

**DEVELOPMENT POWER OF ATTORNEY**  
**(After registration of Development**  
**Agreement)**

BETWEEN

**SMT. NILIMA SARKAR**

**...Principal**

AND

**SINHA REALTECH**

**....Attorney**

24/03

1-706/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 718238

24.3.2023  
 12:45  
 8000798878/2023

Certify that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are the original.

Addl. District Sub-Registrar  
 Bidhanagar, (Salt Lake City)  
 24 MAR 2023

**DEVELOPMENT POWER OF ATTORNEY**  
 (after Registration of Development Agreement)

**SINHA REALTECH**  
 Aniso Dola Sinha  
 Managing Partner

This DEVELOPMENT POWER OF ATTORNEY is made on this 24<sup>th</sup> day of March Two Thousand TwentyThree (2023)

Nilima Sarkar



21 NOV 2022

23130-100-

Sinha Realtach  
146, Sitalata Road

New Bazaar P.W.

জেলা-পশ্চিম মেদিনীপুর  
রাজ্য-পশ্চিমবঙ্গ

PGK (H), 700131.

*[Handwritten Signature]*

PRASANTA KUMAR PAI  
Stamp Vendor  
Dantan A D S R Office



Addl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

24 MAR 2023

Shaikh Helim Ali  
(SHAIKH CELIM ALI)  
S/o. Rahemat Ali Shaikh  
Of Dewangra, Konchopkux.  
P.O. Hatgacha, P.S.-KLC,  
Dist. Nypkg (S)  
Kolkata-700156  
Occupation Advocate  
(Bengal)  
Enrollment No- F/1131/978/2016.

**BE IT KNOWN TO ALL CONCERN THAT, I, Smt. NILIMA SARKAR** (having PAN : ALAPS8571P, Aadhaar No. 9965 7239 6676) wife of Shri Ashim Kumar Sarkar, residing at Bidhanpally, P.O. Madhyamgram, P.S. Barasat, District- North 24 Parganas, Kolkata- 700129, by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter referred to as the **PRINCIPAL**, do hereby nominate, constitute and appoint- **SINHA REALTECH** [PAN- AESFS8465H], a Partnership Firm, having its Principal office at Holding No. formerly 130/1 and presently 146, Sitala Tala Road (Main Road East), P.O. New Barrackpore, Police Station Barrackpore, Kolkata- 700131, in the District of North 24-Parganas and Branch Office at 225/1, Green Park, Block- A, under Police Station of Lake Town, Kolkata- 700055 in the District of North 24-Parganas, represented by its **Managing Partner** namely **ANIRUDDHA SINHA** (having PAN : CEFPS 4136C, Aadhaar No. 7987 7514 2691, Mob : 8820258743), son of Sri Ashutosh Sinha, presently residing at 225/1, Green Park, Block-‘A’, Lake Town, P.S. Lake Town, Kolkata- 700055, District- North 24 Parganas and permanent resident of 24/3, Jadunath Ukil Road, Paschim Putiary, Circus Avenue, P.O. Paschim Putiary, P.S. Haridevpur (previously P.S. Thakurpukur), Kolkata – 700 041, by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **ATTORNEY** on our behalf in respect of schedule mentioned property.

**WHEREAS:**

A) I, the Present Principal **Smt. NILIMA SARKAR** is the owner and possessor a plot of bastu land admeasuring an area of total 13(thirteen) Cottahs be the same a little more or less comprised in **R.S. Dag No. 464** corresponding to **L.R. Dag No. 760**, under C.S. Khatian No. 380, R.S. Khatian No. 578, at present **L.R. Khatian No. 3320 & 3329** which comes from previous L.R. Khatian Nos.

2340, 2166, lying at Mouza- SAHARA, J.L. No. 46, R.S. No. 3, within the local limits of Madhyamgram Municipality, Ward No. 26, Municipal Holding No. 66, local area- Skout Para Road, within the jurisdiction of Airport Police Station, District of North 24 Parganas by virtue of two separate purchased i.e. (i) purchased, by a registered Deed of Sale (Bengali language – Suff Bikray Kobala) registered at the office of the District Sub-Registrar 24 Parganas North, Barasat and recorded in Book No. I, CD Volume No. 18, Pages from 2220 to 2232, Being No. 05788 in the year 2012 on 25/04/2012 and (ii) another purchased by a registered Deed of Sale (Bengali language – Suff Bikray Kobala) registered at the office of the District Sub-Registrar 24 Parganas North, Barasat and recorded in Book No. I, Volume No. 1502-2017, Pages from 24384 to 24407, Being No.150200994, in the year 2017 on 23/03/2017 both purchased from Shri Sanjib Aich, son of late Chittaranjan Aich resident of 17B/1, Padmapukur Road, P.O. Rezent Estate, P.S. Jadavpur, Kolkata- 700092 and after purchased I have recorded my name to the BL & LR office in L.R. Settlement Record of rights being **present L.R. Khatian Nos. 3320 & 3329** as absolute Owner and thereafter I have Amalgamated the said land by a registered '**Deed of Amalgamation**' registered at A.D.S.R. Bidhannagar vide Book No. I, Volume No. 1504-2022, Pages from 121474 to 121491, Being No. 150402703 for the year 2022 on 04/07/2022 and after amalgamation, the said land comes as **13 (thirteen) Cottahs**

B) With a view to develop the said landed property, by raising construction of a multi-storied building, I, the Principal as land owner entered into a **DEVELOPEMNT AGREEMENT** with a reputed Developer (who is/are also the Attorney herein) which registered at the office of the Additional District Sub-Registrar Bidhannagar (Salt Lake City) and recorded in Book No. I, Being No. 150400700, in the year 2023 on 24/03/2023 under some terms and conditions mentioned thereon.

SINHA REALTECH  
Anirban Saha Sinha  
Managing Partner

Nikhilma Sarkar



**NOW KNOW YE BY THESE PRESENTS** I the Principal herein due to my non-availability in and around the jurisdiction of schedule mentioned land, I do hereby nominate, constitute and appoint **SINHA REALTECH** [PAN- AESFS8465H], a Partnership Firm, having its Principal office at Holding No. formerly 130/1 and presently 146, Sitala Tala Road (Main Road East), P.O. New Barrackpore, under Police Station of New Barrackpore, Kolkata- 700131, in the District of North 24-Parganas and Branch Office at 225/1, Green Park, Block- A, under Police Station of Lake Town, Kolkata- 700055 in the District of North 24-Parganas, represented by its **Managing Partner** namely **ANIRUDDHA SINHA** (having PAN : CEFPS 4136C, Aadhaar No. 7987 7514 2691, Mob : 8820258743), son of Sri Ashutosh Sinha, presently residing at 225/1, Green Park, Block-‘A’, Lake Town, P.S. Lake Town, Kolkata- 700055, District- North 24 Parganas and permanent resident of 24/3, Jadunath Ukil Road, Paschim Putiary, Circus Avenue, P.O. Paschim Putiary, P.S. Haridevpur (previously P.S. Thakurpukur), Kolkata – 700 041, by faith Hindu, by occupation- Business, by Nationality- Indian, as my true and lawful **ATTORNEY** on behalf of the Principal for construction of entire building and sell the developer’s allocation of 57% ( fifty seven percent) constructed areas (hereinafter called as the DEVELOPER’S ALLOCATION) of the building and to do exercise, execute and perform all acts, deeds, matters and things as mentioned hereinafter written:-

1. To submit building plan/modified plan to the **Madhyamgram Municipality** or other authority concern for approval/sanctioned the same and take all necessary steps for construction of said entire building and to sign and execute any agreement with others and /or register any deeds, conveyances, instruments or documents for the purpose of selling/transferring the **Developer’s allocation** or any part thereof to the intending purchaser or purchasers.

2. To accept any money by cash /cheque/draft, fund transfer/NEFT/RTGS etc. for the sale of schedule mentioned property from the intending purchaser or purchasers and to be entitled selling conveyance and/or lease in respect of the **Developer's allocation** or any part thereof in our names and on our behalf.
3. To execute and/or negotiate and/or entering into any agreement for sale for **Developer's portion** or any part thereof with any intending Purchaser or Purchasers in my name and on our behalf.
4. To appoint any technician or any man for construction of said building and instruct the advocate and/or lawyers for such drafting of deeds, agreements or necessary papers and to appear and represent me before any Notary, Registrar of Assurance, District Registrar, Addl. District Sub-Registrar, Sub-Registrar of Assurance, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction or authority and/or to present for registration and to acknowledge and register or have registered and performed all deeds instruments and writings executed and signed by the said attorney in any manner whatsoever and also to file any Petition for prevent the aforesaid property to the competent Lower Court up to Supreme Court concerning the schedule mentioned property.
5. To pay the Municipal Corporation taxes and Government Rents and other levies if any and apply to the authority or authorities concerned with relevant documents for such mutation and/or record, conversion and appears all such hearing for the same and received the relevant mutation & conversion certificates, Parchas/record of rights and relevant papers from the authorities concerned and submit building plan for sanctioned and received sanctioned building plan from the concern authority in respect of the aforesaid property.

**AND GENERALLY** to do all acts, deeds and things in our names and on our behalf and we hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said attorney shall lawfully do cause to be done in our said schedule mentioned for such construction and sell the Developer allocation/portion.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:**

(Description of landed property hereby powered by the Principal herein)

**ALL THAT** piece and parcel of a plot of **bastu** land admeasuring an area of total **13(thirteen) Cottahs** be the same a little more or less with **200 sft tiles shaded room** comprised in **R.S. Dag No. 464**, corresponding to **L.R. Dag No. 760**, under C.S. Khatian No. 380, R.S. Khatian No. 578, **at present L.R. Khatian No. 3320 & 3329** (stands in the name of present Owner) i.e. (i) land area 6 Cottahs 8 Chittacks comprised in R.S. & L.R. Dag No. 760 under **L.R. Khatian No. 3320** and (ii) land area 6 Cottahs 8 Chittacks comprised in R.S. & L.R. Dag No. 760 under **L.R. Khatian No. 3329** (both which comes from previous L.R. Khatian Nos. 2340 & 2166) lying at Mouza- **SAHARA**, J.L. No. 46, R.S. No. 3, within the local limits of Madhyamgram Municipality, now Ward No. 26, Municipal Holding No. 66, local area- **Sahara (excluding Jessore Road)**, within the jurisdiction of Airport Police Station, **Kolkata-700132**, in the District of North 24 Parganas, State- West Bengal and the said total land is butted and bounded as under :-

ON THE NORTH BY : Factory Shed, Dag No. 446  
 ON THE SOUTH BY : Two Storied building and Vacant land  
 ON THE EAST BY : Factory Shed, Dag No. 462  
 ON THE WEST BY : **14'-0"** wide Municipal Road.

It is clearly stated herein that the Principal hereby giving Development Power of Attorney to the Attorney herein in respect of the said land measuring 13(thirteen) Cottahs more or less as stated above.



IN WITNESS WHEREOF we the Principal herein have set and subscribed my hand on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the Principals & Attorney at Kolkata  
in Presence of:

1. *Shaikh Selim Ali*  
(SHAIKH SELIM ALI)  
So. Rahamat Ali Shaikh.  
Dena ar pasay Kor Chpukur  
P.O. Hatgacha, P.S. KLE  
Dist - Wypas (S), 700156.

*Nilima Sazkar*  
**SIGNATURE OF PRINCIPAL**

Power Accepted by me :

2. *Rahamat Ali Shaikh*  
*Sp. Atthamud Shaikh*  
*Kor Chpukur*  
*Pa Hatgacha*  
*P.S. KLE Wypas (S)*  
*700156.*

**SINHA REALTECH**  
*Aniruddha Sinha*  
Managing Partner  
**Signature of the Attorney**

Prepared by me :











(As per instructions of both the parties)

*Shaikh Selim Ali*  
(SHAIKH SELIM ALI)  
Advocate

Enrol. No. : F/1131/978/2016  
Judges' Court, Barasat, 24 Parganas (N)

Composed by:

*RS*  
(Rahamat Shaikh)  
A.D.S.R. Office - Bidhannagar Kolkata-91

Signature of the Presentant/Executant/Seller/Buyer/Claimant /Lessee and Allottee with photo	UNDER RULE 44A OF THE I.R. ACT 1908 N.B. - LH BOX - SMALL TO THUMB PRINTS R.H. BOX - THUMB TO SMALL PRINTS				
 Nilima Sawkar					
	Left Hand				
					
Right Hand					
Signature: Nilima Sawkar					
 Anuradha Saha					
	Left Hand				
					
Right Hand					
Signature: Anuradha Saha					



## Major Information of the Deed

Deed No :	I-1504-00706/2023	Date of Registration	24/03/2023
Query No / Year	1504-8000790878/2023	Office where deed is registered	
Query Date	24/03/2023 12:26:52 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Shaikh Selim Ali Dewanpara, Kochpukur, Thana : Kolkata Leather Camp, District : South 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 7980857969, Status : Advocate		
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. 3/-	Rs. 83,24,990/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150400700/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Sahara (Excluding Jessore Road), Mouza: Sahara, , Ward No: 26, Holding No:66 Pin Code : 700132




Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-760 (RS :- )	LR-3320	Bastu	Bastu	6 Katha 8 Chatak	1/-	40,94,995/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-760 (RS :- )	LR-3329	Bastu	Bastu	6 Katha 8 Chatak	1/-	40,94,995/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>21.45Dec</b>	<b>2 /-</b>	<b>81,89,990 /-</b>	
		<b>Grand Total :</b>			<b>21.45Dec</b>	<b>2 /-</b>	<b>81,89,990 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	200 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
	<b>Total :</b>	<b>200 sq ft</b>	<b>1 /-</b>	<b>1,35,000 /-</b>	






**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt NILIMA SARKAR</b> <b>(Presentant )</b> Wife of Shri Ashim Kumar Sarkar Executed by: Self, Date of Execution: 24/03/2023 , Admitted by: Self, Date of Admission: 24/03/2023 ,Place : Office			
	24/03/2023		LTI 24/03/2023	24/03/2023
Bidhan Pally, Bidhan Sarani, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx1P, Aadhaar No: 99xxxxxxxx6676, Status :Individual, Executed by: Self, Date of Execution: 24/03/2023 , Admitted by: Self, Date of Admission: 24/03/2023 ,Place : Office				


**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>SINHA REALTECH</b> Holding No. Formerly 130/1 And Presently 146, Sitala Tala Road (Main Road East),, City:- Barrackpore, P.O:- New Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 , PAN No.:: AExxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>ANIRUDDHA SINHA</b> Son of Shri Ashutosh Sinha Date of Execution - 24/03/2023, , Admitted by: Self, Date of Admission: 24/03/2023, Place of Admission of Execution: Office			
	Mar 24 2023 1:25PM		LTI 24/03/2023	24/03/2023
225/1, Green Park, Block-A, Lake Town,, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CExxxxxx6C, Aadhaar No: 79xxxxxxxx2691 Status : Representative, Representative of : SINHA REALTECH (as Managing Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shaikh Selim Ali</b> Son of Rahamat Ali Shaikh Dewanpara, Kochpukur, City:- Not Specified, P.O:- Hatgacha, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700156			
	24/03/2023	24/03/2023	24/03/2023
Identifier Of Smt NILIMA SARKAR, ANIRUDDHA SINHA			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt NILIMA SARKAR	SINHA REALTECH-10.725 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Smt NILIMA SARKAR	SINHA REALTECH-10.725 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Smt NILIMA SARKAR	SINHA REALTECH-200.0000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Sahara (Excluding Jessore Road),  
Mouza: Sahara, , Ward No: 26, Holding No:66 Pin Code : 700132

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 760, LR Khatian No:- 3320	Owner:নীলিমা সরকার, Gurdian:অসীম কুমার, Address:লিডা, Classification:বান্ধ, Area:0.10700000 Acre,	Smt NILIMA SARKAR
L2	LR Plot No:- 760, LR Khatian No:- 3329	Owner:নীলিমা সরকার, Gurdian:অসীম কুমার, Address:লিডা, Classification:বান্ধ, Area:0.10730000 Acre,	Smt NILIMA SARKAR



On 24-03-2023

**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.

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

Presented for registration at 13:15 hrs on 24-03-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Smt NILIMA SARKAR ,Executant.

**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 83,24,990/-

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

Execution is admitted on 24/03/2023 by Smt NILIMA SARKAR, Wife of Shri Ashim Kumar Sarkar, Bidhan Pally, Bidhan Sarani, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business

Identified by Shaikh Selim Ali, , Son of Rahamat Ali Shaikh, Dewanpara, Kochpukur, P.O: Hatgacha, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Muslim, by profession Advocate

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

Execution is admitted on 24-03-2023 by ANIRUDDHA SINHA, Managing Partner, SINHA REALTECH, Holding No. Formerly 130/1 And Presently 146, Sitala Tala Road (Main Road East),, City:- Barrackpore, P.O:- New Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Identified by Shaikh Selim Ali, , Son of Rahamat Ali Shaikh, Dewanpara, Kochpukur, P.O: Hatgacha, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23130, Amount: Rs.100.00/-, Date of Purchase: 21/11/2022, Vendor name: Prasanta Kr Pal



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2023, Page from 28816 to 28832

being No 150400706 for the year 2023.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2023.03.28 15:57:55 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2023/03/28 03:57:55 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)

**DEVELOPMENT POWER OF ATTORNEY**  
**(After registration of Development**  
**Agreement)**

BETWEEN

**SMT. NILIMA SARKAR**

**...Principal**

**AND**

**SINHA REALTECH**

**....Attorney**

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SHAIKH SELIM ALI  
ADVOCATE & Property Consultant  
JUDGES' COURT BARASAT,  
Chamber & Residence : Konchpukur, P.O. Hatgacha, Kolkata- 700156  
Chamber : NKDA II-B Market, S/309, New Town, Kolkata- 700156  
Mobile : 9831649063 / 7890403092  
Rahamat Shaikh (Assistant)  
9831649063/8100680365