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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 375573

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this documents.

District Sub-Register  
Howrah

21 JAN 2015

Save as  
Development  
Attorney

## DEVELOPMENT

### POWER OF ATTORNEY

#### AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENT that I, DR. SUKHENDU BIKASH MISHRA, son of Arun Chandra Mishra, by faith- Hindu, by occupation- Doctor, by Nationality- Indian, residing at 63/8, Andul 1<sup>st</sup> Bye Lane, P.O. D.S. Lane, Police Station- Old- Shibpur, at present A.J.C.

নং 401 তারিখ 01-12-2014.

ক্রেতা - শ্রী / শ্রীমতী Rabin Kumar Karmakar Advocate,

ঠিকানা Howrah Court.

মূল্য 100/- টাকা ৯ পয়সা

স্টাম্প ভেগারের জন্য

*[Handwritten signature]*

অরুণ সরকার



District Sub-Registrar  
Howrah

21 JAN 2015

Rabin Kumar Karmakar.  
Advocate,  
Howrah Court.

Bose B.Garden Police Station, District- Howrah, Pin- 711109, (hereinafter called the Owner), do hereby appoint **UNIQUE CONSTRUCTION**, a Proprietorship firm having it's office at 1, Michel Madhusudan Sarani, Ground floor, P.O. Khidderpore, Kolkata- 700023, being represented by it's Proprietor- **MD. SHAHID**, son of Md. Hanif, by faith- Mohammedan, by occupation- Business, residing at 'Maa Sitala Apartment', Andul Road, Village & P.O. Podrah (D.S. Lane), P.S. Sankrail, District- Howrah, Pin- 711109, as my true and lawful Attorney for me and on my behalf as the same is now and hereafter constituted from time to time to interest the following acts, deeds and things :-

**WHEREAS** I, the owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Schedule noted property.

**AND WHEREAS** I, the Owner has already entered into an Agreement for Development with the Attorney **UNIQUE CONSTRUCTION**, a Proprietorship firm having it's office at 1, Michel Madhusudan Sarani, Ground floor, P.O. Khidderpore, Kolkata- 700023, being represented by it's Proprietor- **MD. SHAHID**, son of Md. Hanif, by faith- Mohammedan, by occupation- Business, residing at 'Maa Sitala Apartment', Andul Road, Village & P.O. Podrah (D.S. Lane), P.S. Sankrail, District- Howrah, Pin- 711109, which is duly executed and registered before the District Sub-Registry Office at Howrah vide Deed No. 549 of 2015 dated 21-01-2015 and the Agreement for Development of the Schedule noted property is still in full force.

**AND WHEREAS** the owner has thus desirous of appointing, nominating and constituting the Attorney herein as his true and lawful Attorney for and on behalf of owner in his name to do the following acts, deeds, matters and things in respect of the schedule noted property, entered into for the purpose.

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Sushendu Bikash Mishra*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Md. Shaid*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

1. To manage, control, develop the Schedule noted property and to construct multi storied building according to sanction plan passed by the Howrah Municipal Corporation on the said schedule noted property according to the Agreement for Development has been registered before the appropriate authority.
2. To appear and act in all the courts, civil, revenue or criminal whether original or appellate side, in the registration office, in any other offices of Govt. or District Board, Municipal Authority or notified area authority or any other local authority.
3. To sign and verify plaints, written statements, petitions of claims and objections, memorandum of appeal and petitions and applications of all kinds and to file them in any such court, or offices relating to the aforesaid building.
4. To appoint any Advocate, Vakil, Pleader and Mukhter, revenue agent or any other legal practitioner.
5. To compromise, compound or withdraw cases to confess judgement and to refer cases to arbitration.
6. To exercise all right of sale and along with to sell flats on ownership system and spaces in the schedule noted building excluding 40% of the constructed area together with undivided proportionate share of land and user rights of all common areas including ultimate floor of the newly constructed building in which lift (if any), corridor and staircase shall remain common and to do agreement for sale and/or any kind of transfer, lease, rent to any person as per his choice and in this connection my said Attorney is fully empowered to sign all necessary papers, deeds and/or to represent me before the concerned Registration Authorities for execution and registration of the deeds or documents for the said property on my behalf and the Attorney shall

acknowledge receipt of due consideration on behalf of me/the land owner.

7. That my said Attorney will be at liberty to take advance for sale, to sell any part of the schedule noted property.
8. To take procedure or defend all legal proceedings touching any of the matters aforesaid in which I may hereafter be interested or concerned and also if thought fit to compromise and refer to the arbitration withdraw or confess judgement in any such proceeding as aforesaid.
9. To settle, adjust, amalgamate with other's property/ies, compound, submit of arbitration and compromise all suits and other legal proceedings, accounts, claims and demands between the owners and any persons in such manner in all respect as the said Attorney shall think fit, without imposing any personal liability on my part without my knowledge.
10. To apply for in courts and offices for copies of documents and papers.
11. To apply for the inspection of and inspect the judicial records.
12. To appoint and employ agents, karindas, patwaries, peons or other servants necessary for any of the purposes aforesaid with such remuneration, commission or salary as the said Attorney may think fit and proper and from time to time dismiss such agents etc. and to appoint employ in their place as the said Attorney may think proper from time to time to dismiss such agents etc. and to appoint or employ in their place as the said Attorney may think proper.
13. To accept any summons notices or writ issued by any court or offices against me relating to the aforesaid construction.

14. All the receivables or payable to the principal must be paid to the principal. ✓

15. This Power of Attorney will be cancelled automatically after this total process. ✓

16. Generally to act as my Attorney or Agent in relating to the matters aforesaid and all other matters in which I may be interested or concerned and on my behalf execute and perform the deeds and acts or things as fully and effectually in all respect as I myself could do if personally present.

**AND** I, hereby agree that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all whatsoever my said Attorney shall lawfully do or cause to be done on my behalf by virtue of this Power of Attorney hereby given.

### SCHEDULE

**ALL THAT** the piece and parcel of Mokarari Moursashi Bastu land containing an admeasuring area about 10 Cottahs 03 Chittaks 29 Sq.ft. with 200 Sq.ft. R.T.S. standing thereon comprised within Sheet No. 82, R.S. Dag No. 70, R.S. Khatian No. 57, within Mouza- Shibpur, J.L. No. 1, at present H.M.C. Holding No. 73, Bangal Para 2<sup>nd</sup> Bye Lane, within H.M.C. Ward No. 41, within P.S. Old- Shibpur, New- A.J.C. Bose B.Garden Police Station, within Additional District Sub-Registry Office, District Sub-Registry Office and District- Howrah, Pin- 711109, along with all easement rights which is butted and bounded in the manner as follows:-

On the North : Part of Holding No. 73, Bangalpara 2<sup>nd</sup> Bye Lane;  
 On the South : Holding No. 63/3/1 and 63/3/2, Bangalpara 2<sup>nd</sup> Bye Lane;  
 On the East : Holding No. 74, Bangalpara 2<sup>nd</sup> Bye Lane;  
 On the West : 12' feet wide Municipal passage namely Bangalpara 2<sup>nd</sup> Bye Lane.

**IN WITNESS WHEREOF** the Executant has signed this Power of Attorney on this 21<sup>st</sup> day of January, 2015.

**Witnesses:-**

1. Anilkumar Das  
 Howrah Court

✓ Subhendu Bikash Mishra.

**Signature of the Executant.**

2. Animesh Das  
 Howrah Court

I accept it.

• Shyamal Mishra  
 Shibpur - Howrah-9

UNIQUE CONSTRUCTION

MD Shahid

Proprietor

Read over & explained in Bengali to the executant and admitted to be correct. Drafted by me and prepared in my office at Howrah Court..

Rabin Kumar Karmaakar.

(RABIN KUMAR KARMAKAR)

Ph. No. 9874922137.

Advocate.

Judges' Court, Howrah.

Attorney  
 Signature of Attorney is attested

✓ Subhendu Bikash Mishra.

Typed by me.



ANILKUMAR DAS

Howrah Court.







**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. HOWRAH, District- Howrah**  
**Signature / LTI Sheet of Serial No. 00634 / 2015, Deed No. (Book - I , 00554/2015)**

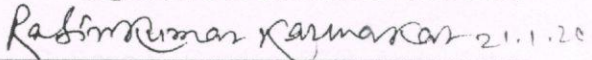
Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sukhendu Bikash Mishra Ps.- A. J. C. Bose B. Garden, 63/8, Andul 1st Bye Lane, Howrah, P.O. :-D. S. Lane, District:-Howrah, WEST BENGAL, India	 21/01/2015	 LTI 21/01/2015	Sukhendu Bikash Mishra 21/01/15


II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sukhendu Bikash Mishra Address -Ps.- A. J. C. Bose B. Garden, 63/8, Andul 1st Bye Lane, Howrah, P.O. :-D. S. Lane, District:-Howrah, WEST BENGAL, India	Self	 21/01/2015	 LTI 21/01/2015	Sukhendu Bikash Mishra
2	Md. Shahid Address.-Sitala Apartment, Andul Road ,, Village:Podhra, Thana:-Sankrail, P.O. :-Podhra, District:-Howrah, WEST BENGAL, India	Self	 21/01/2015	 LTI 21/01/2015	Md. Shahid.

**Name of Identifier of above Person(s)**  
Rabin Kumar Karmakar  
Howrah Court, District:-Howrah, WEST BENGAL, India

**Signature of Identifier with Date**  
 21.1.20



  
(Satiprasad Bandopadhyay)



Government Of West Bengal  
Office Of the D.S.R. HOWRAH  
District:-Howrah

Endorsement For Deed Number : I - 00554 of 2015  
(Serial No. 00634 of 2015 and Query No. 0501L000000720 of 2015)

On 21/01/2015

**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:**

Amount By Cash

Rs. 39.00/-, on 21/01/2015

( Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 21/01/2015 )

**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.-78,63,198/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impressive Rs.- 100/-

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

Presented for registration at 13.38 hrs on :21/01/2015, at the Office of the D.S.R. HOWRAH by Sukhendu Bikash Mishra ,Executant.

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

Execution is admitted on 21/01/2015 by

1. Sukhendu Bikash Mishra, son of Arun Chandra Mishra , Ps.- A. J. C. Bose B. Garden, 63/8, Andul 1st Bye Lane, Howrah, P.O. :-D. S. Lane, District:-Howrah, WEST BENGAL, India, By Caste Hindu, By Profession : Professionals
2. Md. Shahid  
Proprietor, Unique Construction, 1, Michel Madhusudan Sarani , Ground Floor, Kolkata, Thana:-Kidderpore, District:-Kolkata, WEST BENGAL, India.  
, By Profession : Business

Identified By Rabin Kumar Karmakar, son of . , Howrah Court, District:-Howrah, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate..

( Satiprasad Bandopadhyay )  
DISTRICT SUB-REGISTRAR OF HOWRAH



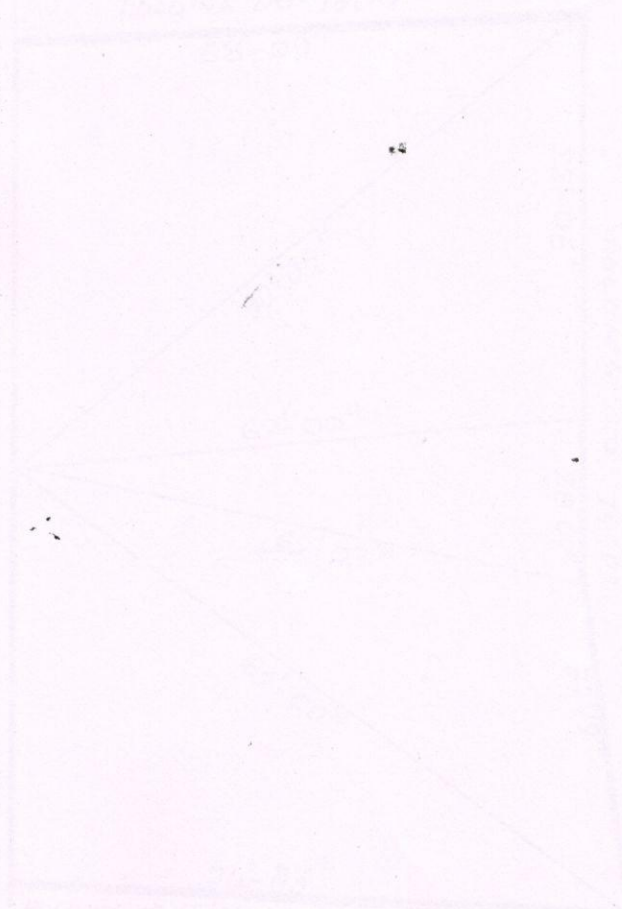
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 3870 to 3880  
being No 00554 for the year 2015.

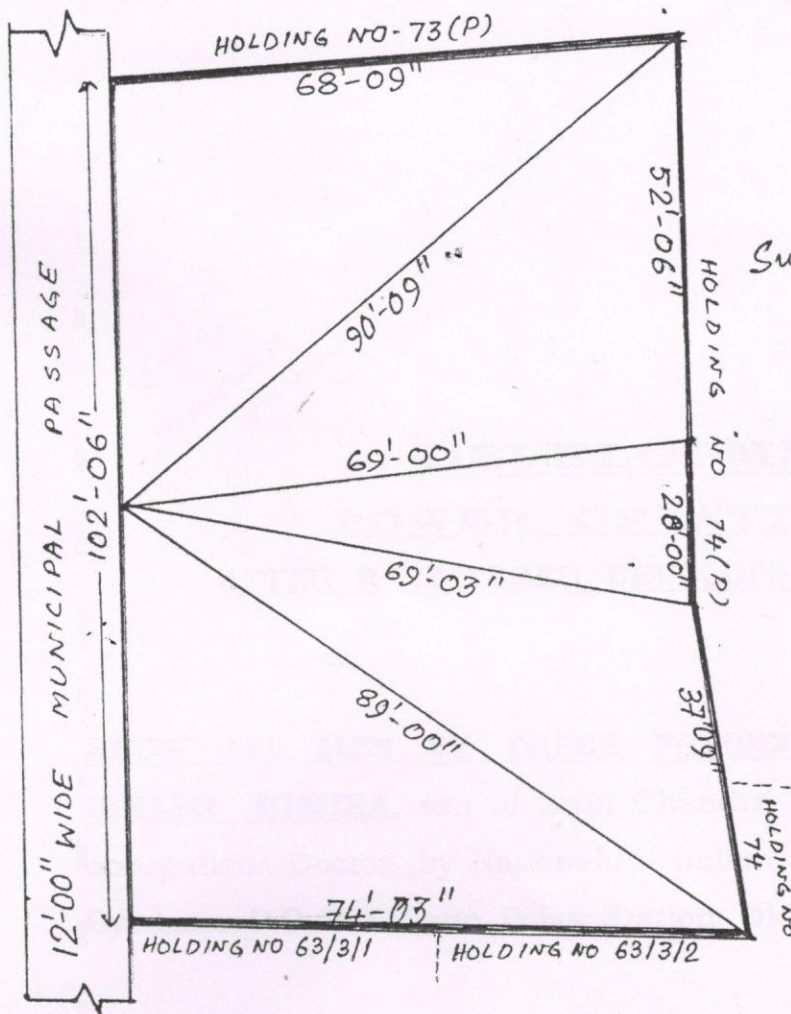


*Satiprasad Bandopadhyay*

(Satiprasad Bandopadhyay) 21-January-2015  
DISTRICT SUB-REGISTRAR OF HOWRAH  
Office of the D.S.R. HOWRAH  
West Bengal



DEVELOPMENT DEED PLAN, HOLDING NO-73. BANGALPARA.  
 2nd BYE LANE, H.M.C. WARD NO-41, R.S. DAG NO-70. R.S. KHATIAN NO.  
 -57, MOUZA-SHIBPUR, J.L. NO-1, OLD P.S.-SHIBPUR. NEW P.S.  
 A.J.C. BOSE B. GARDEN POLICE STATION, DIST.-HOWRAH.  
 AREA OF LAND- 10K-03CH-29SFT. SHOWN IN RED BORDER   
 DEVELOPER- UNIQUE CONSTRUCTION.  
 OWNER- DR. SUKHENDU BIKASH MISHRA.  
 SCALE- 1"=20'00"



*Sukhendu Bikash Mishra*

UNIQUE CONSTRUCTION  
*Md. Shahid*  
 Proprietor

DRAWN BY  
 R.K. KARMAKAR.