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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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8/11/17

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

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 :-

W H E R E A S I, the owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Schedule noted property.

A N D W H E R E A S 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.

A N D W H E R E A S 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.
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 all flat/flats on ownership system and spaces in the newly constructed building on the First Schedule noted property together with undivided proportionate share of land and user rights of all common areas

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

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 2nd 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 2nd Bye Lane;

On the West : Land and building of Bhuban Babu and Kuti Babu.

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

Witnesses:-

1. Arimash Das
Itanpur.
2. Pradip Mukherjee
5/2 Kshanti Chatterjee
Lane Wash-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 Karmakar.

(RABIN KUMAR KARMAKAR)

Advocate.

Judges' Court, Howrah.


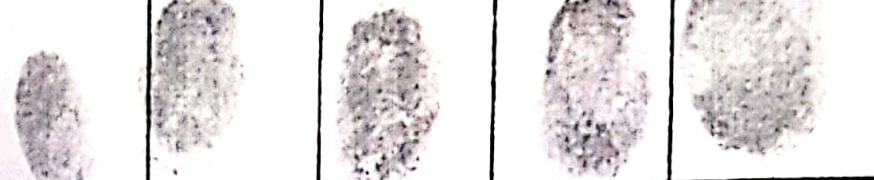


Enrolment No. WB-301/90.

Typed by me.





Pradip Mukherjee

Howrah Court.

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

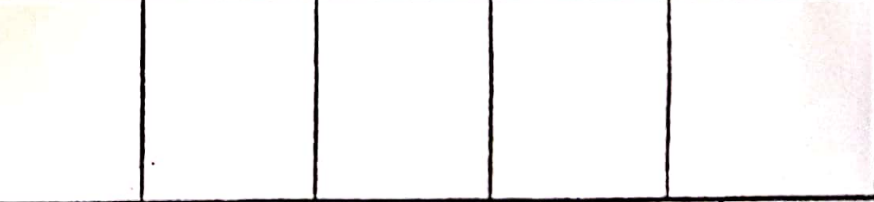

Signature Prabal Des.

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature UNIQUE CONSTRUCTION

Mal. Shahid.

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	
Query Date	08/11/2017 12:33:50 PM	D S R HOWRAH District Howrah	
Applicant Name, Address & Other Details	Rabin Kumar Karmakar Podrah, Thana Sankrail, 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 39/- (Article I M(b) II)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No Year] - 050110092/2017 Received Rs 50/- (LITTY only) from the applicant for issuing the assement 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	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 9 Chatak 30 Sq Ft	20,00,000/-	78,76,059/-	Width of Approach Road: 17 Ft.
Grand Total :					10.8969Dec	20,00,000 /-	78,76,059 /-	

Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Mr Prabal Das (Presentant) 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			
		08/11/2017	L11 08/11/2017	08/11/2017
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				

Attorney Details :

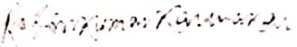
Sl No	Name,Address,Photo,Finger print and Signature
1	Unique Constructon 1, Michel Dutta Street, P.O:- Wattgunj, P.S:- Wattgunge, District -South 24-Parganas West Bengal, India, PIN - 700023 , PAN No.:: BBNPS9816D, Status Organization, Executed by: Representative

14/11/2017 Query No:-05011000368131 / 2017 Deed No I - 050110104 / 2017, Document is digitally signed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	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	 Nov 8 2017 1:32PM	 LTI 08/11/2017	 08/11/2017
1, Michel Dutta Street, P.O:- Wattgunj, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: BBNPS9816D Status : Representative, Representative of : Unique Constructon (as PROPRIETOR)				

Identifier Details :

Name & address	
Mr Rabin 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

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, 171/28, Sarat Chatterjee Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Business

Indetified by Mr Rabin Kumar Karmakar, , , Son of Late K. K. Karmakar, Podrah, P.O: Podrah, 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 Constructon, 1, Michel Dutta Street, P.O:- Wattgunj, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India PIN - 700023

Inoetified by Mr Rabin Kumar Karmakar, , , Son of Late K. K. Karmakar, Podrah, P.O: Podrah, 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

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

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume 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

(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.)