

20234/2022

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AE 652385

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Additional Registrar of Assurances-IV, Kolkata

15 DEC 2022

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT**

1. **Date:** 15th December, 2022
2. **Place:** Kolkata
3. **Parties**

- 3.1. **IN LAND MARK & CO [PAN AAEFI5992H]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157.

নম্বর : 2879, 59/122
সন ও তারিখ :
ফেরতদার নাম :
ঠিকানা :
মুদ্রা :
ডেভার :

Mintu Paul
Advocate
High Court Calcutt

বারিসায়ে কোর্ট
জেলা : উত্তর ২৪ পরগণা

মুদ্রিত তারিখ : 04 NOV 2022
মোট ট্যাক্স খরচ : RS 1200000
ট্রেজারী বারিসায়ে
স্বাক্ষর : শ্রী সঞ্জীৱি ধোৱা

3-8-3545965/22



IDENTIFIED BY
ANANYA BISWAS
ADVOCATE
A/O UTTAM BISWAS
CITY CIVIL COURT
KOLKATA-700001

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- 3.2. **NR CONSTRUCTIONS COMPANY [PAN AAKFN7573K]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhaar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.3. **N R DEVELOPER COMPANY [PAN AAKFN7579D]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhaar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.4. **N R GRIHA NIRMAN COMPANY [PAN AAKFN7580J]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhaar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.5. **NEHA GRIHA NIRMAN COMPANY [PAN AAKFN7570L]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhaar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara,



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Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157

- 3.6. **NEHA HOMES & CO [PAN AAKFN7569F]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.7. **RB DEVELOPMENT COMPANY [PAN AAQFR6763B]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.8. **RB HOME MAKER AND CO [PAN AAQFR6772G]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.8. **RB GROUPS AND CO [PAN AAQFR6754E]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No.



996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157.

- 3.10 **RB UDYOG COMPANY**[PAN AAQFR6775B], a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.11 **RN BUILDING AND CO** [PAN AAQFR6774A], a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.12 **SN REALCON AND CO** [PAN ACNFS1665C], a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.13 **IMRAN EMPIRE CO** [PAN AAIFI8569A], a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station



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Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157

- 3.14 **NR PROPERTIES & CO [PAN AASFN8965D]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.15 **RB BUILDERS CO [PAN ABDFR3595B]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.16 **SN REALESTATE CO [PAN AELFS8611N]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No.



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996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157

- 3.17 **SN UDYOG CO [PAN AELFS8632M]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhaar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.18 **NEHA DREAM HOME CO [PAN AASFN8967B]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) Sk. Nasir, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) Rupsa Bibi, [PAN AJLPB0681L and Aadhaar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157
- 3.19 **IMRAN GRIHA NIRMAN CO [PAN AAIFI8570R]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhaar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157.
- 3.20 **IN HOME MAKERS & CO [PAN AAIFI8563L]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157, represented



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by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157.

- 3.21 **Neha Udyog Co** [PAN AASFN8952G], a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157.
(collectively **Grantor**)

And

- 3.22 **Skyscraper Realtech Properties LLP** [LLP Id No. ABC-1878] (having PAN AEUFS3190M), is incorporated under the pursuant to section 12(1) of the Limited Liability Partnership Act 2008 and having its registered office at Premises No. 04-0583, Plot No. AA-IIB/3296, Category-MIG-I, Action Area -IIB, Post Office Newtown, Police Station Eco-park, Kolkata-700161, District North 24 Parganas, being represented by its Partners namely (1) **Shishir Gupta**, (having PAN AIHPG6508N, Aadhar No. 767657027873, Ph. No. 9830021172), son of Late Shree Bhagwan Gupta, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 30 Vidyasagar Street, Post Office – Amherst Street, Police Station – Amherst Street, Kolkata – 700 009, District – Kolkata and (2) **Sk Nasir** (having PAN ADSPN1335N, Aadhar No. 984958654168, Ph. No. 9830188509), son of Late Sk. Rashid, by faith – Muslim, by nationality – Indian, by occupation – Service, residing at Hatiara Paschimpara, Post Office – Hatiara, Police Station – Eco park (formerly Newtown), Kolkata – 700157, District – North 24 Parganas
(**Attorney**).

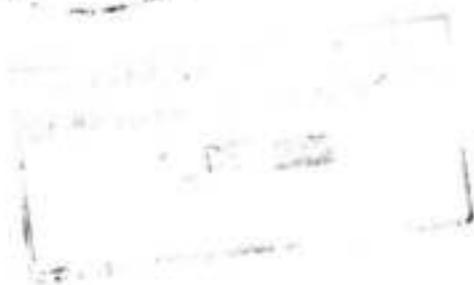


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NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

- 4.1 **Ownership of the Grantor:** The Grantor is the recorded owner of divided and demarcated **1) Danga** land measuring **45 (forty five) decimal**, comprised in **R.S./L.R. Dag No. 971**, recorded in L.R. *Khatian* Nos. 4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**First Property**) and **2) danga** land measuring **54 (fifty four) decimal**, comprised in **R.S./L.R. Dag No. 972**, recorded in L.R. *Khatian* Nos. 4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**Second Property**) and **3) danga** land measuring **10 (ten) decimal**, comprised in **R.S./L.R. Dag No. 973**, recorded in L.R. *Khatian* Nos. 4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**Third Property**) and **4) danga** land measuring **18 (eighteen) decimal**, comprised in **R.S./L.R. Dag No. 1506**, recorded in L.R. *Khatian* Nos. 4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**Fourth Property**) and **5) bagan** land measuring **29 (twenty nine) decimal**, comprised in **R.S./L.R. Dag No. 1508**, recorded in L.R. *Khatian* Nos. 4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**Fifth Property**), **6) bagan** land measuring **26 (twenty six) decimal**, comprised in **R.S./L.R. Dag No. 1503**, recorded in L.R. *Khatian* Nos. 4079, 4080, 4081, 4075, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**Sixth Property**); the First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property and the Sixth Property, totaling to **182 (one hundred eighty two) decimal**, all more fully and collectively described in the **1st Schedule** below (collectively **Said Property**).



Sk No. 43

Development Agreement: The Grantor has entered into a development agreement dated 15th December, 2022 (**Said Development Agreement**), registered in the Office of the Additional Registrar of Assurances, Kolkata Being No. 1904 20177 (Serial No. 1904020229 and Query No 2003478226/2022) for the year 2022, with **Skyscraper Realtech Properties LLP** [LLP Id No. ABC-1878] (**having PAN AEUFS3190M**), is incorporated under the pursuant to section 12(1) of the Limited Liability Partnership Act 2008 and having its registered office at Premises No. 04-0583, Plot No. AA-IIB/3296, Category-MIG-I, Action Area -IIB, Post Office Newtown, Police Station Eco-park, Kolkata-700161, District North 24 Parganas (**Developer**) for development of the Said Property by constructing of new residential-commercial buildings (**Project**) in the manner and on the terms and conditions contained in the Said Development Agreement.

- 4.3 **Powers Pursuant to Said Development Agreement:** The Said Development Agreement further provides that the Grantor shall grant all powers and authorities to the Developer and/or its assigns, nominees, legal representatives for doing all things needful for development of the Said Property by construction of new residential-commercial building and sale of the constructed area of new residential-commercial building in the manner and on the terms and conditions therein contained. Hence, the Grantor is granting the following powers and authorities to the Attorney, **either to act jointly or severally.**

5. Subject Matter of Power of Attorney

- 5.1 **B.L & L.R.O Mutation:** Powers and authorities to obtain mutation from the office of B.L & L.R.O, with respect to the Said Property in the name of the Grantor.
- 5.4 **Panchayat Mutation:** Powers and authorities to obtain mutation from Rajarhat Bishnupur 2 No. Gram *Panchayat* with respect to the Said Property in the name of the Grantor.
- 5.5 **Amalgamation:** Powers and authorities to amalgamate Said Property in the name of the Grantor.
- 5.6 **ULC Clearance:** Powers and authorities to obtain ULC clearance in the name of the Grantor.
- 5.7 **Conversion:** Powers and authorities to cause conversion of the Said Property.
- 5.8 **Sanction of Building Plans:** Powers and authorities for causing sanction of the building plans and ancillary activities relating to the Said Property.



5.9 **Construction of New Buildings:** Powers and authorities for construction of new residential cum commercial building on the Said Property in terms of the Said Development Agreement.

5.10 **Sale:** Powers and authorities for sale of saleable area in the Project as defined in the Said Development Agreement.

6. Appointment

6.1 **Hereby Made:** The Grantor hereby revocable nominates, constitutes and appoints the Attorney as the lawful Attorney of the Grantor, to do all acts, deeds and things mentioned below, for in the name of and on behalf of the Grantor.

7. Powers and Authorities

7.1 **Mutation:** To take all necessary steps and to sign all papers, documents as to be required for obtaining mutation in the name of the Grantor from the office of B.L.&L.R.O and/or S.D.L.&L.R.O and/or D.L.&L.R.O and from the Rajarhat Bishnupur 2 No. Gram *Panchayat* and to pay fees, costs and charges for that purpose.

7.2 **Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for amalgamation of the various plots comprising in the Said Property into one property in the name of the Grantor and to pay fees, costs and charges for that purpose.

7.3 **Regulatory Clearances:** To apply for and obtain requisite clearances, including but not limited to the clearance under the Urban Land (Ceiling & Regulations) Act, 1976 in the name of the Grantor and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

7.4 **Conversion:** To take all necessary steps and to sign all papers, documents as to be required and to apply for conversion of the nature of the Said Property and to appear before the B.L.&L.R.O, the S.D.L.&L.R.O, the D.L.&L.R.O or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

7.5 **Sanction of Building Plans:** To cause the building plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned/modified /altered/revised/re-validated by the Rajarhat Bishnupur 2 No. Gram *Panchayat*, Rajarhat *Panchayat Samity*, Zilla *Parishad*, NKDA and other statutory authorities concerned with sanction and to pay fees, costs and charges for such sanction/modification /alteration /revision/re-validation and upon completion of work, to obtain



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drainage connection, water connection and certificates from the planning authorities.

- 7.6 **Raising of Funds:** To mortgage the Said Property either in part or in full to obtain construction loan against the Said Property, strictly for the purpose of raising fund for successfully completion of the Project, as mentioned in the Said Development Agreement.
- 7.7 **Dealing with Authorities:** To deal with all authorities including to the office of the B.L & L.R.O office, the Local Gram *Panchayat*, Rajarhat *Panchayat Samity*, Zilla *Parishad*, NKDA, the SDL&LRO, the ADM and DL&LRO, Airport Authorities, Fire Department, BSNL/VSNL, PCB and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, as to be required for amalgamating the Said Property, obtaining regulatory clearances from ULC department, sanction/modification/ alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate of the Rajarhat Bishnupur 2 No. Gram *Panchayat* and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard.
- 7.8 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.
- 7.9 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, for and in connection with amalgamation of the Said Property, obtaining regulatory clearances from ULC department, conversion, sanction/modification /alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate with regard to the change of nature of the Said Property and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.10 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein.
- 7.11 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of new residential cum commercial building/s on the Said Property.



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REGIONAL REGISTRAR
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- 7.12 **Demolition and Construction:** To demolish the existing buildings and structures (if any) on the Said Property and to construct temporary sheds and godowns for storage of building materials and running of site office and to construct new residential cum commercial building/s and/or any other structure on the Said Property.
- 7.13 **Contracts for Demolition and Construction:** In relation to such demolition and construction, to sign, execute and register any kind of contracts with any third party on terms and conditions as be deemed fit by the Attorney.
- 7.14 **Negotiation and Sale:** To negotiate for sale on the terms and conditions contained in clause 13 and its sub-clauses of the Said Development Agreement and to sell the entirety or any part or portion of the Transferable Areas and unsold allocated areas forming part of the Developer's Allocation but not those forming part of the Owner's Allocation in the Project, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements and conveyances of that part or portion without violating the terms and conditions of the said clause 13 and its sub-clauses of clause 13. The expression Owner's Allocation and Developer's Allocation are defined under clause 11 of the Development Agreement.
- 7.15 **Receive Payments:** To receive on the terms and conditions contained in clause 13 and its sub-clauses of the Said Development Agreement all payments with regard to the sale of the Transferable Areas and unsold allocated areas forming part of the Developer's Allocation but not those unsold allocated areas forming part of the Owner's Allocation in the Project and acknowledge receipt of payments.
- 7.15.1 **Receive Payments:** The Developer shall receive and/or deposit the entire Realizations or any part thereof only with regard to the sale of the entirety of Transferable Areas in the Project (other than unsold allocated areas of the parties) in the Designated Bank Account and in no other account whatsoever. (as defined in Clause 13 of the Said Development Agreement) and acknowledge receipt of payments respectively.
- 7.15.1 **Agreed Ratio:** The entire Realizations shall be appropriated and shared by the Parties in the said ratio i.e. 35% by the Owner and 65% by the Developer.
- 7.15.2 **Designated Bank Account:** The parties shall open a joint escrow bank account operable under the joint signature of one authorized representative of the Owner and one authorized representative of the Developer (**Escrow Account**). The Developer shall receive and/or deposit the entire Realizations or any part thereof only in the Designated Bank Account and in



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ADDITIONAL REGISTRAR
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no other account whatsoever. Thereafter the Realizations will be split and transferred to the respective Parties bank accounts according to their Agreed Ratio.

- 7.16 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into and executing agreements and conveyances for sale of the Developer's Allocation in the Project.
- 7.17 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized and present for registration, admit execution, have registered and obtain original of all agreements and conveyances as aforesaid.
- 7.18 **Legal Proceedings:** To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or with respect to the entirety of the Said Property or in any other matter in which the Grantor is now or may hereafter be interested or concerned and also if thought fit with such intent as aforesaid to compromise, refer to arbitration, abandon, submit to judgment/s or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue, any Tribunals, Land Reform Office, WBHIRA, etc and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.19 **Outgoings:** To pay all outgoings, including *Panchayat* taxes etc. in respect of the Said Property/Project and to collect receipts thereof.
8. **Ratification**
- 8.1 **Hereby Made:** The Grantor hereby ratifies and confirms and agrees to ratify and confirm all actions of the Attorney in pursuance of this Power of Attorney.
9. AND it is clarified that the powers and authorities shall be exercised according to the progress of work and activity as per the Development Agreement and it is further clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Grantor and by executing this Power of Attorney the obligations of the Grantor or the Developer or consequences for non compliance under the Development Agreement shall not be affected



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ADDITIONAL REGISTRAR
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**1st Schedule
(Said Property)**

Divided and demarcated **1) Danga** land measuring **45 (forty five) decimal**, comprised in **R.S./L.R. Dag No. 971**, recorded in L.R. *Khatian* Nos. 4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**First Property**) and **2) danga** land measuring **54 (fifty four) decimal**, comprised in **R.S./L.R. Dag No. 972**, recorded in L.R. *Khatian* Nos. 4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**Second Property**) and **3) danga** land measuring **10 (ten) decimal**, comprised in **R.S./L.R. Dag No. 973**, recorded in L.R. *Khatian* Nos. 4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**Third Property**) and **4) danga** land measuring **18 (eighteen) decimal**, comprised in **R.S./L.R. Dag No. 1506**, recorded in L.R. *Khatian* Nos. 4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**Fourth Property**) and **5) bagan** land measuring **29 (twenty nine) decimal**, comprised in **R.S./L.R. Dag No. 1508**, recorded in L.R. *Khatian* Nos. 4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**Fifth Property**), **6) bagan** land measuring **26 (twenty six) decimal**, comprised in **R.S./L.R. Dag No. 1503**, recorded in L.R. *Khatian* Nos. 4079, 4080, 4081, 4075, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**Sixth Property**); the First Property, the Second Property, the Third Property, the Fourth Property, the



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12/05/2022

Fifth Property and the Sixth Property, totaling to **182 (one hundred eighty two) decimal** and butted and bounded as follows:

Butted and bounded of Said Property

- On the North : RS/LR Dag Nos. 975, 977.
 On the East : RS/LR Dag Nos. 978, 979, 1507, 1513, 1503
 On the South : 80 Feet wide PWD Road and
 RS/LR Dag Nos. 1503, 1505, 1509.
 On the West : RS/LR Dag Nos. 949, 968, 970, 1502.

The Details of the Said Property are tabulated below:

Dist. N 24 Pgs.			Mouza Jamalpara and J L No. 42			
Sl. No.	R.S /L.R Dag No.	Total Area (in dec.)	L.R. Khatian Nos.	Area of Land	Name of the Recorded Owner	Said Property (Mrk As)
1	971	45	4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039	45 Decimal	IN Land Mark & Co, NR Constructions Company, N R Developer Company, N R Griha Nirman Company, Neha Griha Nirman Company, Neha Homes & Co, R B Development Company, R B Groups And Co, R B Home Maker And Co, RB Udyog Company, R N Building And Co, S N Realcon And Co, Imran Empire Co, N R Properties & Co, R B Builders Co, S N Realestate Co, S N Udyog Co	First Property



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2	972	54	4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039	54 Decimal	IN Land Mark & Co, NR Constructions Company, N R Developer Company, N R Griha Nirman Company, Neha Griha Nirman Company, Neha Homes & Co, R B Development Company, R B Groups And Co, R B Home Maker And Co, RB Udyog Company, R N Building And Co, S N Realcon And Co, Imran Empire Co, N R Properties & Co, R B Builders Co, S N Realestate Co, S N Udyog Co	Second Property
3	973	10	4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039	10 Decimal	IN Land Mark & Co, NR Constructions Company, N R Developer Company, N R Griha Nirman Company, Neha Griha Nirman Company, Neha Homes & Co, R B Development Company, R B Groups And Co, R B Home Maker And Co, RB Udyog Company, R N Building And Co, S N Realcon And Co, Imran Empire Co, N R Properties & Co, R B Builders Co, S N Realestate Co, S N Udyog Co	Third Property
4	1506	18	4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039	18 Decimal	IN Land Mark & Co, NR Constructions Company, N R Developer Company, N R Griha Nirman Company, Neha Griha Nirman Company, Neha Homes & Co, R B Development Company, R B Groups And Co, R B Home Maker And Co, RB Udyog Company, R N Building And Co, S N Realcon And Co, Imran Empire Co, N R Properties & Co, R B Builders Co, S N Realestate Co, S N Udyog Co	Fourth Property



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5	1508	29	4048, 4044, 4055, 4051, 4037, 4052, 4041, 4040, 4038, 4047, 4045, 4056, 4053, 4036, 4054, 4042, 4039	29 Decimal	IN Land Mark & Co, NR Constructions Company, N R Developer Company, N R Griha Nirman Company, Neha Griha Nirman Company, Neha Homes & Co, R B Development Company, R B Groups And Co, R B Home Maker And Co, RB Udyog Company, R N Building And Co, S N Realcon And Co, Imran Empire Co, N R Properties & Co, R B Builders Co, S N Realestate Co, S N Udyog Co	Fifth Property
6	1503	44	4075, 4079, 4080, 4081	26 Decimal	Neha Udyog Co, Neha Dream Home Co, Imran Griha Nirman Co, IN Home Makers & Co	Sixth Property



REPUBLIC OF THE PHILIPPINES
MINISTRY OF HEALTH
15 DEC 2022

9. Execution and Delivery

9.1 In Witness Whereof the Grantor and the Attorney have executed this Power of Attorney on the above date.

RUPSA BIBI SKNOLi

as Partners of

IN LAND MARK & CO, NR CONSTRUCTIONS COMPANY, N R DEVELOPER COMPANY, N R GRIHA NIRMAN COMPANY, NEHA GRIHA NIRMAN COMPANY, NEHA HOMES & CO, RB DEVELOPMENT COMPANY, RB GROUPS AND CO, RB HOME MEKAR AND CO, RB UDYOG COMPANY, RN BULDING AND CO, SN REALCON AND CO, IMRAN EMPIRE CO, NR PROPERTION CO, RB BUILDERS CO, SN REALESTATE CO, SN UDYOG CO, NEHA DREAM HOME CO, IMRAN GRIHA NIRMAN CO, IN HOME MAKERS & CO and NEHA UDYOG CO.

[Owner]

Accepted:

SKYSCRAPER REALTECH
PROPERTIES LLP

SKSCL - LUY

Partner

SKYSCRAPER REALTECH
PROPERTIES LLP

SKNOLi

Partner

Shishir Gupta

Sk Nasir

Partners of

(Skyscraper Realtech Property LLP)

[Attorney]

Witnesses:

Signature Ananya Biswas

Name ANANYA BISWAS

Father's Name UTTAM BISWAS

Address 160/o KANKULLA ROAD
KOL-700029

Signature Subrata Deb Nath

Name SUBRATA DEBNATH

Father's Name Somvir Deb Nath

Address Jogindra Main Road
KOL-700157

Drafted by me -

Mintu Paul
Mintu Paul
Advocate

High Court, Calcutta
Enrolment No. F/668/1713/2018



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REGISTRAR OF COMPANIES
KOLKATA
15 DEC 2022

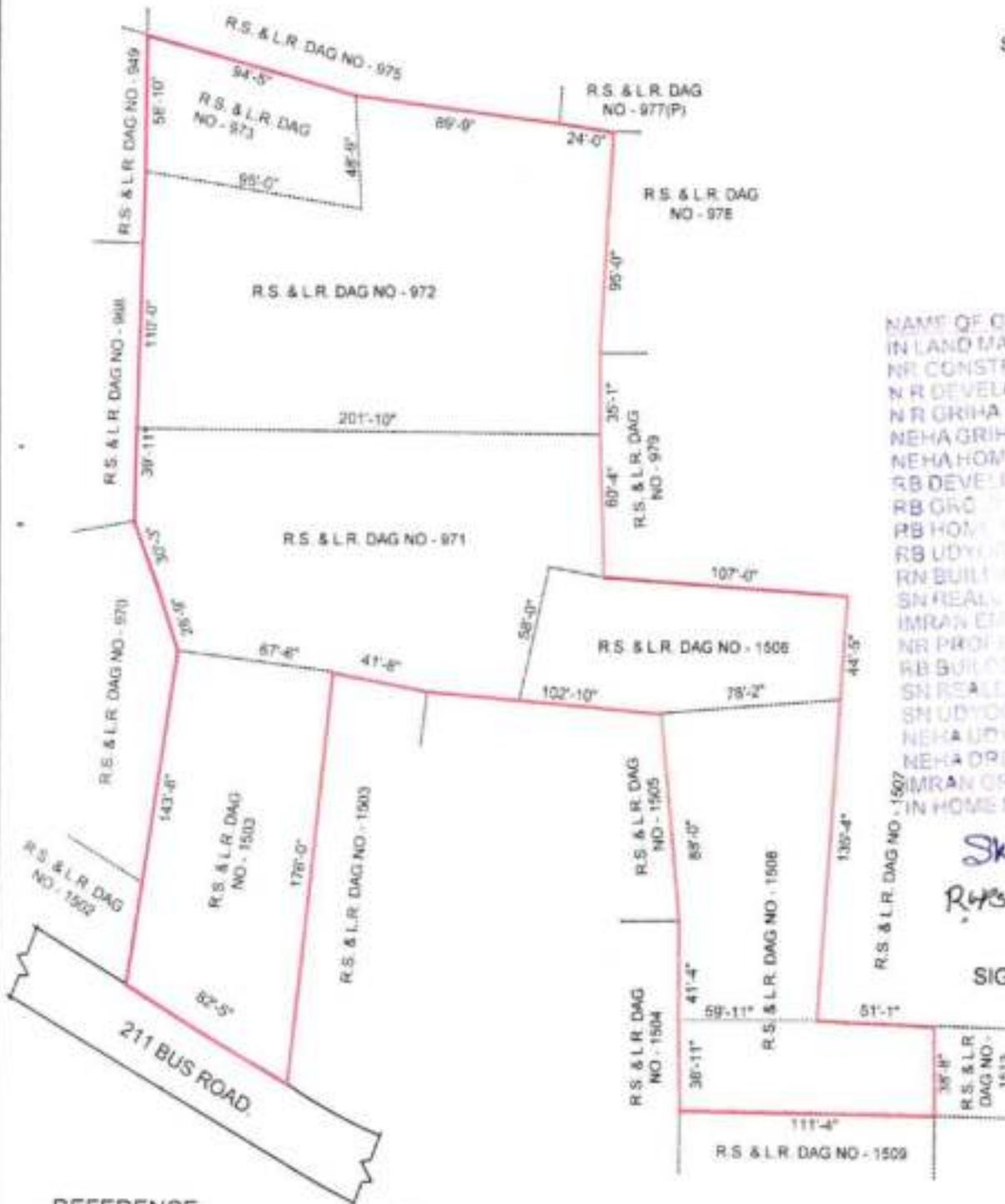
15 DEC 2022

SITE PLAN OF OF RS DAG NOS:971,972,973,1503,1506,1508. KHATIAN NOS. 4036, 4037,4038,4039,4040,4041,4042,4044,4045,4047,4048,4051,4052,4053,4054,4055,4056,4075, 4079,4080,4081,SITUATED AT MOUZA: JAMALPARA, JL NO: 42, POLICE STATION: RAJARHAT, DISTRICT: NORTH 24 PARGANAS.

TOTAL AREA OF LAND = 182 DECEMAL



SCALE : N.T.S.



NAME OF OWNERS
 IN LAND MARY S CO.
 NR CONSTRUCTIONS COMPANY
 NR DEVELOPER COMPANY
 NR GRIHA NIRMAN COMPANY
 NEHA GRIHA NIRMAN COMPANY
 NEHA HOMES & CO
 RB DEVELOPMENT COMPANY
 RB GROUP LAND CO.
 RB HOME MAKER AND CO.
 RB UDYOG COMPANY
 RN BUILT UP AND CO.
 SN REAL ESTATE CO.
 IMRAN EMPIRE CO.
 NR PROPERTIES & CO.
 RB BUILDERS CO.
 SN REAL ESTATE CO.
 SN UDYOG CO.
 NEHA UDYOG CO.
 NEHA DREAM HOME CO
 IMRAN GRIHA NIRMAN CO.
 IN HOME MAKERS & CO.

Sk Nalin
 Rupa Bibi PARTNER

SIGNATURE OF OWNER

REFERENCE

PLOT NO.	R.S./L.R. DAG NO.	AREA IN DECIMAL
	971	45.00
	972	54.00
	973	10.00
	1503	26.00
	1506	18.00
	1508	29.00
TOTAL		182.00

SKYSCRAPER REALTECH
 PROPERTIES LLP

Sk Nalin
 Partner

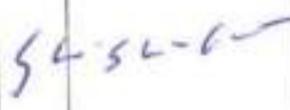
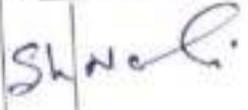
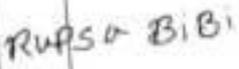
SIGNATURE OF ATTOENEY



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ADDITIONAL REGISTRAR
OF ASSURANCES - W. BENGAL
15 DEC 2022

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 DEC 2022

Major Information of the Deed

Deed No :	I-1904-20179/2022	Date of Registration	15/12/2022
Query No / Year	1904-8003545965/2022	Office where deed is registered	
Query Date	15/12/2022 5:55:45 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	NASIR HATIARA PASCHIMPARA, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9051033251, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 3,41,55,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190420177/2022		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Jamalpara, 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-971	LR-4048	Bastu	Danga	45 Dec	1/-	94,41,765/-	Adjacent to Metal Road, , Project Name :
L6	LR-972	LR-4037	Bastu	Danga	54 Dec	1/-	1,13,30,118/-	Adjacent to Metal Road, , Project Name :
L11	LR-973	LR-4053	Bastu	Danga	10 Dec	1/-	20,98,170/-	Adjacent to Metal Road, , Project Name :
L21	LR-1506	LR-4054	Bastu	Danga	18 Dec	1/-	27,82,836/-	Adjacent to Metal Road, , Project Name :
L26	LR-1508	LR-4042	Bastu	Bagan	29 Dec	1/-	44,83,458/-	Property is on Road Adjacent to Metal Road, , Project Name :
L30	LR-1503	LR-4080	Bastu	Bagan	26 Dec	1/-	40,19,652/-	Adjacent to Metal Road, , Project Name :
		TOTAL :			182Dec	6 /-	341,55,999 /-	
		Grand Total :			182Dec	6 /-	341,55,999 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	IN LAND MARK AND CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	NR CONSTRUCTIONS COMPANY HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	N R DEVELOPER COMPANY HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	N R GRIHA NIRMAN COMPANY HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	NEHA GRIHA NIRMAN COMPANY HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	NEHA HOMES & CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	RB DEVELOPMENT COMPANY HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	RB HOME MAKER AND CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	RB GROUPS AND CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	RB UDYOG COMPANY HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	RN BUILDING AND CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	SN REALCON AND CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: ACxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

13	IMRAN EMPIRE CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	NR PROPERTIES & CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	RB BUILDERS CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: ABxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	SN REALESTATE CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AExxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	SN UDYOG CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AExxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	NEHA DREAM HOME CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	IMRAN GRIHA NIRMAN CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
20	IN HOME MAKERS & CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
21	NEHA UDYOG CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYSCRAPER REALTECH PROPERTIES LLP PREMISES NO. 04-0583, PLOT NO. AA-IIB/3296, CATEGORY- MIG -I, ACTION AREA -iIB, City:- Not Specified, P.O:- NEWTOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161 , PAN No.:: AExxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name SK NASIR (Presentant) Son of Late SK RASHID Date of Execution - 15/12/2022, , Admitted by: Self, Date of Admission: 15/12/2022, Place of Admission of Execution: Office			
	Dec 15 2022 6:09PM	LTI 15/12/2022	15/12/2022	
HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx5N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : IN LAND MARK AND CO (as PARTNER), SKYSCRAPER REALTECH PROPERTIES LLP (as PARTNER), NR CONSTRUCTIONS COMPANY (as PARTNER), N R DEVELOPER COMPANY (as PARTNER), N R GRIHA NIRMAN COMPANY (as PARTNER), NEHA GRIHA NIRMAN COMPANY (as PARTNER), NEHA HOMES & CO (as PARTNER), RB DEVELOPMENT COMPANY (as PARTNER), RB HOME MAKER AND CO (as PARTNER), RB GROUPS AND CO (as PARTNER), RB UDYOG COMPANY (as PARTNER), RN BUILDING AND CO (as PARTNER), SN REALCON AND CO (as PARTNER), IMRAN EMPIRE CO (as PARTNER), NR PROPERTIES & CO (as PARTNER), RB BUILDERS CO (as PARTNER), SN REALESTATE CO (as PARTNER), SN UDYOG CO (as PARTNER), NEHA DREAM HOME CO (as PARTNER), IMRAN GRIHA NIRMAN CO (as PARTNER), IN HOME MAKERS & CO (as PARTNER), NEHA UDYOG CO (as PARTNER)				
2	Name RUPSA BIBI Wife of SK NASIR Date of Execution - 15/12/2022, , Admitted by: Self, Date of Admission: 15/12/2022, Place of Admission of Execution: Office			
	Dec 15 2022 6:10PM	LTI 15/12/2022	15/12/2022	
HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : IN LAND MARK AND CO (as PARTNER), NR CONSTRUCTIONS COMPANY (as PARTNER), N R DEVELOPER COMPANY (as PARTNER), N R GRIHA NIRMAN COMPANY (as PARTNER), NEHA GRIHA NIRMAN COMPANY (as PARTNER), NEHA HOMES & CO (as PARTNER), RB DEVELOPMENT COMPANY (as PARTNER), RB HOME MAKER AND CO (as PARTNER), RB GROUPS AND CO (as PARTNER), RB UDYOG COMPANY (as PARTNER), RN BUILDING AND CO (as PARTNER), SN REALCON AND CO (as PARTNER), IMRAN EMPIRE CO (as PARTNER), NR PROPERTIES & CO (as PARTNER), RB BUILDERS CO (as PARTNER), SN REALESTATE CO (as PARTNER), SN UDYOG CO (as PARTNER), NEHA DREAM HOME CO (as PARTNER), IMRAN GRIHA NIRMAN CO (as PARTNER), IN HOME MAKERS & CO (as PARTNER), NEHA UDYOG CO (as PARTNER)				

Name	Photo	Finger Print	Signature
SHISHIR GUPTA Son of Late BHAGWAN GUPTA Date of Execution - 15/12/2022, , Admitted by: Self, Date of Admission: 15/12/2022, Place of Admission of Execution: Office			
	Dec 15 2022 9:10PM	L1 15/12/2022	15/12/2022
30, VIDYASAGAR STREET, City:- Kolkata, P.O:- RAJA RAM MOHAN SARANI, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: A1xxxxxx8N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SKYSCRAPER REALTECH PROPERTIES LLP (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
ANANYA BISWAS Daughter of Uttam Biswas City Civil Court, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	15/12/2022	15/12/2022	15/12/2022
Identifier Of SK NASIR, RUPSA BIBI, SHISHIR GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	IN LAND MARK AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
2	NR CONSTRUCTIONS COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
3	N R DEVELOPER COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
4	N R GRIHA NIRMAN COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
5	NEHA GRIHA NIRMAN COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
6	NEHA HOMES & CO	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
7	RB DEVELOPMENT COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
8	RB HOME MAKER AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
9	RB GROUPS AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
10	RB UDYOG COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
11	RN BUILDING AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
12	SN REALCON AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
13	IMRAN EMPIRE CO	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
14	NR PROPERTIES & CO	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
15	RB BUILDERS CO	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
16	SN REALESTATE CO	SKYSCRAPER REALTECH PROPERTIES LLP-2.646 Dec
17	SN UDYOG CO	SKYSCRAPER REALTECH PROPERTIES LLP-2.664 Dec

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	IN LAND MARK AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
2	NR CONSTRUCTIONS COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
3	N R DEVELOPER COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
4	N R GRIHA NIRMAN COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
5	NEHA GRIHA NIRMAN COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
6	NEHA HOMES & CO	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
7	RB DEVELOPMENT COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
8	RB HOME MAKER AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
9	RB GROUPS AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
10	RB UDYOG COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
11	RN BUILDING AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
12	SN REALCON AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
13	IMRAN EMPIRE CO	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
14	NR PROPERTIES & CO	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
15	RB BUILDERS CO	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
16	SN REALESTATE CO	SKYSCRAPER REALTECH PROPERTIES LLP-0.592 Dec
17	SN UDYOG CO	SKYSCRAPER REALTECH PROPERTIES LLP-0.588 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	IN LAND MARK AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
2	NR CONSTRUCTIONS COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
3	N R DEVELOPER COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
4	N R GRIHA NIRMAN COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
5	NEHA GRIHA NIRMAN COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
6	NEHA HOMES & CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
7	RB DEVELOPMENT COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
8	RB HOME MAKER AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
9	RB GROUPS AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
10	RB UDYOG COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
11	RN BUILDING AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
12	SN REALCON AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
13	IMRAN EMPIRE CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
14	NR PROPERTIES & CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
15	RB BUILDERS CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec
16	SN REALESTATE CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.0584 Dec

17	SN UDYOG CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.0656 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	IN LAND MARK AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
2	NR CONSTRUCTIONS COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
3	N R DEVELOPER COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
4	N R GRIHA NIRMAN COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
5	NEHA GRIHA NIRMAN COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
6	NEHA HOMES & CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
7	RB DEVELOPMENT COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
8	RB HOME MAKER AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
9	RB GROUPS AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
10	RB UDYOG COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
11	RN BUILDING AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
12	SN REALCON AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
13	IMRAN EMPIRE CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
14	NR PROPERTIES & CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
15	RB BUILDERS CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
16	SN REALESTATE CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.7052 Dec
17	SN UDYOG CO	SKYSCRAPER REALTECH PROPERTIES LLP-1.7168 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	NEHA DREAM HOME CO	SKYSCRAPER REALTECH PROPERTIES LLP-6.5 Dec
2	IMRAN GRIHA NIRMAN CO	SKYSCRAPER REALTECH PROPERTIES LLP-6.5 Dec
3	IN HOME MAKERS & CO	SKYSCRAPER REALTECH PROPERTIES LLP-6.5 Dec
4	NEHA UDYOG CO	SKYSCRAPER REALTECH PROPERTIES LLP-6.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	IN LAND MARK AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
2	NR CONSTRUCTIONS COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
3	N R DEVELOPER COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
4	N R GRIHA NIRMAN COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
5	NEHA GRIHA NIRMAN COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
6	NEHA HOMES & CO	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
7	RB DEVELOPMENT COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
8	RB HOME MAKER AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec

9	RB GROUPS AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
10	RB UDYOG COMPANY	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
11	RN BUILDING AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
12	SN REALCON AND CO	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
13	IMRAN EMPIRE CO	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
14	NR PROPERTIES & CO	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
15	RB BUILDERS CO	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
16	SN REALESTATE CO	SKYSCRAPER REALTECH PROPERTIES LLP-3.1752 Dec
17	SN UDYOG CO	SKYSCRAPER REALTECH PROPERTIES LLP-3.1968 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Jamalpara, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 971, LR Khatian No:- 4048	Owner:ইন ল্যান্ড মার্ক এন্ড কোম্পানী, Gurdian:পক্ষে পার্টনার, Address:হাতিয়ারা,পশ্চিমপাড়া, খানা-ইকো পার্ক, জেলা:- উত্তর ২৪ পরগনা, Classification:ভাসা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 972, LR Khatian No:- 4037	Owner:নেমা গৃহ নির্মাণ কোম্পানি, Gurdian:পার্টনার , Address:নিজ , Classification:ভাসা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 973, LR Khatian No:- 4053	Owner:ইমরান এম্পায়ার কো, Gurdian:পক্ষে পার্টনারস, Address:নিজ , Classification:ভাসা,	Owner Name not selected by applicant.
L21	LR Plot No:- 1506, LR Khatian No:- 4054	Owner:আর বি বিডার্স কো , Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:ভাসা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L26	LR Plot No:- 1508, LR Khatian No:- 4042	Owner:এস এন রিয়েল এস্টেট কো, Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L30	LR Plot No:- 1503, LR Khatian No:- 4080	Owner:ইন হোম মার্কা এন্ড কোম্পানী, Gurdian:পক্ষে পার্টনার্স, Address:হাতিয়ারা,পশ্চিমপাড়া, খানা-ইকো পার্ক, জেলা:- উত্তর ২৪ পরগনা, Classification:ভাসা, Area:0.07000000 Acre,	Owner Name not selected by applicant.

On 15-12-2022

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 15:59 hrs on 15-12-2022, at the Office of the A.R.A. - IV KOLKATA by SK NASIR ,

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 3,41,55,999/-

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

Execution is admitted on 15-12-2022 by SK NASIR, PARTNER, IN LAND MARK AND CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, SKYSCRAPER REALTECH PROPERTIES LLP, PREMISES NO. 04-0583, PLOT NO. AA-IIB/3296, CATEGORY- MIG -i, ACTION AREA -iIB, City:- Not Specified, P.O:- NEWTOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161; PARTNER, NR CONSTRUCTIONS COMPANY, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, N R DEVELOPER COMPANY, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, N R GRIHA NIRMAN COMPANY, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, NEHA GRIHA NIRMAN COMPANY, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, NEHA HOMES & CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, RB DEVELOPMENT COMPANY, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, RB HOME MAKER AND CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, RB GROUPS AND CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, RB UDYOG COMPANY, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, RN BUILDING AND CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, SN REALCON AND CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, IMRAN EMPIRE CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, NR PROPERTIES & CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, RB BUILDERS CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, SN REALESTATE CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, SN UDYOG CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, NEHA DREAM HOME CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, IMRAN GRIHA NIRMAN CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, IN HOME MAKERS & CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, NEHA UDYOG CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by ANANYA BISWAS, . . Daughter of Uttam Biswas, City Civil Court, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-12-2022 by RUPSA BIBI, PARTNER, IN LAND MARK AND CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, NR CONSTRUCTIONS COMPANY, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, N R DEVELOPER COMPANY, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, N R GRIHA NIRMAN COMPANY, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, NEHA GRIHA NIRMAN COMPANY, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, NEHA HOMES & CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, RB DEVELOPMENT COMPANY, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, RB HOME MAKER AND CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, RB GROUPS AND CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, RB UDYOG COMPANY, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, RN BUILDING AND CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, SN REALCON AND CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, IMRAN EMPIRE CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, NR PROPERTIES & CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, RB BUILDERS CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, SN REALESTATE CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, SN UDYOG CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, NEHA DREAM HOME CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, IMRAN GRIHA NIRMAN CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, IN HOME MAKERS & CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; PARTNER, NEHA UDYOG CO, HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by ANANYA BISWAS, , , Daughter of Uttam Biswas, City Civil Court, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-12-2022 by SHISHIR GUPTA, Partner, SKYSCRAPER REALTECH PROPERTIES LLP, PREMISES NO. 04-0583, PLOT NO. AA-IIB/3296, CATEGORY- MIG -I, ACTION AREA -IIB, City:- Not Specified, P.O:- NEWTOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161

Identified by ANANYA BISWAS, , , Daughter of Uttam Biswas, City Civil Court, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

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

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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 1904-2022, Page from 1161485 to 1161520
being No 190420179 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.12.20 12:29:42 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/12/20 12:29:42 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)