



पश्चिमबङ्ग, पश्चिम बंगाल WEST BENGAL

Y 087653

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-Registrar  
Howrah

08 NOV 2017

**DEVELOPMENT**  
**POWER OF ATTORNEY**  
**AFTER REGISTERED DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENT** that I, **SRI PRABAL DAS** (PAN- ACXPD7459H), son of Late Kashinath Das, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 171/28, Sarat Chatterjee Road, P.O. Shibpur, P.S. Shibpur, District- Howrah, Pin- 711102, (hereinafter called the Owner), do hereby appoint **UNIQUE CONSTRUCTION** (PAN- BBNPS9816D), a Proprietorship Company,

having its office at 1, Michel Dutta Street, P.O. & P.S. Wattgunj, District- South 24-Parganas, Kolkata- 700023, represented by its sole owner namely- **MD. SHAHID** (PAN- BBNPS9816D), son of Md. Hanif, by faith- Mohammedan, by occupation- Business, residing at 1, Michel Dutta Street, P.O. & P.S. Wattgunj, District- South 24-Parganas, Kolkata- 700023, 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** (PAN- BBNPS9816D), a Proprietorship Company, having its office at 1, Michel Dutta Street, P.O. & P.S. Wattgunj, District- South 24-Parganas, Kolkata- 700023, represented by its sole owner namely- **MD. SHAHID** (PAN- BBNPS9816D), son of Md. Hanif, by faith- Mohammedan, by occupation- Business, residing at 1, Michel Dutta Street, P.O. & P.S. Wattgunj, District- South 24-Parganas, Kolkata- 700023, which is duly executed and registered before the District Sub-Registry Office at Howrah vide Deed No. 050110092 of 2017 dated 08/11/2017 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.

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 Corporation 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.

1. To withdraw cases to confess judgement

including ultimate floor of the newly constructed building and to enter into 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.

**FIRST SCHEDULE REFERRED TO ABOVE**

**ALL THAT** the piece and parcel of Mokarari Moursashi Bastu land measuring about 06 Cottahs 09 Chittaks 30 Sq.ft. situated at 74/2, Bangal Para 2<sup>nd</sup> Bye Lane, appertaining to R.S. Khatian No. 52, 53 and 137, R.S. Dag Nos. 63 and 65 within Mouza- Shibpur, J.L. No. 1, Sheet No. 82, P.O. Santragachi, P.S. A.J.C. Bose B. Garden, District- Howrah, within Howrah Municipal Corporation Ward No. 41, Pin- 711104, along with all easement rights which is within the jurisdiction of District Sub-Registrar and Additional District Sub-Registrar, Howrah, butted and bounded in the manner as follows:-

- On the North : 16'-6" wide common passage;
- On the South : Land and building of Uttam Mondal;
- On the East : Land and building of Ramprasad Mondal, Padma Rani Das and Part of holding No.74, Bangal Para 2<sup>nd</sup> Bye Lane;
- On the West : Land and building of Bhuban Babu and Kuti Babu.

7  
IN WITNESS WHEREOF the Executant has signed this Power of Attorney on this 8th day of November, 2017.

Witnesses:-

1. Animesh Das  
Howrah.

2. Pradip Mukherjee  
5/2 Kankar Chatterjee  
Lane Howrah - 2

Prabal Das  
Signature of the Executant.

I accept it.

UNIQUE CONSTRUCTION  
Md Shahid  
Proprietor

Attorney  
Signature of Attorney is attested

Drafted by me and prepared in my office at Howrah Court..

Rabin Kumar Karmanakar.  
(RABIN KUMAR KARMAKAR)  
Advocate.  
Judges' Court, Howrah.  
Enrolment No. WB-301/90.

Typed by me.

Sonali Das  
Howrah Court.



Left Hand

Little	Ring	Middle	Fore	Thumb

Right Hand

Thumb	Fore	Middle	Ring	Little

Signature Prabal Des.



Left Hand

Little	Ring	Middle	Fore	Thumb

Right Hand

Thumb	Fore	Middle	Ring	Little

Signature UNIQUE CONSTRUCTION

Md. S. S. S.  
Proprietor

Photo

Left Hand

Little	Ring	Middle	Fore	Thumb

Right Hand

Thumb	Fore	Middle	Ring	Little



**Major Information of the Deed**




Deed No :	I-0501-10104/2017	Date of Registration	08/11/2017
Query No / Year	0501-1000368131/2017	Office where deed is registered	D S R HOWRAH District Howrah
Query Date	08/11/2017 12:33:50 PM		
Applicant Name, Address & Other Details	Rabin Kumar Karmakar Podrah Thana Sankral District Howrah West Bengal PIN - 711109, Mobile No 9073159774 Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 78,76,059/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 35/- (Article 48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] 05011000368131/2017 Received Rs. 50/- (T.F. Fee only) from the applicant for issuing the assesment slip (Urban area)		

**Land Details :**

District Howrah, P.S :- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road Bangal Para 2nd Bye Lane Premises No 74/2, Ward No. 41

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
			Bastu		6 Katha 9 Chatak 30 Sq Ft	20,00,000/-	78,76,059/-	Width of Appro Road 17 Ft
<b>Grand Total :</b>					<b>10.8969Dec</b>	<b>20,00,000/-</b>	<b>78,76,059/-</b>	




**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature		
Name	Photo	Fingerprint	Signature
1	<p><b>Mr Prabal Das (Presentant)</b>                      Son of Late Kashinath Das                      Executed by: Self, Date of Execution: 08/11/2017                      Admitted by: Self, Date of Admission: 08/11/2017, Place Office</p>   		
<p>171/28, Sarat Chatterjee Road, P.O:- Shibpur, P.S:- Shibpur, District: Howrah, West Bengal, India PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No ACXPD7459H, Status :Individual, Executed by: Self, Date of Execution: 08/11/2017, Admitted by: Self, Date of Admission: 08/11/2017, Place : Office</p>			

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Unique Constructon</b>                      1, Michel Dutta Street, P.O - Wattgunj, P.S - Wattgunje District -South 24 Parganas, West Bengal, India, PIN -</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature		
Name	Photo	Finger Print	Signature
Md Shahid Son of Md Hanif Date of Execution 08/11/2017, . Admitted by Self, Date of Admission 08/11/2017, Place of Admission of Execution: Office			
1, Michel Dutta Street, P O - Waltgunj, P.S - Waltgunge, District - South 24 Parganas, West Bengal, India, PIN - 700023. Sex - Male. By Caste - Muslim. Occupation - Business, Citizen of India - PRABAL Das BBNPS9816D Status - Representative, Representative of Unique Construction (as PROPRIETOR)			

**Identifier Details :**

Name & address
Mr Rabn Kumar Karmakar Son of Late K K Karmakar Podrah, P O - Podrah, P.S - Sankrail, District -Howrah, West Bengal, India, PIN - 711109. Sex - Male, By Caste - Hindu Occupation - Advocate, Citizen of India . Identifier Of Mr Prabal Das, Md Shahid 08/11/2017

**Transfer of property for L1**

Sl No	From	To, with area (Name-Area)
1	Mr Prabal Das	Unique Construction-10 B969 Dec

Endorsement For Deed Number : 1 - 050110104 / 2017

On 08-11-2017

**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 (5) of Indian Stamp Act 1899

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

Presented for registration at 12:47 hrs on 08-11-2017, at the Office of the D S R -HOWRAH by Mr Prabal Das

**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

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

Execution is admitted on 08/11/2017 by Mr Prabal Das, Son of Late Kashinath Das, 17/2B Sarat Chatterjee Road, P.O. Shyampur, Thana Shyampur, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Business

Witnessed by Mr Rabin Kumar Karmakar, Son of Late K. K. Karmakar, Podrah, P.O. Poorah, Thana Sankrail, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by profession Advocate

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

Execution is admitted on 08/11/2017 by Md Shahid, PROPRIETOR, Unique Constructor, 1, Michel Dutta Street, P. Wattganj, P.S. - Wattganje, District: South 24-Parganas, West Bengal, India, PIN - 700023

Witnessed by Mr Rabin Kumar Karmakar, Son of Late K. K. Karmakar, Podrah, P.O. Poorah, Thana Sankrail, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

**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**

Stamp Type: Impressed, Serial no 1604, Amount: Rs 100/-, Date of Purchase: 12/07/2017, Vendor name: A Sark

*Tapas Dutta*

Tapas Dutta  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. HOWRAH  
Howrah, West Bengal

...cate of Registration under section 60 and Rule 69.  
...gistered in Book - I  
...olume number 0501-2017, Page from 278213 to 278228  
...being No 050110104 for the year 2017.



Digitally signed by TAPAS DUTTA  
Date: 2017.11.14 14:40:33 +05:30  
Reason: Digital Signing of Deed

(Tapas Dutta) 14-11-2017 14:40:24  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. HOWRAH  
West Bengal.

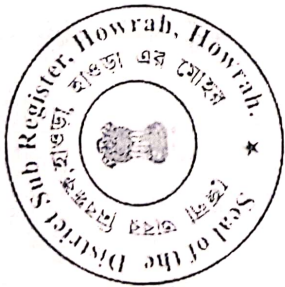
(This document is digitally signed.)

State of Registration under section 60 and Rule 69.

Registered in Book - 1

Deed No. 0501-2017, Page from 277946 to 277977

being No. 050110092 for the year 2017.



Digitally signed by TAPAS DUTTA  
Date: 2017.11.14 12:56:36 +05:30  
Reason: Digital Signing of Deed.

(Tapas Dutta) 14-11-2017 12:55:48  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)