

13218/2024

2-12869/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

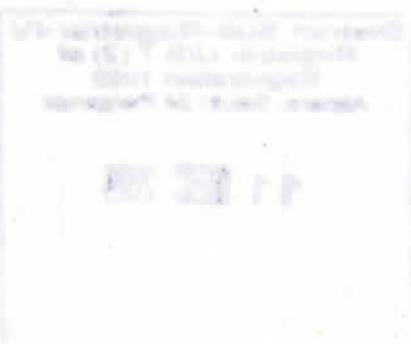
AS 301104

Certified that the document is admitted by
Registrar. The signature sheets and the
enclosure sheets attached with the
document are the part of this document

11/12/2021
11/12/2021
B-8009145467/2021



DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT



- 6 DEC 2024

No:.....1673 Date:.....Rs 100.00

Name:.....
Address:.....

Vendor - Washim Gazi
Alipore Judge's Court
Kolkata-700 027

T. Chowdhury
Advocate
Alipore Judge's Court
Kolkata-27

Signature of Vendor

Gobinda prasad De
S/o late bibendra prasad De
PST, Nabalia Para, Barriski
Kolkata - 700008
Retired Govt. Employee



District Sub-Registrar-IV
Registrar U/S 7 (3) of
Registration 1908
Alipore, South 24 Parganas

11 DEC 2024

KNOW ALL THESE MEN BY THESE PRESENTS that I, **SMT. ARPANA DE (PAN-ACEPC8249H, Aadhaar No.822598942404)**, wife of Sri Gobinda Prasad De, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at P-31, Govt. Scheme-II, Nabaliapara Barisha, P.O.- Barisha, P.S.- Haridevpur, Kolkata- 700008, hereinafter called and known as the **OWNER** send the following greetings :

WHEREAS I am the absolute owner of land measuring an area of **ALL THAT** a piece and parcel of bastu land bearing Plot No. 325, measuring **5 Cottahs 2 Chittacks** more or less, along with 100 sq.ft. structure lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, Holding No. 652, presently within the Rajpur-Sonarpur Municipality, Ward No. 08, within **SHRI RAMAKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas, together with all sorts of easement rights over the 30' wide Road on the **Western side** adjacent to the said property, more fully and particularly described in the Schedule hereunder written.

AND WHEREAS by a Registered Development Agreement dated 11.12.2024 registered in the office of D.S.R.-IV, Alipore, South 24 Parganas, being No. 12862 for the year 2024, I the said appointer herein has entrusted the Developer in respect of the

SKYLINE BSDS CONSTRUCT PVT. LTD.
SKYLINE BSDS CONSTRUCT PVT. LTD.

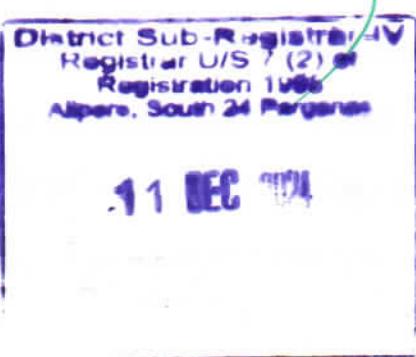
Director



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said property under construction of building with **M/s SKYLINE
BSDS CONSTRUCT PRIVATE LIMITED (CIN No.
U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150 (**PAN - AAQCS6468M**), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H, Aadhar No. 371816392380)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation – Business, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) SMT. MITHU BOSE (PAN- AIZPB5961G, AADHAAR No. 242269140051)**, wife of Sri. Sanjib Bose, by faith Hindu, by occupation -Housewife, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, and **(4) SMT. BULA GAYEN (PAN- BIZPG1970R, AADHAAR No.461504396835)**, wife of Sri. Debadidev Gayen, by faith Hindu, by occupation Housewife, residing at Ramakrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata-700150, represented by



its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, authorized vide board resolution dated 17/11/2024.

NOW KNOW WE ALL MEN BY THESE PRESENTS that I the appointer above named doth hereby make, nominate, constitute retain and appoint and has made nominated, constituted, retained and appointed the said **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150 (**PAN - AAQCS6468M**), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H, Aadhar No. 371816392380)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation - Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of



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Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) SMT. MITHU BOSE (PAN- AIZPB5961G, AADHAAR No. 242269140051)**, wife of Sri. Sanjib Bose, by faith Hindu, by occupation -Housewife, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, and **(4) SMT. BULA GAYEN (PAN- BIZPG1970R, AADHAAR No.461504396835)**, wife of Sri. Debadidev Gayen, by faith Hindu, by occupation Housewife, residing at Ramakrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata-700150, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, authorized vide board resolution dated 17/11/2024, (hereinafter referred to as the said **ATTORNEY**) to act in my name and on my behalf and to do all or any of the Acts, Deeds, matters and things namely :-

1. To enter upon, occupy and possess the said bastu land bearing Plot No. 325, measuring **5 Cottahs 2 Chittacks** more or less, along with 100 sq.ft. structure lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised



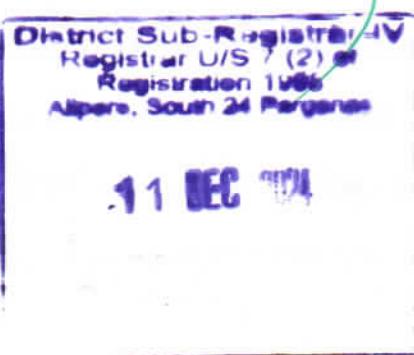
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in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, Holding No. 652, presently within the Rajpur-Sonarpur Municipality, Ward No. 08, within **SHRI RAMAKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas, together with all sorts of easement rights over the 30' wide Road on the **Western side** adjacent to the said property, more fully described in Schedule hereunder written (hereinafter referred as the "Said Premises") and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

2. To take charge or look after, manage and administer the said property or portion thereof as the said attorney shall think proper.

3. To appear and represent the Appointer before the Rajpur Sonarpur Municipality, authorities Police authorities, Fire Brigade Authority, W.B.S.E.B. Authorities, Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.



4. To demolish or cause to be demolished the sheds and other structure whatsoever laying erected at the said premises or portions thereof.
5. To apply for and obtain all necessary sanctions, permissions. No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Rajpur Sonarpur Municipality, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.
6. To appoint Chartered engineers, Architects, Valuers, surveyors, Overseers, Civil Contractors, Engineers, Manager, Supervisor, Masons, Durwans, Chowkidars, Labour and other employees and staff for the development of the said property and discharge or release or terminate any of them at his own desire. To pay their salary, wages, remuneration fees and other charges as the **ATTORNEY** shall think fit and proper.
7. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly



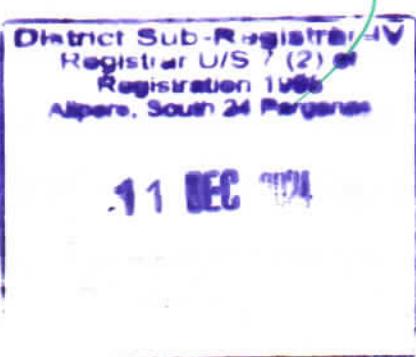
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sanctions and/or approved by the Rajpur Sonarpur Municipality, authorities and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time be necessary or required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.

8. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said premises and/or the new building and other structures that may hereafter be created and the same in such more in the name of the said Attorney or she shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall think proper.

9. To apply to the Rajpur Sonarpur Municipality or any other equivalent competent authority for sanction for plan/ Plans and/or other allied causes for the development of the said



property in the form of buildings, To submit map, drawing, and design, modification and amendments for the proposed residential building, if necessary for the approval, sanction, certifications from the appropriate Govt. Authorities. The Rajpur Sonarpur Municipality fire Brigade, Health Development and other Govt. Authorities and/or departments for the purpose of Development of the said property and for construction of residential building being said contract apartment, flats and other spaces etc. or upon the said purpose to make affirm verify and submit all necessary, application, petitions/maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities, security, and other papers and documents as the said **ATTORNEY** shall think fit and proper.

10. To make application for cement and steel and other materials and to take delivery of the same also to apply for electricity, water, sewerage etc. and other necessary connections to the building.

11. To apply for and obtain necessary permissions and/or no objection certificates from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or to obtain necessary Income Tax clearance certificate under the provisions of Section 130A(1) of the Income Tax Act 1961, and/or no objection certificate under the provisions of chapter XXC of the



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Income Tax Act 1961 and for the said the purpose to sign execute and deliver all papers application and documents and to do all acts, deeds matters and things as the said Attorney shall think proper.

12. To sign and execute all documents, returns, forms, plan, specifications, affidavits and all other papers as may be necessary to be submitted before any authority or authorities in connection with the development thereof or for construction of buildings, apartment flats and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rental other rates and taxes, other charges and on account therefore or relating to the said property as may from time to time be necessary and required.

13. To undertake and carry out the development of the said premises and / or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised therein as per the plan as may be sanctioned by the Rajpur Sonarpur Municipality and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.



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14. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and / or the development thereof and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan to be sanctioned by the Rajpur Sonarpur Municipality, and for the said purpose to do all acts deed matters and things as the said Attorney shall think proper.

15. To appear and to represent me before the appropriate Police Authorities and also to make or lodge complaints and diaries concerning all matters arising out of the said property or portions thereof as may from time to time be necessary or required.

16. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.



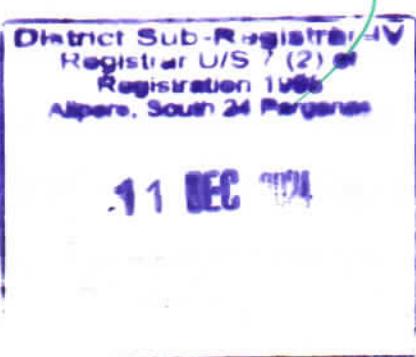
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17. To sign execute affirm and verify all plaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.

18. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall think proper.

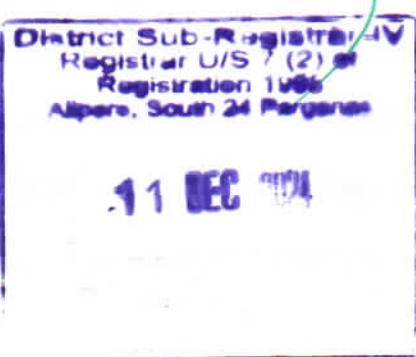
19. To defend or contest or institute or prosecute all or any suits, ~~applications~~, appeals, revisions and other legal proceedings civil or criminal by or against any person or party concerning or relating to the said premises or the development of the said property and/or construction of the new building apartments flats and other common spaces in or upon the said property or other matters there from and for the said purpose to do all acts, deeds, matters and things as may from time to time be necessary or required.



20. To enter into any compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said property and/or the development thereof and /or the construction of the new building or other structures in or upon the said property on such terms and conditions as the said **ATTORNEY** shall think fit and proper.

21. To sign execute affirm and verify all or any plaint, petition, written statement, application, revisions, appeals, affidavits, bonds, declaration indemnities, guarantees and other papers, documents as may be from time to time necessary or required to negotiate for attending discussion and to obtain necessary permission and/or sanction from the Rajpur Sonarpur Municipality, West Bengal State Electricity Distribution Company Limited, and other duly constituted statutory and local bodies and authorities for developing the said property by raising the construction of the proposed building comprising of flats apartments, common areas and other spaces as the said **ATTORNEY** shall think fit and proper.

22. To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to



arbitration on such terms as the said attorney shall think proper.

23. To retain and appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney think proper.

24. To retain and appoint architects, engineers, contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the by said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.

25. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Rajpur Sonarpur Municipality and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.

26. I also empower and authorize my constituted Attorney **GENERALLY TO DO** all other acts, deeds and things as may



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become necessary from time to time for properly effectuating the construction and to achieve the object under the Agreement for mutual benefit and completion of deed of registration in favour of each purchaser.

27. Save and except the Owner's Allocation in the proposed building the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats shops, showrooms, garage and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said premises.

28. To receive and/or collect and realize payments as earnest or booking money from the intending purchasers the sale prices of flats, apartments, shops, commercial spaces, car parking spaces, common spaces and common places including the proportionate share of land either in full or in part thereof and to sign and execute registered deeds of agreement, contracts, other deeds, documents and papers as may from time to time as necessary or required as the said **ATTORNEY** may think fit and proper against Developer's Allocation as mentioned in Schedule- 'C' of the said Development Agreement.

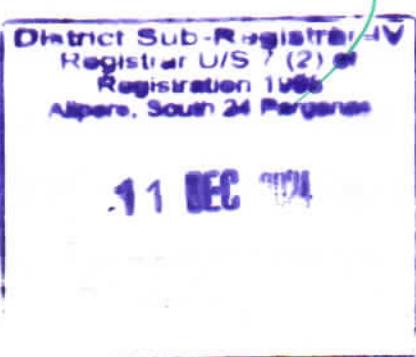


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29. To receive earnest money, advance money, booking money consideration money, whether in part or in full from said buyers in installments or in full in terms of the said agreement for sale to be entered into the final payment against the sale of the residential apartments, flats, shops, commercial spaces, car parking spaces, common spaces and other spaces, of Developers Allocation in the proposed building to be constructed in or upon the said property in terms of the said Agreement and to give valid discharge hereof. The money so received by my constituted attorney under these presents will belong to her solely and the appointer of these presents shall have no claim whatsoever thereon. The appointer under these presents will have no right on that sale proceeds of Developer's allocation of the proposed building and its flats, apartments, shops, commercial spaces, car parking spaces, spaces etc., whatsoever in nature thereby to be constructed thereon in due course.

30. To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, garage, shops, commercial spaces, car parking spaces and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts



deeds matters and things as the said Attorney shall think proper.

31. To sign and execute Agreement for Sale, Amalgamation Deed, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal or the several flats, garage and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.

32. Only after handing over peaceful possession of owner's allocated portion, to appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.



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33. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper.

34. To select prospective buyers for developer's allocation either individually or in groups as the said **ATTORNEY** may think fit and proper in the said proposed building more fully described in the Development Agreement.

35. To execute and register Deed of Amalgamation to amalgamate the Schedule property with adjacent property.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

AND I the said **APPOINTER** above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said **ATTORNEY** as aforesaid lawfully do.



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SCHEDULE ABOVE REFERRED TO**(DESCRIPTION OF THE SAID LAND)**

ALL THAT a piece and parcel of bastu land bearing Plot No. 325, measuring **5 Cottahs 2 Chittacks** more or less, along with 100 sq.ft. structure lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, Holding No. 652, presently within the Rajpur-Sonarpur Municipality, Ward No. 08, within **SHRI RAMKRISHNA PALLI** under Police Station - Sonarpur at present Narendrapur, Mission Pally Road, Kolkata - 700150, District - South 24 Parganas, together with all sorts of easement rights over the 30' wide Road on the **Western side** adjacent to the said property. This gifted property is being butted and bounded as follows:-

ON THE NORTH	:	Plot No. 326, Ramkrishna Palli.
ON THE SOUTH	:	Plot No. 324, Ramkrishna Palli.
ON THE EAST	:	Plot No. 330, Ramkrishna Palli.
ON THE WEST	:	30'-0" wide Road.



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IN WITNESSES WHEREOF I the appointer above named and attorney have hereunto set our respective hands and seals this 11th day of December, 2024.

SIGNED, SEALED AND DELIVERED

by the Appointer, above named

at Kolkata in presence of :

1. Gobindaprasad De
S/o Late Sibendraprasad De
P.31, Nabalia Para, Barish, Kol-8

Anpara De

**Signature of the Executant /
Appointer**

2. Prabhat Kumar Das
S/o Late Jinxumar Das
24/28 Nabalia Para Road,
Barisha Kolkata-700008

I accept this power

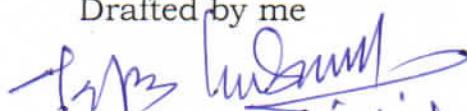
SKYLINE BSDS CONSTRUCT PVT. LTD.

Jamini Borthakur

Director

Signature of the Attorney

Drafted by me


Advocate F/32413/P/90
Alipore Judges Court,
Kolkata-700027



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11 DEC 1971

Thumb 1st Finger Middle Finger Ring finger Small Finger

Left hand					
Right hand					

Name

Signature



Name ARPANA DE

Signature Arpana De

Thumb 1st finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name ARPANA DE

Signature Arpana De

Thumb 1st Finger Middle Finger Ring Finger Small Finger

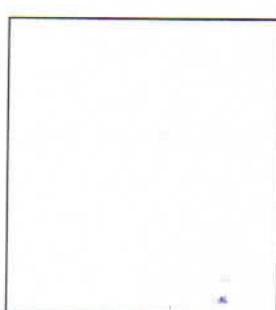


Left hand					
Right hand					

Name SANDIP BOSE

Signature Sandip Bose

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name

Signature



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Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8003145467/2024	Office where deed will be registered
Query Date	11/12/2024 2:20:20 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BAIDYANATH DALUI ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status :Others	
Transaction		Additional Transaction
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value		Market Value
Rs. 1/-		Rs. 71,75,001/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160412862/2024	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Nishchintapur, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-253	LR-439	Bastu	Danga	5 Katha 2 Chatak	1/-	71,75,001/- Width of Approach Road: 30 Ft., Project Name :
	Grand Total :			8.4563Dec	1 /-	71,75,001 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs ARPANA DE Wife of Mr GOBINDA PARASAD DEP31 GOVT SCHEME II NABALIAPARA BARISHA, City:- Not Specified, P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: ACxxxxxx9H,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED 633 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.: AAxxxxxx8M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr SANJIB BOSE Son of Late NARENDRA MOHAN BOSEAT 189 SONARGAON HOUSING SOCIETY GATE NO III NARENDRAPUR STATION ROAD TEGHARIA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx0H,Aadhaar No Not Provided	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
GOBINDA PRASAD DE Son of Late SIBENDRA PRASAD DE P31 NABALIA PARA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs ARPANA DE, Mr SANJIB BOSE	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs ARPANA DE	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED-8.45625 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Nishchintapur, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 253, LR Khatian No:- 439	Owner: মুসলী জ, Gurdian: সারদাপ্রসাদ জ, Address: নিজ, Classification: বাড়ি, Area: 0.09000000 Acre,	Owner Name not selected by applicant.

Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 10-01-2025) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 10-01-2025)

Major Information of the Deed

Deed No :	I-1604-12869/2024	Date of Registration	11/12/2024
Query No / Year	1604-8003145467/2024	Office where deed is registered	
Query Date	11/12/2024 2:20:20 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAIDYANATH DALUI ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 71,75,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160412862/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Nishchintapur, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-253	LR-439	Bastu	Danga	5 Katha 2 Chatak	1/- 71,75,001/-	Width of Approach Road: 30 Ft., , Project Name :
	Grand Total :			8.4563Dec	1 /- 71,75,001 /-		

Principal Details :

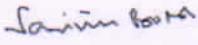
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs ARPANA DE Wife of Mr GOBINDA PARASAD DE Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 

P31 GOVT SCHEME II NABALIAPARA BARISHA, City:- Not Specified, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: ACxxxxxx9H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED 633 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.: AAxxxxxx8M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJIB BOSE (Presentant) Son of Late NARENDRA MOHAN BOSE Date of Execution - 11/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 11 2024 2:47PM LTI 11/12/2024 AT 189 SONARGAON HOUSING SOCIETY GATE NO III NARENDRAPUR STATION ROAD TEGHARIA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: Alxxxxxx0H,Aadhaar No Not Provided Status : Representative, Representative of : SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
GOBINDA PRASAD DE Son of Late SIBENDRA PRASAD DE P31 NABALIA PARA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008		 Captured	
	11/12/2024	11/12/2024	11/12/2024
Identifier Of Mrs ARPANA DE, Mr SANJIB BOSE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ARPANA DE	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED-8.45625 Dec

Endorsement For Deed Number : I - 160412869 / 2024

On 11-12-2024

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 14:33 hrs on 11-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SANJIB BOSE ,.

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 71,75,001/-

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

Execution is admitted on 11/12/2024 by Mrs ARPANA DE, Wife of Mr GOBINDA PARASAD DE, P31 GOVT SCHEME II NABALIAPARA BARISHA, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by GOBINDA PRASAD DE, , , Son of Late SIBENDRA PRASAD DE, P31 NABALIA PARA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Others

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

Execution is admitted on 11-12-2024 by Mr SANJIB BOSE, DIRECTOR, SKYLINE BSDS CONSTRUCT PRIVATE LIMITED, 633 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by GOBINDA PRASAD DE, , , Son of Late SIBENDRA PRASAD DE, P31 NABALIA PARA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 1673, Amount: Rs.100.00/-, Date of Purchase: 06/12/2024, Vendor name: Washim Gazi

(Signature)

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

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Nishchintapur, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 253, LR Khatian No:- 439	Owner:রামী দে, Gurdian:সারদাপ্রসাদ দে, Address:নিজ, Classification:বাস্ত, Area:0.09000000 Acre,	Owner Name not selected by applicant.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 374930 to 374958

being No 160412869 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.12.18 12:09:27 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 18/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.