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4000/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 625401



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certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

19/3
 16:32
 Additional Registrar of Assurances-IV, Kolkata

19 MAR 2025

POWER OF ATTORNEY

THIS POWER OF ATTORNEY executed at Kolkata on this the 19th day of March 2025

BY

A.S. [Signature]
 R. of Sonu

SL. NO. 18442 DATE.....
NAME.....
ADD.....
AMT. 100

19 JUL 2024

C. P. KAKARANIA
Advocate
10, Old Post Office Street
3rd Floor, Kolkata-700001

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



10 10/10/24



(1) Mr. Rakesh Girish Sanghvi (PAN: ALXPS9198R) (AADHAAR: 6648 7065 9805, son of Girish Chandra Manilal Sanghvi and (2) Mrs. Krishna Girish Sanghvi (PAN: AJMPS1944A) (AADHAAR: 4649 2819 1966) wife of Girish Chandra Manilal Sanghvi both residing at Flat 101, 7/1A, Sunny Park, Ballygunge, Post Office and Police Station - Ballygunge Kolkata - 700019, partners in the partnership firm M/s. Girish Chandra Mainlal Sanghvi (PAN: AAFFG2355R), a partnership firm having its office at 138, Biplabi Rash Behari Basu Road, Formerly Canning Street Post Office and Police Station - Burrabazar, Kolkata - 700001, hereinafter referred to as the **PRINCIPAL; IS BEING EXECUTED IN FAVOUR OF**

(1) Mr. Utkarsh Rai (PAN: ATLPR9779F) (AADHAAR: 8588 2641 3020), son of late Krishna Kumar Rai, residing at Krishna Kunj Building, 102 Sector A Metropolitan Cooperative Housing Society, Post Office: Dhapa, Police Station: Pragati Maidan, Kolkata - 700105 and (2) Mr. Dipraj Das (PAN: AIRPD1681P) (AADHAAR: 4423 0063 4905) son of Tapan Kumar Das, residing at 25/6 S. C. Mukherjee Street, Post Office: Konnagar, Police Station: Uttarpara, District Hooghly - 712235, hereinafter, referred to as the **ATTORNEY.**

↳ as the partners of Raiyath Skydweller Group

WHEREAS the Principal is the owner of the premises described in the **SCHEDULE** hereunder written ("PREMISES").

AND WHEREAS the Principal under the development agreement dated the 19th day of March 2025, (the "**SAID AGREEMENT**") and registered at the office of Additional Registrar of Assurances IV, Kolkata Being No. 3965 for the year 2025, has appointed **Raiyath Skydweller Group** ("**DEVELOPER**") as the developer of the project to be developed on the Premises by constructing building(s) thereat ("**PROJECT**") for the consideration and on the terms and conditions as contained in the Said Agreement.

AND WHEREAS for the purpose of construction and development of the Project on the Premises, the Principal is desirous of nominating, appointing and constituting **MR. UTKARSH RAI** and **MR. DIPRAJ DAS**, as its lawful Attorney ("**ATTORNEY**") to act, do and perform, jointly and/or severally, the following acts, deeds, matters and things.

KNOW YE ALL MEN BY THESE PRESENTS, the Principal do hereby appoint and nominate the Attorney as its **TRUE AND LAWFUL ATTORNEY** on its behalf and in its name to do and perform, jointly and/or severally, the following acts, deeds and things relating to the Project to be constructed and/or developed at the Premises:

1. to apply for and have the required permissions and approvals obtained from the authorities under the Real Estate (Regulation and Development) Act 2016 ("**RERA**") read with the West Bengal Real Estate (Regulation and Development)

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Rules 2021 (the "RULES") for registration of the Project on the Premises with the authorities under RERA and/or the Rules made thereunder and also to do periodic compliance as may be so required to be done under the said RERA read with the said Rules and/or also to obtain all permissions, sanctions, clearances and NOC's (No Objection Certificates) from all other concerned offices and/or authorities as may be so applicable or any other concerned government departments/offices and to sign and submit all papers, applications, forms and undertakings and pay all fees, charges and bear all costs and expenses;

2. to prepare, submit correspond, receive and sign all papers like plans, applications, affidavits, indemnities, letters, authorizations and corrections, and/or boundary declarations, if required, for the said Premises, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments and/or such other relevant and concerned authorities competent authorities including all administrative offices of the Government of West Bengal and also including the concerned municipal authorities, as also Concerned Municipality, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/ Environment Department, Govt. Of West Bengal, Directorate of Town and Country Planning, West Bengal Police, Microwave Department, Fire-fighting authorities, Land & Land Reform Department of the Government of West Bengal, West Bengal tourism department, industries department etc., for obtaining necessary certificates, sanctions, permissions, exemptions, no objection certificates orders etc., connected with the development of the Project on the Premises and in this respect to do and/or caused to be done any one or more of the following:
 - a. demolition of existing structures on the Premises (if any);
 - b. construction of the new building/the Project at the Premises;
 - c. additions, revisions, alterations, renewals and regularization of the new building/the Project;
 - d. obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity;
3. to apply for and obtain sanction of the building plan in respect of the Premises and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter;
4. to apply for quotas, entitlements and other allocations for cement, steel, bricks and any other building material that may be required for the Project on the Premises;

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5. to sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of plan in respect of the Project to be constructed on the Premises;
6. to obtain delivery of the sanction plan from the concerned authority for the development of the Project at the Said Premises;
7. upon being inducted as licensee for the purpose of development of the Project at the Premises in terms of the Said Agreement, to enter upon the Premises with men and material as may be required for the purpose of development work and erect the new buildings as per the building plans to be sanctioned;
8. to pay fees to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of the sanctioned plans and submit all the papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, contractors and subcontractors for the aforesaid purposes as the Attorney shall think fit and proper;
9. to obtain refund of the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities;
10. to apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Premises and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney;
11. to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Premises or any part thereof;
12. to appear and represent the Principal before all authorities for fixation and/or finalization of the annual valuation of the Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all acts, deeds and things as the Attorney may deem fit and proper;
13. to sign all documents and agreements including tripartite agreements with the banks and/or financial institutions which may be required to be so signed to enable the intending allottees/purchasers/transferees/lessees to obtain housing finance for the flats/ constructed spaces to be constructed and/or developed at the Project and/or "Units/Saleable Areas" as defined in Said Agreement intended to be purchased or

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taken on lease, as the case may be, by them and also to do all other acts, deeds, matters and things in this regard;

14. to sign all documents and applications with the banks and/or financial institutions which may be required to obtain in principal approval for housing loan;

15. in the event of the "Parties" to the Said Agreement deciding to sell the flats/ constructed spaces to be constructed and/or developed at the Project and/or to sale/lease the "Units/Saleable Areas" as defined in Said Agreement of both the Parties entitlements under the Said Agreement and pursuant to the said decision in case the Principal decides to make such sale/lease/transfer of the "Owner's Allocated Area" being a part of the "Owner's Entitlement" as defined in the Said Agreement through the Developer and also to share the sale proceeds of the said "Owner's Allocated Area" in terms of the Said Agreement, then, and in such event, the Attorney shall (with respect to both the said "Owner's Allocated Area" as well as the "Developer's Entitlement (as defined in the Said Agreement), be entitled to:

- a. negotiate, for sale/lease and/or transfer of the flats/ constructed spaces to be constructed and/or developed at the Project and/or for the sale/lease of the "Units/Saleable Areas as defined in Said Agreement and/or the rights appurtenant thereto in the Project and to issue booking intimations, provisional allotment letters and/or letters and/or documents for and in connection with booking and/or provisional allotment of flats/ constructed spaces to be constructed and/or developed at the Project and/or "Units/Saleable Areas" as defined in Said Agreement and also to sign, execute, enter into, modify, cancel, alter, draw and approve, agreements, lease deeds, conveyance deeds and/or other transfer documents, as the case may be, containing such provisions and with such purchasers/lessees/transferees and/or other connected persons as will be provided for in the sale/transfer documents to be entered into with the intending transferees, and to receive earnest moneys and/or part and/or full consideration, service charges, taxes, deposits, reimbursements and other amounts therefore and grant valid receipts and discharges for the same there under and also to fulfill and enforce mutual obligations there under but in case of such sale/lease/transfer, as the case may be, the Attorney shall keep the Principal fully informed;
- b. to collect sale proceeds, preferential location charges, floor escalation charges, and/or advances and/or security deposit and/or reimbursement of various charges from the intending allottees/purchasers/transferees/lessees against sale/lease of the flats/ constructed spaces to be constructed and/or developed at

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the Project and/or for the sale/lease of the "Units/Saleable Areas" as defined in Said Agreement;

- c. to disburse and/or distribute to the account of the Principal, all such sale and/or other proceeds accruing to the Principal in terms of the Said Agreement in the manner so provided in the Said Agreement and/or as may be so required to be disbursed under the relevant laws;
16. to engage Advocates and to commence prosecute enforce defend answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction of the Project on the Premises or any part thereof and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non - suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller;
17. to deposit and withdraw fees, documents and monies in and from any Court or Courts and /or any other person or Authority and give valid receipts and discharges therefor;
18. to sign, declare and/or affirm any plaint, complaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith;
19. to file appeals, references, revisions and appear and represent before the competent authorities in respect of any matter relating to the construction of the Project on the Premises;
20. to make and sign necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government department, Local authority or other competent authorities including appropriate authorities under the laws for the time being in force, for registration and for all other matters in connection with the construction of the Project on the Premises in pursuance of the plan to be sanctioned by the concerned municipal authorities and make payment of all charges and fees therefore and recovery of compensation, if any;
21. for all or any of the purposes hereinbefore stated to appear and represent the Principal before all authorities having jurisdiction and to sign, execute and submit papers and documents;
22. to apply for and obtain partial or complete completion and/or occupancy certificate from the concerned municipal and other authorities and/or any other competent authority, as the case may be;

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23. to sign, execute and register and to appear before the sub registrar and/or the concerned registrar to register agreement(s) for sale, deed of sale and other documents of transfer of the flats/ constructed spaces to be constructed and/or developed at the Project and/or "Units/Saleable Areas" as defined in Said Agreement.

BE IT NOTED that this Power of Attorney is being granted in favour of the Attorney without any consideration and no right title and interest is created in favour of the Attorney on the Premises and the said Attorney shall have power to make construction or development work of the new building/Project on the Premises.

AND this Power of Attorney is revocable provided, always that this Power of Attorney shall remain valid so long as the Said Agreement remains valid, subsisting and enforceable and shall be and shall always be deemed to have been cancelled and/or revoked upon completion of the Project in all respect in terms of the Said Agreement and/or upon the expiry of a period of 7 (seven) years from the date of this Power of Attorney, whichever date is earlier.

AND the Attorney agrees and covenants with the Principal that (1) this Power of Attorney shall always be co-terminus with the Said Agreement i.e. in the event the Said Agreement is terminated in accordance with the terms contained therein, this Power of Attorney shall automatically stand cancelled/revoked (2) while exercising the powers and authorities hereby conferred on the Attorney, the Attorney shall not do any such act, deed or thing which would in any way infringe the rights of the Principal and/or go against the spirit of the Said Agreement and the Attorney shall act strictly in accordance with the express terms and conditions of the Said Agreement, failing which the Principal shall have the right to revoke and/or suspend any of the powers being granted to the Attorney under this Power of Attorney (3) all the costs, charges and expenses for the exercise of any power or authority under this Power of Attorney shall be borne and paid by the Attorney (4) no financial or other liability shall be created on the Principal by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and the Attorney hereby indemnifies and agrees to keep the Principal saved, harmless and indemnified of, from and against all losses (excluding any indirect or consequential losses), costs, damages, actions, suits, claims or demands, which the Principal or any of them may suffer or be put to because of any exercise of the powers and authorities contained in this Power of Attorney granted by the Principal in favour of the Attorney and (5) the Attorney shall not assign any of the powers contained in this Power of Attorney.

AND GENERALLY the Attorney and each of them shall do, jointly and/or severally, as the case may be, all acts, deeds and things, which are necessary for developing the Project on the Premises in the manner aforesaid fully and effectively, and to do all acts incidental and ancillary thereto **AND** the **PRINCIPAL** hereby agree to ratify and confirm all and

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whatsoever the ATTORNEY shall, jointly and/or severally, do, execute or perform or cause to be done executed or performed in connection with the development of the Project on the Premises in terms of the Said Agreement.

AND It is clarified that the terms and expressions used herein shall, unless there be something contrary or repugnant to the subject or context, have the meanings assigned to them in the Said Agreement.

AND It is further clarified that while exercising the powers and authorities hereby conferred the Attorney, shall, jointly and/or severally, not do any act, deed or thing which would go against the express provisions of or the spirit of the Said Agreement.

THE SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece and parcel of land containing an area of 69 decimals, be the same a little more or less, which on actual measurement was found to be measuring 41 Cottahs 6 Chittacks, more or less (68.2688 decimals), together with tin shed structure measuring 10,400 square feet, more or less, and pucca structures measuring 650 square feet, more or less, aggregating to a total covered area of 11050 square feet, more or less, with no vacant land in the entire property situated and lying at Mouja Sirti, J.L. No. 11, Touji No. 177, Khatlan No. 226, Dag No. 274, Municipal Premises No. 113, Holding No. 335/120, Pasupati Bhattacharya Road, Kolkata - 700041 (Road Zone Chanditola Main Road - B L Saha Road) within District Registry Alipore, in the District of South 24 Parganas, Police Station Behala within the limits of Ward No. 121 of the Kolkata Municipal Corporation and butted and bounded in the manner following:

- ON THE NORTH : By Premises No. 44, Pasupati Bhattacharya Road
- ON THE SOUTH : By Premises No. 42/3, Pasupati Bhattacharya Road
- ON THE EAST : By Premises No. 6, Magli Ahre Road
- ON THE WEST : Partly by Premises No. 42A and partly by Premises No. 42/2 and partly by Premises No. 42 and partly by Premises No. 42/1, Pasupati Bhattacharya Road, Calcutta

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IN WITNESS WHEREOF, THE PRINCIPAL HAVE ON THIS DAY EXECUTED THIS POWER OF ATTORNEY AT KOLKATA ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED

SIGNED AND DELIVERED by the
PRINCIPAL at Kolkata
in the presence of:

1. *Tailokinath Gupta*
2811 Madan wis wash lane
Sonia Tower

2. *Ajay Kaurania*
Advocate
High court Calcutta

GIRISH CHANDRA MAINLAL SANGHVI

G. C. Sanghvi
Partner

GIRISH CHANDRA MAINLAL SANGHVI

G. C. Sanghvi
Partner

WE ACCEPT
RAIYATH SKYDWELLER GROUP

[Signature]
Partner

RAIYATH SKYDWELLER GROUP

[Signature]
Partner

Partner

(ATTORNEY)

Drafted By:

[Signature]
C.P. Kakarania

Advocate,


High Court, Calcutta,

WB/572/1987

FORM FOR EXECUTION & FINGER PRINTS

NAME :

EXECUTION & SIGNATURE

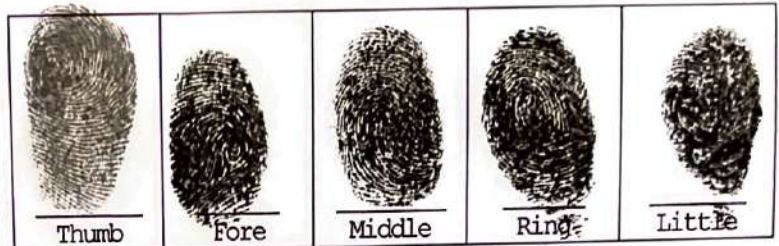



Description :-

Status :-



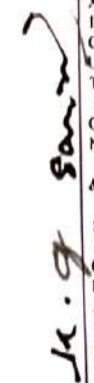
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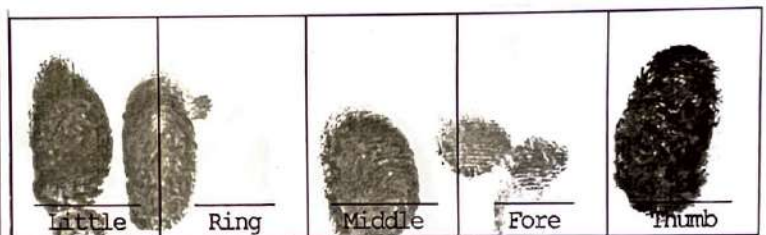
NAME :

EXECUTION & SIGNATURE

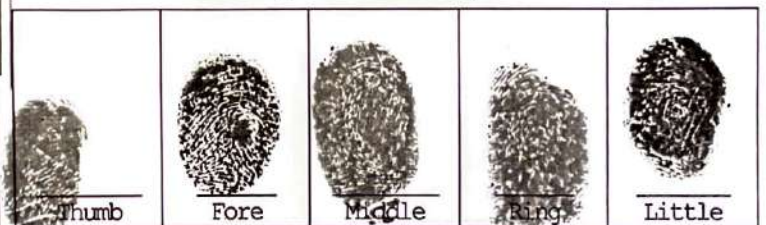



Description :-

Status :-




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NAME :

EXECUTION & SIGNATURE




Description :-

Status :-














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FORM FOR EXECUTION & FINGER PRINTS

NAME :

EXECUTION & SIGNATURE		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little

(RIGHT HAND)

NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	Thumb	Fore	Middle	Ring	Little

(RIGHT HAND)

NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)					
	Description :- Status :-	Thumb	Fore	Middle	Ring	Little

(RIGHT HAND)

DATED THIS 19TH DAY OF MARCH 2025

BETWEEN

MR. RAKESH GIRISH SANGHVI &
MRS. KRISHNA GIRISH SANGHVI

.... PRINCIPAL

AND

MR. UTKASH RAI & MR. DIPRAJ DAS

.... ATTORNEY

POWER OF ATTORNEY



CPK LEGAL

MR. C. P. KAKARANIA
Advocate, High Court at Calcutta
10, Old Post Office Street,
Room No. 96, 3rd Floor,
Kolkata – 700 001.
+91 98300 77651

Major Information of the Deed

Deed No :	I-1904-04000/2025	Date of Registration	19/03/2025
Query No / Year	1904-8000794272/2025	Office where deed is registered	
Query Date	19/03/2025 5:13:47 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address Other Details	Akshay Kakrania High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831482473, Status : Advocate		
Transaction	Additional Transaction		
Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 5,85,75,886/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190403965/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pashupati Bhattacharjee Road, Road Zone : (Chanditola main road – B.L.Saha Rd.) , Mouza: Sirti, Premises No: 335, , Ward No: 121 Pin Code : 700041

Sr No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	1R-274	LR-385	Bastu	41 Katha 6 Chatak		5,36,03,386/-	Property is on Road , Project Name :
Grand Total :				68.2688Dec	0/-	536,03,386 /-	

Structure Details :

Sr No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
61	On Land L1	10400 Sq Ft.	0/-	46,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 10400 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
62	On Land L1	650 Sq Ft.	0/-	2,92,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		11050 sq ft	0/-	49,72,500 /-	



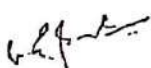



Principal Details :

Name,Address,Photo,Finger print and Signature			
Grish Chandra Mainlal Sanghvi 110, Bipalbi Rashbehari Bose Road, City:- Kolkata, P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Attorney Details :

Name,Address,Photo,Finger print and Signature			
Rajyath Skydweller Group Block/Sector: A, Flat No: 1st Floor, 166A, Metropolitan Cooperative Housing, City:- Kolkata, P.O:- Dhapa, P.S:-Tijala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Date of Incorporation:XX-XX-2XX5 , PAN No.:: ABxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Rakesh Girish Sanghvi Son of Mr Girish Chandra Mainlal Sanghvi Date of Execution - 19/03/2025, , Admitted by: Self, Date of Admission: 19/03/2025, Place of Admission of Execution: Office		 Captured	 19/03/2025
Flat No: 101, 7/1A, Sunny Park, City:- Kolkata, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ALxxxxxx8R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Girish Chandra Mainlal Sanghvi (as Partner)			
Mrs Krishna Girish Sanghvi Wife of Mr Girish Chandra Mainlal Sanghvi Date of Execution - 19/03/2025, , Admitted by: Self, Date of Admission: 19/03/2025, Place of Admission of Execution: Office		 Captured	 19/03/2025
Flat No: 101, 7/1A, Sunny Park, City:- Kolkata, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AJxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Girish Chandra Mainlal Sanghvi (as Partner)			

Name	Photo	Finger Print	Signature
Mr Utkarsh Rai (Presentant) Son of Late Krishna Kumar Rai Date of Execution - 19/03/2025, Admitted by: Self, Date of Admission: 19/03/2025, Place of Admission of Execution: Office		 Captured LTI 19/03/2025	 19/03/2025

Krishna Kunj Building, Block/Sector: A, 102, Metropolitan Cooperative Housing, City:- Kolkata, P.O:- Chhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No.: AXXXXXX0F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Raiyath Skydweller Group (as Partner)

Name	Photo	Finger Print	Signature
Mr Dipraj Das Son of Mr Tapan Kumar Das Date of Execution - 19/03/2025, Admitted by: Self, Date of Admission: 19/03/2025, Place of Admission of Execution: Office		 Captured LTI 19/03/2025	 19/03/2025

8 C Mukherjee Street, 25/6, City:- Konnagar, P.O:- Konnagar, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No.: Alxxxxx1P, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Raiyath Skydweller Group (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Apurba Das Son of Shambhu Das House No. 4th Govt Place North, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured LTI 19/03/2025	 19/03/2025

Identifier Of Mr Rakesh Girish Sanghvi, Mrs Krishna Girish Sanghvi, Mr Utkarsh Rai, Mr Dipraj Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Girish Chandra Mainlal Sanghvi	Raiyath Skydweller Group-68.2688 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Girish Chandra Mainlal Sanghvi	Raiyath Skydweller Group-10400.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Girish Chandra Mainlal Sanghvi	Raiyath Skydweller Group-650.00000000 Sq Ft

Endorsement For Deed Number : I - 190404000 / 2025

On 19-03-2025

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

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

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

Presented for registration at 16:32 hrs on 19-03-2025, at the Office of the A.R.A. - IV KOLKATA by Mr Ulkarsh Rai .

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
5,00,00,000/-

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

Execution is admitted on 19-03-2025 by Mr Rakesh Girish Sanghvi, Partner, Girish Chandra Mainlal Sanghvi, 138,
Biprate Hastachari Bose Road, City:- Kolkata, P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India,
Flat - Ground

Identified by Mr Apurba Das, , Son of Shambhu Das, Olisa House, 4th Govt Place North, P.O: G P O, Thana: Hare
Bosai, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 19-03-2025 by Mrs Krishna Girish Sanghvi, Partner, Girish Chandra Mainlal Sanghvi, 138,
Biprate Hastachari Bose Road, City:- Kolkata, P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India,
Flat - Ground

Identified by Mr Apurba Das, , Son of Shambhu Das, Olisa House, 4th Govt Place North, P.O: G P O, Thana: Hare
Bosai, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 19-03-2025 by Mr Ulkarsh Rai, Partner, Raiyath Skydweller Group, Block/Sector: A, Flat No:
1st Floor, 100A, Metropolitan Cooperative Housing, City:- Kolkata, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-
Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Apurba Das, , Son of Shambhu Das, Olisa House, 4th Govt Place North, P.O: G P O, Thana: Hare
Bosai, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 19-03-2025 by Mr Dipraj Das, Partner, Raiyath Skydweller Group, Block/Sector: A, Flat No:
1st Floor, 100A, Metropolitan Cooperative Housing, City:- Kolkata, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-
Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Apurba Das, , Son of Shambhu Das, Olisa House, 4th Govt Place North, P.O: G P O, Thana: Hare
Bosai, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) =
Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18447, Amount: Rs.100.00/-, Date of Purchase: 19/07/2024, Vendor name: M
GHOSH

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 169489 to 169509
being No 190404000 for the year 2025.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.03.24 12:37:15 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 24/03/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.