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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 179881

26/06/2023
 9-8001618601/2023
 6-10 P.M.

Certified that the document is submitted to the Registrar. The signature sheet and the contractual sheets attached with the document are the part of this document.

Adm
 4-4-23

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY ("Power of Attorney") is granted at Kolkata on this 26th day of June 2023:

BY

1. SUNIRMAN INFRASTRUCTURE (PAN ABRFS9735J) a Partnership Firm having its registered office at Ramchandrapur, Police Station – Sonarpur, District - South 24 Parganas, represented by its Partners (i) Mr. Nurul Absar (PAN ADAPA9134C), son of late Alhaj Kalimuddin Ahmed residing at 53/B, Bright Street, Police Station – Karaya, Kolkata – 700017 (ii) Mr. Qazi Kalimul Islam @ Kazi Kalimul Islam (PAN AAFPI8302N) son of late Zahedul Islam residing at 105/3B, Karaya Road, Police

District Sub-Registrar-IV
 Reg. U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 - 5 JUL 2023

6-10 P.M.
 26/6/23

Station – Karaya, Kolkata – 700017, both by faith Islam by occupation Business, (iii) **Mr. Subrata Dey (PAN AGIPD4404F)** son of Sunil Kumar Dey residing at 30/1/1, Ram Mohan Mukherjee Lane, Police Station – Shibpur, District – Howrah, Pin - 71102, (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors in interests, in office and permitted assigns) referred hereafter as the **Appointers**;

IN FAVOUR OF

2. **SINHA PROJECT PRIVATE LIMITED (PAN AAMCS0111M)**, represented by its Director Mr. Ujjal Sinha Roy, (PAN ALAPS2028M), son of Shiba Prasad Sinha Roy having its registered office at 84A Lake View Road, PO Sarat Bose Road, PS Lake, Kolkata 700029 hereinafter referred to as the “**ATTORNEY**” (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors in interests, in office and permitted assigns) of the **OTHER PART**.

(The Appointers and the Attorney are individually referred to as ‘Party’ and jointly referred to as the ‘Parties’)

WHEREAS:

- A. The Appointers is the sole owner seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of **40** decimals be the same a little more or less, of Danga land (Now Bastu) comprised in R.S. Dag No. **891** under R.S. Khatian No. **35**, corresponding to L.R. Dag No. **1002**, L.R. Khatian No. **892** at Mouza- Ramchandrapur, J.L. No. **58**, Police Station- Sonarpur, District South 24- Parganas, Bonohoghly No. **1** Gram Panchayat, (more fully described in Schedule hereto, and delineated in Red colour in the sketch Map attached hereto as Annexure-1, and hereinafter referred to as the “**Schedule Property**”).
- B. The Appointers therein referred to as the ‘Land Owners’ have entered into a registered Development Agreement dated 21st June 2023 and registered at the office of the District Sub Registrar IV, South 24 Parganas, Being No. 160407756 for the year 2023 (“**Development Agreement**”) with the Attorney, therein referred to as the “Developer”, whereby the Appointers have appointed the Attorney to develop the Schedule Property by developing and constructing multi-

storied building(s) and other constructed spaces on the Schedule Property for the consideration and or the terms and conditions as provided in the Development Agreement.

- C. The Development Agreement inter alia provides that the Appointers shall exclusively grant permit constitute and appoint the Attorney herein as its constituted Attorney to enable the Attorney to carry on development and construction of the self-contained units including flats, apartments for residential purposes including car parking spaces in the Project to be constructed/developed by the Attorney ("Units") to enter into agreements for sale and/or other documents including deed of conveyance with prospective buyers or otherwise deal with the Units falling within the Developers Allocation as defined in the said Development Agreement, as well as the undivided proportionate interest in any part of the Schedule Property attributable to the Units and also to receive consideration moneys and further to execute receipts and/or all documents in connection therewith.
- D. In pursuance of the Development Agreement, the Appointers, has granted licence to the Developer for free egress from and ingress to the Schedule Property to commence construction and complete the development of Project on the Schedule Property as per the terms of the Development Agreement.
- E. The Appointers now desires to appoint the Attorney as its constituted Attorney.
- F. The words used in capital letter but not defined herein but defined in the Development Agreement shall have their meanings respectively ascribed to them in the Development Agreement.

NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH that the Appointers doth hereby nominate, constitute, appoint and empower **SINHA PROJECT PRIVATE LIMITED** (PAN AAMCS0111M), registered office at 84A Lake View Road, PO Sarat Bose Road, PS Lake, Kolkata 700029, duly represented by its Director, Mr. Ujjal Sinha Roy (PAN ALAPS2028M), son of Shiba Prasad Sinha Roy as its lawful attorney ("ATTORNEY"), with the power and authority to do all or any of the following acts, things, deeds, and matters, as may be necessary in respect of the Schedule Property for construction, development and completion of the Project in

order to achieve the purpose and objectives of the Development Agreement and to implement the same, that is to say:

1. To enter into, execute and register Agreements to Sell/ Conveyance Deed as may be required to carry out sale/transfer of the Units in the Developers Allocation and/or the proportionate common areas in favor of the Customers and/or the Association, as the case may be. Provided however, and notwithstanding any provision to the contrary, the Developer shall be entitled to execute Conveyance Deed(s) for carrying out the transfer or conveyance of the Units in the Developers Allocation, only as per the terms and conditions of the Development Agreement;
2. To represent the Owner in connection with the proposed sale/transfer of Units, and to negotiate for the Developers Allocation, and also to finalise the terms and conditions of such sale/transfer of Units with the intending purchasers;
3. To present all the Agreements to Sell / Sale Deed mentioned in (1) above, for registration before the concerned Sub-Registrar/District Registrar of Assurances/Additional Registrar of Assurances having jurisdiction, and admit execution thereof;
4. To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of the Agreements to Sell / Sale Deed, mentioned above;
5. To raise loans or otherwise borrow funds for construction of the Project by mortgaging or creating a charge in respect of the Schedule Property and/or on the security of the development rights and/or Developers' Share in terms of the Development Agreement from recognized banks and financial institutions and sign and execute requisite documents required there for, on such terms and conditions as the Developers deems fit, and to get the same registered, if necessary in the manner prescribed under law and there under, be present through authorized personnel for the said purpose, but without involving / impacting the Owner or Owner Allocation of the Project, in any liability in respect of the said borrowing, mortgages or other commitments. The Owner shall not be responsible

or liable in respect of such loan / financial facility in any manner whatsoever and howsoever;

6. To enter the Schedule Property as licensee free of all Encumbrances and obstructions to implement the Project on the Schedule Property and to hold, manage and maintain such occupation in accordance with the terms and conditions contained in the Development Agreement till the completion of the Project and to transfer of the Units as envisaged in the Development Agreement;
7. To demolish the existing structures, if any, on the Schedule Property;
8. To manage, maintain and administer the Schedule Property and all buildings and constructions to be constructed thereon and every part thereof;
9. To warn off and prohibit any trespassers on the Schedule Property or any parts thereof and to take appropriate steps, whether by legal action or otherwise to protect and maintain absolute physical possession of the Scheduled Property;
10. To make and prepare and/or cause to be made and prepared all such layout, subdivision, building plans, specifications and designs, as may be necessary, required and advisable at the discretion of the Attorney for the purpose of constructing the buildings on the Schedule Property and to get sanction for the same from the authorities concerned and to engage the services of any architect, engineer, consultant, or any person as may be necessary or advisable at the discretion of the Attorney and to pay necessary fees and charges required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the authorities concerned;
11. To apply for and obtain all such approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws relating to the works envisaged herein including any modification, additions, alterations, variations, changes etc. of the sanctioned plan, commencement and completion of construction of the building(s) on the Schedule Property;
12. To apply and obtain in the name of the Appointers or the Developer all

permissions, approvals, registrations and consents as may be required from time to time under applicable law for the construction and development of the Project and for that purpose sign and execute all forms, letters, deeds and documents as may be prescribed under law or otherwise and to represent the Appointers before all departments and authorities concerned for the purpose of receiving and obtaining all such approvals, permissions, consents and registrations.

13. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility at or upon the proposed Project and/or the Units and/or Schedule Property and/or to make alterations therein and for that purpose to sign execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney;
14. To pay all rents, rates, taxes, charges, expenses and other outgoings, whatsoever payable in terms of the Development Agreement in the names and on behalf of Appointers for and on account of the Schedule Property or any part thereof and/or development thereof and similarly to receive all incomings receivable for and on account of the Schedule Property or any part thereof;
15. At the discretion of the Attorney, to insure the Schedule Property and/or the proposed Project and Units to be constructed thereon against damages, fire, tempest, riots, civil commotions, floods, earthquake or otherwise and to lodge claims and also receive all insurance claims and moneys and for that purpose to pay the premium and do all acts and things as the Attorney may deem fit and proper;
16. To manage the Project and the Common Areas constructed upon the Schedule Property till completion of the Project. Also, to form the Association at its costs and expenses and thereafter transfer/assign such right of maintenance to the Association and to retain all benefits, consideration etc. accruing from such maintenance of the Project in trust for the Association and handover the same to the Association on its formation;
17. To deposit and withdraw fees, documents and moneys in and from any courts and/or any other person or authority and give valid receipts and discharges

thereof;

18. For all or any of the purpose hereinbefore stated to appear and represent the Appointers before all authorities having jurisdiction and to sign execute and submit all papers and documents concerning units and buildings to be developed on the Schedule Property; To appoint any project consultant, project manager, architects, engineers, contractors, sub-contractors and/or any other suitable professionals from time to time, as the Attorney may deem fit and proper, for construction, completion of the Project, units and buildings to be developed on the Schedule Property;
19. To commence, carry out and complete and/or cause to be commenced and completed, construction work on the Schedule Property in accordance with the sanctioned plans and approved specifications and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed;
20. Subject to the terms mutually agreed between the Parties, to market the Project and for that purpose appoint marketing agents, brokers, and any other person and to advertise in the newspapers or such other media as the Attorney may deem fit and to execute agreements for transfer of such Units with the prospective transferees at and for such price or consideration and upon such terms and conditions as the Attorney shall deem fit and proper in accordance with the Development Agreement and for the same also to enter into for themselves and for and on behalf of the Appointers the agreements for transfer of the Units and to do all such necessary acts and things as may be necessary or proper in that behalf;
21. To launch the Project and make booking, take advances and/ or, to exercise full, exclusive right and authority for marketing and to receive transfer consideration as per the terms of the Development Agreement and give receipts and hand over ownership, possession, use or occupation of the Units to the Customers, except Owners Allocation. The said divided and demarcated Developers and Owners Allocation is attached herewith and marked in the Plans attached herewith. The Developer Allocation comprises Flat A and B (Front Side) on Second Floor, entire 1st Floor and 3rd floor, along with rights appurtenant thereto along with the

Parking Areas both Two Wheeler and Four Wheeler as demarcated in the Plan Attached herewith.

22. The Land Owners Allocation comprises the entire second floor save and except flat A and B aforementioned, the entire Fourth Floor along with rights appurtenant thereto along with the Parking Areas both Two Wheeler and Four Wheeler as demarcated in the Plan Attached herewith.
23. To make applications to the government or semi-government authorities for registration of the Project or for Grants, Subsidies, Quotas, Permits, sanction of cement and steel and/or such other building materials as may be required and for that purpose to execute necessary petitions, applications and writings including undertakings and bonds and to furnish necessary deposits for the same;
24. To make applications to the competent authorities for registration of the Project under the Real Estate Regulation and Development Act and sign all necessary affidavits and declarations as required therein and furthermore to perform any and all actions as deemed necessary.
25. To cause the survey as also measurement of the Schedule Property by the local Schedule Property Revenue staff members or other Central or State Government Agencies and/or departments and further to cause erection and/or affixation and/or installation of pillars as also fencing all around the Schedule Property at such costs and such terms and in such manner as the Attorney shall think proper;
26. To empower on behalf of and in the names of the Appointers and to represent its interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever;
27. To apply for refund of deposits made or to be made with the concerned Authorities and receive such refunds;
28. To nominate, appoint, engage and authorize solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers,

Contractors, Sub-Contractors and other professional agents and to sign and give warrants or Vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remunerations and charges;

29. In connection with or relating to the Schedule Property to take action under intimation to the Appointers against any person, tenants, occupiers, etc. if any, in any court and to represent the Appointers in any Court of Law and to sign applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on behalf of the Appointers from time to time as may be found necessary, proper and/or enter into any agreement relating to development of the Schedule Property or to refer the same to arbitration or otherwise to deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorizations on behalf of the Appointers;
30. To appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates, sanctioning authorities and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein;
31. To grant "No Objection Certificate" to the Customers for the purpose of obtaining loan, from the institutions and/or banks and/or any other authorities, for the purpose of acquiring Units in the Project and the proportionate interests in the Schedule Property and creating mortgage of their respective Units together with the proportionate, undivided and impartible interest in the Schedule Property;
32. To give undertakings, assurances and indemnities, as may be required for the purposes aforesaid;
33. To appear and represent the Appointers before all authorities, make commitments and give undertakings as may be required for all or any of the purposes herein contained;
34. To execute, sign, seal and deliver in the name and on behalf of the Appointers all documents, deeds, instructions, agreements, contracts, acknowledgements including charges, mortgages and security documents on the Schedule Property

in respect thereof as fully and effectually to all intents and purposes as the Appointers could have done as per the terms of the Development Agreement;

35. To delegate, substitute, appoint, authorise any other directors, officers of Attorney and/or of its Group Concerns or such other persons as may be authorised by the Attorney from time to time in this regard and to remove such authorized persons or delegates or substitutes and to appoint any other or others as may be duly appointed under the authority given herein.
36. To approach the competent authorities, including the Fire services Department, Power Transmission Corporation, Electricity Supply Department, Telecom, Airport and Telecommunication Authorities, Urban Development Authorities, Panchayat, Zila Parishad, Pollution Control Board, Environmental Authorities, Lift Inspectorate, Electrical Inspectorate etc., and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants as desired by the Attorney, and to do all other acts as may be necessary for effective development and completion of the Project on the Schedule Property in such manner as the Attorney may deem fit and proper;
37. To appear for and represent before all Government Agencies including Government/Semi Government/Non-Governmental authorities and/or state/private power distribution/supply company/ies Municipal Corporation, state/private power distribution/supply company/ies, state/private water supply/sewerage disposal entities, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Authorities, Environmental Authorities, Pollution Control Board/s, Lift Inspectorate, Electrical Inspectorate, Security Services Providers and before all other Government offices, semi government offices, private offices, statutory offices, bodies, firms, associations, corporate authorities and other entities in connection with the Project (including but not limited), to apply for any plans, licenses, approvals, sanctions, orders etc., (including modifications thereof, if any), from time to time, for or in connection with construction of the Project on the Schedule Property, and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings,

indemnities and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;

38. To apply to state/private power distribution/supply company/ies, Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, and to such other entities / authorities and to all other offices for securing necessary connection of power, putting up a sub-station, water, sewerage etc. on the Schedule Property, and to sign all such applications, affidavits, undertakings, declarations, agreements, indemnities, etc., as may be required in this regard, and pay necessary charges, levies and sums thereof;
39. To appoint, from time to time, professionals and to grant them necessary authority to appear and represent us before any or all authority/ies set out in this Power of Attorney, including any other authority/ies of Central State and Local Government, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the Developer for the purposes of development of the Project;
40. To appoint, from time to time, contractors, civil engineers, architects, consultants and such other technical and other personnel and consultants and workers as may be required for the development of the Schedule Property;
41. To pay development charges, layout charges, betterment charges, property tax, library tax etc., as may be applicable, on behalf of the Owner in respect of the Schedule Property;
42. To apply for and secure commencement certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project to be constructed and completed on the Schedule Property from the concerned authorities;

43. To deal with the assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the Schedule Property in consultation with the Owner;
44. To pay or to facilitate payment of necessary deposits security deposits or any other amounts that may be required to be deposited or paid to CESC and state/private power distribution/supply company/ies, Municipality and/or other state/private water supply/sewerage disposal entities, Municipal/ KMDA, Airport Authorities and and/or any office or board or authority mentioned in any of the foregoing paragraphs, and also to apply for the refund thereof and to recover the same as and when occasion arises;
45. At its costs and expenses and without prejudicing any of the rights, benefits and entitlements of the Owner under the Development Agreement or creating any liability upon the Owner, to institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any Court anywhere in the Civil and/or Criminal and/or Revenue and/or Revision jurisdiction or before any Tribunal or Arbitration or Industrial Court, GST Authorities, to execute warrant of Attorney, Vakalatnama and other authorities, to act and to plead and to sign and verify plaints, written statements, petitions, and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other agents etc., as attorneys of the Owner think fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non-suited and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper; and do all acts, deeds and things, that any be necessary or requisite in connection therewith. Provided that all such actions relate exclusively to the construction and development of the Project, and not to the Schedule Property;

46. To maintain books of accounts, ledgers, records and all material documents relevant to the Project at its office.
47. And generally, to do all other acts, deeds, matters and things in connection with and relating to and concerning or touching upon the alienation of the Units and the Schedule Property in the manner aforesaid, in accordance with the provisions of the Development Agreement.
48. For effectively performing and executing all the matters and things aforesaid, the Owner hereby further grants unto the Developers full power and absolute authority to substitute and appoint in its place on such terms as it shall think fit, one or more attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other/s in place of such attorney as the Developer shall, from time to time, think fit and proper, subject to the Developer being fully and completely responsible for all acts and omissions of such attorneys.

AND GENERALLY, to do all other acts, deeds, matters and things concerning and in respect of development of the Schedule Property and/or construction of Project thereat to be carried out by the Attorney on the Schedule Property and to fully effectuate the Development Agreement, provided that nothing contained herein shall authorize the Attorney to act in contravention of the provisions of the Development Agreement and/or allow the Attorney to exceed the authority granted under the Development Agreement.

AND this Power of Attorney shall be governed by the laws of India.

AND, APPOINTERS HEREBY AGREES that all acts, deeds and things lawfully done by the Developer shall be construed as acts, deeds and things done by the Owner **AND THE APPOINTERS FURTHER UNDERTAKES TO ALLOW, RATIFY AND CONFIRM** all and whatever acts, deeds, things which the Attorney shall lawfully do or cause to be done on and in respect of the Schedule Property and/or development of the Project and/or construction of Units thereat as aforesaid by virtue of these presents.

AND, THE APPOINTERS FURTHER DECLARES that the Power of Attorney so executed shall not be revoked, so long as the acts of the Developer are in accordance with the terms and conditions of the Development Agreement and any amendment, if any thereof. Further, it is clarified that the powers granted by the Owners to the Developer in terms of this Power of Attorney shall not get affected even if the Owners go into liquidation. This Power of Attorney will continue to subsist in respect of the unfinished acts, deeds and things relating to development of the Project in terms of the Development Agreement.

AND, THE ATTORNEY HEREBY DECLARES that the Attorney shall not act in exercise of the powers conferred under the Powers of Attorney in derogation of the rights of the Owner guaranteed under the terms of the Development Agreement.

AND, THE ATTORNEY FURTHER DECLARES that the Attorney hereby undertakes to indemnify and hold the Owner harmless from and in respect of all damages, payments, losses, expenses, liabilities, litigations and / or claims including third party claims arising out of the use of the Power of Attorney by the Developer

SCHEDULE PROPERTY

ALL THAT piece and parcel of 40 decimals of Danga land (Now Bastu) comprised in R.S. Dag No. 891 under R.S. Khatian No. 35, corresponding to L.R. Dag No. 1002, L.R., Khatian No. 892 at Mouza- Ramchandrapur, J.L. No. 58, Police Station- Sonarpur, District South 24- Parganas, Bonohoghly No. 1 Gram Panchayat, along with the rights appurtenant thereto.

Butted and Bounded as Follows;

ON THE NORTH BY : Part of R.S Dag no. 894, 892 & 870.

On THE SOUTH BY : Part of R.S Dag no. 891 and 12 foot wide common passage.

ON THE EAST BY : 24.5 Mt. Bye Pass Road.

ON THE WEST BY : Part of R.S Dag no. 895 and 896.

IN WITNESS WHEREOF, the APPOINTERS has executed and delivered these presents on the date, month and year first above written.

EXECUTED AND DELIVERED

by APPOINTERS, at Kolkata in the presence of:

1. *Smita Bhowmik*
130/9 Durgam Rd.
Kolkata - 700074

SUNIRMAN INFRASTRUCTURE
Nurul Abbas *Quazi Kalimul Bannu* *Subrata*
Partner Partner Partner

2. *Satyaki Kanhan*
Vill + P.O. + P.S - Sankhal
Dist - Howrah - 711313

ACCEPTED AND CONFIRMED

by the ATTORNEY at Kolkata in the presence of:

1. *Smita Bhowmik*

For SINHA PROJECTS PRIVATE LIMITED
Ujjal Sube Roy
Managing Director

2. *Satyaki Kanhan*

Drafted by

Swarup Bose
Swarup Bose
Advocate
High Court at Calcutta
F/1521/2016

SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Vijal Subhedar</i>	LEFT HAND	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Nwulu Abesan</i>	LEFT HAND	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Deepri Kabilmal Islaw</i>	LEFT HAND	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

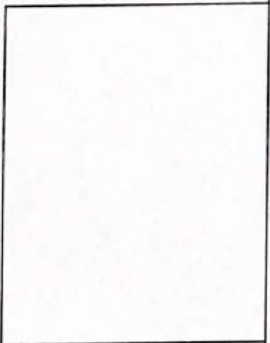
SPECIMEN FORM FOR TEN FINGER PRINTS



Subject Dr.	LEFT HAND	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



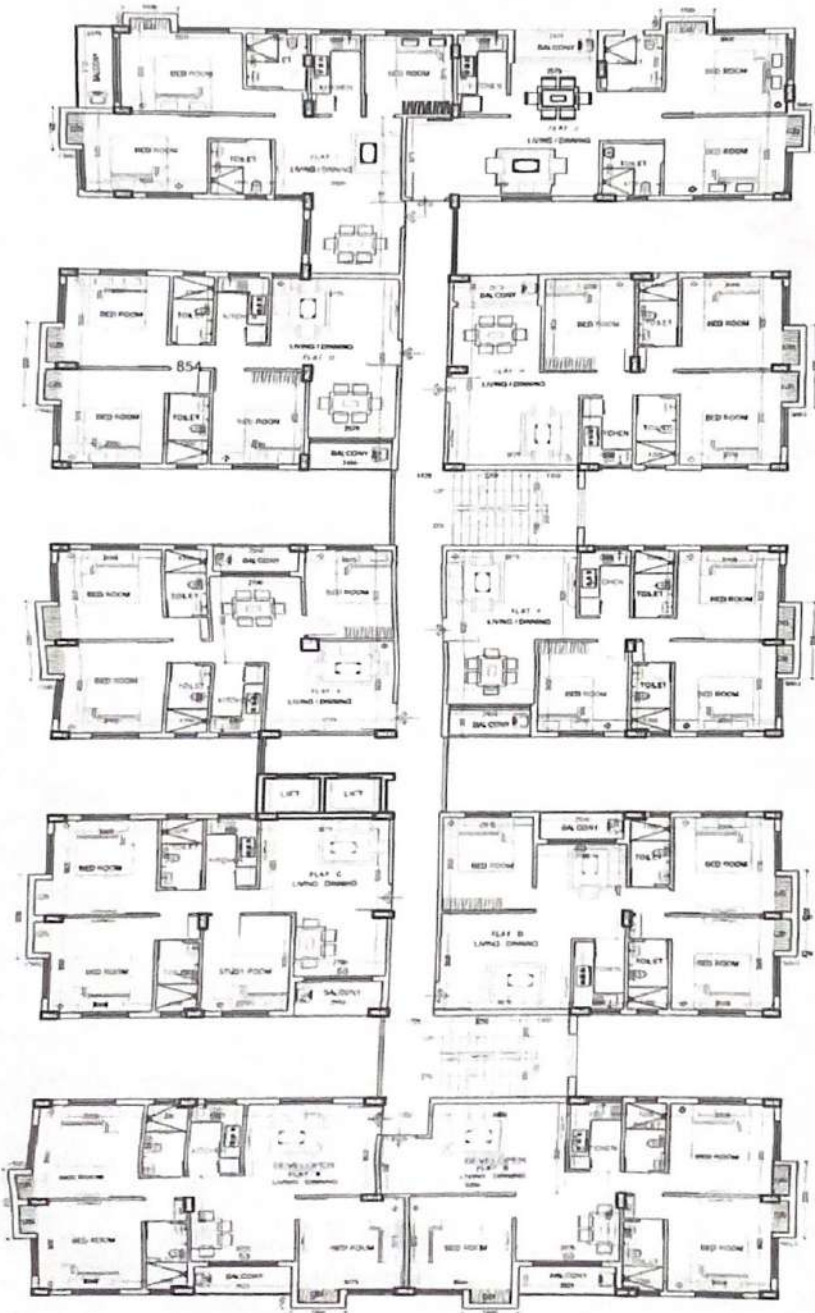
	LEFT HAND	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	LEFT HAND	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

3 of 201 1000

Flat Marked	Tenement Carpet area (SQ.FT)	Tenement Built-up Area(SQ.FT)	Tenement Super Built-up Area (SQ.FT) (J5% Add)
FLAT-A	811	892	1205
FLAT-B	858	934	1260
FLAT-C	781	854	1150
FLAT-D	788	863	1185
FLAT-E	780	851	1150
FLAT-F	790	863	1165
FLAT-G	782	851	1150
FLAT-H	788	863	1165
FLAT-I	771	845	1140
FLAT-J	705	777	1050



2ND FLOOR PLAN (OWNER, EXCEPTING FLAT MARKED A & B)

For SINHA PROJECTS PRIVATE LIMITED
U. Saha
 Managing Director

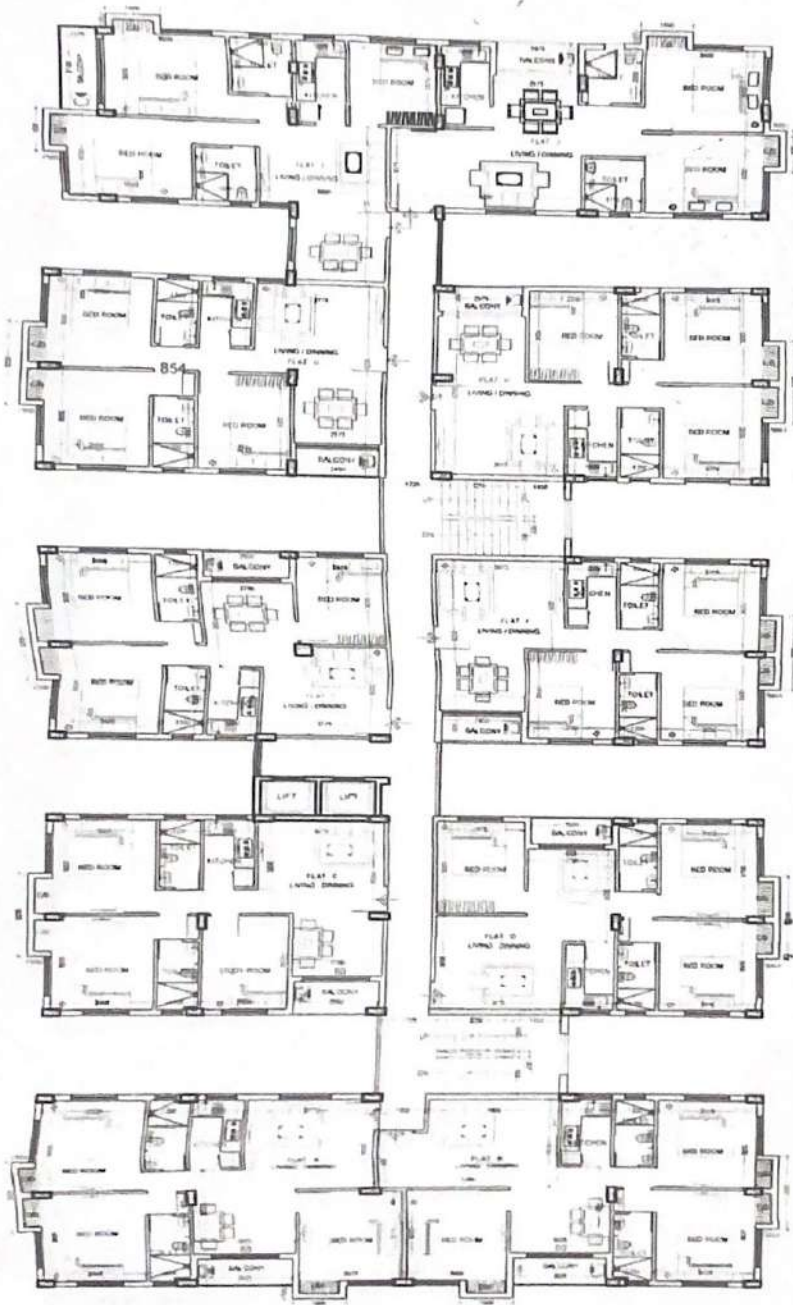
SINHA INFRASTRUCTURE
Saha Partner
R.K. Roy Partner



DATE: 11.11.2013
 ALL DIMENSIONS ARE IN METERS
 UNLESS OTHERWISE MENTIONED



**PROPOSED B+G+4 STORIED [15.475 METER HEIGHT] RESIDENTIAL BUILDING
 AT PART OF R.S DAG NO - 891, R.S KHATIAN NO. -35, L.R KHATIAN NO - 2215,
 MOUZA : RAMCHANDRAPUR, J.L. NO. 58, R.S. NO. 196, TOUZI NO.-3-5, P.S.
 SONARPUR, DIST-SOUTH 24 PGS.Under : WEST BENGAL.**



4TH FLOOR PLAN [OWNER]

Flat Marked	Tenement Carpet area (SQ FT)	Tenement Built-up Area(SQ FT)	Tenement Super Built-up Area(35% Add) (SQ FT)
FLAT-A	811	892	1205
FLAT-B	858	934	1260
FLAT-C	781	854	1150
FLAT-D	788	863	1165
FLAT-E	780	851	1150
FLAT-F	790	863	1165
FLAT-G	782	851	1150
FLAT-H	788	863	1165
FLAT-I	771	845	1140
FLAT-J	705	777	1050

For SUNIRMA PROJECTS PRIVATE LIMITED
V. Ashish
 Managing Director

SUNIRMA INFRASTRUCTURE
Abhinav Partner
Subha Banerjee Karmali Partner



DATE: 14.07.2015
 ALL DIMENSIONS ARE IN FT & INCH
 UNLESS OTHERWISE MENTIONED



PROPOSED B+G+4 STORED [15.475 METER HEIGHT] RESIDENTIAL BUILDING
AT PART OF R.S DAG NO - 891, R.S KHATHAN NO. -35, L.R KHATHAN NO - 2215,
MOUZA : RAMCHANDRAPUR, J.L. NO. 59, R.S. NO. 196, TOUZI NO.-3-5, P.S.
SONARPUR, DIST-SOUTH 24 PGS.UNDER : WEST BENGAL.

PROJECT :

S.P. 704 3033



1ST & 3RD FLOOR PLAN [DEVELOPER]

Flat Marked	Tenement Carpet area (SQ FT)	Tenement Built-up Area (SQ FT)	Tenement Super Built-up Area (SQ FT)
FLAT-A	811	852	1205
FLAT-B	858	934	1260
FLAT-C	781	854	1150
FLAT-D	788	863	1165
FLAT-E	780	851	1150
FLAT-F	790	863	1165
FLAT-G	782	851	1150
FLAT-H	788	863	1165
FLAT-I	771	845	1140
FLAT-J	705	777	1050

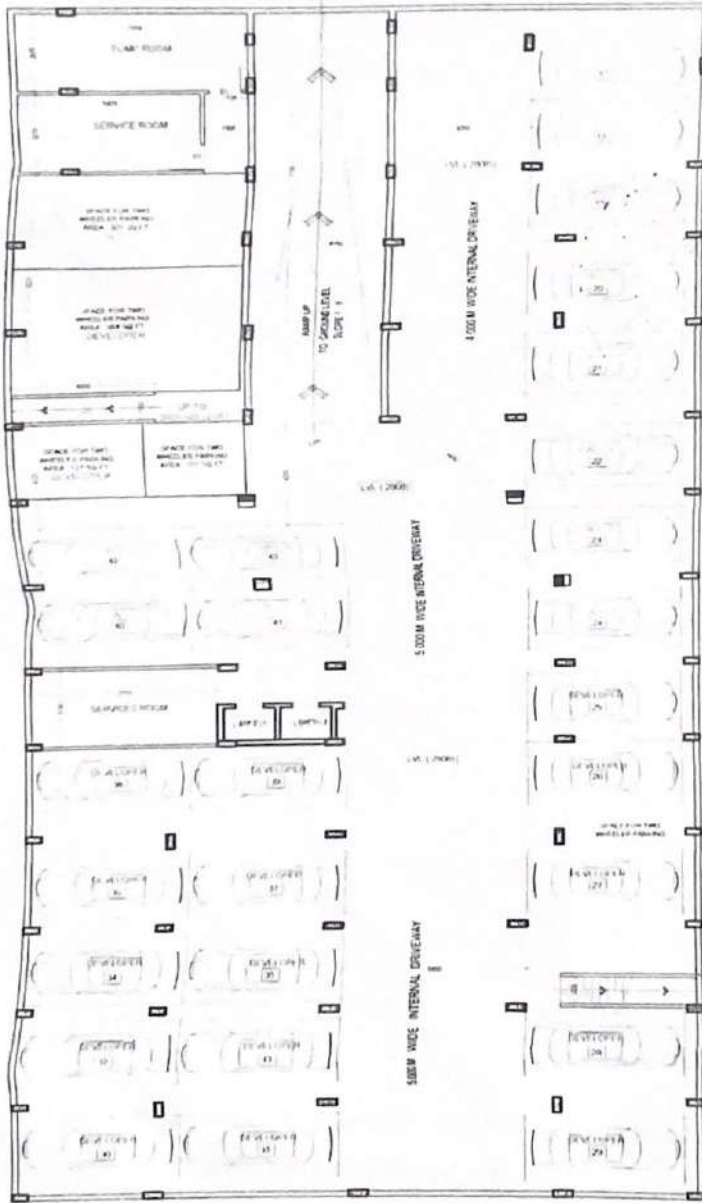
SUNIMAN INFRASTRUCTURE
[Signature]
 Managing Director

SUNIMAN INFRASTRUCTURE
[Signature] Partner
[Signature] Partner

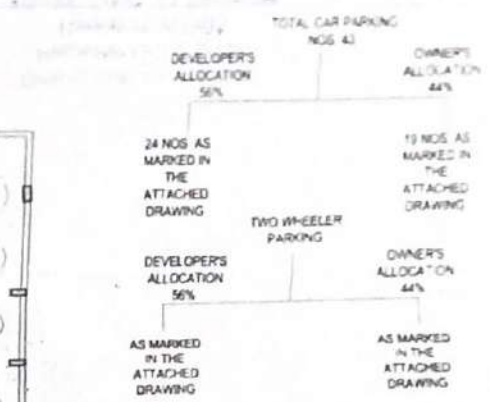


PROPOSED B+G+4 STORED [15.475 METER HEIGHT] RESIDENTIAL BUILDING
AT PART OF R.S DAG NO - 891, R.S KHATIAN NO. -35, L.R KHATIAN NO - 2215,
MOUZA : RAMCHANDRAPUR, J.L. NO. 58, R.S. NO. 196, TOUZI NO.-3-5, P.S.
SONARPUR, DIST -SOUTH 24 PGS.UNDER : WEST BENGAL.

PROJECT



BASEMENT FLOOR PLAN

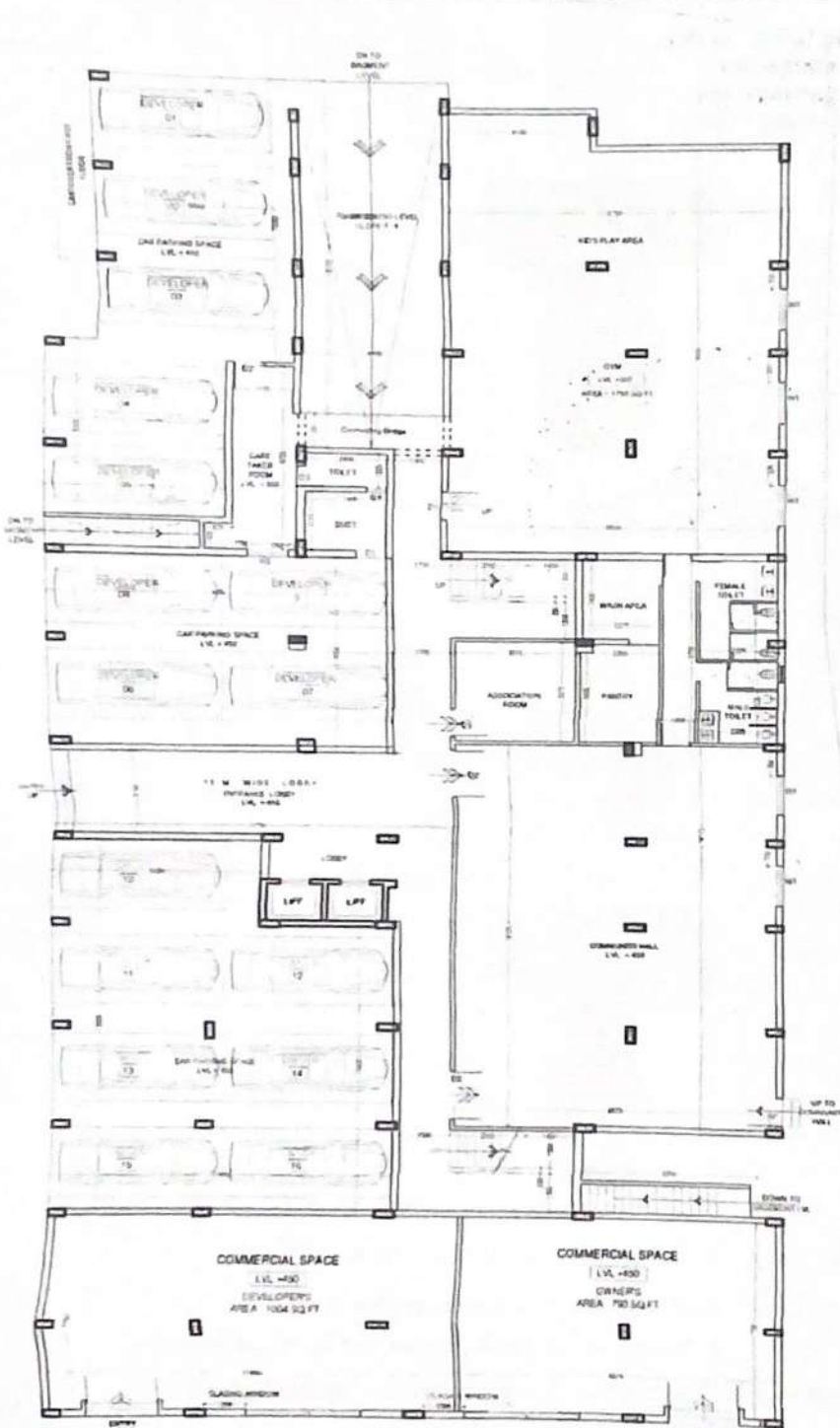


For SINGHA PROJECTS PRIVATE LIMITED
V. Sankar
 Managing Director

SUNIRMAN INFRASTRUCTURE
S. S. Bose
 Partner Partner

PROPOSED B+G +4 STORIED [15.475 METER HEIGHT] RESIDENTIAL BUILDING
AT PART OF R.S DAG NO - 891, R.S KHATIAN NO. -35, L.R KHATIAN NO - 2215,
MOUZA - RAMCHANDRAPUR, J.L. NO. 59, R.S. NO. 196, TOUZ NO.-3-5, P.S.
SONARPUR, DIST -SOUTH 24 PGS.UNDER : WEST BENGAL.

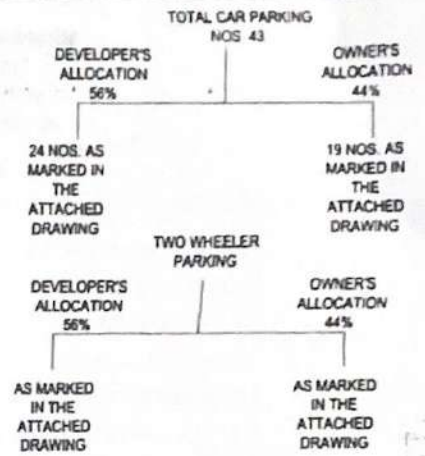
PROJECT



GROUND FLOOR PLAN

25.5 M WIDE E.M BYPASS ROAD

GROUND FLOOR PLAN



DATE: 11.02.2019
 A. J. ENGINEERING AND ARCHT. INC.
 11, BANGALORE ROAD, WEST BENGAL

Architect's Certificate
 I hereby certify that the above plan is correct and true to the best of my knowledge and belief.
 PROJECT NO. 11/02/2019

For SIRHA PROJECTS PRIVATE LIMITED
 U. Ghosh
 Managing Director

SUNIRMAN INFRAS TRUC. P.L.L.
 Partner
 Partner
 Partner

**PROPOSED B+G +4 STORIED [15.475 METER HEIGHT] RESIDENTIAL BUILDING
 AT PART OF R.S DAG NO - 891, R.S KHATHAN NO. -35, L.R KHATHAN NO - 2215,
 MOUZA : RAMCHANDRAPUR, J.L. NO. 58, R.S. NO. 196, TOUZI NO.-3-5, P.S.
 SONARPUR, DIST-SOUTH 24 PGS.UNDER : WEST BENGAL.**







PROJECT





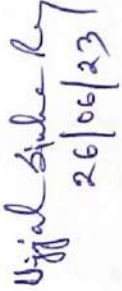


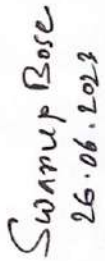
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16048001618601/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Nurul Absar 53/b Bright Street, City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700017	Representative of Principal [Sunirman Infrastructure]			Nurul Absar 26/06/2023
2	Mr Kazi Kalimul Islam 105/3b Karaya Road, City:- Not Specified, P.O- Karaya, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017	Representative of Principal [Sunirman Infrastructure]			Kazimul Islam 26/6/23
3	Mr Subrata Dey 30/1/ Ram Mohan Mukherjee Lane, City:- Howrah, P.O:- Santragachi, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN:- 711102	Representative of Principal [Sunirman Infrastructure]			Subrata Dey 26/06/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr UJJAL SINHA ROY HEMANTA MUKHOPADHYAY SARANI, Sarat Bose Road, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Represent ative of Attorney [SINHA PROJECT S PRIVATE LIMITED]			 26/06/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SWARUP BOSE Son of LAKSHMIKANTA BOSE HIGH COURT, City:- , P.O:- G P O, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mr Nurul Absar, Mr Kazi Kalimul Islam, Mr Subrata Dey, , Mr UJJAL SINHA ROY			 26.06.2023

(Anupam Halder)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal