

9540/16

T-8702/2016



पश्चिमबंगल पश्चिम बंगाल WEST BENGAL

W 364639

18/11
2016

15049/404332/14
CS 1575

Certified that the document is admitted to execution. The Registrar's Seal and endorsement (Stamps) annexed to the instrument is/are correct.

Additional Deputy Registrar
Kolkata, Dist. West. B.B. (West)

21 NOV 2016

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

BE IT KNOWN TO ALL CONCERNED that I,

SMT. MAYA RANI HALDER alias MAYA HALDER Wife of Sri Subhas Chandra Halder, by occupation - Housewife, residing at Kabi Mukunda Das Road, P.S. Dum Dum, P.O. Rabindra Nagar, Kolkata - 700065, District North 24 Parganas, hereinafter called as the "**LAND OWNER**" has entered into a Registered Development Agreement, registered at A.D.S.R. Cossipore Dum Dum, for the year 2016, Being No. 1 - 8566 with **1) SRI KUMAR BAGCHI** Son of Late Nripesh Chandra Bagchi, residing at 210B/1G, Kali Charan Ghosh Road, P.O. & P.S. Sinthi, Kolkata-700050, **2) SRI SUBRATA SARKAR** Son of Late Arun Chandra Sarkar, residing at 46/1/1, Jawpur Road, P.S. & P.O. Dum Dum, Kolkata-700074, both are by faith-Hindu, by occupation-Business, by Nationality-Indian, partners of "**UNICON REALTY**" a partnership firm having its office at 210B/1G, Kalicharan Ghosh Road, P.S. Sinthi, P.O. Sinthi, Kolkata-700050, in respect of my property mentioned in the Schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the South Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

WHEREAS I am absolute owner of the plot of **ALL THAT** piece and parcel of bastu land measuring 5 Cottahs more or less together with one storied building measuring 500 Sq. ft more or less at Mouza-Digla, P.S. Dum Dum, District North 24 Parganas, J.L. No. 18, R.S. No. 161, Touzi No. 173, Khatian No. 261, Holding No. 415..... Kabi Mukunda Das Road, ward No. 2, under South Dum Dum Municipality within A.D.S.R. Cossipore Dum Dum, details of which mentioned in the Schedule hereunder.

AND WHEREAS that in the said Agreement between me that I will hand over the vacant and peaceful possession of land to **1) SRI KUMAR BAGCHI** Son of Late Nripesh Chandra Bagchi, residing at 210B/1G, Kali Charan Ghosh Road, P.O. & P.S. Sinthi, Kolkata-700050, **2) SRI SUBRATA SARKAR** Son of Late Arun Chandra

Kumar Bagchi

Sarkar, residing at 46/1/1, Jawpur Road, P.S. & P.O. Dum Dum, Kolkata-700074, both are by faith-Hindu, by occupation-Business, by Nationality-Indian, partners of **"UNICON REALTY"** a partnership firm having its office at 210B/1G, Kalicharan Ghosh Road, P.S. Sinthi, P.O. Sinthi, Kolkata-700050, the said promoters will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved by South Dum Dum Municipality and the total building except my allocation i.e. owner's allocation will be sold to the intending purchasers according to the choice of my said Developer .

AND WHEREAS I am sufficiently entitled to the said landed property as mentioned in the Schedule hereunder as I have absolute right and title and interest in the said property and also have absolute authority to appoint my Constituted Attorney to act on my behalf for Development as aforesaid in respect of under mentioned Schedule property.

AND WHEREAS I am engaged with my Business and also multifarious work, for the conveyance it become necessary for me to appoint said, **1) SRI KUMAR BAGCHI** Son of Late Nripesh Chandra Bagchi, residing at 210B/1G, Kali Charan Ghosh Road, P.O. & P.S. Sinthi, Kolkata-700050, **2) SRI SUBRATA SARKAR** Son of Late Arun Chandra Sarkar, residing at 46/1/1, Jawpur Road, P.S. & P.O. Dum Dum, Kolkata-700074, both are by faith-Hindu, by occupation-Business, by Nationality-Indian, partners of **"UNICON REALTY"** a partnership firm having its office at 210B/1G, Kalicharan Ghosh Road, P.S. Sinthi, P.O. Sinthi, Kolkata-700050, as my Constituted Attorney to act on my behalf and to look after and to control all affairs in respect of the Schedule land as per terms and conditions to Joint Venture Agreement dated -

NOW YE BY THESE PRESENTS I SMT. MAYA RANI HALDER alias MAYA HALDER Wife of Sri Subhas Chandra Halder, by occupation

- Housewife, residing at Kabi Mukunda Das Road, P.S. Dum Dum, P.O. Rabindra Nagar, Kolkata - 700065, District North 24 Parganas, as my Lawful constituted Attorney **1) SRI KUMAR BAGCHI** Son of Late Nripesh Chandra Bagchi, residing at 210B/1G, Kali Charan Ghosh Road, P.O. & P.S. Sinthi, Kolkata-700050, **2) SRI SUBRATA SARKAR** Son of Late Arun Chandra Sarkar, residing at 46/1/1, Jawpur Road, P.S. & P.O. Dum Dum, Kolkata-700074, both are by faith-Hindu, by occupation-Business, by Nationality-Indian, partners of "**UNICON REALTY**" a partnership firm having its office at 210B/1G, Kalicharan Ghosh Road, P.S. Sinthi, P.O. Sinthi, Kolkata-700050, to act for me and in my name on my behalf and to execute, exercise and perform all and every acts, deeds, matters, things as mentioned hereinafter follows :-

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain an administer the said land and every part thereof. To look after said and to control all the areas for the Development of said land.
2. To sign, execute and submit all development Plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipal and other appropriate authorities.
3. To appear and represent me before any necessary Authorities including the Howrah Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.

4. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary Authorities as to expedient for sanction, modification and/or alterations of Development Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary Authorities and to appoint Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
6. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
7. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
8. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.

9. To appear and represent me before all Authorities for fixation and/or finalization of the normal Valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
10. To negotiate with others for sale of land, constructed area on the said premises at any terms and conditions as the said Attorney shall think fit and proper.
11. To collect advance or part payment or full consideration from the intending purchasers of land, constructed area, on my behalf, and the said Attorney shall appropriate the sale-proceeds.
12. To advertise in different newspapers and display hoarding in different places, engage Agency or Agencies for selling of land and constructed area as the said Attorney shall think fit and proper.
13. To file and submit declaration, statements, application and/or returns to the competent Authority or any other necessary Authority or Authorities in connection with the matters herein contained.
14. To transfer, land and / or constructed space of the said property along with the proportionate share of land, by my Attorney at my premises or any part thereof on such terms and conditions as my said Attorney shall think fit and proper.
15. To take steps for Registration of land, constructed space of the allocated portions of the Developer along with the proportionate share of land represented by my Attorney.

16. To present any deed or deeds of sale conveyance, or conveyances of other documents for registration and when executed by them in my name and on my behalf the Addl. District Sub-Registrar and District Registrar, Registrar of Assurance having authority for and to have him registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which my said Attorney shall consider necessary for the transferring and/or conveying the said property or portion of it to such purchaser or purchasers as fully and effectually in all respect as I could do the same myself.
17. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
18. To file and defend suits, case, appeals and applications of whatsoever nature for and on my behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
19. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications therefore.
20. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vakalatnama,

Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.

21. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge therefore.
22. To effect mutation and amalgamation of premises in the office of the collector B.L.L.R.O. and/or Municipal records and to do all acts on my behalf at Mouza-Digla, P.S. Dum Dum, District North 24 Parganas, J.L. No. 18, R.S. No. 161, Touzi No. 173, Khatian No. 261, Holding No. 415..... Kabi Mukunda Das Road, ward No. 2, under South Dum Dum Municipality within A.D.S.R. Cossipore Dum Dum, which is fully described in the Schedule herein below.
23. To for all or any of the purpose hereinbefore stated to appear and represent me before all Authorities having jurisdiction and to sign, execute and submit plan, papers and documents and obtain the proposed/ revised plan building/site plan and to receive the completion Certificate from the Competent Authority.
24. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as my Attorney in relation to all matters touching my said land on my behalf to do all instruments, acts, matters, Deed and things as fully and effectually I would do and personally presents.

AND I, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole Deed/ Transaction as per the said Agreement dated-

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring 5 Cottahs more or less together with one storied building measuring 500 Sq. ft more or less at Mouza-Digla, P.S. Dum Dum, District North 24 Parganas, J.L. No. 18, R.S. No. 161, Touzi No. 173, Khatian No. 261, Holding No. 415 Kabi Mukunda Das Road, ward No. 2, under South Dum Dum Municipality within A.D.S.R. Cossipore Dum Dum, together with all easement right all rights appertaining thereto butted and bounded in the manner following: -

- ON THE NORTH** : Property of Bhakta Das Biswas,
- ON THE SOUTH** : Property of Mikhyal Pandey,
- ON THE EAST** : Property of Bhakta Das Biswas & Jiten Melin,
- ON THE WEST** : Kabi Mukunda Das Road,

IN WITNESS WHEREOF the Owner have hereunto set and subscribed their hands on this 18th day of November 2016.

SIGNED, SEALED & DELIVERED

In the presence of :

WITNESSES

1. Rimesh Halder
45/5 K.M.D Road
Col-65

L.T. 5 of Mayakami Halder alias
Maya Halder by the hand of
✓ Rinku Halder

(R. Maya Halder)
SIGNATURE OF THE LAND-OWNER

2. Rinku Halder
45/5 K.M.D Road
Col-65

Unicon Realty
Partner Partner
Subrata Sarker

SIGNATURE OF THE ATTORNEY.

DEED PREPARED BY :

P. K. Bandyopadhyay







P. K. BANDYOPADHYAY
Advocate High Court, Calcutta
F. No. 2653/99



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15061000404332/2016

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	Mrs MAYA RANI HALDER Alias Mrs MAYA HALDER KABI MUKUNDA DAS ROAD, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065	Principal			LTI of Maya Rani Halder alias Maya Mukunda Das Road P.O:- Rabindra Nagar P.S:- Dum Dum District:-North 24-Parganas West Bengal India PIN - 700065 Renu Halder
2	Mr KUMAR BAGCHI 210B/1G, KALI CHARAN GHOSH ROAD, P.O:- SINTHI, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Representative of Attorney [UNICON REALTY]			Kumar Bagchi
3	Mr SUBRATA SARKAR 46/1/1, JAWPUR ROAD,, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	Representative of Attorney [UNICON REALTY]			Subrata Sarkar

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Kartick Chakraborty Son of Late K C Chakraborty Nimta, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Mrs MAYA RANI HALDER, Mr KUMAR BAGCHI, Mr SUBRATA SARKAR	<i>Kartick Chakraborty</i>

(Mohul Mukhopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Query No:-15061000404332/2016, 18/11/2016 02:55:47 PM COSSIPORE DUMDUM (A.D.S.R.)

Major Information of the Deed

Deed No :	I-1506-08702/2016	Date of Registration	11/21/2016 2:02:16 PM
Query No / Year	1506-1000404332/2016	Office where deed is registered	
Query Date	18/11/2016 1:23:22 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kartick Chakraborty Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. 9830514364, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 58,75,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Kabi Mukunda Das Road, Mouza: Digla Ward No: 2

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2230	RS-261	Bastu	Bastu	5 Katha	1/-	55,00,003/-	Property is on Road Adjacent to Metal Road,
Grand Total :					8.25Dec	1 /-	55,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,75,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1.	Mrs MAYA RANI HALDER, (Alias: Mrs MAYA HALDER) Wife of Mr SUBHAS CHANDRA HALDER KABI MUKUNDA DAS ROAD, P.O.- RABINDRA NAGAR, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 18/11/2016 , Admitted by: Self, Date of Admission: 18/11/2016 ,Place : Pvt. Residence

Jorney Details :

Sl. No	Name,Address,Photo,Finger print and Signature
1	UNICON REALTY 210B/1G, KALICHARAN GHOSH ROAD, P.O:- SINTHI, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KUMAR BAGCHI Son of Late NRIPESH CHANDRA BAGCHI 210B/1G, KALI CHARAN GHOSH ROAD, P.O:- SINTHI, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : UNICON REALTY
2	Mr SUBRATA SARKAR Son of Late ARUN CHANDRA SARKAR 46/1/1, JAWPUR ROAD,, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : UNICON REALTY

Identifier Details :

Name & address	
Kartick Chakraborty Son of Late K C Chakraborty Nimta, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mrs MAYA RANI HALDER, Mr KUMAR BAGCHI, Mr SUBRATA SARKAR	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MAYA RANI HALDER	UNICON REALTY-8.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs MAYA RANI HALDER	UNICON REALTY-500 Sq Ft

Endorsement For Deed Number : I - 150608702 / 2016**On 18-11-2016****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 20:25 hrs on 18-11-2016, at the Private residence by Mr SUBRATA SARKAR .

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 5,75,003/-

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

Execution is admitted on 18/11/2016 by Mrs MAYA RANI HALDER, Alias Mrs MAYA HALDER, Wife of Mr SUBHAS CHANDRA HALDER, KABI MUKUNDA DAS ROAD, P.O: RABINDRA NAGAR, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife

Indetified by Kartick Chakraborty, , Son of Late K C Chakraborty, Nimta, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 18-11-2016 by Mr KUMAR BAGCHI,

Indetified by Kartick Chakraborty, , Son of Late K C Chakraborty, Nimta, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 18-11-2016 by Mr SUBRATA SARKAR,

Indetified by Kartick Chakraborty, , Son of Late K C Chakraborty, Nimta, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 21-11-2016

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-




Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5216, Amount: Rs.100/-, Date of Purchase: 26/09/2016, Vendor name: R Pal

Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 <p>L-T-I of Maya Kanti Halder at the Maya Halder by the court</p> <p>✓ <i>Maya Halder</i></p>	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
Thumb	Fore	Middle	Ring	Little		
	(Right Hand)					
	 <p><i>Kumar Soumen</i></p>	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
Thumb	Fore	Middle	Ring	Little		
	(Right Hand)					
	 <p><i>Subrata Chakrabarty</i></p>	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
Thumb	Fore	Middle	Ring	Little		
	(Right Hand)					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2016, Page from 310016 to 310034

being No 150608702 for the year 2016.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2016.11.22 15:42:17 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 22-11-2016 15:42:16
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)