

0501001211/2020

050101146/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 677757

26/1
05017-372474
2020

Certified that the document is admitted to registration & the stamp & fee are the property of the Registrar.

[Signature]
District Sub-Registrar
Howrah

District Sub-Registrar-I
Howrah

26 FEB 2020

I
Q-372474

DEVELOPMENT
POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENT that I, **SRI TAPAN KUMAR KHARA** (PAN- BDHPK0143B), (Aadhaar No. 7482 8806 5192), son of Sri Jitendra Nath Khara, by faith- Hindu, by occupation- Service, by Nationality- Indian, residing at Chandrabati, Podrah, Village & P.O. Podrah, Police Station- Sankrail, District- Howrah, Pin- 711109, (hereinafter called the Owner), do hereby appoint **UNIKUE CON HEIGHT PVT. LTD.** (PAN- AABCU8056G), a Company having it's office at 48BB-

UNIKUE CONHEIGHT PRIVATE LIMITED

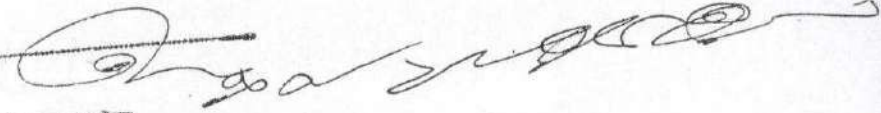
Md. Sabid
- Director

3166- 15-11-2019.

ক্রমা. নং / প্রকর্তা Rabin Kumar Karimakar.

বিভাগ Howrah Court

মূল্য 100/- ট. X ১৪৯৯

স্বাক্ষরিত করিয়া 

অরুণ সরকার
হাওড়া জেলাজরিফ
হাওড়া কোর্ট কমপ্লেক্স



District Sub-Registrar-I
Howrah

26 FEB 2020

MR. B. M. ...
DIRECTOR

Block, 352; Shanti Pally, Rajdanga, Kasba, P.O. East Kolkata Township, P.S. Kasba, Pin- 700107, being represented by one of it's Directors namely- **MD. SAJID** (PAN- BQEPM9517P), (Aadhaar No. 2128 8535 3973), son of Late Md. Hanif, by faith- Mohammedan, by occupation- Business, by Nationality- Indian, residing at Maa Sitala Apartment, 2nd Floor, Andul Road, P.O. Podrah, P.S. Sankrail, District- Howrah- 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 **UNIKUE CON HEIGHT PVT. LTD.** (PAN- AABCU8056G), a Company having it's office at 48BB- Block, 352, Shanti Pally, Rajdanga, Kasba, P.O. East Kolkata Township, P.S. Kasba, Pin- 700107, being represented by one of it's Directors namely- **MD. SAJID** (PAN- BQEPM9517P), (Aadhaar No. 2128 8535 3973), son of Late Md. Hanif, by faith- Mohammedan, by occupation- Business, by Nationality- Indian, residing at Maa Sitala Apartment, 2nd Floor, Andul Road, P.O. Podrah, P.S. Sankrail, District- Howrah- 711109, which is duly executed and registered before the District Sub-Registry Office at Howrah vide Deed No. 05 01 01142 of 2020 dated 26/02/2020 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

Infant Kamal Khan

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 Zilla Parishad 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, Zilla Parishad 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 600 Sq.ft. flat (owner's allocation) out of the total constructed area of the

proposed building 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 their share 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 Danga/Bastu land measuring about 02 Cottahs 04 Chittaks 00 Sq.ft. be the same a little more or less comprised within R.S. Dag No. 308/1331 under R.S. Khatian No. 427, L.R. Dag No. 346, L.R. Khatian No. 2024, and after mutation the present Khatian No. 3613 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah, Pin- 711109 within Additional District Sub-Registry Office Ranihati, District Sub-Registry Office Howrah, along with all easement rights which is butted and bounded in the manner as follows:-

On the North : 4' feet wide Common passage;
On the South : Part of R.S. Dag No. 308/1331;
On the East : 4' feet wide Common passage;
On the West : Part of R.S. Dag No. 308/1331.

IN WITNESS WHEREOF the Executant has signed this Power of Attorney on this 26th day of February, 2020.

Witnesses:-

1. Mastoju Halda
Chunakhi Rajhans
P.S. Santakshi
Howrah 12

2. Emdad Laskar

V/P Podrah P.S. Santakshi
Howrah

Jaban Kumar Khora
Signature of the Executant.

I accept it.

UNIKUE CON HEIGHT PVT. LTD.

MD. SCHID
Director

Attorney

Signature of Attorney is attested

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

Rabin Kumar Karmakar

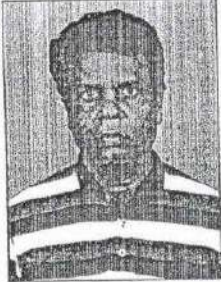

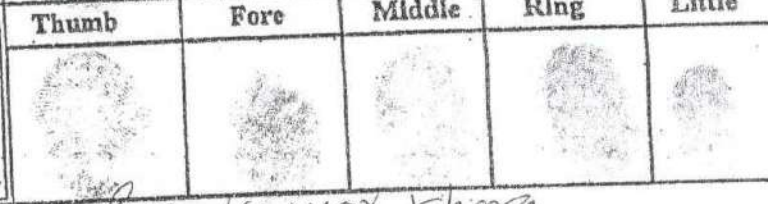
(RABIN KUMAR KARMAKAR)
Advocate.

Judges' Court, Howrah.
Enrolment No. WB-301/90.


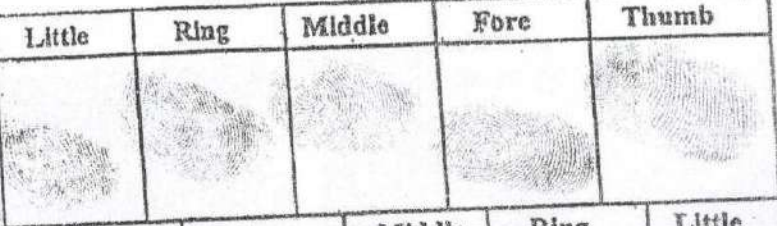
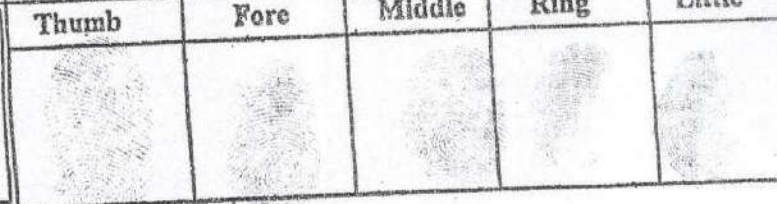
Typed by me.

Jaban Kumar Khora
Howrah Court.

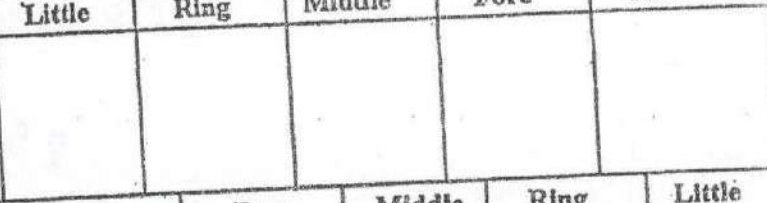
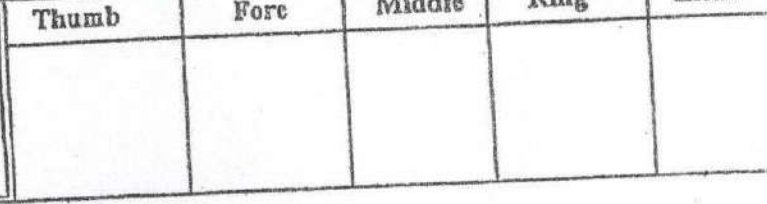
FORM FOR TEN FINGER IMPRESSION

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

Signature Jalon Kemar Khora

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

Signature Md. Sajid

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

Signature _____



Sajid - BLEPM 9517 P.

Asst.
to
Tajpur

Japan Kumar Khara



भारत सरकार
GOVERNMENT OF INDIA



তপন কুমার খাঁড়া
Tapan Kumar Khara
পিতা : জিতেন্দ্র নাথ খাঁড়া
Father : Jitendranath Khara
জন্ম সাল / Year of Birth : 1963
পুরুষ / Male



7482 8806 5192

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O জিতেন্দ্র নাথ খাঁড়া, - -
চন্দ্রাবাটী, হাওড়া, পশ্চিমবঙ্গ,
711109

Address:
S/O Jitendranath Khara, - -
CHANDRABATI, Podra,
Haora, West Bengal, 711109

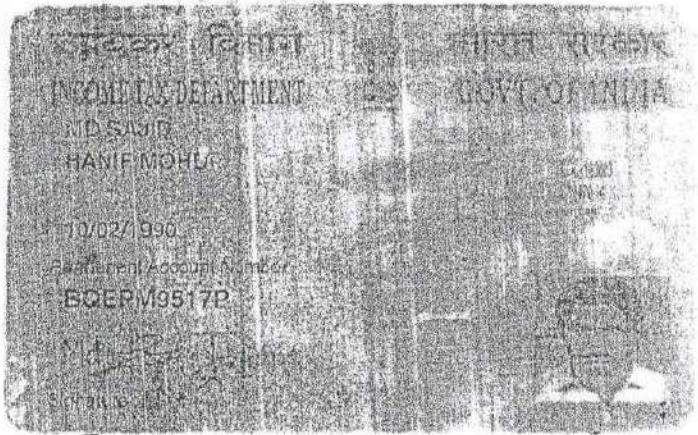
1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
Banga-uru-560 101

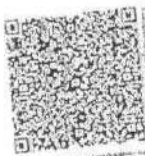
Japan Kumar Khara





ভারত সরকার
Government of India

নাম: সাজিদ
Md Sajid
পিতা: মঃ হানিফ
Father: MD HANIF
জন্মতারিখ / DOB: 1902/1990
পুরুষ / Male



2128 8535 3973

আধার - সাধারণ মানুষের অধিকার



ভারতের বিশিষ্ট সনাক্তন পদ্ধতি
Unique Identification Authority of India

ঠিকানা:
S/O মঃ হানিফ, পোদ্রা,
পোদ্রা, হাওড়া, পশ্চিমবঙ্গ,
711109

Address
S/O Md Hanif, Podra, Podra
Haora, West Bengal, 711110

2128 8535 3973

1947
1800 300 1947

helpline@uidai.gov.in

www.uidai.gov.in



ভারত সরকার
Government of India

নাম: সাজিদ
Md Sajid
পিতা: মঃ হানিফ
Father: MD HANIF
জন্মতারিখ / DOB: 10/02/1990
পুরুষ / Male



2128 8535 3973

আধার - সাধারণ মানুষের অধিকার



ভারতের একমুঠো পরিচয়
Unique Identification Authority of India

ঠিকানা:
S/O মঃ হানিফ, পোদ্রা,
পোদ্রা, হাওড়া, পশ্চিমবঙ্গ,
711109

Address
S/O Md Hanif, Podra, Podra
Haora, West Bengal, 711110

2128 8535 3973

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed



No.:	I-0501-01146/2020	Date of Registration	26/02/2020
Deed No / Year	0501-1000372474/2020	Office where deed is registered	
Deed Date	26/02/2020 3:34:06 PM	D.S.R.-I HOWRAH, District: Howrah	
Applicant Name, Address Other Details	Rabin Kumar Karmakar Judges Court Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9874922137, Status : Advocate		
Transaction	Additional Transaction		
[138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth Value	Market Value		
Rs. 7,00,000/-	Rs. 7,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 050101142/2020		

and Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: PODRAH, Mouza: Podra, Pin Code : 711109

Sl. No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-346	LR-2024	Bastu	Bastu	2 Katha 4 Chatak	7,00,000/-	7,00,000/-	Width of Approach Road: 4 Ft., Project Name :
Grand Total :					3.7125Dec	7,00,000 /-	7,00,000 /-	

Principal Details :







Sl. No.	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Tapan Kumar Khara Son of Mr Jitendra Nath Khara Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Office			<i>Tapan Kumar Khara</i>
		26/02/2020	LTI 26/02/2020	26/02/2020
Chandrabati, Podrah, P.O:- Podrah, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BDHPK0143B, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Office				

Details :




Name, Address, Photo, Finger print and Signature

NIKUE CON HEIGHT PVT. LTD.
48BB-Block, 352, Shanti Pally, Rajdanga, P.O:- East Kolkata Township, P.S:- Kasba, District:-South 24-Parganas,
West Bengal, India, PIN - 700107 , PAN No.:: AABCU8056G, Aadhaar No Not Provided, Status : Organization,
Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature	Signature						
1	<table border="1"><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th></tr></thead><tbody><tr><td>Md Sajid (Presentant) Son of Late Md Hanif Date of Execution - 26/02/2020, , Admitted by: Self, Date of Admission: 26/02/2020, Place of Admission of Execution: Office</td><td> Feb 26 2020 3:57PM</td><td> LTI 26/02/2020</td></tr></tbody></table>	Name	Photo	Finger Print	Md Sajid (Presentant) Son of Late Md Hanif Date of Execution - 26/02/2020, , Admitted by: Self, Date of Admission: 26/02/2020, Place of Admission of Execution: Office	 Feb 26 2020 3:57PM	 LTI 26/02/2020	<p>Md Sajid.</p> <p>26/02/2020</p>
Name	Photo	Finger Print						
Md Sajid (Presentant) Son of Late Md Hanif Date of Execution - 26/02/2020, , Admitted by: Self, Date of Admission: 26/02/2020, Place of Admission of Execution: Office	 Feb 26 2020 3:57PM	 LTI 26/02/2020						
Andul Road, Maa Sitala Apart., P.O:- Podarah, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BQEPM9517P, Aadhaar No Not Provided Status : Representative, Representative of : UNIKUE CON HEIGHT PVT. LTD. (as DIRECTOR)								

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rabin Kumar Karmakar Son of Late K K Karmakar Judges Court Howrah, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101			
	26/02/2020	26/02/2020	26/02/2020
Identifier Of Mr Tapan Kumar Khara, Md Sajid			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tapan Kumar Khara	UNIKUE CON HEIGHT PVT. LTD.-3.7125 Dec

Endorsement For Deed Number : I - 050101146 / 2020

2020

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

Assessable under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 of Indian Stamp Act 1899.

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

Presented for registration at 15:38 hrs on 26-02-2020, at the Office of the D.S.R.-I HOWRAH by Md Sajid .

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 7,00,000/-

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

Execution is admitted on 26/02/2020 by Mr Tapan Kumar Khara, Son of Mr Jitendra Nath Khara, Chandrabati, Podraha P.O: Podraha, Thana: Sankrail, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Service

Identified by Mr Rabin Kumar Karmakar, . . Son of Late K K Karmakar, Judges Court Howrah, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-02-2020 by Md Sajid, DIRECTOR, UNIKUE CON HEIGHT PVT. LTD., 48BB-Block, 352 Shanti Pally, Rajdanga, P.O:- East Kolkata Township, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107

Identified by Mr Rabin Kumar Karmakar, . . Son of Late K K Karmakar, Judges Court Howrah, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, 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 3166, Amount: Rs.100/-, Date of Purchase: 15/11/2019, Vendor name: A Sarkar


Mohul Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-I HOWRAH
Howrah, West Bengal

Registration under section 60 and Rule 69.
d in Book - I
e number 0501-2020, Page from 39778 to 39796
g No 050101146 for the year 2020.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2020.02.26 17:05:07 +05:30
Reason: Digital Signing of Deed.

mm

(Mohul Mukhopadhyay) 2020/02/26 05:05:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-I HOWRAH
West Bengal.

(This document is digitally signed.)

UNIKUE CONHEIGHT PRIVATE LIMITED

Md. Sabid

- Director