

03434/25

I-3447/25



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AU 198483

Handwritten notes in blue ink: '8/5/25' and '8-8-1247153/25'.

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

06 MAY 2025

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that, **MR. RABI ADHIKARY**, [PAN- BWVPA0043H], (AADHAAR No. 756150428860), Son of Mr. Bablu Adhikary, by Occupation- Business, by Faith- Hindu, by Nationality- Indian, residing at: 28/1, H-4, Murari pukur Road, District- Kolkata, Post Office-

003372

050225

20/05/25

No. Date
Said to
of
Rupees

S. CHAKRABORTY (Adv.)
Alipore Judges Court, Kolkata-27

Des
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



Aangraj Singh
Co Buyer Mr. Singh
Upper Kulti, Balal
Kulti, Paschim
Bardhaman
PIN: 713343

DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
06 MAY 2025

Handwritten notes:
5/2/25
8

Ultadanga, Police Station- Manicktala, Pin- 700067, hereinafter called and referred to as the, hereinafter called and referred to as the 'EXECUTANT' SEND GREETINGS'.

WHEREAS the Executant hereto, being absolute Owner in respect of ALL THAT land being marked and demarcated as **Plot No.: E – 41**, admeasuring **9.9 Sataks / Decimals** (in the Scheme Project "WIND FIELDS ELITE VILLA"), comprised in **R.S. & L.R. Dag No. 899 & 900**, lying and situated at Mouza Hatishala, J.L. No. – 09, R.S. Khatian No. 794, corresponding to **LR Khatian No. 4670 & 4714**, [i.e., **7.05 Dec.** in DAG 899 AND, **2.85 Dec.** in DAG 900 (**1.975 Dec.** from Khatian No.: 4670 & **0.875 Dec.** from Khatian No.: 4714)], under Beonta No. II Gram Panchayet P.S.- Erstwhile K.L.C. now Hatishala, DSR Office Alipore, A.D.S.R Office Bhangar, District: 24 Parganas South, Do hereby appoint and nominate, constitute and authorize **SIDDIDATA ENCLAVE PRIVATE LIMITED**, [PAN: **ABMCS0059D**], a Private Limited Company incorporated under the Companies Act'1956, vide Certificate of Incorporation No.: **U68200WB2023PTC265872**, having it's Registered Office: Village & P.O.: Hatishala, P.S.: K.L.C. (Kolkata Leather Complex) erstwhile now Hatishala, District: 24 Parganas (South), State: West Bengal, PIN: 700135, being duly represented by its Director **MR. AMAR SINGH [PAN: BVMPS4346H]**, (AADHAAR No.: 7313 7408 9487), Son of Mr. Goutam Singh, by Faith Hindu, by Occupation Business, by Nationality: Indian, Resident of: Sarkar Bagan, P.O.: Raghunathpur, P.S.- Baguiati, District: 24 Parganas (North), PIN: 700059, hereinafter called and referred to as the "**DEVELOPER**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **SECOND PART**: as my true and lawful Attorney for me, in my name on my behalf and in my place to do or commit or cause to be done or committed the following acts, deeds and things which is more fully and



**DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.**

06 MAY 2025

fully and particularly mentioned and described in the schedule hereunder written, that is to say:

1. To look after, manage, supervise, conduct, control and do all/and every act, deed, matter or things necessary for the purpose of preserving, protecting, constructing and/or securing the said property.
2. To attend inspection of house for General Assessment valuation of our said property by the Local Gram Panchayet/Zilla Parishad to file objection before against enhancement of valuation and to attend assessment hearing before the concerned Officer of the Panchayet/Zilla Parishad, to pay existing arrear Panchayat rates and taxes in respect of the said property.
3. To get all existing plan or plans and further plan/plans sanctioned, approved, altered, modified renewal etc. for construction of building or for taking filtered and unfiltered water connection and/or taking drain and sewer connection, electric line and other connections from the local authority or the Zilla Parishad and for that purpose to sign all the necessary papers and documents and/or representatives as may be necessary by the said authority or authorities in our name and on our behalf.
4. To sign and submit all applications, forms, letters, Affidavits, replies, plan etc. to the Gram Panchayet / Zilla Parishad and also to the WBSEB as may be required in connection with any matters or of electric line, installation of meter or electric bill or for change of name and also for the purpose of obtaining sanctioned building plan.



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

06 MAY 2025

6. In no event, the said Attorney shall incur any liability on account of or in the name of the Executants relating to the aforesaid property or Notary Public declaring the inheritance of the said property declaring any statement in relation to the said property and to sign such Affidavit on our behalf.
7. To sign and submit all applications as may be required for the purpose of securing and obtaining all the necessary permission (s), connection and/or consents from the Gram Panchayet, Zilla Parishad, and WBSEB in connection with the supply of electricity and/or water for the said property and apply for new connection of Telephone before the BSNL Authority.
8. To negotiate on terms for and to agree to and to enter into and to conclude any Agreement for Sale and the constructed area in respect of Developer's allocation as per Registered Development Agreement duly registered/ executed on dated 06.05.2025, in the office of the D.S.R. ✓, Alipore, Being Deed No. 03434 for the year 2025, purchaser or purchasers at such price which our said Attorney in their absolute discretion think fit and proper to agree upon, to be constructed on ALL THAT land being marked and demarcated as **Plot No.: E - 41**, admeasuring **9.9 Sataks / Decimals** (in the Scheme Project "WIND FIELDS ELITE VILLA"), comprised in **R.S. & L.R. Dag No. 899 & 900**, lying and situated at Mouza Hatishala, J.L. No. - 09, R.S. Khatian No. 794, corresponding to **LR Khatian No. 4670 & 4714**, [i.e., **7.05 Dec.** in DAG 899 AND, **2.85 Dec.** in DAG 900 (**1.975 Dec.** from Khatian No.: 4670 & **0.875 Dec.** from Khatian No.: 4714)], under Beonta No. II Gram Panchayet P.S.- Erstwhile K.L.C. now Hatishala, DSR Office Alipore, A.D.S.R



**DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.**

06 MAY 2025

Office Bhangar, District: 24 Parganas South, which is more fully and particularly mentioned and described in the Schedule hereunder written.

9. To receive from the intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance or purchase money in respect of Developer's share of allocation as per agreement date and to give good, valid receipt and discharge for the same and also to grant proper receipt thereof.
10. To sign and execute any Deed or Deeds and to present the same before any registering authority for registration of Deed of Sale, Transfer, etc.
11. To appoint or discharge any Advocate, Pleader, Lawyer, Arbitrator, if necessary, in our name and on our behalf in respect of the aforesaid property and to sign on Vokatnama, Petition (s), applications, written statements and to submit the same before any court of law in respect of the said property and to receive summons, notices in respect of the said property.

GENERALLY, to do and to execute all lawful acts, deeds and things in connection with the construction and development on the aforesaid property in the manner as stated above as both the parties could do the same if we could be personally present AND all and whatever our said Attorney shall lawfully do, we hereby ratify and confirm in exercise of the Power, authority and liberties hereby conferred upon under and by virtue of this Deed.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land being marked and demarcated as **Plot No.: E - 41**, admeasuring **9.9 Sataks / Decimals**, (in the Scheme Project "WIND FIELDS ELITE VILLA"), comprised in **R.S. & L.R. Dag No. 899 & 900**, lying and situated at Mouza Hatishala, J.L. No. - 09, R.S. Khatian No. 794, corresponding to **LR Khatian No.: 4670 & 4714**, (i.e., 5.025 Dec. in DAG 899 AND, 4.875 Dec in DAG 900), under Beonta No. II Gram Panchayet P.S.- Erstwhile K.L.C. now Hatishala, DSR Office Alipore, A.D.S.R Office Bhangar, District: 24 Parganas South.

IN WITNESS WHEREOF we, the Executant hereto have set and subscribed our hand and seal on this 06th Day of MAY, 2025.

SIGNED SEALED & DELIVERED in presence of:

WITNESSES:

1. Aangray Singh
to. P.O., Kulta
PIN: 713243
2. Anwarul Haque
P.O., P.S., Hatishala
PIN: 700135

Rabi Adhikary
SIGNATURE OF EXECUTANT

SIDDIDATA ENCLAVE PRIVATE LIMITED

Ramar Singh
Director

SIGNATURE OF ATTORNEY

Drafted & Prepared By:

Sudeep Chakraborty

Sudeep Chakraborty

(Advocate)

Enrolment No. F-1013/859/2019

Alipore Judges Court

Computer Print



**DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.**

06 MAY 2025

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name RABI ADHIKARY.

Signature Rabi Adhikary.

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name Fiaz Jinn **SIDDHATA ENCLAVE PRIVATE LIMITED**

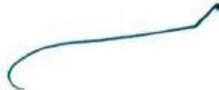
Signature Fiaz Jinn Director

	Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p>	left hand				
	right hand				

Name

Signature

[Faint handwritten text]



**DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.**

06 MAY 2025

Major Information of the Deed

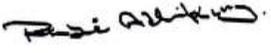
Deed No :	I-1630-03447/2025	Date of Registration	06/05/2025
Query No / Year	1630-8001247153/2025	Office where deed is registered	
Query Date	06/05/2025 1:17:25 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aangraj Singh Paschim Bardhaman, Thana : Kulti, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 7001605257, Status :Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 300/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Stampduty Paid(SD)	Rs. 100/- (Article:48(g))	Market Value	Rs. 77,96,249/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163003434/2025		
		Registration Fee Paid	Rs. 53/- (Article:E, E, M(b))

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, Pin Code : 700135

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-899	LR-4670	Bastu	Bastu	7.05 Dec	100/-	55,51,875/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-900	LR-4670	Bastu	Bastu	1.975 Dec	100/-	15,55,312/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-900	LR-4714	Bastu	Bastu	0.875 Dec	100/-	6,89,062/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :								
Grand Total :					9.9Dec	300 /-	77,96,249 /-	
					9.9Dec	300 /-	77,96,249 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RABI ADHIKARY (Presentant) Son of Mr BABLU ADHIKARY Executed by: Self, Date of Execution: 06/05/2025 , Admitted by: Self, Date of Admission: 06/05/2025 ,Place : Office	Photo  06/05/2025	Finger Print  Captured LTI 06/05/2025	Signature  06/05/2025
City:- , P.O:- ULTADANGA, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BWxxxxxx3H, Aadhaar No: 75xxxxxxxx8860, Status :Individual, Executed by: Self, Date of Execution: 06/05/2025 , Admitted by: Self, Date of Admission: 06/05/2025 ,Place : Office				

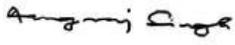
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SIDDIDATA ENCLAVE PRIVATE LIMITED City:- , P.O:- HATISHALA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Date of Incorporation:XX-XX-2XX3 , PAN No.:: ABxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AMAR SINGH Son of Mr GOUTAM SINGH Date of Execution - 06/05/2025 , Admitted by: Self, Date of Admission: 06/05/2025, Place of Admission of Execution: Office	Photo  May 6 2025 1:47PM	Finger Print  Captured LTI 06/05/2025	Signature  06/05/2025
City:- , P.O:- RAGUNATHPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: BVxxxxxx6H, Aadhaar No: 73xxxxxxxx9487 Status : Representative, Representative of : SIDDIDATA ENCLAVE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aangraj Singh Son of Mr Binay Kumar Singh Paschim Bardhaman, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343		 Captured	
	06/05/2025	06/05/2025	06/05/2025
Identifier Of Mr RABI ADHIKARY, Mr AMAR SINGH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RABI ADHIKARY	SIDDIDATA ENCLAVE PRIVATE LIMITED-7.05 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr RABI ADHIKARY	SIDDIDATA ENCLAVE PRIVATE LIMITED-1.975 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr RABI ADHIKARY	SIDDIDATA ENCLAVE PRIVATE LIMITED-0.875 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 899, LR Khatian No:- 4670	Owner:রবি অধিকারী, Gurdian:বাবু অধিকারী, Address:২৮/১, এইচ-৪ মুরারী পুকুর মোড় পোঃ উপাডালা থানাঃ মানিকতলা, কোলকাতা ৬৭, Classification:শদি, Area:0.11000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 900, LR Khatian No:- 4670	Owner:রবি অধিকারী, Gurdian:বাবু অধিকারী, Address:২৮/১, এইচ-৪ মুরারী পুকুর মোড় পোঃ উপাডালা থানাঃ মানিকতলা, কোলকাতা ৬৭, Classification:শদি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 900, LR Khatian No:- 4714	Owner:রবি অধিকারী, Gurdian:বাবু অধিকারী, Address:নিত Classification:শদি, Area:0.01000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 163003447 / 2025

On 06-05-2025

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 13:39 hrs on 06-05-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr RABI ADHIKARY ,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 77,96,249/-

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

Execution is admitted on 06/05/2025 by Mr RABI ADHIKARY, Son of Mr BABLU ADHIKARY, P.O: ULTADANGA, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business

Identified by Mr Aangraj Singh, , Son of Mr Binay Kumar Singh, Paschim Bardhaman, P.O: Kulti, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-05-2025 by Mr AMAR SINGH, DIRECTOR, SIDDIDATA ENCLAVE PRIVATE LIMITED, City:- , P.O:- HATISHALA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr Aangraj Singh, , Son of Mr Binay Kumar Singh, Paschim Bardhaman, P.O: Kulti, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 3372, Amount: Rs.100.00/-, Date of Purchase: 05/05/2025, Vendor name: SAMIRAN DAS

Dilip Mondal

**Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2025, Page from 84127 to 84139
being No 163003447 for the year 2025.



Dilip

Digitally signed by DILIP KUMAR MONDAL
Date: 2025.05.13 20:05:53 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 13/05/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.