

09962/2023

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

AP 783416

5-8/2965499/23

Additional Registrar of Assurances, Kolkata

22 NOV 2023



DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that, We,

1) MR. PRAKASH TEKRIWAL, son of Mr. Atmaram Agarwal, aged about - 62 years, Holding PAN : AALPT9624Q, Aadhaar No. - 556616611179 AND 2) MR. WRISHAB TEKRIWAL, son of Mr. Prakash Tekriwal, aged about - 30, years, Holding PAN : AQVPT4095R, Aadhaar No. - 910070674233, both by Nationality - India, by faith - Hindu, by Occupation - Business, presently residing at Taradevi House, Shukla Colony, Hinoo, Ranchi - 834 002, P. S. - Doranda, P. O. - GPO, Jharkhand, hereinafter, jointly, called and referred to as the 'FIRST PARTY/OWNERS' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, successors, legal representative, administrators and assigns) of the ONE PART

For SKYGLAZE REALCON LLP  
  
  
 For SKYGLAZE REALCON LLP  
  
 Authorised Signatory

13 SEP 2023

8595

₹ 100/- Date.....

Name : .....

Address : .....

Vender : .....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

SANJAY KUMAR JAIN  
ADVOCATE  
HIGH COURT, CALCUTTA

*[Handwritten signature]*



ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
22 NOV 2023

Identified by me:

*[Handwritten signature]*

SANJAY KUMAR JAIN  
ADVOCATE  
HIGH COURT, CALCUTTA

For SKYGLAZE REALCON LLP

Authorized Signatory

do hereby nominate, appoint and constitute **M/S. SKYGLAZE REALCON LLP (LLPIN ACD-8999)**, Holding PAN : **AFDFS6681P**, a Limited Liability Partnership, incorporated under the provisions of the 'Limited Liability Partnership Act' 2008, having its Registered Office at 145, Sarat Bose Road, Kolkata - 700026, P. S - Rabindra Sarobar, P. O. Kalighat and represented by its Authorised Signatory/ Partner **MR. SHEKHAR MEHTA**, son of Mr. Sumer Chand Mehta, holding PAN: **AFBPM5025R**, Aadhaar No. - 932492308009, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, presently residing at 12, Sunny Park, P. O. - Ballygunge, P. S. - Gariahat, Kolkata - 700 019, West Bengal, hereinafter, referred to as the '**SECOND PARTY/DEVELOPER**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns); **as our true and lawful Attorney** .

#### WHEREAS

- A. In terms of the basic understanding between the Owners and the Developer which stands with regard to the development (in the matter specified in Joint Development Agreement) of the Property/Land admeasuring total by estimation an area of **38 Kattah 06 Chittaks 22 Square Feet** Situate lying at Mouza - Elachi, Pargana - Magura, J.L. No. 70, under R. S. Dag Nos. 1603,1684,1684,1685, R. S. Khatian Nos. 361, 238, 154, 62, corresponding to L. R. Dag Nos. 1628, 1703, 1708, 1709, L. R. Khatian Nos. 1129, 1130, 159, 1263, 1264, P.S. Sonarpur, District 24 Parganas South, under Rajpur Sonarpur Municipality ward No. 026, West Bengal, together with all easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, Telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto, West Bengal, together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owners in the above property by constructing new residential/commercial buildings thereon (**Project**) with the object of selling the units/ apartments/ shops/ offices/ car parks constructed area comprised therein the said Project agreed among the Parties entered into a Joint Development Agreement dated 22.11.2023 duly registered vide Deed No. 9646 for the year 2023 with the office at the office of **A. R. A. - I** Kolkata, registered in Book No. - I, Volume No. - 1901/2023.

FOR SKYGLAZE REALCON LLP

Authorized Signatory

*Shekhar Mehta*

*[Signature]*



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 NOV 2023

For SKYGLAZE REALCON LLP

  
Authorised Signatory

- B. In terms of clause 8.1 & 21 (iii), of the said Development Agreement, a Power of Attorney is required to be granted to the Developer to take all necessary steps for the purpose of getting the Building Plan sanctioned/revalidated/ modified/ altered by the Planning Authorities as well as for construction of the Complex in terms of the said development agreement.
- C. It is also agreed between the parties in terms of the Development Agreement, that the Developer shall be entitled to deal with the entire constructed areas or saleable spaces in terms that the owner shall have 35% ( Thirty Five Percent) share in the saleable areas with proportionate share in land and in the benefits derived out of the said project and the Developer shall have 65% ( Sixty Five Percent ) thereof. The Developer must handover the share of Owners' allocation to the owners as per the registered Joint Development Agreement.
- D. It has also been mutually agreed between the parties herein that in terms of the instant power of attorney the Developer shall be entitled to negotiate for Sale, Leasing or otherwise Transfer of the Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces or enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of in respect of Flats, Units, Car Parking and other constructed areas/saleable spaces in the said complex.
- E. The Developer is not required to obtain any prior consent of the Owner / Executor in the event of effecting any transfer of the Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces or To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces in respect of the entire Project.
- F. In terms of such clause in the development agreement, the undersigned/Partners/Owners do and each of us doth hereby nominate, constitute and appoint **M/S. SKYGLAZE REALCON LLP (LLPIN ACD-8999)**, Holding PAN : AFDFS6681P, a Limited Liability Partnership, incorporated under the provisions of the 'Limited Liability Partnership Act' 2008, having its

For SKYGLAZE REALCON LLP

Authorised Signatory



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 NOV 2023

For SKYGLAZE REALCON LLP

  
Authorised Signatory

Registered Office at 145, Sarat Bose Road, Kolkata – 700026, P. S – Rabindra Sarobar, P. O. Kalighat and represented by its Authorised Signatory/ Partner MR. SHEKHAR MEHTA, son of Mr. Sumer Chand Mehta, holding PAN: AFBPM5025R, Aadhaar No – 932402308009, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, presently residing at 12, Sunny Park, P. O. – Ballygunge, P. S. – Gariahat, Kolkata – 700 019, West Bengal hereinafter for the sake of brevity called, referred and identified as "the **CONSTITUTED ATTORNEY/ DEVELOPER**", to be our true and lawful attorneys in our name and on our behalf to, do and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our names in respect of plot of land admeasuring area about **38 Kattah 06 Chittaks 22 Square Feet** Situate lying at Mouza – Elachi, Pargana – Magura, J.L. No. 70, under R. S. Dag Nos. 1603,1684,1684,1685, R. S. Khatian Nos. 361, 238, 154, 62, corresponding to L. R. Dag Nos. 1628, 1703, 1708, 1709, L. R. Khatian Nos. 1129, 1130, 159, 1263, 1264, P.S. Sonarpur, District 24 Parganas South, under Rajpur Sonarpur Municipality ward No. 026, West Bengal, (hereinafter referred to as the said property) morefully and particularly described in the schedule herein below :

1. To take all necessary steps and to sign all papers, documents as to be required and to apply for construction work in the said scheduled mentioned property and to undertake all necessary searching and obtain clearance from appropriate government authorities like Zilla Parishad, Gram Panchayet, Kolkata Municipal Corporation, KIT, Fire Department, Microwave, BSNL, Urban Land Ceiling Department, Land Acquisition Department, B.I. & L.R.O., KMDA, conversion, mutation, amalgamation, to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same for us and on our behalf. And we shall apply, produce all such documents as found necessary to facilitate the above process.
2. To make payment of up to date land revenue/ Panchayat/local authority, KMC taxes in respect of the Said Property by way of approaching the concerned authorities and, obtaining necessary orders for such payment and to collect receipts thereof for us and on our behalf.
3. To prepare building plan or plans for the construction of a suitable building on the said landed property and to submit the same to the Gram Panchayet/ Zilla Parishad/Kolkata Municipal Corporation signed by the owner/ Developer for obtaining approval to the same and to submit further proposals from time to time for an For **SKYGLAZE REALCON LLP**, plans to the

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22 NOV 2023  
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For SKYGLAZE REALCON LLP

Handwritten signature  
Authorized Signatory

said sanctioning authority and other concerned authorities for the purpose of obtaining approval to such amendments.

4. To cause the submission of plans for the Said Property to be prepared and submitted before the concern Gram Panchayet/ Zilla parishad/ Kolkata Municipal Corporation and then to have the same sanctioned/modified/alterd/revised/re-validated by the planning authorities with the consent of the executants/owners and to pay fees, costs and charges for such sanction/ modification/ alteration/revision/invalidation/amendments and upon completion of work, to obtain electricity connection form CESC/ WBSEB and to execute the necessary documents if any, in respect of a portion of the said Property for installation of electrical equipment for electric supply, drainage connection, water connection and completion certificates from the planning authorities for us and on our behalf.
  
5. To carry out, manage, attend to and deal with and, transact all works of consolidation of holdings and / or the Premises and any affairs in which we now or shall hereafter be interested or concerned at all times in such manner as our said Attorney shall deem fit and proper.
  
6. To deal with all authorities including but not limited to the Block Land and Land Reforms Officer and the concerned Municipality and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, Town and Country Planning authorities, MED, Metro Railway Authority and W.B. Fire Department authorities, Airport Authority of India, as to be required for the Said Property, obtaining regulatory clearances from, various department, obtaining drainage correction, water connection and certificate of the concerned authority and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard for us and on our behalf and to appear and represent us in KMDA and to file necessary application or petition to obtain N.O.C. from thereon, if required, and to take necessary steps there in respect of N.O.C. or any other step or steps require before the said authority as and when our said lawful Attorney thinks, fit and proper.
  
7. To develop and construct a multistoried building on schedule property measuring **38 Kattah 06 Chittaks 22 Square Feet** Situate lying at Mouza - **Elachi, Pargana - Magura, J.L. No 70,**

For SKYGLAZE REALCON LLP  
 Authorized Signatory

22 NOV 2023

For SKYGLAZE REALCON LLP

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under R. S. Dag Nos. 1603, 1684, 1684, 1685, R. S. Khatian Nos. 361, 238, 154, 62, corresponding to L. R. Dag Nos. 1628, 1703, 1708, 1709, L. R. Khatian Nos. 1129, 1130, 159, 1263, 1264, P.S. Sonarpur, District 24 Parganas South, under Rajpur Sonarpur Municipality ward No. 026, West-Bengal, together with all easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, Telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto, West Bengal, together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights, of whatsoever or howsoever nature of the Owners in the above property by constructing new residential/commercial buildings thereon which is specifically mentioned in the schedule property.

8. To appoint Architects, Contractors, Sub-Contractors, Electricians, Plumbers or any other person/s, organizations as may be required from time to time for the purpose of development and construction of proposed multistoried building in respect of the schedule property and settle their accounts on our behalf.

9. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell in respect of proposed flats and/or the units buildings/ car parking/other spaces<sup>of proposed</sup> at proposed multistoried building in respect of our schedule landed property morefully mentioned and described in the schedule hereto to any bonafide purchaser or purchasers at such price which our said Attorney, in his absolute discretion, thinks fit and proper and / or to cancel and / or to repudiate the same and to take advances or payments in respect of "Agreement for Sale" and Deed of Conveyance/s in respect of Flats/units/car parking space to be constructed in the said property and to give possession in respect of proposed flats/units/car parking space to be constructed in the said schedule property as and when necessary on such terms and conditions as our said Attorney may think fit and proper and to sign all documents in respect of the said sale of the flat to the purchaser, including 'Allotment letter', 'Agreement for Sale', 'Deed of Conveyance', Nomination cum Assignment Agreement, 'Possession letter', 'Demand letter', Money Receipt, Tri partite agreement, 'No-objection- certificate', any other documents, etc. and to appear before any Registrar or Sub-Registrar or Registrar of Assurances and/or every office authorized to receive and accept a document for registration.

  
Authorized Signatory

For SKYGLAZE REALCON LLP

ADMINISTRATOR  
KANTOR REGISTRASI  
22 NOV 2023

For SKYGLAZE REALCON LLP

Authorized Signatory

10. To enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces <sup>of developer allocation</sup> comprised in the sale of the said Property and for that to sign execute and deliver all papers deeds cancellations documents instruments and writings and do all acts deeds and things, including to make refunds and payments to thorn on any account whatsoever and also to deal will the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.
11. To obtain the Construction Finance form any bank and/ or financial institution for construction and completion of the said project .
12. To ask, demand, sue for, recover, realize and collect all money, earnest money, considerations, premiums, rent, Construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc. in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces.
13. To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces <sup>of developer allocation</sup> by virtue of the authorities hereby conferred, in favour of the person or persons interested in owning, purchasing, taking on lease and/or otherwise acquiring Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces in the new Building or Buildings to be constructed at the said Property and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others;
14. To deliver possession and/or make over the constructed Flats/Units portions and issue letters of possession, and other constructed areas/saleable spaces <sup>of developer allocation</sup> and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise for saleable areas.
15. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other <sup>agents</sup> and to pay all moneys, including Court Fees etc. for us and on our behalf.

FOR SKYGLAZE REAL ESTATE LLP

Authorised Signatory



ADDITIONAL REGISTRAR  
OF COMPANIES, KOLKATA  
22 NOV 2023

For SKYGLAZE REALCON LLP

  
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ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
22 NOV 2023

For SKYGLAZE REALCON LLP

Authorised Signatory

Munsiff and in all Central and State Government offices, Kolkata Municipal Corporation, Kolkata Improvement Trust, K.M.D.A. Fire Brigade Authority, Commissioners of Local Division in all matters and things relating to management and development of our schedule property.

22. To appear in all courts in the Union of India including the Supreme Court and High Courts and District Courts in all their jurisdiction Civil, Criminal, Testamentary of Insolvency, Company matters also in the Court of small Causes Calcutta and Sealdah, Howrah, Alipore and also in all Civil and Original courts subordinate to the several High courts its States before all judicial or executive officers, ministerial officers, Magistrates and other authorities whatsoever Union Boards, Union Court, Debt-settlement Board, House Rent Controller's court, Agricultural Income Tax court, Income Tax officer's Court, Board of Revenue, Sales Tax Officer's Court, Central Board of Revenue, Land acquisition officer's Court in all states now established or to be established within the aforesaid Union of India and to sue arrest condemn, restrain, sequester, seize, imprison and to acquit and discharge all and every person or persons companies, corporations whatsoever and whatsoever who are and hereafter may or shall be indebted to us AND also to compromise submit to arbitration conclude and agree all such matters, dealings and transactions and for the purpose to enter into make execute documents, agreements releases and discharges and also to nominate and appoint advocate, attorneys, solicitors, pleaders, auditors, revenue agents or other statutory agents or other persons or person and to give delivery or sign and warrant to prosecute or defend in the several premises aforesaid more specifically to execute Vakalatnamas, all such power or powers as occasion may require also to sign and verify plaints, petitioners, written statements, valuation statement for the purpose of Court Fees and suit valuation of accounts or information required to be signed or verified and also all such statements accounts information returns that are or may or shall be required of us from time to time under laws regulations and rules enacted or hereinafter to be enacted by the Central or Local Legislation to be lodged served or filed on our behalf in our personal capacity.
23. To demand sue for enforce payment of recover & receive and give effectual receipts and discharge for all securities for money, debts, goods, merchandise, wares, chattels effects and things of or to which We will or may become possess of or entitled to or which are

For SKYCLATE REALCON ELP

Signature Signatory

ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
22 NOV 2023

For SKYGLAZE REALCON LLP

  
Authorised Signatory

become due owing payable deliverable or transferable to us from or by any person or persons whomsoever or any firm or firms body or bodies of corporation whatsoever.

24. To appear, adjust settle and submit at arbitration any accounts, debts, claims and demands, disputes and matters touching any of the matters which are now subsisting or may hereafter arise between us and any other person or persons or firm or firms or body or bodies or corporation whatsoever.

Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.

**BE IT IS EXPRESSLY** stated that this power of attorney does not create, constitute or assume any kind of transfer in favour of the said Attorney and the attorney has the right to enter into any conveyances /assurances, agreements etc in respect of transfer of any Flats, Units, Car Parking spaces, store rooms, commercial spaces and other constructed areas/saleable spaces of the said project.

**AND GENERALLY** to do execute and perform all other lawful acts, matters and things as our said Attorney shall consider necessary in connection with the said premises and hereby agree that all acts, deeds and things in respect of the schedule property lawfully done by the said Attorney on our behalf, shall be construed as acts, deeds and things done by us and we, undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this **POWER OF ATTORNEY**.

For SKYGLAZE REALCON LLP

Authorised Signatory



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT Piece and Parcel of land admeasuring **38 Kattah 06 Chittaks 22 Square Feet** mentioned in detail herein below:

R.S. DAG NOS.	R.S. KHATIAN NOS.	L. R. DAG NOS.	L. R. KHATIAN NOS.	LAND AREAS
1684	154	1708	1263,1264	19 Kattah
1685	621	1709	1263,1264	07 Kattah 04 Chittak 12 Sqft.
1685	238	1703	159	04 Kattah 14 Chittak
1603	361	1628	1129, 1130	05 Kattah 04 Chittaks 10 Sqft.
1603	361	1628	1129, 1130	02 Kattah
<b>Total</b>				<b>38 Kattah 06 Chittaks 22 Square Feet</b>

Situate lying at Mouza – Elachi, Pargana – Magura, J.L. No. 70, P.S. Sonarpur, Kolkata- 700 151, District 24 Parganas South, under Rajpur Sonarpur Municipality ward No. 026, West Bengal, together with all easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, Telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto and butted and bounded as follows: (adjacent to Ram Chandra Dey Street)

- ON THE NORTH : Part of Land under R. S. Dag No. 1702, 1691, 1602  
 ON THE SOUTH : Part of Land under R. S. Dag No. 1683, 1682,1632 & 50 Ft. Wide Dr. B. C. Roy Road.  
 ON THE EAST : Land under R. S. Dag No. 1686  
 ON THE WEST : Part of Land under R. S. Dag No. 1632, 1683

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

For SKYGLAZE REALCON LLP  
  
 Authorized Signatory

IN WITNESS WHEREOF  
this 22nd day of NOV 2023



ADDITIONAL REGISTRAR  
OF ASSURANCES - I, KOLKATA  
22 NOV 2023

For SKYGLAZE REALCON LLP

Authorised Signatory

IN WITNESS WHEREOF, We have executed this POWER OF ATTORNEY on this the 22<sup>ND</sup> day of November, Two Thousand and Twenty Three (2023 A.D.).

SIGNED AND DELIVERED by the  
within named Executors  
in the presence of:

## WITNESSES:

Akash Singh  
2B, Harish Chatterjee Street  
Kolkata - 700 025

Debarati Sengupta  
17/1, Laurence Terrace  
Kolkata - 28



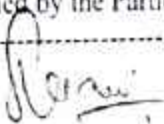
SIGNATURE OF OWNERS

For SKYGLAZE REALCON LLP



SIGNATURE OF ATTORNEY

Drafted by me on the basis of information  
furnished by the Parties herein.



Sanjay Kumar Jain,  
Advocate  
High Court, Calcutta  
Enrolment No.: WB/444/2005

For SKYGLAZE REALCON LLP



Authorized Signatory



ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
22 NOV 2023

For SKYGLAZE REASSURANCE LTD.

  
Authorised Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS



*W. C. ...*



*...*



*...*



For SKYGLAZE REALCON LLP

Authorized Signatory *[Signature]*



ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
22 NOV 2023

For SKYGLAZE REALCON LLP

Authorised Signatory

### Major Information of the Deed

Deed No :	I-1901-09658/2023	Date of Registration	22/11/2023
Query No / Year	1901-8002865494/2023	Office where deed is registered	
Query Date	22/11/2023 12:03:28 PM	A.R.A. - I KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	Sanjay Kumar Jain High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN : 700001, Mobile No. : 9051444035, Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value Rs. 1,00,004/-	Market Value Rs. 3,66,63,875/-		
Stamp duty Paid (SD) Rs. 100/- (Article 48(g))	Registration Fee Paid Rs. 101/- (Article E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No./Year] - 190109646/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assent slip (Urban area)		

### Land Details :

District South 24-Parganas, P.S- Sonarpur, Municipality- RAJPUR-SONARPUR, Road RAMCHANDRA DEY STREET, Mouza: Elachi, Ward No: 026 Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1708	LR-1263	Bastu	Bastu	19 Katha	1,00,000/-	1,65,19,092/-	Width of Approach Road: 50 Ft. . . . . Project Name :
L2	LR-1709	LR-1263	Bastu	Bastu	7 Katha 4 Chatak 12 Sq Ft	1/-	70,82,740/-	Width of Approach Road: 50 Ft. . . . . Project Name :
L3	LR-1703	LR-159	Bastu	Bastu	4 Katha 14 - Chatak	1/-	47,51,609/-	Width of Approach Road: 50 Ft. . . . . Project Name :
L4	LR-1628	LR-1129	Bastu	Bastu	5 Katha 4 Chatak 10 Sq Ft	1/-	43,61,056/-	Width of Approach Road: 50 Ft. . . . . Bargadar, . . . Project Name :
L5	LR-1628	LR-1129	Bastu	Bastu	2 Katha	1/-	19,49,378/-	Width of Approach Road: 50 Ft. . . . . Project Name :
<b>TOTAL :</b>					<b>63.3692Dec</b>	<b>1,00,004 /-</b>	<b>366,63,875 /-</b>	
<b>Grand Total :</b>					<b>63.3692Dec</b>	<b>1,00,004 /-</b>	<b>366,63,875 /-</b>	

For SKYGLAZE REALCON LLP

  
Authorised Signatory

## Principal Details

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Prakash Tekriwal (Presentant)</b> Son of Mr Atmaram Agarwal Executed by: Self, Date of Execution: 22/11/2023 Admitted by: Self, Date of Admission: 22/11/2023, Place: Office		 Captured	
	Taradevi House, Shukia Colony, hinoo, City:- Not Specified, P.O:- GPO, P.S:-DORANDA, District:- Ranchi, Jharkhand, India, PIN:- 834002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: aaxxxxxx4q, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 22/11/2023 Admitted by: Self, Date of Admission: 22/11/2023, Place: Office			
2	<b>Mr Wrishab Tekriwal</b> Son of Mr Prakash TEKRIWAL Executed by: Self, Date of Execution: 22/11/2023 Admitted by: Self, Date of Admission: 22/11/2023, Place: Office		 Captured	
	Taradevi House, Shukia Colony, hinoo, City:- Not Specified, P.O:- GPO, P.S:-DORANDA, District:- Ranchi, Jharkhand, India, PIN:- 834002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AQxxxxxx9R, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 22/11/2023 Admitted by: Self, Date of Admission: 22/11/2023, Place: Office			




## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SKYGLAZE REALCON LLP</b> 145 SAKAT BOSE ROAD, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, PAN No:- AFxxxxxx1P, Aadhaar No Not Provided by UIDAI, Status Organization: Executed by: Representative

For SKYGLAZE REALCON LLP.

  
 Authorized Signatory

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature		
Name	Photo	Finger Print	Signature
<b>Mr SHEKHAR MEHTA</b> Son of Mr. SUMER CHAND MEHTA Date of Execution 22/11/2023, Admitted by Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 <small>Nov-22 2023 2:10PM</small>	 Captured <small>LT: 22/11/2023</small>	 <small>22/11/2023</small>
12, SUNNY PARK, KOLKATA, City - Not Specified, P.O. - BALLYGUNGE, P.S. - Gariahat, District - South 24-Parganas, West Bengal, India, PIN,- 700019, Sex - Male, By Caste - Hindu, Occupation - Business, Citizen of: India, PAN No - AFxxxxxx5R, Aadhaar No Not Provided by UIDAI Status - Representative, Representative of - SKYGLAZE REALCON LLP (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Sanjay Kumar Jain</b> Son of Late. D C Jain High Court Calcutta, City - Not Specified, P.O. - GPO, P.S. - Hare Street, District - Kolkata, West Bengal, India, PIN - 700001	 <small>22/11/2023</small>	 Captured <small>22/11/2023</small>	 <small>22/11/2023</small>

Identifier Of Mr Prakash Tekriwal, Mr Wnshab Tekriwal, Mr SHEKHAR MEHTA

For SKYGLAZE REALCON LLP

  
 Authorised Signatory

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Prakash Tekriwal	SKYGLAZE REALCON LLP-15 675 Dec
2	Mr Wrihash Tekriwal	SKYGLAZE REALCON LLP-15 675 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Prakash Tekriwal	SKYGLAZE REALCON LLP-5 995 Dec
2	Mr Wrihash Tekriwal	SKYGLAZE REALCON LLP-5 995 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Prakash Tekriwal	SKYGLAZE REALCON LLP-4 02187 Dec
2	Mr Wrihash Tekriwal	SKYGLAZE REALCON LLP-4 02187 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Prakash Tekriwal	SKYGLAZE REALCON LLP-4 34271 Dec
2	Mr Wrihash Tekriwal	SKYGLAZE REALCON LLP-4 34271 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Prakash Tekriwal	SKYGLAZE REALCON LLP-1 65 Dec
2	Mr Wrihash Tekriwal	SKYGLAZE REALCON LLP-1 65 Dec

### Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Elachi, Ward No: 026 Pin Code: 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 170B, LR Khatian No - 1263		Owner Name not selected by applicant
L2	LR Plot No - 1709, LR Khatian No - 1263		Owner Name not selected by applicant
L3	LR Plot No - 1703, LR Khatian No - 159		Owner Name not selected by applicant
L4	LR Plot No - 1628, LR Khatian No - 1129		Owner Name not selected by applicant
L5	LR Plot No - 1628, LR Khatian No - 1129		Owner Name not selected by applicant

For SKYGLAZE REALCON LLP

Authorized Signatory

**Endorsement For Deed Number : I - 190109658 / 2023**

**On 22-11-2023**

**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 12:37 hrs on 22-11-2023, at the Office of the A.R.A. - I KOLKATA by Mr. Prakash Tekriwal, one of the Executants.

**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. 1,00,63,875/-

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

Execution is admitted on 22/11/2023 by 1. Mr Prakash Tekriwal, Son of Mr Atmaram Agarwal, Taradevi House, Shukla Colony, Hindoo, P.O. GPO, Thana: DORANDA, Ranchi, JHARKHAND, India, PIN - 834002, by caste Hindu, by Profession Business, 2. Mr Wrihash Tekriwal, Son of Mr Prakash TEKRIWAL, Taradevi House, Shukla Colony, Hindoo, P.O. GPO, Thana: DORANDA, Ranchi, JHARKHAND, India, PIN - 834002, by caste Hindu, by Profession Business Identified by Mr Sanjay Kumar Jain, Son of Late D C Jain, High Court Calcutta, P.O. GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-11-2023 by Mr SHEKHAR MEHTA, AUTHORISED SIGNATORY, SKYGLAZE REALCON LLP, 145, SARAT BOSE ROAD, KOLKATA, City - Not Specified, P.O.- KALIGHAT, P.S.-Lake, District -South 24-Parganas, West Bengal, India, PIN- 700026

Identified by Mr Sanjay Kumar Jain, Son of Late D C Jain, High Court Calcutta, P.O. GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101,00/- ( E = Rs 21,00/- ) = Rs 55,00/- M(a) = Rs 21,00/- M(b) = Rs 4,00/- ) and Registration Fees paid by Cash Rs 101,00/-

**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**

Stamp Type: Impressed, Serial no 8595, Amount, Rs.100.00/-, Date of Purchase, 13/09/2023, Vendor name: S DAS

Pradipta Kishore Guha  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

For SKYGLAZE REALCON LLP  
Authorised Signatory

Certificate of Registration under section 60 and Rule 69.  
Registered in **Book - I**  
Volume number 1901-2023, Page from 398760 to 398782  
being No 190109658 for the year 2023.



Digitally signed by PRADIPTA KISHORE GUHA  
Date: 2023.11.25 11:56:13 +05:30  
Reason: Digital Signing of Deed

(Pradipta Kishore Guha) 25/11/2023  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

For SKYGLAZE REALCON LLP

  
Authorised Signatory