

3258/18

3393/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



Y 921215

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

29 MAR 2018

Visit  
 22.02.18  
 29.3.18  
 1-58306/18  
 Power of Attorney  
 Additional Registrar of Assurances-IV, Kolkata

C.No - 371/18      C.No - 571/18  
 200 - 2500      300 - 2500  
 300 - 5000      500 - 5000  
 7500      B.D. No. 7500  
 17.03.18

22.02.18

**POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS SHALL COME I, MADHU SULTANIA (PAN - AVRPS6944D) wife of Sri Subhash Chandra Sultania residing at 50, Cotton Street, 3<sup>rd</sup> Floor, Kolkata - 700 007, Post Office Burrabazar Police Station- Burrabazar, hereinafter referred to as the PRINCIPAL/S, SEND GREETINGS;



119779

Hedkanth Nizman Pt Rd.

17/1/18 - Balai  
Singhileu

No. in E  
Re  
16 FEB 2018  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kolkata

16 FEB 2018

16 FEB 2018



Faint text, possibly a notice or disclaimer, located below the circular stamp.

Faint text, possibly a notice or disclaimer, located below the first block of faint text.

Faint text, possibly a notice or disclaimer, located below the second block of faint text.



Handwritten signature or initials above the registrar's stamp.

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
29 MAR 2018



**WHEREAS** I am the owner of the immovable property more fully and particularly referred and explained under the **SCHEDULE** hereunder written and/or given being All that the piece and parcel of Bastu land measuring an area of 12.40 Decimals equivalent to 07 Cottah 08 Chittacks 01 Square feet more or less out of 1 Acre 12 Decimals comprised in R.S. Dag No.1061 under L.R. Khatian No.3057, J.L. No.33, R.S. No.205 1/2 , Touzi No.145 at present 10 of Mouza- Chakpanchuria, within jurisdiction of Patharghata Gram Panchayet under Rajarhat at present New Town Police Station, District – North 24 Parganas,

**AND WHEREAS** I am desirous of developing the aforesaid property but since I do not have the sufficient infrastructure to do so and as such I approached NEELKANTH NIRMAN PVT. LTD., having PAN – AACCN0826A a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at the premises no. 17/H/8, Balai Singhi Lane, 1<sup>st</sup> Floor, Kolkata, Post Office - Amherst Street, Police Station- Amherst Street, Pin- 700 009, represented by its Director **Sri. Brijesh Kumar Agrawal** (having PAN – ACYPA6430G) son of Late Baijnath Agrawal, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 10/14, Brijdham Housing Complex, Sreebhumi, 211, Canal Street, Kolkata, Post Office - Sreebhumi, Police Station - Lake Town, Pin- 700 048 the Owner/Developer to develop the said property, who agreed to such proposal and accordingly we have appointed the Owner/Developer to develop the schedule property on the terms and conditions as contained in the Development Agreement dated 17.02.2018 duly registered before the Additional Registrar of Assurance-IV, Kolkata and recorded in Book No.I, Being No.190401653 for the year 2018, a part whereof is the instant Power of Attorney.

In furtherance of the terms and conditions of the said Development Agreement and the powers hereby granted shall be co-existent with the Development Agreement and in accordance therewith I am desirous of appointing and hereby do **NOMINATE APPOINT & CONSTITUTE** the said **NEELKANTH NIRMAN PVT. LTD. AS OUR TRUE AND LAWFUL ATTORNEY** and/or agent in our names and on our behalf to do all acts, deeds and things related to development and Construction at or upon the **SCHEDULE PROPERTY** and also Further to **SELL, TRANSFER, CONVEY &**



**ALIENATE** the constructed saleable area/space in the form of Flats/ Units/Apartments/Parking Spaces in the Project to be built, erected and constructed by the said NEELKANTH NIRMAN PVT. LTD. at or upon the Land and premises more fully detailed and described in the **SCHEDULE** hereunder written and /or described and for us in our names and on our behalf solely to do and execute all or any of the following acts, deeds and things:

1. To manage, control, supervise, management of the said property.
2. To construct a building on the said property as described in the Schedule hereunder written as per terms and conditions of the Development Agreement.
3. To appoint architect or architects and to have survey of the property as described in the schedule hereunder written and to get the soil tested of the said Premises and for that make all correspondence with the authorities competent and to do all other acts and things ancillary to the same.
4. To appear and represent me before the required authorities including Municipal Corporation , PWD (if necessary), West Bengal, Fire Services, the competent authority under the Urban Land (Ceiling & Regulation) Act, 1976, authorities under the Promoters' Act Pollution Control Board, Lands & Land Reforms Office, Land Records Department of the State of West Bengal, Notary Public, Concerned Registrar of Assurances, Additional District Sub-Register or District Sub-Register, Metropolitan Magistrate and other Offices or Government Body or Department as the case may be and to make necessary compliance as if I am personally present in connection with any matter in respect of the property as described in the schedule hereunder written.
5. To submit Building Plans, modified building plans, statements, undertakings and declarations and all papers and documents as may be required for construction of building or buildings in the property as described in the Schedule hereunder written before Howrah Municipal Corporation , PWD (if necessary) and other authorities competent therefore.
6. To pay all fees, obtain sanction and such other orders and permissions from the necessary authorities as may be expedient for modification and/or





alteration of plans and to effect and facilitate the said development project, and also to submit and take delivery of title deeds concerning our said premises and other papers and documents as may be required by the necessary authorities.

7. To receive the refund of the excess amount of fee, if any, paid for the purpose herein stated and to deal with the authorities in all matters concerning the said premises.
8. To apply for and obtain electricity, gas water, sewerage, drainage, tube-well or other connections of other utilities concerning our said premises or to make alteration therein and to close down and/or have disconnection the same and for that to sign execute and submit all papers, applications, documents and plans and do all others acts, deeds, declaration and things as be deemed fit and proper by our said Attorney.
9. To sign, issue, deliver, serve, receive and accept all notices, letters and correspondences as may be required from time to time in connection with all or any of the matter contained herein.
10. To sign, execute, affirm, verify, file or serve any undertaking, affidavit, bond, plaint, petition, application, written statement or any papers deeds or documents whatsoever and to depose on behalf of us to prove and support the pleadings, if necessary in any law suits and/or proceeding including appeal, tribunal and writ matters in all courts of India.
11. To obtain, hold, defend possession, manage and maintain the land equivalent to our said premises.
12. To ward off, prohibit and if necessary proceed against in due form of law against all trespassers of the said Premises and to take appropriate steps whether by lawful action like declaration suit, ejectment suit and/or otherwise.
13. To entrust all or any of the powers, authorities and liberties hereunder vested to any person and/or its substitute or substitutes in terms of the Partnership Deed constituting the Attorney and/or any reconstitution thereof in the event



the attorneys assign their interest under the development agreement to such substitute in any manner as may be permitted by law.

14. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale the constructed saleable area/space pertaining to the Owner/Developer's allocation as detailed in the hereunder written and /or described to be built on the said premises before or after being developed or any part thereof to any intending Purchasers at such price which our said attorney, in his absolute discretion, thinks fit and proper and/or cancel and/or repudiate the same.
15. To sign, execute, present for registration and admit execution of Deeds of Sale/Lease/Tenancy in respect of the constructed saleable area/space in the new building to be erected on the schedule property pertaining to the Owner/Developer 's allocation hereunder written in terms of the development agreement before the concerned registrar, Sub registrar, registrar of Assurances office having jurisdiction of the said property as if I am personally present to sign and execute the same and the Owner/Developer shall make over 17% of the revenues pertaining to the Owners' allocation to the Owners.
16. To receive from the intending Purchasers of flats units and apartments and Car Parking Spaces as detailed in the Schedule hereunder written and described the Earnest money and/or advance and/or advances in respect of the constructed saleable area/space in the new Building pertaining to the Owner/Developer 's allocation to be erected in the schedule hereunder written and /or described and also the balance of purchase money and to give good and valid receipt and discharge for the same which will protect the Purchaser(s) without seeing the application of the money.
17. To obtain permissions and clearances under any Act or Acts, as may be required for execution and/or registration of the conveyances and any documents of transfer in respect of our said premises and/or part thereof.
18. To execute Vakalatnama, powers and authorities or any of them or retain and appoint Advocates, Agents etc. and terminate their appointment from time to time authorities hereinabove conferred.



19. To give undertakings, assurances and indemnities, as be required for the purpose aforesaid.

**AND GENERALLY** to do all acts deeds and things concerning the powers and authorities hereby granted in respect of the Owner/Developer's share in the building to be built on my aforesaid premises, which I myself could have done lawfully under our own hand and seal if personally present.

**AND** I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done concerning the power and authority herein intended.

**AND** it is made clear that in the death or incapacity of the Principals and/or any one of them the Attorneys shall be and is duly authorized by the other surviving Principals to act on the basis of the powers hereby granted.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(PREMISES)**

All that the piece and parcel of Bastu land measuring an area of 12.40 Decimals equivalent to 07 Cottah 08 Chittacks 01 Square feet more or less out of 1 Acre 12 Decimals comprised in R.S. Dag No.1061, L.R. Dag No.1061, under L.R. Khatian No.3057, J.L. No.33, R.S. No.205 ½, Touzi No.145 at present 10 of Mouza-Chakpanchuria, within Patharghata Gram Panchayet under Rajarhat at present New Town Police Station, District – North 24 Parganas, Additional District Sub Registration Office Rajarhat and delineated in the Map or Plan annexed hereto and thereon bordered in RED and the land is being butted and bounded in the manner as follows:

ON THE NORTH : By R.S. Dag No.1061 (Part);  
 ON THE SOUTH : By R.S. Dag No.1061 (Part);  
 ON THE EAST : By R.S. Dag No.3914 ;  
 ON THE WEST : By R.S. Dag No.1061 (Part) and 1060;



IN WITNESSES WHEREOF the Parties have executed this Agreement on the  
 ...22<sup>nd</sup>...day of March...Two Thousand Eighteen (2018).

SIGNED, SEALED AND DELIVERED

In the presence of :

1. Himiv Choudhary .  
 39/r, Shri Narayan Das Lane.  
 KOL-6.

2. Subhash Chandra Sanyal  
 34 Bidhan Sarani  
 KOL - 6.

Madhu Sanyal

SIGNED, SEALED AND ACCEPTED

In the presence of :

1. Himiv Choudhary.

NEELKANTH NIRMAN (PVT) LTD.  
 Bijesh Kumar Sanyal  
 DIRECTOR

2. Subhash Chandra Sanyal

Drafted by me

Satish Dey

Advocate, High Court, Calcutta

WB/2142/2009





SPECIMEN FORM FOR TEN FINGERS PRINT



*Neelke Sultana*

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



*Brijesh Kumar Agarwal*

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

PHOTO

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

PHOTO

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



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DATED THIS THE      DAY OF,      2018

ପଞ୍ଜିକୃତ ହେଉଛି

FROM

MADHU SULTANIA

TO

NEELKANTH NIRMAN PVT. LTD.

POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT  
AGREEMENT

**A.K. CHOWDHARY & CO**

Advocates  
10, Old Post Office Street,  
1<sup>st</sup> Floor, Room No. 21,  
Kolkata-700001



### Major Information of the Deed

Deed No :	I-1904-03393/2018	Date of Registration	29/03/2018
Query No / Year	1904-1000058306/2018	Office where deed is registered	
Query Date	22/02/2018 3:43:30 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MADHU SULTANIA 50, COTTON STREET, Thana : Burrobazar, District : Kolkata, WEST BENGAL, PIN - 700007, Mobile No. : 9830996263, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 1,11,60,000/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 73/- (Article:E, M(a), M(b), I)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190401653/2018		

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1061	LR-3057	Bastu	Bastu	12.4 Dec		1,11,60,000/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					12.4Dec	0/-	111,60,000 /-	

#### Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mrs MADHU SULTANIA</b> Wife of Mr SUBHASH CHANDRA SULTANIA Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office			
		29/03/2018	LTI 29/03/2018	29/03/2018
50, COTTON STREET, P.O:- BURRABAZAR, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AVRPS6944D, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office				




Major Information of the Deed :- I-1904-03393/2018-29/03/2018




**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NEELKANTH NIRMAN PRIVATE LIMITED</b> 17/H/8, BALAI SINGHI LANE, P.O:- AMHERST STREET, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700009 , PAN No.:: AACCN0826A, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BRIJESH KUMAR AGARWAL (Presentant )</b> Son of Late BAIJNATH AGARWAL Date of Execution - 29/03/2018, , Admitted by: Self, Date of Admission: 29/03/2018, Place of Admission of Execution: Office	 <small>Mar 29 2018 1:56PM</small>	 <small>LTI 29/03/2018</small>	 <small>29/03/2018</small>
211, CANAL STREET, P.O:- SHREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACYPA6430G Status : Representative, Representative of : NEELKANTH NIRMAN PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name & address	
Mr TIMIR CHAKRABORTY Son of Mr FATIK CHANDRA CHAKRABORTY 39/1,SHIV NARAYAN DAS LANE, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs MADHU SULTANIA, Mr BRIJESH KUMAR AGARWAL	29/03/2018
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MADHU SULTANIA	NEELKANTH NIRMAN PRIVATE LIMITED-12.4 Dec

Major Information of the Deed :- I-1904-03393/2018-29/03/2018





## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1061(Corresponding RS Plot No:- 1061), LR Khatian No:- 3057	Owner:মধু সুলতানিয়া, Gurdian:সুভাষ, Address:বিজ, Classification:শানি, Area:0.12000000 Acre,

### Endorsement For Deed Number : I - 190403393 / 2018

On 22-02-2018

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 1,11,60,000/-

Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 29-03-2018

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 13:25 hrs on 29-03-2018, at the Office of the A.R.A. - IV KOLKATA by Mr BRIJESH KUMAR AGARWAL ..

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

Execution is admitted on 29/03/2018 by Mrs MADHU SULTANIA, Wife of Mr SUBHASH CHANDRA SULTANIA, 50, COTTON STREET, P.O: BURRABAZAR, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Others

Identified by Mr TIMIR CHAKRABORTY, , , Son of Mr FATIK CHANDRA CHAKRABORTY, 39/1,SHIV NARAYAN DAS LANE, P.O: BEADON STREET, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

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

Execution is admitted on 29-03-2018 by Mr BRIJESH KUMAR AGARWAL, DIRECTOR, NEELKANTH NIRMAN PRIVATE LIMITED, 17/H/8, BALAI SINGHI LANE, P.O:- AMHERST STREET, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700009

Identified by Mr TIMIR CHAKRABORTY, , , Son of Mr FATIK CHANDRA CHAKRABORTY, 39/1,SHIV NARAYAN DAS LANE, P.O: BEADON STREET, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

Major Information of the Deed :- I-1904-03393/2018-29/03/2018

04/04/2018 Query No:-19041000058306 / 2018 Deed No :I - 190403393 / 2018, Document is digitally signed.



**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 119799, Amount: Rs.100/-, Date of Purchase: 16/02/2018, Vendor name: S Mukherjee



Asit Kumar Joarder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

Major Information of the Deed :- I-1904-03393/2018-29/03/2018

04/04/2018 Query No.-19041000058306 / 2018 Deed No :- I - 190403393 / 2018, Document is digitally signed.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 148844 to 148867

being No 190403393 for the year 2018.



*AS*

Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2018.04.04 17:41:46 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 04-04-2018 17:41:40  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

