

2188/2023

1-02117/23



पश्चिम बंगाल WEST BENGAL

AL 770679

2/2 18-800572342/2023

Declarant that the document is genuine
is genuine. The Signature Sheet and
the document Sheet Attached to the
document are the part of the document.

Attestation of the Signatures
Notary Public, 24/03/2023

02 MAR 2023

DEVELOPMENT POWER OF
ATTORNEY

SKY TOUCH INFRASTRUCTURE
Sayan Barik
Partner

KNOW ALL MEN BY THIS PRESENTS THAT WE, SRI BROJEN DUTTA [PAN. ADOPD7211K], son of Late Taraknath Dutta, by faith: Hindu, by nationality: Indian, by occupation: Business, residing at: 1/1, B P Mitra Road, P.S. Baranagar, Alam Bazar, Kolkata - 700035, Dist. North 24 Pgs, send greetings:-

WHEREAS By a registered Deed of Indenture dated 21st day of May 1959 made between the said Governor of West Bengal therein called the Vendor of the One Part and the said K.L Thirani & Co. Ltd. therein called the Purchaser of the Other Part and registered at the Sub-Registrar, Cossipore Dum Dum and entered in Book No. 1 Volume No. 102 at Pages 19 to 24 Being No. 6451 for the year 1959, the Governor of West Bengal for the consideration therein mentioned granted sold transferred and conveyed unto the said KL Thirani & Co. ALL THAT piece or parcel of land hereditaments and premises situated in the village Bonhoogly, Thana Baranagar. Sub-Registry Cossipore Dum Dum, Pargana Calcutta in the district of 24-Parganas comprising earlier cadastral Plot No. 510 and portion of cadastral survey Plot Nos. 496, 497 and 498 now known and renumbered as survey Dag No. 496/2490 admeasuring 0.12 acre, Dag No. 496 admeasuring 1.03 acre, Dag No. 496/2491 admeasuring 0.20 acre and Dag No 510 admeasuring 1.49 acre aggregating to 2.84 acre (8 Bighas 11 Cottahs and 13 Chittaks) be the same a little more or less bearing Holding Nos. 480, 482 and 483 respectively under modified Khatian No. 1362 being Municipal No. 125 and 127 B.T. Road, Calcutta 700035 containing asbestos shed of 5144.61 sq. meter (55356.06 square feet) be the same a little more or less.

AND WHEREAS By an Order dated 24th August, 1993 passed by Hon'ble High Court at Calcutta in Company Petition No 88 of 1991, the said company has been directed to be wound up and the Official Liquidator, High Court, Calcutta became the liquidator of the said company thereafter referred to as the "said company (in liquidation)".

AND WHEREAS in terms of the said order of winding up of the said company (in liquidation) dated 24th August, 1993 the Official Liquidator, High Court, being the Liquidator of the said company (in liquidation) took possession the entire asset and properties of the said company (in liquidation).

SKY TOUCH INFRASTRUCTURE
 Partner
 Brojen Baranagar

AND WHEREAS in terms of the Order of the Hon'ble High Court, Calcutta passed in C.P. No. 88 of 1991, the Official Liquidator, High Court, Calcutta passed a sale notice in the newspaper inviting intending to make offer for the purchase of the entire assets and properties of the said company (in liquidation) as a going concern and "as is where is basis"

AND WHEREAS Pursuant to the said notice of the Official Liquidator, High Court, Calcutta One M/s. Shreyashi Tradecom Pvt. Ltd. also made an offer for a sum of Rs. 70,00,000/- (Rupees Seventy lacs only) for the purchase of entire assets and properties of the said company (in liquidation) before the Hon'ble High Court, Calcutta as a going concern and as is where is basis and in an open auction conducted by the Hon'ble High Court, Calcutta. The offer made by the said M/s. Shreyashi Tradecom Pvt. Ltd. became the highest offer and as a result thereof by an order dated 31st March, 2000 the Hon'ble Mr. Justice Pinaki Chandra Ghosh was pleased to confirm the aforesaid sale of the entire assets and properties of the said company (in liquidation) in favour of the, said M/s. Shreyashi Tradecom Pvt. Ltd. for a total sum of Rs.70,00,000/- (Rupees Seventy lacs only) as a going concern with a direction to the purchaser to pay and/or take all the liabilities of the work man of the said company(in liquidation) and the dues of the Provident Fund Authority with a further direction that after payment of full consideration of such sale to the Official Liquidator, High Court, Calcutta, the possession will be handed over to the purchase.

AND WHEREAS The Hon'ble High Court at Calcutta by its Order dated 31st March, 2000 duly accepted the offer of the said M/s. Shreyashi Tradecom Pvt. Ltd. for sale of all assets and properties of the said company (in liquidation) for a total consideration of Rs. 70,00,000/- (Rupees Seventy lacs only). In pursuance of the aforesaid order of confirmation of sale dated 31.03.2000 the said M/s. Shreyashi Tradecom Pvt.Ltd. or about 28.04.2000 paid the entire consideration of the said sum of Rs. 70,00,000/- (Rupees Seventy lacs only) to the Official Liquidator, High Court, Calcutta and The Official Liquidator, High Court Calcutta duly accepted the same by acknowledging receipts thereof Vide receipt No. 22409 dated 18.04.2000 for Rs. 17,50,000/- and receipt No. 22438 dated 05.05.2000 for Rs.52,50,000/- both in Book No. 616.

SKY TOUCH INFRASTRUCTURE
Sugan Banerjee
Partner

AND WHEREAS After receiving the entire sale proceeds as aforesaid the Official Liquidator, High Court, Calcutta on 15.05.2000 and 17.05.2000 handed over the assets and properties of the said company (in liquidation) on as is where is basis to the said M/s. Shreyashi Tradecom Pvt. Ltd.

AND WHEREAS By a Registered Deed of Conveyance dated 18th day of September, 2002 made between The Official Liquidator, High Court, Calcutta being the Liquidator of the said K.L. Thirani & Co. Ltd. (in liquidation) having its office at 9, Old Post Office Street, 5th floor, Kolkata-700 001 therein called the Vendor of the One Part and the said M/s. Shreyashi Tradecom Pvt. Ltd. a company incorporated under the provisions of Companies Act, 1956 having its registered office at 1 & 3, Brabourne Road, Kolkata-700 001 therein called the Purchaser of the Other Part and resgistered at the Office of the Additional District Sub-Registrar Cossipore Dum Dum in Book No. 1 Volume No. 2 at Pages 59 to 74 Being No. 48 for the year 2003 the said Official Liquidator, High Court, Kolkata being the liquidator of K.L. Thirani & Co. Ltd. (in liquidation) for the consideration therein mentioned granted sold transferred and conveyed unto the said M/s. Shreyashi Tradecom Pvt. Ltd. the Purchaser therein ALL THAT piece or parcel of land hereditaments and premises together with asbestos shed structure thereon standing containing a total area of 2.84 acres equivalent to 8 Bighas 11 Cottahs and 13 Chittaks more or less situate lying at and being Premises No. 125 and 127, B.T. Road, Kolkata-700 035 within the jurisdiction of Baranagar Municipality comprised in Dag No. 496/2490, 496, 496/2421 and 510 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Pargans.

AND WHEREAS After purchase as aforesaid the said M/s. Shreyashi Tradecom Pvt. Ltd. mutated its name in the records of the Baranagar Municipality in respect of the said above mentioned land being Plot No. 125 & 127, B.T. Road and the said Municipality has assessed the said plot of land as Plot No. 125 of B.T. Road, Kolkata-700 035 being Municipal Holding No. 538 of B.T. Road.

AND WHEREAS Thus the said M/s. Shreyashi Tradecom Pvt. Ltd. then became Owner and absolutely seised and possessed of the said piece or parcel of land hereditaments and premises containing total area of 2.84 acres equivalent to 8 Bighas 11 Cottahs and 13 Chittaks more or less situate lying at and being

Premises No. 125 B.T. Road, (formerly No. 125 & 127, B.T. Road) Kolkata-700 035 being Municipal Holding No. 538 of B.T. Road under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in Dag No. 496/2400, 496, 496/2421 and 510 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Pargans.

AND WHEREAS By an Indenture of Conveyance dated 28th day of November 2003 made between the said M/s. Shreyashi Tradecom Pvt. Ltd. therein called the Vendor of the One Part and the said Mrs. Bhawna Kapoor the Vendor No. 1 herein therein called the Purchaser of the Other Part and registered at the Cossipore Dum Dum Sub-Registration Office in Book No. I Being No. 00910 for the year 2003 the said M/s. Shreyashi Tradecom Pvt. Ltd. for the consideration therein mentioned granted sold transferred and conveyed unto the said Mrs. Bhawna Kapoor ALL THAT portion of piece or parcel of land hereditaments and premises together with a asbestos shed structure (measuring 5390 Square feet) thereon standing containing an area of 8 Cottahs 6 Chittaks and 17 Square feet equivalent to the area of 6047 Square feet more or less situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata-700 035 being part of Holding No.538 of B.T. Road under Ward No. Station 32 comprised within the in jurisdiction part of Dag of No.496 Baranagar under Municipality under Baranagar Mouza Bonhooghly Police in the district of North 24-Pargans fully Khatian No. 1362 of thereunder written absolutely and for ever.

AND WHEREAS By another Indenture of Conveyance dated 28th day of November 2003 made between the said M/s. Shreyashi Tradecom Pvt. Ltd. and the said Mrs. Bhawna Kapoor and Mr. Siddharth Vohra and registered at the Cossipore Dum Dum Sub-Registration Office in Book No. I Being No.00911 for the year 2003 the said M/s. Shreyashi Tradecom Pvt. Ltd. for the consideration therein mentioned granted sold transferred and conveyed unto the said Mrs. Bhawna Kapoor & another ALL THAT portion of piece or parcel of land hereditaments and premises together with a asbestos shed structure (measuring 250 Square feet) thereon standing containing an area of 4 Cottahs 7 Chittaks and 2 Square feet equivalent to the area of 3199 Square feet more or less situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata700 035 under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Municipality

comprised in part of Dag No 496 under Khatian No 1362 of Mouza Bonhooghly in the district of North 24 Parganas fully described in the Schedule thereunder written absolutely and for ever

AND WHEREAS Thus the said Mrs. Bhawna Kapoor and Mr. Siddharth Vohra the Vendors herein are absolutely seized and possessed of the portion of the said pieces or parcels of land hereditaments and premises together with asbestos shed structures thereon standing containing total area of 12 Cottahs 13 Chittaks and 19 Square feet equivalent to the area of 9246 Square feet more or less (out of which Mrs. Bhawna Kapoor is entitled to an area of 8 Cottahs 6 Chittaks and 17 Square feet more or less and Mrs. Bhawna Kapoor and Mr. Siddharth Vohra are jointly entitled to an area of 4 Cottahs 7 Chittaks and 2 Square feet more or less thus totaling an area of 12 Cottahs 13 Chittaks and 19 Square feet more or less) situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata-700 035 under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in part of Dag No. 496 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Parganas fully described in the First Schedule hereunder written (hereinafter referred to as 'the said property') free from all encumbrances and liabilities whatsoever.

AND WHEREAS being satisfied of the above said deeds and documents Sri Brojen Dutta purchased the above said pieces or parcels of land hereditaments and premises together with asbestos shed structures thereon standing containing total area of 12 Cottahs 13 Chittaks and 19 Square feet equivalent to the area of 9246 Square feet more or less situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata-700 035 under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in part of Dag No. 496 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Parganas fully described in the First Schedule hereunder written (hereinafter referred to as 'the said property') from Mrs. Bhawna Kapoor and Mr. Siddharth Vohra by virtue of a Deed of Conveyance, which is recorded in Book No. 1, Volume NO. 11, Pages from 6412 to 6432, Being No. 04802 for the year 2012 and registered at Adar Cossipore, Dumdum on 07.07.2008.

SKY TOUCH INFRASTRUCTURE

Sujan Bera
Partner

AND WHEREAS 1, the executants herein entered into a registered Development agreement, which was duly executed & registered on 14/03/2023 at ADSP Cossipore Dumdum, being Deed No. I-150602033/2023 with the Developer : **M/S SKY TOUCH INFRASTRUCTURE, (PAN - AEYI 51114B)** a partnership firm, office address at 10/2, Sitala Mata Lane, P.O. Nowapara, P.S. Baranagar, Kolkata 700090, Dist. North 24 Pgs, in the State of West Bengal and also at 179 GLT Road, P.S. Baranagar, Kolkata 700108, Dist. North 24 Pgs, in the State of West Bengal Represented by its partners - (1) **SRI SANKAR ROUTH (PAN No. AGGPR8409J), (Aadhar No. 6051 0890 2293)** son of Swapan Routh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 2/1 Girish Chandra Ghosh Street, P.S. Baranagar, Kolkata 700108, Dist. North 24 Parganas, (2) **SRI SUBHASIS GHOSH (PAN No. AMZPG0742J), (Aadhar No. 5616 5567 7907)** son of Binod Behari Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 97/1/A, B T Road, 2nd Floor, Flat No. B/2, P.O. Nowapara, P.S. Baranagar, Kolkata - 700090, Dist. North 24 Parganas and (3) **SRI SAGAR BANDA (PAN NO. FCVPB5445L), (Aadhar No. 7180 5335 7135),** s/o Sri Biswajit Banda, by faith - Hindu, by occupation - Business, residing at- 10/2, Sitala Mata Lane, P.O. Nowapara, P.S. Baranagar, Kolkata 700090, Dist North 24 Pgs, for construction of a multi storied building over the aforesaid and below schedule property and to carry on the said Constructional Work and to sell the same, save and except the owners' allocation, we, do hereby nominate, appoint and constitute **M/S SKY TOUCH INFRASTRUCTURE, (PAN - AEYFS1114B)** a partnership firm, office address at 10/2, Sitala Mata Lane, P.O. Nowapara, P.S. Baranagar, Kolkata 700090, Dist. North 24 Pgs, in the State of West Bengal and also at 179 GLT Road, P.S. Baranagar, Kolkata 700108, Dist. North 24 Pgs, in the State of West Bengal Represented by its partners - (1) **SRI SANKAR ROUTH (PAN No. AGGPR8409J), (Aadhar No. 6051 0890 2293)** son of Swapan Routh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 2/1 Girish Chandra Ghosh Street, P.S. Baranagar, Kolkata 700108, Dist. North 24 Parganas, (2) **SRI SUBHASIS GHOSH (PAN No. AMZPG0742J), (Aadhar No. 5616 5567 7907)** son of Binod Behari Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 97/1/A, B T Road, 2nd Floor, Flat No. B/2, P.O. Nowapara, P.S. Baranagar, Kolkata - 700090, Dist. North 24 Parganas and (3) **SRI SAGAR BANDA (PAN NO. FCVPB5445L), (Aadhar No. 7180 5335 7135),** s/o Sri Biswajit Banda, by faith - Hindu, by occupation - Business, residing at- 10/2,

Sagar Banda
SKY TOUCH INFRASTRUCTURE
Partner

Sitala Mata Lane, P.O. Nowapara, P.S. Baranagar, Kolkata 700090, Dist North 24 Pgs. as my true and lawful attorney, in our names and on our behalves to do inter alia the following acts, deeds and things etc

1. To appoint Architects, Engineers, labour etc. and to supervise, carry out the development work through contractors, Architecture and surveyors as may be required by our attorney on our behalf for construction a multistoried building over the below mentioned schedule property.
2. To prepare plans for the development of the said property describe in the schedule hereunder written and to sign and submit the same to the concern authority and Municipality for obtaining approval and Sanctioned plan of the same on our behalf in respect of our property mentioned the schedule.
3. To carry on corresponding with the represent us before all concerned authorities in connection with the development of the said property.
4. To pay various deposits to the municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and constructions of the structure thereon and to claim refund of such deposits paid by me said Attorney and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.
5. To approach different authorities and offices for the purpose of obtaining various permission and other service connection including water and electricity for carrying out the complete the development of the said property and construction of building plan.
6. To appear before the Govt. Department as also the Baranagar Municipality or any concerned authorities for the purpose of obtaining necessary "No objection Certificate" and or permission and on sanction in regard to the carrying out construction of the said building and completion thereof.
7. To file application, sign all documents, paid security deposit and obtain necessary fire permission from the West Bengal Fire Service and also obtain

No objection Certificate from the Pollution Control Board on our behalf as may be required.

8. To negotiate on terms and enter into agreement for sale or otherwise to deal with the dispose of the several flats/units to be constructed and to receive consideration from the intending purchaser or purchasers thereof and to give proper and lawful discharge for the same stated in Development Agreement.
9. To sign all the Agreement, Sale Deed, Deed of Conveyance, Memorandum of Understandings and also sign all letters of allotments, exchanges and possession letters and other necessary documents jointly with me with the intending purchasers.
10. To appear and represent us before the property Registrar of Assurance Office, DSR and ADSR Office and any other official and authority and present for registration the Deed or Deed of Conveyance/s of the sellable flats or any other instruments of whatsoever nature in respect thereof and admit execution jointly with me.
11. To sign the no objection certificate for the mutation procedure of Appropriate Municipal Authority or BLRO Office for the intending purchaser on behalf of the land owners or jointly with me.
12. To issue letters and writings and or undertaking as may be required from time to time by the local Municipal authority and or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction of the building.
13. To appear for us and on our behalf in all courts of civil and or criminal and to sign execute verify presents and file all application plaint petition, written statement vakalatnama or any other documents expedient if necessary in the opinion of the said attorney or be made signed executed verified presented or filed and to receive back such documents.
14. To appoint pleaders, solicitors, advocates to appear and in any court or any Govt Department or local Municipality and to revoke such appointments and to substitute any other in their place and stead.

to swear affidavit or affidavits before the Magistrate on our behalf if required for the purpose of the construction of the proposed building.

I, hereby agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said property mentioned in the schedule hereunder written and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of 'Bastu' land measuring more or less **12' Cottahs 13 Chittaks and 19 Square feet** more or less situate lying at and being portion of Municipal **Premises No. 125 B.T. Road, Kolkata-700 108** (formerly Kolkata 700035) under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in part of **R.S. Dag No. 496** under Khatian No. 1362 of **Mouza Bonhooghly** in the District of North 24-Parganas, under the jurisdiction of Additional District Sub Registry Office at Cossipore Dumdum. This is butted and bounded as follows:

ON THE NORTH

: By land of Shreyashi Trade Com. Pvt Ltd.

ON THE SOUTH

: By land of Shreyashi Trade Com. Pvt Ltd.

ON THE EAST

: By land of Shreyashi Trade Com. Pvt Ltd.

ON THE WEST

: 30 feet wide Municipal Road.

SKY TOUCH INFRASTRUCTURE

Partner

SKY TOUCH INFRASTRUCTURE

Sagar Benda

Partner

IN WITNESS WHERE OF, I the above named Executants, herein do hereby put my
 own hands and signature on this **DEVELOPMENT POWER OF ATTORNEY**
 in presence of Witnesses on this 01st day of March, 2023 [Two thousand
 twenty Three].

WITNESSES

1) Lupin Roy
No - S. Roy
of - Barrackpore.

2) Tamal Chakraborty - Brojojit Dutta
Advocate
Barrackpore Court

SIGNATURE OF THE EXECUTANTS

SKY TOUCH INFRASTRUCTURE

Sankar Roy
 Partner

SKY TOUCH INFRASTRUCTURE
Sulhasis Ghosh

Partner

SKY TOUCH INFRASTRUCTURE
Sagar Bandyopadhyay
 Partner

SIGNATURE OF THE ATTORNEY

DRAFTED & PREPARED BY

Tamal Chakraborty

TAMAL CHAKRABORTY

EN. NO. F-1854/1526 of 2011

ADVOCATE

BARRACKPORE COURT

SKY TOUCH INFRASTRUCTURE

Partner

SKY TOUCH INFRASTRUCTURE
Sagar Bandyopadhyay
 Partner

SECTION 44A OF THE I.R. ACT 1908

RING	MIDDLE	FORE	THUMB	
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

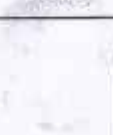
বাম হাত



Bogdan Dub

Signature of the Presentant

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Sankar Datta

Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Subhasi Das

Signature of the Presentant

SKY TOUCH INFRASTRUCTURE

Partner

SKY TOUCH INFRASTRUCTURE
Sagar Banerjee
Partner

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name.....

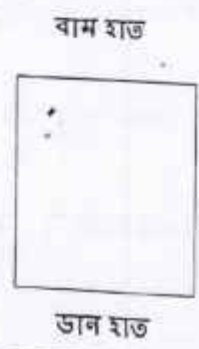
LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Sagar Bandyopadhyay
Signature of the Presentant

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Signature of the Presentant

SKY TOUCH INFRASTRUCTURE

Partner

SKY TOUCH INFRASTRUCTURE
Sagar Bandyopadhyay
Partner

Major Information of the Deed

No :	I-1506-02117/2023	Date of Registration	02/03/2023
Query No / Year	1506-8000572342/2023	Office where deed is registered	
Query Date	02/03/2023 11:34:02 AM	A D S R COSSIPORE DUMDUM District North 24 Parganas	
Applicant Name, Address & Other Details	Deepan Roy Thana Khardaha District North 24 Parganas WEST BENGAL PIN 700109 Mobile No 6289049005 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. 2/-	Rs. 5,51,56,253/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 21/- (Article E. E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 150602093/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Baranagar, Municipality: BARANAGAR, Road: B.T. Road, Road Zone : (From 13 to 46, 49, 50, 52, 277, 279, 282, 284

-- Rest of B.T. Road) Mouza: Bon-Hoogly, Pin Code : 700108

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-496	RS-1362	Bastu	Bastu	12 Katha 13 Chatak 19 Sq Ft	1/-	5,48,86,253/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
Grand Total :					21.1842Dec	1/-	548,86,253/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	1/-	2,70,000/-	

SKY TOUCH INFRASTRUCTURE
 Sagon Baranagar
 Partner

SKY TOUCH INFRASTRUCTURE

Partner

Details :

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Brojen Dutta Son of Late Taraknath Dutta Executed by: Self, Date of Execution: 01/03/2023 Admitted by: Self, Date of Admission: 02/03/2023, Place of Office	 02/03/2023	 LTI 02/03/2023	 02/03/2023

1/1, B P Mitra Road, City - Not Specified, P.O - Alam Bazar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No - adxxxxxx1k, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 01/03/2023, Admitted by: Self, Date of Admission: 02/03/2023, Place: Office

Attorney Details :

SI Name, Address, Photo, Finger print and Signature

SI No	Name, Address, Photo, Finger print and Signature
1	Sky Touch Infrastructure 102, Sitala Mata Lane, City - Not Specified, P.O - Nowapara, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700090 PAN No - aexxxxxx4b, Aadhaar No Not Provided by UIDAI, Status: Organization Executed by: Representative

Representative Details :

SI Name, Address, Photo, Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Mr Sankar Routh Son of Mr. Swapan Routh Date of Execution - 01/03/2023, Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office	 Mar 2 2023 12:47PM	 LTI 02/03/2023	 02/03/2023

2/1, Gish Chandra Ghosh Street, City - Not Specified, P.O - ISI Bonhoogly, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No - agxxxxxx9j, Aadhaar No Not Provided by UIDAI Status: Representative, Representative of: Sky Touch Infrastructure (as as Partner)

2	Name	Photo	Finger Print	Signature
1	Mr Subhasis Ghosh Son of Mr. Binod Behari Ghosh Date of Execution - 01/03/2023, Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office	 Mar 2 2023 11:48PM	 LTI 02/03/2023	 02/03/2023

SKY TOUCH INFRASTRUCTURE

Partner

03/03/2023 Query No-15068000572342 / 2023 Deed No-1-150602117 / 2023. Document is digitally signed

Page 16 of 19

SKY TOUCH INFRASTRUCTURE
 Partner
 Subhasis Ghosh

Road, 2nd Floor, Flat No. B/2, City - Not Specified, P.O. - Nowapara, P.S. - Baranagar,
North 24-Parganas, West Bengal, India, PIN - 700090, Sex - Male, By Caste - Hindu, Occupation -
Representative of Sky Touch Infrastructure (as as Partner)

Name	Photo	Finger Print	Signature
Mr Sagar Banda (Presentant) Son of Mr. Biswajit Banda Date of Execution 01/03/2023, Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office			
	Mar 2 2023 12:48PM	L1 12/03/2023	02/03/2023
10/2, Sitala Mata Lane, City - Not Specified, P.O. - Nowapara, P.S. - Baranagar, District - North 24- Parganas, West Bengal, India, PIN - 700090, Sex - Male, By Caste - Hindu, Occupation - Business Citizen of India, PAN No.: fcxxxxxx51, Aadhaar No Not Provided by UIDAI Status - Representative, Representative of Sky Touch Infrastructure (as as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Deepan Roy Son of S Roy Agarpara, City:-, P.O.- Agarpara, P.S.- Khardaha, District-North 24-Parganas, West Bengal, India, PIN:- 700109			
	02/03/2023	02/03/2023	02/03/2023
Identifier Of Mr Brojen Dutta, Mr Sankar Routh, Mr Subhasis Ghosh, Mr Sagar Banda			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Brojen Dutta	Sky Touch Infrastructure-21.1842 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Brojen Dutta	Sky Touch Infrastructure-1000 00000000 Sq Ft

SKY TOUCH INFRASTRUCTURE
Sagar Banda
Partner

SKY TOUCH INFRASTRUCTURE

Partner

023

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

able under rule 21 of West Bengal Registration Rules, 1962 and stamped under schedule 1A Article number 42 of Indian Stamp Act 1899

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

Presented for registration at 12.00 hrs. on 02-03-2023 at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr.

Sagar Banda

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 55,56,253/-

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

Execution is admitted on 02/03/2023 by Mr Brojen Dutta, Son of Late Taraknath Dutta, 1/1, B P Mitra Road, P.O: Alam Bazar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession.

Identified by Deepan Roy, Son of S Roy, Agarpara, P.O: Agarpara, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Others

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

Execution is admitted on 02-03-2023 by Mr Senkar Routh as Partner, Sky Touch Infrastructure, 10/2, Sitala Mata Lane, City:- Not Specified, P.O:- Nowapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090

Identified by Deepan Roy, Son of S Roy, Agarpara, P.O: Agarpara, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Others

Execution is admitted on 02-03-2023 by Mr Subhasis Ghosh, as Partner, Sky Touch Infrastructure, 10/2, Sitala Mata Lane, City:- Not Specified, P.O:- Nowapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090

Identified by Deepan Roy, Son of S Roy, Agarpara, P.O: Agarpara, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Others

Execution is admitted on 02-03-2023 by Mr Sagar Banda, as Partner, Sky Touch Infrastructure, 10/2, Sitala Mata Lane, City:- Not Specified, P.O:- Nowapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090

Identified by Deepan Roy, Son of S Roy, Agarpara, P.O: Agarpara, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 5578, Amount: Rs.100.00/-, Date of Purchase: 24/02/2023, Vendor name: M Dutta

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

SKY TOUCH INFRASTRUCTURE

Partner

Registration under section 60 and Rule 69.

Book - I

Number 1506-2023, Page from 65786 to 65804

150602117 for the year 2023.



Digitally signed by KAUSTAVA DEY
Date: 2023.03.03 11:59:44 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/03/03 11:59:44 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

Sagar Bora
SKY TOUCH INFRASTRUCTURE
Partner

SKY TOUCH INFRASTRUCTURE

Partner

(This document is digitally signed.)