Assurances-I, II, III and IV Kolkata, Additional District Sub-Registrar, Sealdah, District of South 24-Parganas, District Sub-Registrar, Alipore, District of South 24-Parganas, Metropolitan Magistrate and / or other office or offices or Authority or Authorities having jurisdiction and to present deed / deeds for registration before them and to acknowledge and present and register and / or to have admitted registered and perfected all deeds, instruments and



A.D.S.R., SEALDAH
9 JAN 2019
Dist.-South 24 Parganas

writing execute signed or made by our said **True and Lawful Constitute Attorney** by virtue of the power hereby conferred.

29. To appoint any Arbitrator in respect of any dispute touching the said **Schedule** mentioned property hereunder written, to accept the award of the said Arbitrator and / or file application for the rule of the Court of the decision of the said Arbitrator.

30. To represent us and appear before any registration authority such as Registrar of Assurances-I, II, III and IV Kolkata, Additional District Sub-Registrar, Sealdah, District of South 24- Parganas and District Sub-Registrar, Alipore, District South 24-Parganas, to registration of any type of **Deed of Conveyance** on any other kind of deeds in favour of the intending purchaser/purchasers on our behaves upto the **Developer / Promotor's** allocated portion as reserved by the aforesaid **Development Agreement**.

31. To enter into Agreement / Agreements for transfer of flats / rooms / shops / offices / units with the intending Purchaser / Purchasers togetherwith proportionate share of



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A.D.G.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

Bastu Land with common uses or rights in respect of said **Developer / Promotor's** allocation only.

32. To sign, execute and admit any documents, statements, papers undertakings, declarations, as may be required for necessary permission by the appropriate authority or authorities on our behalves.

33. To sell the allocation portion of the said **Developer / Promotor** in the said proposed G+4 storied building to the intending purchaser / purchasers after receiving the consideration money.

And we do hereby agree to ratify and confirm all and whatever other act or acts our said **True and Lawful Constitute Attorney** shall Lawfully do, execute, or cause to be done, executed or performed in connection with the sale or sales and other matters by virtue of this **Development Power of Attorney** notwithstanding no express power in that behaves hereunder provided. The Development Agreement and Development Power of Attorney will not be revokable until having the consent of the both parties.



by
A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

: THE SCHEDULE ABOVE REFERRED TO :

(THE PROPERTY / BASTU LAND / PREMISES)

All That piece and parcel of revenue redeemed Bastu Land measuring about 06 (Six) Cottahs - 10 (Ten) Chittaks - 6.7 (Six Point Seven) Sq.Ft. be the same a little more or less, including one 43 years old brick built semi pucca and cemented floor, fully residential two storied structures, having its covered area 1309 Sq.Ft. in each floor, be the same a little more or less and another 50 years old brick built tin roofed and cemented floor, fully residential one storied structures, having its covered area 1500 Sq.Ft. be the same a little more or less, togetherwith all easements appurtenances and common right available therein, lying, situate and being Premises No. 237Q/1B, Satin Sen Sarani (prior to amalgamated of another Premises No. 237Q/1D/1, Satin Sen Sarani, being Assessee No. 11-029-12-0096-5), P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054, under the K.M.C. Ward No. 29, Borough-III, Assessee No. 11-029-12-0083-7 and District of South 24-Parganas, butted and bounded in the following manner :

ON THE NORTH BY	:	Premises No. 237Q, Satin Sen Sarani (Portion)
ON THE SOUTH BY	:	Premises No. 237P, Satin Sen Sarani
ON THE EAST BY	:	Approx 24'-00" wide Satin Sen Sarani (K.M.C. Black Metal Road)
ON THE WEST BY	:	Premises No. 237Q, Satin Sen Sarani (Portion)



by
A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

In Witnesses Whereof the said **Executants / Principals / Land Owners** and the said **Lawful Constitute Attorney** hereof doth hereunto set and subscribe their respective signature on this the day, month and year written above.

SIGNED AND DELIVERED BY THE EXECUTANTS / PRINCIPALS / LAND OWNERS IN THE PRESENCE OF :

Sanchayan Gupta

(Sri Sanchayan Gupta)

S/o. Sri Dev Kumar Gupta @

Sri Deb Kumar Gupta

Occupation : Professional

Address : 237Q/2B, Satin Sen Sarani

P.O. Kankurgachi, P.S. Narkeldanga

Kolkata-700 054

Suman Gupta

(Sri Suman Gupta)

S/o. Sri Shibabrata Gupta

Occupation : Service

Address : 237Q/2B, Satin Sen Sarani

P.O. Kankurgachi, P.S. Narkeldanga

Kolkata-700 054

SIGNED AND DELIVERED BY THE LAWFUL CONSTITUTE ATTORNEY IN THE PRESENCE OF WITNESSES :

Saikat Kundu

(Sri Saikat Kundu)

S/o. Sri Samir Kundu

Occupation : Business

Address : 13/8D, Ariff Road

P.O. and P.S. Ultadanga

Kolkata-700 067

Sukumar Sen

(SRI SUKUMAR SEN)

S/o. Late Meghnad Sen

Occupation : Business

Address : T/7H/1, Kalimuddin Lane

P.S. Manicktala, Kolkata-700 006

TYPED BY ME,

Kaushik Ghosh

(SRI KAUSHIK GHOSH)

C/o. M/S. PRERONA LASER PROCESS

B/247/H/8, SATIN SEN SARANI

P.S. NARKELDANGA, KOLKATA-54

1. Dev Kumar Gupta

2. Shibabrata Gupta

3. Manju Gupta

(Sri Dev Kumar Gupta @

Sri Deb Kumar Gupta)

(Sri Shibabrata Gupta)

(Smt. Manju Gupta)

—Signature of Executants /
Principals / Land Owners—

UNIK CONSTRUCTION CO

1. Gurupada Kundu

UNIK CONSTRUCTION CO

2. Samir Kundu

UNIK CONSTRUCTION CO

3. Rakesh Kundu

(Sri Gurupada Kundu)

(Sri Samir Kundu)

(Sri Rakesh Kundu)

—Signature of Lawful
Constitute Attorney—

DRAFTED BY ME,

Kazi Tozammel Hossain

(KAZI TOZAMMEL HOSSAIN)

-Advocate-






















































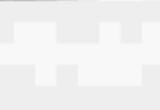




Sealdah Civil Court

Enrolment No. F-165/176/1995

Kolkata-700 014



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A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas


 <p style="text-align: right;">LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
<p><i>Dev Kumar Gupta</i> (Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta) —Signature of Executant / Principal / Land Owner No. 1—</p> <p style="text-align: right;">RIGHT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
 <p style="text-align: right;">LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
<p><i>Shibabrata Gupta</i> (Sri Shibabrata Gupta) —Signature of Executant / Principal / Land Owner No. 2—</p> <p style="text-align: right;">RIGHT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
 <p style="text-align: right;">LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
<p><i>Manju Gupta</i> (Smt. Manju Gupta) —Signature of Executant / Principal / Land Owner No. 3—</p> <p style="text-align: right;">RIGHT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger





by

A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas

PHOTO PEST & FINGER IMPRESSION SHEET NO- "2" OF "2"

 <p>LEFT HAND</p> <p>UNIK CONSTRUCTION CO <i>Gurupada Kundu</i> (Sri Gurupada Kundu) —Signature of Lawful Constitute Attorney—</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
<p>RIGHT HAND</p>	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger

 <p>LEFT HAND</p> <p>UNIK CONSTRUCTION CO <i>Samir Kundu</i> (Sri Samir Kundu) —Signature of Lawful Constitute Attorney—</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
<p>RIGHT HAND</p>	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger

 <p>LEFT HAND</p> <p>UNIK CONSTRUCTION CO <i>Rakesh Kundu</i> (Sri Rakesh Kundu) —Signature of Lawful Constitute Attorney—</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
<p>RIGHT HAND</p>	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger



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A.D.S.R., SEALDAH
29 JAN 2019
Dist.-South 24 Parganas



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1606000028/2019	Date of Application	09/01/2019
Query No / Year	16061000007342/2019		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr. Rakesh Kundu		
Stampduty Payable	Rs. 50/-		
Registration Fees Payable	Rs. 7/-		
Applicant Name of the Visit Commission	Mr. Bishnupada Saha		
Applicant Address	sealdah		
Place of Commission	237Q/1B, Satin Sen Sarani, P.O. - Kankurgachi, P.S. - Nankeldanga, District - South 24-Parganas, West Bengal, India, PIN - 700054		
Expected Date and Time of Commission	09/01/2019 5:15 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16061000007342/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Dev Kumar Gupta Alias Shri Deb Kumar Gupta 237Q/1B, Satin Sen Sarani, P.O.- Kankurgachi, P.S.- Nankeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054	Principal			Dev Kumar Gupta 09.01.19
2	Shri Shibabrata Gupta 237Q/1B, Satin Sen Sarani, P.O.- Kankurgachi, P.S.- Nankeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054	Principal			Shibabrata Gupta 09/01/19
3	Smt Manju Gupta 237Q/1B, Satin Sen Sarani, P.O.- Kankurgachi, P.S.- Nankeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054	Principal			Manju Gupta 09/01/19

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Gurupada Kundu 13/8D, Ariff Road, P.O:- Ultadanga, P.S:- Ultadanga, District:- South 24-Parganas, West Bengal, India, PIN - 700067	Represent ative of Attorney [Unik Constructi on Co.]			Gurupada Kundu 09/01/19
5	Shri Samir Kundu 13/8D, Ariff Road, P.O:- Ultadanga, P.S:- Ultadanga, District:- South 24-Parganas, West Bengal, India, PIN - 700067	Represent ative of Attorney [Unik Constructi on Co.]			Samir Kundu 09/01/19
6	Shri Rakesh Kundu 13/8D, Ariff Road, P.O:- Ultadanga, P.S:- Ultadanga, District:- South 24-Parganas, West Bengal, India, PIN - 700067	Represent ative of Attorney [Unik Constructi on Co.]			Rakesh Kundu 09/01/2019
SI No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Sukumar Sen Son of Late Meghnad Sen T/7H/1, Kalimuddin Lane, P.O:- Beadon Street, P.S:- Maniktala, District -South 24-Parganas, West Bengal, India, PIN - 700006	Shri Dev Kumar Gupta, Shri Shibabrata Gupta, Smt Manju Gupta, Shri Gurupada Kundu, Shri Samir Kundu, Shri Rakesh Kundu		Sukumar Sen 09/01/19	

(Kaushik Ray)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SEALDAH

Major Information of the Deed

Deed No :	I-1606-00099/2019	Date of Registration	10/01/2019
Query No / Year	1606-1000007342/2019	Office where deed is registered	
Query Date	09/01/2019 12:04:36 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rakesh Kundu 13/8D, Ariff Road, Thana: Ultadanga, District: South 24-Parganas, WEST BENGAL, PIN - 700067, Mobile No: 9804969686, Status: Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 2,99,93,872/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 7/- (Article E)		
Remarks:	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160600086/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P S:- Nankeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satin Sen Sarani, Road Zone: (Canal East Rd – Rail Bridge On Road), Premises No. 237Q/1B, Ward No: 029 Pin Code 700054

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		6 Katha 10 Chatak 6.7 Sq Ft	4,00,000/-	2,82,27,314/-	Width of Approach Road: 24 Ft. , Project Name
Grand Total :					10.9466Dec	4,00,000 /-	282,27,314 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2618 Sq Ft.	80,000/-	14,62,808/-	Structure Type: Structure
Gr. Floor, Area of floor : 1309 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1309 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1500 Sq Ft.	20,000/-	3,03,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		4118 sq ft	1,00,000 /-	17,66,558 /-	

Major Information of the Deed :- I-1606-00099/2019-10/01/2019

Particular Details :

Name,Address,Photo,Finger print and Signature

- | | |
|---|---|
| 1 | <p>Shri Dev Kumar Gupta, (Alias: Shri Deb Kumar Gupta) (Presentant)
 Son of Late Sishu Ranjan Gupta 237Q/1B, Satin Sen Sarani, P.O - Kankurgachi, P.S.- Narikeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AEAPG1717N, Status: Individual, Executed by: Self, Date of Execution: 09/01/2019, Admitted by: Self, Date of Admission: 09/01/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2019, Admitted by: Self, Date of Admission: 09/01/2019, Place: Pvt. Residence</p> |
| 2 | <p>Shri Shibabrata Gupta
 Son of Late Nitya Ranjan Gupta 237Q/1B, Satin Sen Sarani, P.O - Kankurgachi, P.S.- Narikeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ADRPG8596K, Status: Individual, Executed by: Self, Date of Execution: 09/01/2019, Admitted by: Self, Date of Admission: 09/01/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2019, Admitted by: Self, Date of Admission: 09/01/2019, Place: Pvt. Residence</p> |
| 3 | <p>Smt Manju Gupta
 Wife of Shri Deb Kumar Gupta 237Q/1B, Satin Sen Sarani, P.O - Kankurgachi, P.S.- Narikeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ADTPG4044J, Status: Individual, Executed by: Self, Date of Execution: 09/01/2019, Admitted by: Self, Date of Admission: 09/01/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2019, Admitted by: Self, Date of Admission: 09/01/2019, Place: Pvt. Residence</p> |

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Unik Construction Co 13A/27, Ariff Road, P.O - Ultadanga, P.S.- Ultadanga, District-South 24-Parganas, West Bengal, India, PIN - 700067, PAN No.: AADFU5162A, Status: Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Gurupada Kundu Son of Late Prafulla Chandra Kundu 13/8D, Ariff Road, P.O - Ultadanga, P.S.- Ultadanga, District-South 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AXNPK8626Q Status: Representative, Representative of: Unik Construction Co (as Partner)</p>
2	<p>Shri Samir Kundu Son of Late Jadab Chandra Kundu 13/8D, Ariff Road, P.O - Ultadanga, P.S.- Ultadanga, District-South 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ANAPK6573D Status: Representative, Representative of: Unik Construction Co (as Partner)</p>
3	<p>Shri Rakesh Kundu Son of Shri Ranjit Kumar Kundu 13/8D, Ariff Road, P.O - Ultadanga, P.S.- Ultadanga, District-South 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AFTPK2741L Status: Representative, Representative of: Unik Construction Co (as Partner)</p>

Major Information of the Deed :- I-1606-00099/2019-10/01/2019

Identifier Details :

Name & address	
Mr. Sukumar Sen Son of Late Meghnad Sen T:7H/1, Kalimuddin Lane, P.O.- Beadon Street, P.S.- Maniktala, District.-South 24-Parganas, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri Dev Kumar Gupta, Shri Shibabrata Gupta, Smt Manju Gupta, Shri Gurupada Kundu, Shri Samir Kundu, Shri Rakesh Kundu	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Dev Kumar Gupta	Unik Construction Co-3.64887 Dec
2	Shri Shibabrata Gupta	Unik Construction Co-3.64887 Dec
3	Smt Manju Gupta	Unik Construction Co-3.64887 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Dev Kumar Gupta	Unik Construction Co-872.66666667 Sq Ft
2	Shri Shibabrata Gupta	Unik Construction Co-872.66666667 Sq Ft
3	Smt Manju Gupta	Unik Construction Co-872.66666667 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Shri Dev Kumar Gupta	Unik Construction Co-500.00000000 Sq Ft
2	Shri Shibabrata Gupta	Unik Construction Co-500.00000000 Sq Ft
3	Smt Manju Gupta	Unik Construction Co-500.00000000 Sq Ft

Endorsement For Deed Number : I - 180600099 / 2019**On 09-01-2019****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:40 hrs on 09-01-2019, at the Private residence by Shri Dev Kumar Gupta Alias Shri Deb Kumar Gupta, 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 2,99,93,872/-

Major Information of the Deed :- I-1806-00099/2019-10/01/2019

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

Execution is admitted on 09/01/2019 by 1. Shri Dev Kumar Gupta, Alias Shri Deb Kumar Gupta, Son of Late Sishu Ranjan Gupta, 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, Thana: Narikeldanga, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 2. Shri Shibabrata Gupta, Son of Late Nitya Ranjan Gupta, 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, Thana: Narikeldanga, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Retired Person, 3. Smt Manju Gupta, Wife of Shri Deb Kumar Gupta, 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, Thana: Narikeldanga, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Retired Person

Identified by Mr Sukumar Sen, Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

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

Execution is admitted on 09-01-2019 by Shri Gurupada Kundu, Partner, Unik Construction Co, 13A/27, Ariff Road, P.O - Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067

Identified by Mr Sukumar Sen, Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 09-01-2019 by Shri Samir Kundu, Partner, Unik Construction Co, 13A/27, Ariff Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067

Identified by Mr Sukumar Sen, Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 09-01-2019 by Shri Rakesh Kundu, Partner, Unik Construction Co, 13A/27, Ariff Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067

Identified by Mr Sukumar Sen, Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business



Kaushik Ray

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal**

On 10-01-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp. Type: Impressed, Serial no 1195, Amount: Rs.100/-, Date of Purchase: 07/01/2019, Vendor name: Alok Mukherjee



Kaushik Ray

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1606-00099/2019-10/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 4101 to 4146
being No 160600099 for the year 2019.



Digitally signed by KAUSHIK ROY
Date: 2019.01.10 15:20:35 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 10-01-2019 15:18:07
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)