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endorsement sheets attached with the
document are the part of this document.

District Sub-Register-1:
Alipore, South 24-Parganas
09 OCT 2025

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF THE DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that we: -

- (1) SMT. MANJU KARATI, wife of Late Anil Kumar Karati, having
PAN: XXXXXXXXXXXX, Aadhar No. XXXXXXXXXXXX, by religion Hindu,
by Occupation Retired Person, by Nationality Indian, Residing at XXXX,
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, Police Station: XXXXXX
XXXXX, Post Office: XXXXXXXXXXXX, Kolkata - XXXXX.

Manju Karati

Karan Aggarwal

Manju Karati
Aparajita Mahtia
Paramita Karati

2943 18 SEP 2025 50.00

No. Date: Rs

Name: S. Dasgupta

Address: Advocate

Vendor - Washim Gas
Alipore Judges Court
Kolkata-700 027

Alipore Judge's Court
Kolkata-27

Signature of Vendor



AND

(2) SMT. APARAJITA MAITRA (ALIAS APARAJITA KARATI), daughter of Late Anil Kumar Karati, having OCI Number: XXXXXX ,by religion Hindu, by Occupation: Service, Residence at: XXXXXXXXXXXXXXX XX , at present residing at X XX , Police Station: XXXXXXXXXXXXXXX , Post Office: XXXXXXXXXXXXXXX , Kolkata – XXXXX .

AND

(3) **SMT. PARAMITA KARATI**, daughter of Late Anil Kumar Karati, having PAN: XXXXXXXXXXXX , Aadhar No. XXXXXXXXXXXXXX , by religion Hindu, by Occupation: Business, by Nationality Indian, residing at XXXX , XX , Police Station: XXXXXX XXXXX , Post Office: XXXXXXXXXXXX , Kolkata – XXXXX .

are the absolute owners of **ALL THAT** the partly three-storied building, and partly four-storied building, each floor measuring an area of 2200 square feet more or less, and partly four-storied building, the fourth floor measuring an area of 800 square feet more or less, together with the piece or parcel of rent-free land thereunto belonging, on which or on part whereof the said structure is erected and built, containing by measurement an area of 5 (Five) Cottahs, 5 (Five) Chittacks and 44 (Forty-four) Square Feet, be the same a little more or less, being C.I.T. Scheme No. XLVIII, formed out of portions of old Premises Nos. 29A and 29B, Lake View Road, and 23, Monoharpukur 1st Lane, and comprised in Holding Nos. 206 and 200, Sub-Division and Division VI,

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Dihi Panchannagram, and being the premises originally known as Premises No. 112, Lansdowne Extension (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700 029, within Ward No. 90 of the Kolkata Municipal Corporation with all easementary rights attached thereto, is more fully described in the First Schedule hereunder written.

WHEREAS we are desirous of developing the said premises by constructing a new building, comprising self-sufficient residential flats on each floor, along with designated parking spaces for a specific number of cars, in accordance with the building plan sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS the said has agreed to develop and construct a building on the aforementioned land, as more fully described in the First Schedule hereunder written, and to invest the necessary funds for the completion of the said building in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS We have already entered into a Development Agreement with **SKYVIEW VERDANT PROJECTS LLP**, (PAN-AESFS12618), an LLP incorporated under Limited Liability Partnership Act 2008, having its registered office at 78A Raja Basanta Roy Road, 1st Floor, Kolkata-700029, and Police Station: Tollygunge, Post Office- Sarat Bose Road, duly represented by its Partner (I) **MR. HARSHIT**

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The said Development Agreement has been duly registered in the office of the District Sub-Registrar II, Alipore, and recorded in Book No. I, under Deed No. [14320] for the year 2025.

AND WHEREAS we are unable, owing to our preoccupations, to personally appear at all places or to oversee and attend to the day-to-day affairs relating to the said premises;

AND WHEREAS we therefore deem it necessary and expedient to nominate, constitute, and appoint a duly Constituted Attorney to act for and on our behalf in respect of the said premises, with full authority to manage, supervise, and oversee all matters concerning the same, including but not limited to representing us before all statutory authorities, municipal bodies, courts of law, and offices, executing and signing all applications, petitions, deeds, documents, and writings, receiving or giving notices, collecting rents, paying taxes, charges, and other outgoings, and generally to do all such lawful acts, deeds, and

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things as we ourselves could do if personally present, so that the said Attorney may effectively manage and protect our rights, title, and interest in the aforesaid premises.

NOW, THEREFORE, WE,

- 1 **SMT. MANJU KARATI**, wife of Late Anil Kumar Karati, having PAN: XXXXXXXXXXXX , Aadhar No. XXXXXXXXXXXX , by religion Hindu, by Occupation Retired Person, by Nationality Indian, Residing at XX , Police Station: XXXXXXXXXXXX , Post Office: XXXXXXXXXXXX , Kolkata – XXXXX .

AND

- 2 **SMT. APARAJITA MAITRA (ALIAS APARAJITA KARATI)**, daughter of Late Anil Kumar Karati, having OCI Number: XXXXX , by religion Hindu, by Occupation: Service, Residence at: XX XXXXXXX , at present residing at XXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX , Police Station: XXXXXXXXXXXX , Post Office: XXXXXXXXXXXX , Kolkata – XXXXX .

AND

- 3 **SMT. PARAMITA KARATI**, daughter of Late Anil Kumar Karati, having PAN: XXXXXXXXXXXX , Aadhar No. XXXXXXXXXXXX , by religion Hindu, by Occupation: Business, by Nationality Indian, residing at

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Police Station: XXXXXXXXXXXX , Post Office: XXXXXXXXXXXX ,
Kolkata - XXXXX .

do hereby nominate, constitute, authorize, and appoint: (1) **MR. HARSHIT BAHETI** (PAN- XXXXXXXXXXXX) son of Kamal Kishore Baheti, (AADHAR NO. XXXXXXXXXXXX), having office at XXXXXXXX
XX ,
XXXXXX , Post Office- XXXX , Police Station- XXXXXXXX , Kolkata- XX
XX (2) **MR. KARAN AGARWALA** (PAN XXXXXXXXXXXX) son of Mr. Manish Agarwala (AADHAR NO. XXXXXXXXXXXX) having office at XX ,
XX , Police
Station- XXXXXXXX , Kolkata- XXXXX , both being designated partner of
SKYVIEW VERDANT PROJECTS LLP, (PAN- XXXXXXXXXXXX), an LLP
incorporated under Limited Liability Partnership Act 2008, having its
registered office at 78A Raja Basanta Roy Road, 1st Floor, Kolkata-
700029, and Police Station: Tollygunge, Post Office- Sarat Bose Road.

AS OUR LAWFUL ATTORNEYS, in our names and on our behalf, to
execute and perform, jointly and/or individually, all acts, deeds, and
matters as set forth hereinafter:

1. To take all necessary steps and to do all such acts to get the said property surveyed by a qualified Surveyor and also to arrange testing of the soil of the said property that is to say the "SCHEDULE PROPERTY" and to pay their fees and remuneration and for the aforesaid purpose to enter into correspondence and to

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do all such other acts, matters and things as may be necessary or expedient in respect thereof.

2. To appoint Architects, Engineers, Agents and to pay their fee and remuneration as shall be necessary and for that purpose to make all correspondences from time to time and to do all other acts deeds and things as our said Attorneys shall think fit and proper.
3. To sign, execute and submit all papers, applications, documents, statements, undertakings, declarations and building plans as may be required for having the building plan or plans for constructing multi-storied building or buildings having basement, ground and applicable floors' height on the said property to be sanctioned by the concerned Kolkata Municipal Corporation and/or any other concerned Authority or Authorities.
4. To apply for the mutation, of the said premises before the appropriate authorities including Revenue Offices and Kolkata Municipal Corporation Authorities and for processing of such application and take steps for obtaining such mutation of the said premises or portions thereof and to pay the required fees thereof.
5. To appear and represent us before the appropriate authorities or Authorities including in the concerned Kolkata Municipal Corporation, West Bengal Police/Kolkata Police and other concerned authorities, in connection with the sanction,

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2026

modification and/or alteration or revision of the plan of the buildings on the said premises.

6. To pay fees to obtain sanction and such other orders and permission from the concerned Authorities as may be found expedient for sanction, modification and/or alteration of the plan and for the purpose to submit other papers and documents as may be required by the Authorities.
7. To receive the excess amount of fees if any paid for the sanction and/or modification and/or alteration or revision of the said plan/plans to the Authority or Authorities and grant receipts and discharges therefore.
8. To bear and pay all taxes, expenses, fees, charges and to do all above acts in such manner as may be decided by the said Authority.
9. To appear, represent and sign on my behalf before all authorities including those under the concerned Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute, register and submit necessary papers and documents and do all other acts, deeds and things as the said Attorneys may deem fit and proper.
10. To file and submit declarations, statements applications and/or returns to the necessary Authorities or Authorities in connection

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with the matters herein contained including to file, initiate, defend and/or compromise any suit, legal proceeding and/or Appeal or Revision.

11. To apply before the concerned Authority of the concerned Electricity Supplying Corporation and/or CESC for the new temporary and/or permanent electricity connections at the said property and also to convert the overhead connection to the underground connection and to apply for the disconnection of the said temporary and/or permanent electricity connections at the said building at the said property and for the purpose to pay the required fees and/or security deposit and withdraw the same when and if so required and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and proper by my said Attorneys on my behalf as and when required from time to time.

12. To apply before the concerned Authority for the new temporary and/or permanent connection of gas, water, sewerage, drainage, telephone generator installation and/or other connection of any other utility to the said property from the concerned Authorities, if so required and/or to make alteration therein and to close down and/or have disconnected any of the above mentioned connections and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all

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such other act, deeds and things as may be deemed fit and proper by my said Attorneys.

13. To sign, present and execute for and on our behalf and also enter to into any agreement including agreement for sale, transfer, modify, cancel, alter, drawn, approve, present, for registration and admit registration of papers, documents, contracts, agreements, conveyance deeds, leases, grants, assurances, applications, declarations, and other documents in connection with the said premises or any part or portion thereof or any interest therein being the Developer's Allocation and/or any structure presently standing thereat or any part or portion thereof including carrying out sale, transfer by deeds and documents and complete the same by registering before the concerned registered authority.
14. To appear before any Notary Public, Registrar of Assurance, District Registrar, Additional District Sub- Registrar, Metropolitan Magistrate and other Officer or Government Body or Department and to make submissions or affidavits on my behalf and also to sign and execute any deeds documents and all such papers as and when required to do so, as if I were personally present with regard to Developers Allocation.
15. To execute, the secretarial job on our behalf and to sign, issue, deliver, serve, receive and accept all notices letters and

 

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correspondences as may be required from time to time in connection with all or any of the matters contained herein.

16. To manage, maintain, protect and secure the Subject Property and to do all acts, deeds and things in connection therewith.
17. To construct temporary sheds and godowns for storage of building materials and running of site office and to construct any other structure for Development of the Subject Property or any part thereof.
18. For all or any purpose herein stated to apply for and obtain any certificate, clearance, no objection, permission, license, registration etc., from all concerned authorities and persons including from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or the authorities under the West Bengal Town & Country (Planning & Development) Act, 1979 or West Bengal Land Reforms Act, 1955 or West Bengal Estate Acquisition Act, 1953 or Housing Industries Regulation Act or Fire or Pollution authorities, Electricity, Water and other Service Providers etc.
19. To apply for and obtain any permission, clearance and license to erect and run/operate and/or maintain lift and any other utility, input or facility in the new building and/or the Subject Property.
20. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies,

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025

incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of Development at the Subject Property or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned.

21. To employ and appoint watchmen, guards and other security personnel for Development on the Subject Property.
22. To appoint, employ, engage or hire, architects, contractors, sub-contractors, structural engineers, civil engineers, overseers, consultants, vastu consultants, chartered accountants and/or such other persons or agents as may be required for effectually discharging the powers and authorities granted herein.
23. To prepare apply for sign and submit plans maps, sketches, structural building plans for sanctioning for the subject property to the concerned Kolkata Municipal Corporation or other authorities and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed and to pay fees and obtain sanction, modification, revision, alteration and/or renewal and/or such other orders and permissions as be expedient therefore, and to construct one or more multi storied buildings in the Schedule Property in accordance with the sanctioned building plan deliver physical possession of the allocated areas of the Executant Land

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Owner to the extent of the Landowner' Allocation in terms of the Development Agreement executed by and between the parties on this day, however in proportionate to their respective share in the Schedule property.

24. To sign and submit all declarations, undertakings and affidavits required by the sanctioning authority for the purpose of sanction/modification/alteration/ renewal of the plan or revised plan for the building or buildings to be constructed in the Subject Property.
25. To apply for and obtain mutation, conversion, amalgamation, separation, updating, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof before the Kolkata Municipal Corporation Authorities, Collector, District Magistrate, including concerned ADM and D.L. & L.R.O. and any other appropriate authorities as may be deemed fit and proper by the said attorneys.
26. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, gas, power, drainage, sewerage, generator, transformer, lifts, security systems, and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025

27. To sign and execute any Deeds, Documents, Indemnity papers, Forms, or other related records as required for granting/obtaining loans for the intending purchaser(s) of the Developer's allocated property without creating any financial obligation or responsibility upon the owners.

28. If subsequent to the execution of the Agreement for Sale and/or the Deed of Conveyance in respect of the developer's allocation, any omission, error, misdescription, or mistake of any nature whatsoever is /are discovered therein, the same may be rectified, corrected or supplemented by executing a Deed of Declaration, Deed of Rectification, or such other instrument as may be required in law. For this purpose, the Attorneys are hereby expressly empowered and authorized to sign, execute, and deliver such Deed or instrument on our behalf, to present the same for registration before the appropriate registering authority, to admit its execution, and to do all such acts, deeds, matters and things as may be necessary or expedient for the proper and valid execution and registration thereof.

29. To appoint engineers, technicians, masons, labours and other workmen or collaborate with organizations and persons in connection with construction of multi-storied building or buildings in several phases in the Schedule property comprising of commercial spaces, shopping complex, residential flats, garage, parking space and other constructed areas and erections thereon

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2026

strictly in accordance with the sanctioned building plan in terms of and in accordance with the Joint Venture executed by and between us as Landowners and the Company of the Attorneys as being Developers/Builders being one of the Directors of the Developers/Builders. And to make it clear that our said Attorneys being one of the Directors of the Developers/ Builders Company and authorized person to go for construction work and other relevant acts and actions strictly in terms of the said Development Agreement having the Landowners' i.e. the allocation of the Land Owner/Executant in the proposed buildings along with proportionate share in land underneath.

30. To deal with fully and in all manner and to warn off and prohibit and if necessary, proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said attorneys or any other Director of the Company wherein and whereunder the present appointed Attorneys are the Directors may deem fit and proper.

31. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipment and machineries against loss or damage by fire, earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys and to pay all premium thereof.

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32. To obtain loans and finance in respect of any aspect of the Project including the Development of Subject property that is to say the **SCHEDULE PROPERTY** from any Banks and/or the Financial Institutions by mortgaging and charging the Subject Property in respect of allocation of the Developers/Builders including the proportionate land of the Subject Property or any part thereof, without howsoever creating any financial obligation upon the Principals/Land Owner.
33. To grant "consent" and "No objection Certificate" and permit and Transfer of Units, Parking Spaces and other Transferable Areas including basement comprised in respect of the Allocation of the Developer/Builder to take loans from any Banks or Financial Institutions.
34. To advertise and publicize and Development Project at the subject Property or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same.
35. To negotiate, take bookings and applications of whatsoever nature in respect of sale, leasing out, letting out or otherwise transfer of the Allocation of the Developers/Builders or any part thereof and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of any transfer of any Allocation

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of the Developers/Builders and issue receipts, acknowledgements and discharges therefore and to fully exonerate the person or persons paying the same.

36. To prepare, sign, execute and/or deliver all papers, documents, agreements, sale deeds, deeds of conveyance, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Allocation of the Developer/Builder.
37. To enforce any covenant in any agreements, deed or any other contracts or documents of transfer executed by the Principals and the Developers/Builders and to exercise all rights and remedies available to the Principals and the Developer/Builder thereunder.
38. To terminate any contract, agreement, right of occupancy user enjoyment with any person or persons intending to acquire the Allocation of the Developer/Builder or any part thereof for and on behalf of the principal in such manner as the said attorneys may deem fit and proper.
39. To ask, demand, sue for, recover, realize and collect all moneys, earnest moneys, considerations, construction costs, extras, deposits, additional facility or other charges, charges for maintenance and/or facilities provided in the subject property, advances, compensations, interests, damages, statutory levies and/or duties,

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025

payments whatsoever etc., which are or may be due payable or recoverable from any Transferees/purchasers or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

40. To have the Allocation of the Developers/Builders or any part thereof to be separately assessed and mutated in the name of the Owner/Purchaser/ Transferee/Alienee thereof and in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorneys may deem fit and proper.

41. To contest or challenge any proceeding relating to vesting or acquisition or relating to any encumbrance, obligation or liability, conversion mutation, assessment of valuation and fixation of rates or taxes by the Kolkata Municipal Corporation including any affair regarding granting of sanction or approval of building plan, revised plan, project plan by the said Corporation or any part thereof and to attend hearings and object or settle with term or terms and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof. And that our said Attorneys shall move in our names and on our behalf before all the Govt. Offices, Officers and Authorities including before the Hon'ble High Court at Calcutta under Article 226 of the Constitution of India for having due redressal.

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025

42. To deal with any claim of any third party fully and in all manner and to oppose or settle the same either mutually or by operation of law.
43. For all or any of the purposes herein stated to apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, and appear and represent the principals before the concerned collector, District Magistrate, ADM, Kolkata Municipal Corporation, Police Authority including local Tollygunge Police Station, Fire Brigade, Greater Kolkata Metropolitan Development Authority, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Pollution Control Board, Police Authority, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, CESC, Insurance Companies, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi-Judicial, Municipal Corporation and other authorities and all private bodies and service providers and to issue Board Resolutions in the name of its authorized signatory to enable the Developer to give effect to

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the terms & conditions of this Development Agreement and sale of constructed spaces and all other persons and also all courts, tribunals and appellate authorities including Writ Jurisdiction of the Hon'ble High Court at Calcutta and to do all acts deeds and things as our attorneys may deem fit and proper. \

44. To appear and represent the Principals before any Registrar of Assurance, District Registrar, Sub-Registrar, Additional Registrar, Magistrate both Executive and Judicial and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorneys by virtue of the powers hereby conferred.
45. To produce and deposit and take back any title deeds or documents relating to the Subject Property or any part thereof from any office, tribunal and court of law.
46. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions, review, arbitration proceedings, and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2026

judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi-Judicial authorities and forums, Statutory authorities, presiding officers, authorized officer, etc. and to sign, declare, verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorneys, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorneys may think fit and proper.

47. To accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or other authorities and/or persons.

48. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.

49. To accept or object to the assessments of valuations or taxes or land revenue in respect of the Subject Property or any part and to apply for amalgamation of the Schedule holding in the names of the Landowners or share thereof before the Kolkata Municipal Corporation and the Revenue Office and Department of the Govt.

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025

of West Bengal and to attend all hearings and have the same finalized.

50. To pay all rates, taxes, land revenue, charges, expenses and other outgoings whatsoever (including municipal corporation rates and taxes and other charges whatsoever) payable in respect of the said subject property or any part thereof or the buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid from the concerned authorities and to grant receipts and discharges in respect thereof.

51. To construct, effect and raise boundary walls in and around the said Subject Property or portions thereof.

52. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities including from Kolkata Municipal Corporation Authority.

53. To execute any deed or sale, gift or any other instrument of transfer in respect of the allocated areas of the Developers/Builders along with proportionate share in the Schedule property in favour of any intending Purchaser(s) to settle consideration thereof and to receive earnest money or part of consideration money or consideration money in full and to present such document(s) of transfer before the concerned registration office, to admit execution and to perform all other acts, deeds and things to be required for effectual registration of a deed of transfer in favour of the intending

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025

purchaser or purchasers and to grant proper registration slip in favour of the intending purchaser or purchasers and following such execution and registration of any such deed or deeds of sale or deeds of transfer our said attorneys shall deliver physical and khas possession of the schedule property and the constructed areas, residential flats, garage or parking space thereon or any part thereof in favour of the intending purchaser or purchasers in our names and on our behalf and in respect of our said property and buildings or any part or portion thereon described in the Schedule hereunder written free from all encumbrances, lien, charges and attachment whatsoever. Provided Always in case of execution of Agreement for Sale and Deed of Conveyance the power hereby given is strictly limited in respect of the allocated areas of Developers/Builders and our said attorneys shall well indemnify save and keep us saved and indemnified us from any damage or injury in connection with receipt of consideration money in respect of the allocated areas of the Developers/Builders. To make it clear that the said Development agreement executed by us and the said Developers/Builders on this day, shall be read and interpreted analogously considering both the documents a single document for its legal interpretation and both the documents shall remain in force till completion of the entire construction work with delivery of our allocated areas with completion certificate from the local Kolkata Municipal Corporation Authority.

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2026

54. To obtain loans and finance in respect of any aspect of the project including the development of the subject property, that is to say the schedule property from any banks and/or any financial institutions by mortgaging and charging the subject property in respect of the Developer's Allocation, including proportionate share of land and common space of the subject property. This is without creating any financial obligation open the Owners.

55. To receive all letters parcels or other postal articles and documents in respect of the subject property and to grant proper and effectual receipt thereof.

56. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, solicitors, and to revoke such appointments, to commence and/or institute any suits, proceedings, appeals and revision before the competent court of law and to sign and execute all complaints, petitions, written statements, written objection, Memorandum of Appeals and to depose before any Court of Law in our names and on our behalf.

57. To appoint substitute and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.

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District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2026

WE hereby declare that the powers and authorities hereby granted shall remain in force till the said property is fully and properly developed as per development agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyances of the land, buildings, flats, garage, parking space, commercial areas and other constructed areas save and except the allotted area to the owner conveyed to the intending purchasers and handing over the entire complex to the Association of Apartment Owners is registered and starts functioning.

It is specified hereby that the Developer herein are empowered to deal with Developers Allocation and not Owners Allocation.

GENERALLY, to do all acts as our lawful attorney or agent in respect of our property, in relation to the matters aforesaid and all other matters concerning the property described in the **First Schedule** hereunder written, in which we have any interest or concern.

AND further we hereby declare that we shall not do anything inconsistent with the Power of Attorney **AND THAT** all such acts, deeds and things done or to be done by our said Attorneys singly or jointly shall be deemed to have been done by us binding ourselves as our acts and actions.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done in or about the said premises aforesaid.

am KA

Manjun Karati
 Aparajita Karati
 Paramita Karati



Furthermore, we agree to perform, comply with, and implement the terms and conditions of the said Development Agreement in full.

THE FIRST SCHEDULE ABOVE REFERRED TO

(THE PREMISES)

ALL THAT the partly three-storied building, and partly four-storied building, each floor measuring an area of 2200 square feet more or less, and partly four-storied building, the fourth floor measuring an area of 800 square feet more or less, together with the piece or parcel of rent-free land thereunto belonging, on which or on part whereof the said structure is erected and built, containing by measurement an area of 5 (Five) Cottahs, 5 (Five) Chittacks and 44 (Forty-four) Square Feet, be the same a little more or less, being C.I.T. Scheme No. XLVIII, formed out of portions of old Premises Nos. 29A and 29B, Lake View Road, and 23, Monoharpukur 1st Lane, and comprised in Holding Nos. 206 and 200, Sub-Division and Division VI, Dihi Panchannagram, and being the premises originally known as Premises No. 112, Lansdowne Extension (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700 029, within Ward No. 90 of the Kolkata Municipal Corporation with all easementary rights attached thereto butted and bounded in the following manner :

ON THE NORTH : Plot No.342, C.I.T. Scheme No. XVB;

ON THE EAST : Plot No.115, C.I.T. Scheme No. XLVII;

hm *Ka*

Mangal Karati
Upasana Karati
Paranita Karati



District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025

ON THE SOUTH : Plot No.113 and 114 of C.I.T. Scheme No. XLVII
and

ON THE WEST : 40'feet C.I.T. Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

Developer's Allocation

ALL THAT the entire First Floor, remaining portion of the Second Floor (excluding the Owners Allocation), entire Third Floor, entire Fourth Floor and, if permitted under the prevailing building rules and duly sanctioned by the Kolkata Municipal Corporation, any additional floor (entirely) over and above Fourth floor of the newly constructed building, together with the remaining parking area on the ground floor of the said building, save and except Owners' Allocation as aforesaid together with proportionate share in the land measuring an area of 5 (Five) Cottahs, 5 (Five) Chittacks and 44 (Forty-four) Square Feet more or less, be the same little more or less, lying situate at and being portion of Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata - 700 029, within Ward No. 90 of the Kolkata Municipal Corporation, along with right of user of the common areas and facilities in common with other Co-owners of the building.

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Manjiv Karati
Sparajita Karati
Paramita Karati



District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025

THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Areas and Facilities)

1. The foundation, columns, beams, supports, corridors, lobbies, stairs, stairways, landing, entrances and exit, roof/roofs of the building.
2. Common passage, Common meter. Pump room.
3. Water pump, masonry tanks, underground water reservoir's water pipes, other common plumbing installations.
4. Boundary walls, other walls of the building and main gates, such other common parts, areas, equipment's, installations, fixtures, fittings covered and open spaces in or about the said building as are necessary for passage to or user and occupancy of the flat or flats in common as are easement of necessity of the said building.
5. Drainage and sewerage system.
6. Lift.
7. Roof.

Handwritten signature

Handwritten signature

Manjun Karati
Uparaj La Manta
Paramita Karati



District Sub Registrar-II
Alipore, South 24 Parganas
- 9 OCT 2025

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the 9th day of October Two Thousand Twenty-Five.

SIGNED, SEAL AND DELIVERED

In the presence of :

1. Pranab Kumar Bel
131, B.C. Road
Kolkata-700034

1) Manoj Karati
2) Upasmita Karati
3) Paramita Karati

OWNERS

SKYVIEW VERDANT PROJECTS LLP,

Harshit Bawer

Designated Partner / Authorized Signatory

2.
Subhasis Das
Gupta, Alipore
Kolkata-27

SKYVIEW VERDANT PROJECTS LLP

Karan Agorwala
Designated Partner / Authorized Signatory

DEVELOPER

Drafted by as per documents and

instructions given by the Parties

Subhasis Das Gupta

Sri Subhasis Das Gupta

Advocate

Alipore Judges Court

Kolkata: 700027

WB 952/1989



Major Information of the Deed

Deed No :	I-1602-14343/2025	Date of Registration	09/10/2025
Query No / Year	1602-8002781311/2025	Office where deed is registered	
Query Date	09/10/2025 11:46:07 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhasis Das Gupta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : XXXXXXXX , Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 5,10,00,000/-		Rs. 5,18,10,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 232/- (Article:E, M(b).)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160214320/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hemanta Mukherjee Sarani, , Premises No: P-112, , Ward No: 090 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 5 Chatak 44 Sq Ft	4,50,00,000/-	4,50,00,000/-	Width of Approach Road: 40 Ft., Project Name :
Grand Total :				8.8665Dec	450,00,000 /-	450,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	7400 Sq Ft.	60,00,000/-	68,10,000/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 2200 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2200 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 2200 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 800 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		7400 sq ft	60,00,000 /-	68,10,000 /-	

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 649525 to 649563

being No 160214343 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.10.09 15:46:43 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 09/10/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.