
DATED THIS 12th DAY OF FEBRUARY, 2024

BETWEEN

MR. KALIDAS KIRADU alias KALIDAS KIRADOO & ORS.
.....**PRINCIPAL/OWNERS**

AND

SKYHILL PROJECTS PRIVATE LIMITED ATTORNEY/DEVELOPER

DEVELOPMENT POWER OF ATTORNEY

NISHANT KR. SARAF ADVOCATES
8, Old Post Office Street
2nd Floor, Kolkata-700001
Phone: 9830235575
Email: nishantsaraf1976@gmail.com

01258/2024

I - 1234/24

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AF 742259

2-28-hwy

22/02/24

8/498490/24

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

Additional Registrar
of Assurances-III, Kolkata

A.R.A.
III

Additional Registrar of
Assurances III Kolkata

22 FEB 2024

DEVELOPMENT POWER OF ATTORNEY

In connection of registered Development Agreement dated 12th day of February, 2024, registered at the Office of the Additional Registrar of Assurances-III, Kolkata, recorded as Being No. .12.26..... for the year 2024.

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 12TH day of FEBRUARY, Two Thousand and Twenty Four (2024).

कालीदास किराडू
Unesh Kiradu
A.K. Kiradloo

SKYHILL PROJECTS PVT. LTD.

Authorised Signatory/Director

कालीदास किराडू

236464

Nishant K. Sarat, Advocates
8, Old Post Office Street,
2nd Floor Kolkata-700 004

NAME _____
ADJ _____
19 JAN 2024
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

19 JAN 2024
19 JAN 2024



22 FEB 2024

BE it known to all that We, (1) **MR. KALIDAS KIRADU** alias **KALIDAS KIRADOO** (PAN **ASNPK4642B**) (Aadhaar No. **4464 6232 3210**), son of Late Shiv Narayan Kiradoo, (2) **MR. UMESH KIRADU** (PAN **ASNPK4641C**) (Aadhaar No. **6447 1435 4623**), son of Mr. Kalidas Kiradu alias Mr. Kalidas Kiradoo, both residing at 1, Goenka Lane (Dhakka Patty) Opposite Shyam sree Market, P.O.Kalakar Street, P.S. Posta, Barabazar, Kolkata 700007, AND (3) **ANANT KUMAR KIRADOO** (PAN **ASNPK4640D**) (Aadhaar No. **8748 1094 0495**), son of Mr. Kalidas Kiradoo, all by occupation Business, by faith Hindu, by Nationality Indian, residing at 1, Shiv Tolla Street (Dhakka Patty) Opposite Shyam Sree Market, P.O. Kalakar Street, P.S. Posta, Barabazar, Kolkata 700007, herein mentioned as the **OWNERS/EXECUTANT** hereof, do hereby appoint, nominate and constitute, **SKYHILL PROJECTS PRIVATE LIMITED** (having CIN **U70109WB2022PTC255556**) and (PAN **ABICS9558F**) a company within the meaning of the Companies Act, 2013 having its registered office at 35/1 Bangur Avenue, Block-D, 35/1 Bangur Avenue, Block D, Police Station Laketown, Post Office Bangur, Kolkata – 700055, represented by its Directors **Mr. Dipak Kumar Bajaj**, (having PAN: **ADXPB4655J** and **AADHAR 7914 7920 1890**) son of Late Ramprasad Bajaj, working for gain at 35/1 Bangur Avenue, Block -D, Police Station: Lake Town, Post Office Bangur, Kolkata- 700055, as our true and lawful **ATTORNEY** for ourselves and on our name and on our behalf,

WHEREAS the Owners/Executant herein decided to develop their Land, morefully and particularly described in the **First Schedule** hereunder written, and accordingly entered into registered Development Agreement, dated, 12th day of February, 2024, registered at the office of the Additional Registrar of Assurances-III, Kolkata, recorded as Being No. **1.2.26...** for the year 2024, for development and construction of a Multi Storied building in the First Schedule mentioned property with detailed terms and conditions as set forth therein and for the purpose of smooth function of the construction works and other related matter in connection therewith,

AND WHEREAS The Owners /Executant, do hereby nominate constitute and appoint **SKYHILL PROJECTS PRIVATE LIMITED** represented by its designated partner namely **Mr. Dipak Kumar Bajaj**, son of Late Ramprasad Bajaj, as the True and lawful **ATTORNEY** to do and execute and perform or cause to be done, executed and all or any of the following acts, deeds and things:-

1. To enter, possess, look after, manage control, and supervise property more fully mentioned in the First Schedule hereunder written.

Handwritten signature/initials

2. To make, sign, and verify all applications or objections before appropriate authorities for all and any license, permission or consent.
3. To sign all applications and objections in our names and on our behalf. The attorney (S) is / are authorized to gift any part or portion of the land to the Municipality for the purpose of sanction of building plan on behalf of the Owners / Executants.
4. To appear and represent us before the South Dum Dum Municipality, all courts, any Magistrate, Judge, Munsif, C.E.S.C. Pollution Control Board, West Bengal Fire Service, before any Police Station, and all Government offices, Commissioners of any Division in all matters relating to our property or its affairs, represent us before all concerned authorities for all purpose as the Owners of the said premises and also in connection with all matters relating thereto and for that purpose to sign, and execute all necessary papers and documents in our names and on our behalf.
5. To construct a multi storied building up to maximum height permissible on our aforesaid Land as per sanction building plan as would be sanctioned by the South Dum Dum Municipality or any other authority and to exploit the share of flats, construction and garages/ car parking space as mentioned in the above Registered Development Agreement by Sale and transfer the same except Owners allocation as mentioned in the said Registered Development Agreement.
6. To sign and execute any Agreement for Sale, Deed of Conveyance(s) and rectification deed, cancellation Deed any other document before any appropriate registration authority on our behalf and on our names as the Owners in respect of flats and car parking space and other spaces together with proportionate share of land wherein the said proposed building to be constructed by the said Attorney, which have been allotted to the Developer in accordance with the said Development Agreement mentioned above and the developer herein to receive consideration money from the intending purchaser/purchasers and also to execute a register any other documents in respect of the share of Developer's allocations of Flats, Garages/ Car Parking Spaces as our constituted Attorney/ Developer as mentioned in the said Development Agreement.
7. To sign and submit all papers and/or any documents relating to the building plan before the South Dum Dum Municipality and or other competent authorities, for the purpose of sanction of the building plan in respect of the said land, and also obtain the sanction plan from the said authority and also submitted to take steps for sanction of Revised Building Plan and/or additional building plan for construction of a multi storied building.

8. To apply and obtain electricity, water, sewerage, fire brigade, police authority, permit for lift and also completion and other certificate from the competent authorities and or other connections of any other utilities from appropriate authorities or from the South Dum Dum Municipality and/ or other competent authorities, *along with the Completion Certificate of the New Building.*
9. To sign and execute any documents with any person and/or authority mentioned in the said development agreement (excluding land owners allocation of the development agreement) in respect of the said land or to settle and negotiate with them.
10. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, and demands, touching any of the matters aforesaid and also if thought fit, to compromise, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid, before any Court, Civil, Criminal or revenue, including Rent Controller and Small Causes Court and Income Tax authority up to Hon'ble Supreme Court.
11. To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
12. To receive and pay and/or deposit all moneys, including Court fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.
13. After execution of the construction of the Building, to sign and submit all papers, applications and deal with such authority and authorities in any manner if necessary.
14. To engage and appoint architects and consultants, cause preparation of building plans, appear before the South Dum Dum Municipality and other authorities and Government Departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial, Municipal and other authorities and also all courts and Tribunals, for all matters connected with the development and construction of the Building and/or other buildings on the Land and connections of utilities, to sign all petitions, Vakalatnamas, memo of appeal and other papers and documents.
15. To pay all outgoings, including South Dum Dum Municipality, Revenue and other charges whatsoever, payable for and on account of the Land and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges therefore.

16. Be it expressly stated that this power of attorney shall remain valid till the share of Developer's allocations of Flats, Garages/ Car Parking Spaces of the new building at the said Land will be sold out by the Developer provided the Developer shall comply the terms and conditions of Development Agreement.
17. AND We, do hereby ratify and confirm and agree all act or acts, deed or deeds of our said Attorney, which they shall do execute or perform or cause to be done, executed and / or performed in terms of this Power of Attorney, which we could do ourselves if we were personally present.

FIRST SCHEDULE

(The Land)

All That the piece and parcel of land measuring an area 03 (Three) Cottahs 15 (Fifteen) Chittacks and 32 (Thirty Two) Sq. Ft. be the same little more or less together with three storied building total measuring about 4062 Sq. Ft. (admeasuring 1354 Sq. Ft., each floor) standing there at lying and situated at Plot No. 63, Bangur Avenue, Block "D", Kolkata 700 055, being municipal Holding No. 1206, now 1206/A, within Ward No. 29 of South Dum Dum Municipality, comprised in part of C.S Dag No. 1307/1327, under C.S. Khatian No. 88, R.S. No. 180, Touzi No. 228 & 229, J.L. No. 17 of Mouza - Krishnapore (at present Mouza Shyamnagar, J.L. No. 32/20), Addl. District Sub Registrar office Bidhannagar Salt Lake City, Police Station Lake Town, in the District of North 24- Parganas, and butted and bounded as follows;

ON THE NORTH : 20' ft wide Road.
ON THE SOUTH : Plot No. 106.
ON THE EAST : Plot No. 64.
ON THE WEST : Plot No. 62.

SECOND SCHEDULE

(DEVELOPER'S ALLOCATION)

All That the 50 % area of the Ground Floor and entire Third, Fourth & Fifth Floor, of the proposed G+7 storied buildings to be constructed on the Said Land & undivided share of Said land except Owner's Allocation.

IN WITNESS WHEREOF the parties hereto above named set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

SIGNED, & DELIVERED BY THE OWNERS AT KOLKATA IN THE PRESENCE OF

Unesh Kheradu
A.K. Kheradu

Owners/Eccutant

SIGNED, SEALED & DELIVERED BY THE DEVELOPER AT KOLKATA IN THE PRESENCE OF

We accepted this Power

SKYHILL PROJECTS PVT. LTD.

Authorised Signatory/Director
Authorised Signatory/Director

Constituted Attorney/Developer

WITNESSES:—

1. Gopal Pr...
8, old Post Office
a Kd-1

2. *Agush Kheradu*
1, Dacca Pally Chintalla Street Kolkata 700007

Drafted by me, *Nishant Kr. Saraf*
Mr. Nishant Kr. Saraf, Advocate (Enrolment No. F-314/2002)

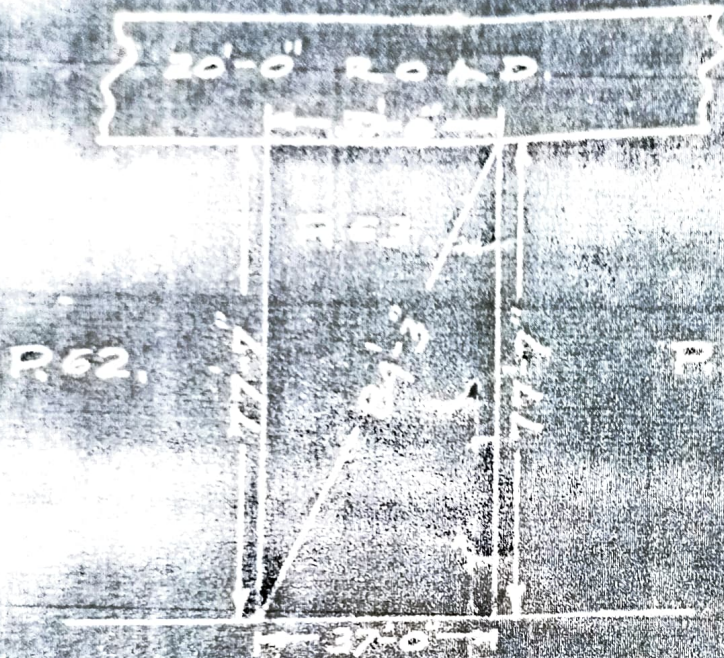
Nishant Kr. Saraf Advocates

8, Old Post Office Street,
2nd Floor, Kolkata 700 001.

Email: nishantsaraf1976@gmail.com

Phone: 9830235575

Area 1-K - CN - SPT
3-15-32



Drawn by [Signature]

SKYHILL PROJECTS PVT. LTD.

[Signature]

Authorised Signatory/Director

चालीदास निरुद्ध

Ganesh Kherdy

A.K. Kirad

SPECIMEN FORM FOR TEN FINGERPRINTS



Handwritten name: Anil Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Handwritten name: Anish Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Handwritten name: A.K. Yadav

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Handwritten name: Anurag K. Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No :	I-1903-01234/2024	Date of Registration	22/02/2024
Query No / Year	1903-8000498490/2024	Office where deed is registered	
Query Date	22/02/2024 12:29:32 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANTOSH RAUT 8, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830653195, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,70,91,258/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190301226/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D,
Mouza: ShyamNagar, Premises No: 63, , Ward No: 029 Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1307/1327	RS-88	Bastu	Bastu	3 Katha 15 Chatak 32 Sq Ft		1,36,18,248/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					6.5702Dec	0/-	136,18,248 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4062 Sq Ft.	0/-	34,73,010/-	Structure Type: Structure
- Gr. Floor, Area of floor : 1354 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1354 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1354 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4062 sq ft	0/-	34,73,010 /-	

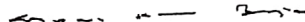
Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
	Name Photo Finger Print Signature
1	Mr Kalidas Kiradoo, (Alias: Mr Kalidas Kiradu) Son of Late Shiv Narayan Kiradoo Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office   22/02/2024 LTI 22/02/2024 1, Goenka Lane Dhakka Party Opposite Shyam Sree Market, City:- Not Specified, P.O:- Kalakar Street, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: asxxxxx2b, Aadhaar No: 44xxxxxxxx3210, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office
2	Mr Umesh Kiradu Son of Mr Kalidas Kiradu Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office   22/02/2024 LTI 22/02/2024 1, Goenka Lane Dhakka Party Opposite Shyam Sree Market, City:- Not Specified, P.O:- Kalakar Street, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: asxxxxx1c, Aadhaar No: 64xxxxxxxx4623, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office
3	Mr Anant Kumar Kiradoo Son of Mr Kalidas Kiradoo Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office   22/02/2024 LTI 22/02/2024 1, Shiv Tolla Street(dhakka Patty) Opposite Shyam Sree Market, City:- Not Specified, P.O:- Kalakar Street, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: asxxxxx0d, Aadhaar No: 87xxxxxxxx0495, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Skyhill Projects Private Limited 35/1 Bangur Avenue, Block- D,, City:- Not Specified, P.O:- Bangur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: abxxxxxx8f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dipak Kumar Bajaj (Presentant) Son of Late Ramprasad Bajaj Date of Execution - 22/02/2024, , Admitted by: Self, Date of Admission: 22/02/2024, Place of Admission of Execution: Office	 Feb 22 2024 12:47PM	 Captured LTI 22/02/2024	 22/02/2024
35/1 Bangur Avenue, Block D, City:- Not Specified, P.O:- Bangur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: adxxxxxx5j, Aadhaar No: 79xxxxxxxx1890 Status : Representative, Representative of : Skyhill Projects Private Limited (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
SANTOSH RAUT Son of A RAUT 8. OLD POST OFFICE STREET, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 22/02/2024	 Captured 22/02/2024	 22/02/2024
Identifier Of Mr Kalidas Kiradoo, Mr Umesh Kiradu, Mr Anant Kumar Kiradoo, Mr Dipak Kumar Bajaj			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Kalidas Kiradoo	Skyhill Projects Private Limited-2.19007 Dec
2	Mr Umesh Kiradu	Skyhill Projects Private Limited-2.19007 Dec
3	Mr Anant Kumar Kiradoo	Skyhill Projects Private Limited-2.19007 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Kalidas Kiradoo	Skyhill Projects Private Limited-1354.00000000 Sq Ft
2	Mr Umesh Kiradu	Skyhill Projects Private Limited-1354.00000000 Sq Ft
3	Mr Anant Kumar Kiradoo	Skyhill Projects Private Limited-1354.00000000 Sq Ft

22-02-2024

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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 12:28 hrs on 22-02-2024, at the Office of the A.R.A. - III KOLKATA by Mr Dipak Kumar Bajaj .

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 1,70,91,258/-

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

Execution is admitted on 22/02/2024 by 1. Mr Kalidas Kiradoo, Alias Mr Kalidas Kiradu, Son of Late Shiv Narayan Kiradoo, 1, Goenka Lane Dhakka Party Opposite Shyam Sree Market, P.O: Kalakar Street, Thana: Posta, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 2. Mr Umesh Kiradu, Son of Mr Kalidas Kiradu, 1, Goenka Lane Dhakka Party Opposite Shyam Sree Market, P.O: Kalakar Street, Thana: Posta, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 3. Mr Anant Kumar Kiradoo, Son of Mr Kalidas Kiradoo, 1, Shiv Tolla Street(dhakka Patty) Opposite Shyam Sree Market, P.O: Kalakar Street, Thana: Posta, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business

Indetified by SANTOSH RAUT, , , Son of A RAUT, 8. OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 22-02-2024 by Mr Dipak Kumar Bajaj, DIRECTOR, Skyhill Projects Private Limited, 35/1 Bangur Avenue, Block- D,, City:- Not Specified, P.O:- Bangur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by SANTOSH RAUT, , , Son of A RAUT, 8. OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 236464, Amount: Rs.50.00/-, Date of Purchase: 19/01/2024, Vendor name: SURANJAN MUKHERJEE



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2024, Page from 48478 to 48492
being No 190301234 for the year 2024.



Signature

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2024.02.29 13:50:34 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 29/02/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.