



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AU 111461

17/1/2025
28/1/25

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

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

17 JAN 2025

DEVELOPMENT POWER OF ATTORNEY

NOW KNOW ALL MEN BY THESE PRESENTS that WE,

1.SMT. RUPALI DUTTA , having pan number CAPPD5597N, Aadhar card number 6660 0102 6613 daughter of Late Parimal Dutta, by faith- Hindu, by Nationality- Indian, by occupation – Teacher, residing at Fuleswar, Howrah, West Bengal, P.S. Uluberia, P.O Fuleswar, West - Bengal - 711316.

2. SMT. SONALI DUTTA (BISWAS) , having pan number **BGXPB6544G**, Aadhar number **8566 1028 8325** daughter of Late Parimal Dutta, by faith- Hindu, by Nationality- Indian, by occupation – House - wife residing at 149/3, Becharam Chatterjee Road, P.S. Parnasree, P.O. Behala, Kolkata - 700034

3. SRI. PANKAJ DUTTA , having pan number **BWYPD6972K**, Aadhar card number **9243 1166 1392** son of Late Parimal Dutta, by faith- Hindu, by Nationality- Indian, by occupation – retired, residing at Dutta Villa, 34, Brajamani Debya Road, P.S. Thakurpukur, P.O Sarsuna, Kolkata - 700061 hereinafter collectively called and referred to as the **“LAND OWNER/ OWNER”**.

Do hereby nominate constitute and appoint **M/S SKYARE DEVELOPERS (P) LIMITED**, CIN of the company U45309WB2016PTC217164, having pan number AAXCS4676E a company formed under companies Act 1956, amended from time to time and having its office at 98A/3, Brojomoni Debya Road, Police Station Thakurpukur, Kolkata - 700061 represented by its director **SRI. PRODOS KUMAR ADHIKARI** having pan number ARNPA8234A , Aadhar number 7646 7445 4866 mobile number 98741 56510 son of Sri. Provat Kumar Adhikari, residing at 259, Kalitalla Road, Police Station Garfa, Kolkata - 700078, to be our ATTORNEY herein to do all acts and deeds in connection with the construction of the entire building at or on **FIRST SCHEDULE** – property that is to say :-

To look after, manage, control, supervise and develop our property

(A) ALL THAT piece and parcel of bastu land measuring an area 4 (Four) Cottahs 10 (Ten) Chittaks 0 (zero) sq.ft. be the same a little together with structure having brick wall and R.T shed standing thereon covering 120 sq.ft. lying or situate in the district 24- Parganas (South), Police station Thakurpukur comprised in L.O.P No.25, C.S. Plot No.6(P) in Mouza Paschim Barisha J.L. no.19, P.S. Thakurpukur Premises Number 134, Rajamani Debya Road Assessee Number 411260201340 within the municipal limits of Ward No. 126 of the Kolkata Municipal Corporation, TOGETHER WITH all sorts of easement rights over the common passage / Road and other benefits, facilities, advantages and appurtenances thereto and which is more fully and particularly described in the First Schedule hereinafter written.

Pradeep Kumar Aul

(B) To enter into the said Premises and to develop the same after demolishing the existing old structures at the said premises and to that effect to engage Engineer and/or Architect and thereby to prepare Building plan through Engineer and sign & submit the same for necessary sanction before the Kolkata Municipal Corporation, and also to sign in the modified plan, and other necessary papers as would be required and to submit the same to the Kolkata Municipal Corporation, in our names and on our behalf for obtaining necessary sanction and for that purpose to deposit any fees and also to sign all other necessary papers and documents in respect thereof as mentioned in the registered Development Agreement dated 11.01.2025 duly registered in the office of the D.S.R.!!!... recorded in Book number. I Volume number...1603..... pages from..... to..... for the year 2025. Deed.No- 0881/2025

Pradeep Kumar Aul

(C) To represent us before all concerned authorities including the Kolkata Municipal Corporation for Sanction of building plan new as well revised , water connection, drainage and sewerage connections etc. and to take New Electric Meter and service connection from the Calcutta Electric Supply Corporation Ltd. as the Owners of the said premises and in connection with all matters relating thereto for that purpose to sign and execute all necessary papers, applications forms and documents, as are reasonably required, in our names and on our behalf.

(D) To make sign and verify all applications or objections before the appropriate authority or authorities concerned for all and any license, permission, No-objection or etc. required by law in connection with the management and development of our aforesaid property .

(E) To appoint and dismiss staff and workers and to settle their remuneration and others of the office and to dismiss and suspend them.

(F) That our said **Attorney/ Developer** herein shall have the right to enter into any Agreement for sale with any intending purchaser or purchasers, save and except Owners' allocation for sale of Developer's share of Allocation, as per terms of the Development Agreement dated 17.01.2025, excepting the Owner' Allocation of the proposed New Building, all the remaining constructed area in the New Proposed Building comprising several flat or flats space or spaces, together with undivided impartible proportionate share or interest in the land along with common rights, facilities and benefits in the common parts and service areas at the said premises and to that effect to receive earnest money, any part payment including the entire sale proceeds from the intending purchaser/purchasers and to give receipt(s) thereof.

(G) That our **Attorney/ Developer** herein shall sign and execute all Agreement(s) for sale, Deed(s) of conveyance, any declaration, boundary declaration, Deed of Gift and/ or any other documents and to admit execution and present all such Agreements, Deeds and documents before the concerned Registration Offices and to that effect to sign and execute all necessary papers and documents for complete registration unto and in favour of such intending purchaser or purchasers and to handover and/or deliver peaceful vacant possession of the Developer's Allocation only in our names and on our behalf as per terms of Joint Venture Agreement executed by and between us and the Developer and the Owners shall not be liable or responsible in any for disposal or transaction of Developer's Allocation .

(H) That our said **Attorney/ Developer** herein shall make, sign and verify all applications or objections, Vokatnama and Affidavits to appropriate authorities for all licenses, permissions or consents etc. required by law in connection with management of our aforesaid property with respect to our share. .

(I) To appear and represent us before all courts, either Civil, Criminal, original or revenue, Revisional or appellate and also before Registration Offices/authorities concerned and all departments of the Govt. or Semi Govt. and to sign and verify all applications, petitions, Vokatnamas, Powernamas etc. to file plaints, petitions, applications written statements, appeals, or objections statements before any Magistrate or before any sub-Judge, Sessions Judge, District Judge, High Court etc. in our names and on our behalf and to that effect to sign and execute all such papers, petitions, documents, applications etc. as and when shall be reasonably required

relating to our said property as and when our said Attorney shall deem fit and necessary at his absolute discretion.


(J) To engage appoint and constitute any pleader, Advocate or any other legal practitioner or any Agent whenever our said Attorney shall think fit and proper

(K) To defend and contest all cases, suits and proceedings if institute by any person or persons authority against us relating to our said property.


(L) To receive and acknowledge any summons or notices relating to the said property and to reply thereof in our names and on our behalf.

(M) Our said **Attorney/ Developer** herein shall take all initiative to mutate the said property in our names before the Kolkata municipal Corporation or before any other appropriate authority concerned, and also to obtain necessary permission, consent and no-objection in any matter relating to our property from the Kolkata Municipal Corporation, K.M.D.A., K.I.T., CESC. Ltd., B.L. & L.R.O. concerned, any other Govt. or Semi- Govt. office/authority concerned etc. for all purposes relating to development of our said property.


(N) To appoint and engage on our behalf Pleaders, Lawyers, Advocate or Solicitors whenever our said Attorney shall think fit and proper and to discharge and/or terminate his or their appointment.




(O) That by virtue of this power of Attorney our **Attorney/ Developer** herein shall have the absolute right and liberty to issue No-Objection certificate on our behalf to mortgage the Developer's share of Allocation before any Nationalized Bank, Private Bank or any other Financial Institution.



AND GENERALLY to do all acts, deeds, things and matters which are in the opinion of our **Attorney/ Developer** herein ought to be done and all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things done by us as if We were present and done the same by ourselves



AND WE do hereby ratify and confirm and agreed all act or acts, deed or deeds of our **Attorney/ Developer** herein which it shall lawfully do, execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney.



IN WITNESS WHEREOF, we the principal of this Power of Attorney have hereunder to set and subscribed our hand this the 17th January 2025.

SIGNED SEALED AND DELIVERED

By the principal at Kolkata in the presence of

Witnesses:

1 *Susmita Mishra*
add: Rampur (M)
Gosindapur,
KOL-700141

Rupali Dutta

Smriti Biswas

Pankaj Dutta

Signature of Principal.

SKYARE DEVELOPERS PVT. LTD.

Proboj Kumar Adhikari

DIRECTOR

Accepted by me:

Signature of Attorney.

2. *Samir Shaw*
54, R.K. Sarani
Behala-Kolkata-700060

Drafted by me:

Ratanav. Dutta

Advocate, Alipore Court, Kolkata.

WB/277/83



SPECIMEN FORM FOR TEN FINGER PRINTS



Rupali Dutta	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Rupali Dutta



Sonali Biswas	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Sonali Biswas



Pankaj Dutta	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Pankaj Dutta



Rados Kumar Adhikari	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Rados Kumar Adhikari

Major Information of the Deed

Deed No :	I-1603-00891/2025	Date of Registration	17/01/2025
Query No / Year	1603-8000163191/2025	Office where deed is registered	
Query Date	17/01/2025 2:46:58 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RITA DUTTA Thana : Allpore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9432512347, Status :Others		
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. 46,43,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160300881/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



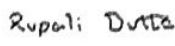


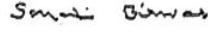


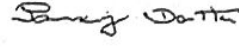
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brojomony Debya Road, , Premises No: 134, , Ward No: 126 Pin Code : 700061

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	4 Katha 10 Chatak		46,25,003/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				7.6313Dec	0 /-	46,25,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	120 Sq Ft.	0/-	18,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Thatched, Extent of Completion: Complete					
Total :		120 sq ft	0 /-	18,000 /-	



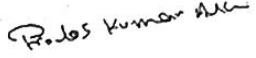
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Rupali Dutta, (Alias: Rupali Mondal) Daughter of Late Parimal Dutta Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office	 17/01/2025	 LTI 17/01/2025 Captured	Signature  17/01/2025
	Fuleswar Howrah, City:- Not Specified, P.O:- Fuleswar, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711316 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: caxxxxxx7n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office			
2	Name Mrs Sonali Biswas, (Alias: Sonali Dutta) Daughter of Late Parimal Dutta Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office	 17/01/2025	 LTI 17/01/2025 Captured	Signature  17/01/2025
	149/3, Becharam Chatterjee Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: bgxxxxxx4g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office			
3	Name Mr Pankaj Dutta Son of Late Parimal Dutta Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office	 17/01/2025	 LTI 17/01/2025 Captured	Signature  17/01/2025
	34, Brajamani Debya Road, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: bwxxxxxx2k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office			



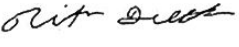
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SKYARE DEVELOPERS PRIVATE LIMITED 98A/3, Brojomoni Debya Road, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: AAxxxxxx6E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Prodos Kumar Adhikari (Presentant) Son of Mr Provat Kumar Adhikari Date of Execution - 17/01/2025, , Admitted by: Self, Date of Admission: 17/01/2025, Place of Admission of Execution: Office	 Jan 17 2025 3:02PM	 Captured LTI 17/01/2025	 17/01/2025
259, Kalitala Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aRxxxxxx4A,Aadhaar No Not Provided Status : Representative, Representative of : SKYARE DEVELOPERS PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Rita Dutta Wife of Late Palash Dutta Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 17/01/2025	 Captured 17/01/2025	 17/01/2025
Identifier Of Mrs Rupali Dutta, Mrs Sonali Biswas, Mr Pankaj Dutta, Mr Prodos Kumar Adhikari			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Rupali Dutta	SKYARE DEVELOPERS PRIVATE LIMITED-2.54375 Dec
2	Mrs Sonali Biswas	SKYARE DEVELOPERS PRIVATE LIMITED-2.54375 Dec
3	Mr Pankaj Dutta	SKYARE DEVELOPERS PRIVATE LIMITED-2.54375 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Rupali Dutta	SKYARE DEVELOPERS PRIVATE LIMITED-40.00000000 Sq Ft
2	Mrs Sonali Biswas	SKYARE DEVELOPERS PRIVATE LIMITED-40.00000000 Sq Ft
3	Mr Pankaj Dutta	SKYARE DEVELOPERS PRIVATE LIMITED-40.00000000 Sq Ft

Endorsement For Deed Number : I - 160300891 / 2025

On 17-01-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:52 hrs on 17-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Prodos Kumar Adhikari .

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 46,43,003/-

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

Execution is admitted on 17/01/2025 by 1. Mrs Rupali Dutta, Alias Rupali Mondal, Daughter of Late Parimal Dutta, Fuleswar Howrah, P.O: Fuleswar, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Hindu, by Profession Others, 2. Mrs Sonali Biswas, Alias Sonali Dutta, Daughter of Late Parimal Dutta, 149/3, Becharam Chatterjee Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others, 3. Mr Pankaj Dutta, Son of Late Parimal Dutta, 34, Brajamani Debya Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Others

Indetified by Mrs Rita Dutta, , , Wife of Late Palash Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-01-2025 by Mr Prodos Kumar Adhikari, Director, SKYARE DEVELOPERS PRIVATE LIMITED, 98A/3, Brojomoni Debya Road, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by Mrs Rita Dutta, , , Wife of Late Palash Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21, Amount: Rs.100.00/-, Date of Purchase: 15/01/2025, Vendor name: S S ROY CHOWDHURY



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 25186 to 25202
being No 160300891 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.01.17 17:18:37 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 17/01/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.