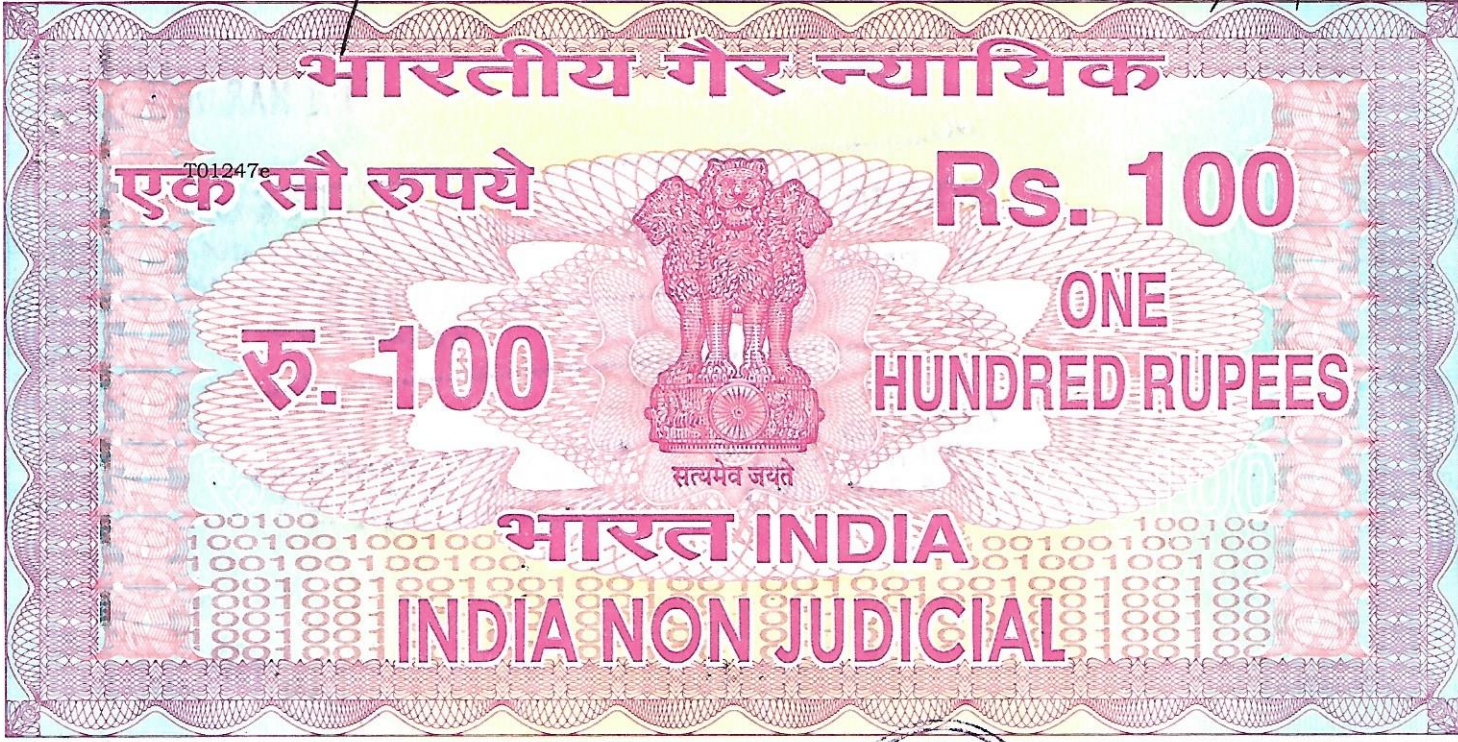


3061/25

F-2904/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AR 153353

60894/25
15-59 28/2

Additional Registrar of
Assurances-IV, Kolkata

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

Additional Registrar of
Assurances-IV, Kolkata

28 FEB 2025

SUPPLEMENTARY POWER OF ATTORNEY

THIS SUPPLEMENTARY POWER OF ATTORNEY made on this
28th day of February, 2025.

BY

Prudential Estates Pvt. Ltd., a Company incorporated under the
Companies Act, 1956, having its registered office at 3A, Pollock Street,

85195

13 MAR 2024

NO.....DATE.....
SOLD TO.....VICTOR MOSES & CO
ADDRESS.....Solicitors & Advocates
6, Old Post Office Street
Kolkata-700 004
RS.....100/-

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 004

13 MAR 2024



Kolkata-700 001 (**having PAN AABCP4896K**), represented by its Director Mr. Khilen Shah, (**having PAN ADGPR7293D**) son of Raman Shah, residing at 17/3, Ritchie Road, 1st Floor, Kolkata – 700 019, hereinafter referred to as the **OWNER/PRINCIPAL** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors, successions-in-office and assigns of the respective companies) of the **ONE PART**

IN FAVOUR OF

Ground 2 Skye Ventures LLP (having PAN AATFG7216M) represented by its partners (1) Mukherjee Alliances Infotech Pvt. Ltd, having **PAN AAJCM0985C**, represented by its Director – Arindam Mukherjee, having **PAN AFFPM1842J**, son of Monoranjan Mukherjee, residing at 37A, Ballygunge Place, Kolkata – 700 019, (2) Ground 2 Skye Solutions LLP, having its registered office at 1/425 Gariahat Road, 7th Floor, Kolkata-700 068, having **PAN AASFG3462C**, represented by its partner Dipanjan Bhattacharjee, having **PAN AIKPB3840P**, son of Late Lokenath Bhattacharjee, residing at 84, B.T. Road, Kolkata – 700 090 and (3) Ratan Chakraborty, having **PAN ACTPCO471A**, son of Late. Nalini Chakraborty residing at 89, Manick Danga Road, P.O. Gholā, 24-Parganas (N), Kolkata – 743 170, hereinafter referred to as the **ATTORNEY**.

WHEREAS:

A. By virtue of several Deeds of sale one Prudential Estates Private Limited became fully seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of land containing an area of 37 Cottahs 12 chittacks 11 sq.ft. be the same a little more or less lying situate at Mouza Chanak, J.L. No.4, Touzi

No.2998, C.S. Dag Nos. 82,83, 87, 88 and 89 R.S. Dag Nos.140/724, 137(P), 138, 139, 140, 141, 142, 143, Police Station Titagarh, District 24-Parganas (North) (hereinafter referred to as the '**Said Entire Land**').

B. By a registered Development Agreement dated 25th March, 2019 made between Prudential Estates Pvt. Ltd., Owner of the One Part, Ground 2 Skye Ventures LLP, Promoter of the Other Part registered with the Additional Registrar of Assurances-IV, recorded in Book No. I, Volume No. 1904-2019, Being No. 03134 for the year 2019 the Promoter therein for the terms and conditions mentioned therein agreed to Develop the said entire land for construction of a multi storied residential cum commercial building thereon comprising of several self-contained units and car parking spaces.

C. A Power of Attorney dated 26th March, 2019 registered with Additional Registrar of Assurances-IV, in Book No. I, Volume No. 1904-2019, Being No. 03167 for the year 2019, was also executed by the said Prudential Estates Pvt. Ltd. empowering the partners of the Promoter LLP to act, do things and take all necessary steps to develop the Said Entire Land on their behalf more fully and particularly stated therein.

D. Now the Principal herein intends to authorize the Promoter LLP directly, represented through its partners, to complete the Development of the Project.

E. Subsequent to the execution of the said Development Agreement and Power of Attorney various events have occurred, which have necessitated to modify and/or supplement the original Development agreement dated 25th March, 2019. Accordingly, the parties herein have executed Supplementary Development Agreement dated 28th February, 2024 registered with the Additional Registrar of Assurances-IV, Kolkata.

F. In the said circumstances it is also impediment to modify the Power of Attorney in accordance with the said Supplementary Development Agreement as follows.

**NOW THEREFORE THE MODIFIED POWER OF ATTORNEY
WITNESSETH AS FOLLOWS:-**

1. Page 2 line 2 to 7 after the words **"IN FAVOUR OF"** to be replaced with the followings: **"Ground 2 Skye Ventures LLP (having PAN AATFG7216M)** represented by its partners (1) Mukherjee Alliances Infotech Pvt. Ltd., having **PAN AAJCM0985C**, represented by its Director – Arindam Mukherjee, having **PAN AFFPM1842J**, son of Monoranjana Mukherjee, residing at 37A, Ballygunge Place, Kolkata – 700 019, (2) Ground 2 Skye Solutions LLP, having its registered office at 1/425, Gariahat Road, 7th Floor, Kolkata-700 068, having **PAN AASFG3462C**, represented by its partner Dipanjan Bhattacharjee, having **PAN AIKPB3840P**, son of Late Lokenath Bhattacharjee, residing at 84, B.T. Road, Kolkata – 700 090 and (3) Ratan Chakraborty, having **PAN ACTPCO471A**, son of Late Nalini Chakraborty residing at 89, Manick Danga Road, P.O. Gholia, 24-Parganas (N), Kolkata – 743 170, hereinafter referred to as the **ATTORNEY"**.

2. Following words to be inserted in page 3 after clause B:

"The parties herein now agree to develop All that the 32 cottahs 8 chittacks 34 sq.ft. of land out of 37 cottahs 12 chittack 11 sq.ft of land"

3. Page No.3 clause C to be modified as follows:-

"Pursuant to and in terms of the said agreement the Owner intends to nominate, constitute and appoint one "**Ground 2 Skye Ventures LLP**", the Promoter LLP, represented through its partners, as their true and lawful Attorney to act do and perform the followings acts, deeds and things".

4. Page No.3 line 28 to 33 after the words "NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH" to be modified as follows:-

"that We, **Prudential Estates Pvt. Ltd.** do hereby nominate, constitute and appoint **Ground 2 Skye Ventures LLP** to be our true and lawful Attorney in our name and on our behalf to do, execute, perform and exercise all and any of the following acts, deeds, matters and things."

5. Page No. 9 Schedule portion of the Power of Attorney to be modified as follows:-

**"THE SCHEDULE ABOVE REFERRED TO
(SAID PROPERTY)**

ALL THAT the land containing an area of 32 cottahs 8 chittacks 34 sq.ft be the same a little more or less lying situate at Mouza-Chanak, J.L. No.4, C.S. Dag Nos.82, 83 and 89 , R.S and L.R. Dag Nos.140, 140/724(p), 141 and 142, R.S. Khatian Nos.242, 508 and 621, L.R Khatian No.13179, subsequently numbered as 6(4) S.N. Banerjee Road, within Barrackpore Municipality, Ward No.21, P.S. Titagarh, Kolkata-700120, 24 Parganas (North)butted and bounded as follows:-

On the North	:	Premises No. 56/1 and Road,
On the South	:	25.43 wide S.N. Banerjee Road;

On the East : Premises No. 7/5, 41(33) & 55/45;
On the West : R.S. & L.R. Dag No.140(p);”

6. The parties hereby treats the instant Power as supplemental to the Original Power of Attorney dated 26th March, 2019 and save and except as mentioned above all the terms, conditions and clauses of the Original Power of Attorney shall remain unchanged and both the Powers shall be valid and binding upon the parties.

7. Any modifications and/or alterations of the instant power shall be made only in writing and signed by the parties herein.

Schedule

ALL THAT the land containing an area of 32 cottahs 8 chittacks 34 sq.ft sq.ft. be the same a little more or less lying situate at Mouza- Chanak, J.L. No.4, C.S. Dag Nos.82, 83 and 89, R.S. and L.R. Dag Nos.140, 140/724(p), 141 and 142, L.R. Khatian No.13179, subsequently numbered as 6(4) S.N. Banerjee Road, within Barrackpore Municipality, Ward No.21, P.S. Titagarh, Kolkata-700 120, 24 Parganas (North)butted and bounded as follows:-

On the North : Premises No. 56/1 and Road,
On the South : 25.43 wide S.N. Banerjee Road;
On the East : Premises No. 7/5, 41(33) & 55/45;
On the West : R.S. & L.R. Dag No.140(p);

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED

by the said **OWNER/PRINCIPAL** at
Kolkata in the presence of:-

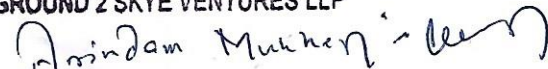
Suresh Kumar Das
6. alal Pan. abhi &
Kolkata - 700001.
Taramkumar Das,
Gold Post Office St.,
Kolkata-700001.

- Accepted by us -

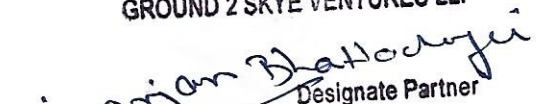
For PRUDENTIAL ESTATES (P) LTD.


Director

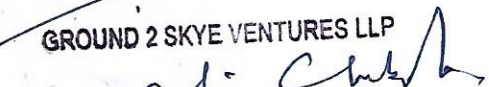
GROUND 2 SKYE VENTURES LLP


Designate Partner

GROUND 2 SKYE VENTURES LLP


Designate Partner

GROUND 2 SKYE VENTURES LLP


Designate Partner

(.....)

Drafted by:



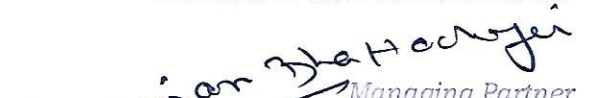
Atasi Sarkar

Advocate, High Court, Calcutta
Enrollment No.WB/2393/2009

For MUKHERJEE ALLIANCES INFOTECH PVT. LTD.


Director

GROUND 2 SKYE SOLUTIONS LLP


Managing Partner



SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Arindam Mukherjee</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Dipak Bhowmik</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Rabi Chandra</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						

SPECIMEN FORM FOR TEN FINGER PRINTS

							
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)							

DATED THIS 28 DAY OF Feb, 2025
#####

BY

Prudential Estates Pvt. Ltd.

TO

Ground 2 Skye Ventures LLP

POWER OF ATTORNEY

**VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES,
6, OLD POST OFFICE STREET,
KOLKATA-700 001.**

Major Information of the Deed

Deed No :	I-1904-02904/2025	Date of Registration	28/02/2025
Query No / Year	1904-8000608940/2025	Office where deed is registered	
Query Date	28/02/2025 4:30:33 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sujit Roy 6,old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830602627, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 7,56,99,608/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190402880/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Titagarh, Municipality: BARRACKPORE, Road: S.N. BANERJEE ROAD, Mouza: Chanak, Premises No: 6, , Ward No: 021 Pin Code : 700120

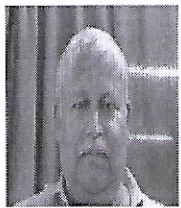
Sch No	Plot Number	Khatian Number	Land Use . Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-140/724	RS-13179	Bastu	Bastu	32 Katha 8 Chatak 34 Sq Ft	7,56,99,608/-	Property is on Road , Project Name :
Grand Total :				53.7029Dec	0 /-	756,99,608 /-	

Principal Details :

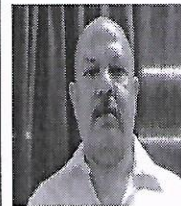
SI No	Name,Address,Photo,Finger print and Signature
1	PRUDENTIAL ESTATES PVT LTD 3A, Pollock Street, City:- Kolkata, P.O:- Radhabazar, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

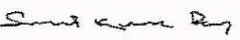
SI No	Name,Address,Photo,Finger print and Signature
1	Ground 2 Skye Ventures LLP 34, Chittaranjan Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 , PAN No.:: AAxxxxxx6M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

2	Name	Photo	Finger Print	Signature
	Mr RATAN CHAKRABORTY Son of Late NALINI CHAKRABORTY Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office		 Captured	
		28/02/2025	LTI 28/02/2025	28/02/2025
Son of Late NALINI CHAKRABORTY , 89, MANICK DANGA ROAD, City:- , P.O:- GHOLA, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 743170 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: ACxxxxxx1A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Khilen Shah Son of Mr Raman Shah Date of Execution - 28/02/2025, , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office		 Captured	
		Feb 28 2025 5:10PM	LTI 28/02/2025	28/02/2025
17/3, Ritchie Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx3D,Aadhaar No Not Provided Status : Representative, Representative of : PRUDENTIAL ESTATES PVT LTD (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
	Mr Arindam Mukherjee Son of Mr Monoranjana Mukherjee Date of Execution - 28/02/2025, , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office		 Captured	
		Feb 28 2025 5:11PM	LTI 28/02/2025	28/02/2025
37A, Ballygunge Place, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx2J,Aadhaar No Not Provided Status : Representative, Representative of : Ground 2 Skye Ventures LLP (as Mukherjee Alliances Infotech Pvt. Ltd)				

3	Name	Photo	Finger Print	Signature
	Mr Dipanjan Bhattacharjee (Presentant) Son of Late Lokenath Bhattacharjee Date of Execution - 28/02/2025, , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office		 Captured	
	Feb 28 2025 5:12PM	LTI 28/02/2025	28/02/2025	
84, B.T. Road, City:- Not Specified, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx0P,Aadhaar No Not Provided Status : Representative, Representative of : Ground 2 Skye Ventures LLP (as Ground 2 Skye Solutions LLP)				

Identifier Details :			
Name	Photo	Finger Print	Signature
Mr Sujit Roy Son of Late M M Roy 6, Old Post Office Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	28/02/2025	28/02/2025	28/02/2025
Identifier Of Mr Khilen Shah, Mr Arindam Mukherjee, Mr Dipanjan Bhattacharjee, Mr RATAN CHAKRABORTY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PRUDENTIAL ESTATES PVT LTD	Ground 2 Skye Ventures LLP-53.7029 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Titagarh, Municipality: BARRACKPORE, Road: S.N. BANERJEE ROAD, Mouza: Chanak, Premises No: 6, , Ward No: 021 Pin Code : 700120

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 140/724, RS Khatian No:- 13179		

Endorsement For Deed Number : I - 190402904 / 2025

On 28-02-2025

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 15:53 hrs on 28-02-2025, at the Office of the A.R.A. - IV KOLKATA by Mr Dipanjan Bhattacharjee ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,56,99,608/-

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

Execution is admitted on 28/02/2025 by Mr RATAN CHAKRABORTY, Son of Late NALINI CHAKRABORTY, , 89, MANICK DANGA ROAD, P.O: GHOLA, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 743170, by caste Hindu, by Profession Business

Indetified by Mr Sujit Roy, , , Son of Late M M Roy, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 28-02-2025 by Mr Khilen Shah, DIRECTOR, PRUDENTIAL ESTATES PVT LTD, 3A, Pollock Street, City:- Kolkata, P.O:- Radhabazar, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Sujit Roy, , , Son of Late M M Roy, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 28-02-2025 by Mr Arindam Mukherjee, Mukherjee Alliances Infotech Pvt. Ltd, Ground 2 Skye Ventures LLP, 34, Chittaranjan Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012

Indetified by Mr Sujit Roy, , , Son of Late M M Roy, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 28-02-2025 by Mr Dipanjan Bhattacharjee, Ground 2 Skye Solutions LLP, Ground 2 Skye Ventures LLP, 34, Chittaranjan Avenue, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012

Indetified by Mr Sujit Roy, , , Son of Late M M Roy, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 85195, Amount: Rs.100.00/-, Date of Purchase: 13/03/2024, Vendor name: A Banerjee


Mohul Mukhopadhyay

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2025, Page from 136670 to 136686
being No 190402904 for the year 2025.**



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.03.10 16:49:28 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 10/03/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**