
DATED THIS 27th DAY OF APRIL, 2024

BETWEEN

SAKHI PALACE LLP OWNER/EXECUANT

AND

SKYHILL TOWERS 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

6268/2024

I-05475/24



पश्चिम बंगाल WEST BENGAL

AK 806644

8/106211/2024

11-14
27/04/24
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

Verified that the documents, Registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.



Additional Registrar
of Assurances-II, Kolkata

27 APR 2024

Nehal Tulgayan

DEVELOPMENT POWER OF ATTORNEY

In connection of registered Development Agreement dated 27th day of APRIL, 2024, registered at the Office of the Additional Registrar of Assurances-II, Kolkata, recorded as Being No. 5450 for the year 2024.

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 27th day of APRIL, Two Thousand and Twenty Four (2024).

FOR SKYHILL PALACE LLP

Partner
(SANJAY GADARIA)

SKYHILL TOWERS PVT. LTD.
Nehal Tulgayan
Authorised Signatory/Director

BE it known to all that We, **SAKHI PALACE LLP**, (PAN: AEUFS5218Q), a limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Plot 200, Block A, Bangur Avenue, Bangur, Kolkata 700055, Police Station Lake Town and Post Office- Bangur Avenue, represented by its designated partner **MR. SANJAY BAGARIA**, son of Ram Gopal Bagaria, (PAN: ADVPB4070D), (Aadhaar No. 9319 5152 9017), by Faith Hindu, by Occupation Business, by Nationality- Indian, herein mentioned as the **OWNER/EXECUTANT** hereof, do hereby appoint, nominate and constitute, **SKYHILL TOWERS PRIVATE LIMITED** (having CIN: U70200WB2022PTC255513) and (PAN: ABICS9466Q) 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. Nehal Tulsyan** (PAN: BIPHT6447E) (Aadhar No. 5677 5882 7614) son of Ajay Kumar Tulsyan, residing at 105/1, Bidhannagar Road, Suncity Complex, Block-E, Police Station: Maniktala, Post Office Muchibazar, Kolkata- 700067, as our true and lawful **ATTORNEY** for ourselves and on our name and on our behalf,

WHEREAS the Owner/Executant herein decided to develop their Land, morefully and particularly described in the **Schedule** hereunder written, and accordingly entered into registered Development Agreement, dated, 27th day of April, 2024, registered at the office of the Additional Registrar of Assurances- II, Kolkata, recorded as Being No. ...3456... for the year 2024, for development and construction of a Multi Storied building in the 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 Owner /Executant, do hereby nominate constitute and appoint **SKYHILL TOWERS PRIVATE LIMITED** represented by its director namely **Mr. Nehal Tulsyan**, son of Ajay Kumar Tulsyan, 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 receive possession of the Schedule Land and to hold, manage and maintain such permissive and physical possession in accordance with the terms and conditions contained in the Said Development Agreement.
2. To enter, possess, look after, manage control, and supervise property more fully mentioned in the Schedule hereunder written.

For SAKHI PALACE LLP

Partner

SKYHILL TOWERS PVT. LTD.

Nehal Tulsyan

Authorised Signatory/Director

Nehal Tulsyan



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 APR 2024

3. To make, sign, and verify all applications or objections before appropriate authorities for all and any license, permission or consent.
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 enter into, hold and defend permissive possession of the said Land and every part thereof and also to manage, maintain and administer the said Land and all buildings and constructions to be constructed thereon and every part thereof (the "Project")
7. 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 Owner 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 and 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.
8. 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.

For SAKHI PALACE LLP



Partner

SKYHILL TOWERS PVT. L.

Nehal Tulyan

Authorised Signatory/Director

9. To apply and obtain electricity, water, sewerage, fire brigade, police authority, permit for lift, completion certificate 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.
10. To sign and execute any documents with any person and/or authority mentioned in the said development agreement (excluding land owner's allocation of the development agreement) in respect of the said land or to settle and negotiate with them.
11. 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.
12. To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
13. 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.
14. 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.
15. 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.
16. 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.

For SAKHI PALACE LLP

Partner

SKYHILL TOWERS PVT. LTD.

Nehal To Gyan

Authorised Signatory/Director

17. 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.
18. 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.
19. Be it mentioned the said Power of Attorney can be revoked on consent of both the Parties.

SCHEDULE

(The Land)

All That piece or parcel of land measuring about 2 (Two) Cottah, 14 (Fourteen) Chittack and 2 (Two) Sq. Ft. little more or less along with two buildings one Two storied building measuring about 860 Sq. Ft. more or less on the ground floor and 860 Sq. Ft. more or less on the first floor, totaling 1720 Sq. Ft. And another four storied building measuring about 393 Sq. ft. more or less on the ground floor and 382 Sq. ft. more or less on the first floor and 1082 sq. ft. more or less on the second floor and 393 sq. ft. more or less on the third floor total measuring 2250 Sq. Ft. lying and situated at being Plot No. 47 of Bangur Avenue, Block -'A', being Municipal Holding no. 1884, under Ward No. 29 within the limits of South Dum Dum Municipality, under Mouza - Shyamnagar, J.L. No. 32/20, (formerly Mouza - Krishnapur, J.L. No. 17) R.S. No. 180, Touzi No. 228 and 229, C.S. Plot No. 1278, Khatian No. 852 and 850, Police Station Dum Dum, now Lake Town, District North 24 Parganas, West Bengal, Pin- 700055, butted and bounded as follows:

On the North :	By Land of Other Plot;
On the South :	By 20 ft. wide Road;
On the East :	By Land of Other Plot;
On the West :	By Land of Other Plot;

For SAKHI PALACE LLP


Partner

SKYHILL TOWERS PVT. LTD.

Nehal Talyan

Authorised Signatory/Director

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

For SAKHI FALACE LLP

Partner

(SANJAY BAGARIA)

Owner/Executant

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

We accepted this Power

SKYHILL TOWERS PVT. LTD.

Nehal Tulsyan

Authorised Signatory/Director

Constituted Attorney/Developer

WITNESSES:—

1. Sanjeet Malhotra
8, Old Post Office Street
KOL - 1
2. Apurva Maiti
8, Old Post Office Street W- I

Drafted by me,

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

8560 [28' 1"]

EXISTING AND STORED BLENDED

21410 [70'-3"]

EXISTING GRIFFIN STORIES BUILDING TO BE DEMOLISHED BEFORE CONSTRUCTION

21390 [70'-2'']

EXISTING G-11
STORIED BUILDING

MUNICIPAL
DRAIN]

-8515 [27'-11"]

ROAD

©EF

For SAKHI PALACE LLP

Partner

SITE PLAN

SCALE = 1:100

SKYHILL TOWERS PVT. LTD.

Nelma Tolson

Authorized Signatory/Director

SPECIMEN FORM FOR TEN FINGERPRINTS



(SANJAY BAGARIA)

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



Nehal Tulgani

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



	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-1902-05475/2024	Date of Registration	27/04/2024
Query No / Year	1902-8001062111/2024	Office where deed is registered	
Query Date	27/04/2024 12:43:24 PM	A.R.A. - II 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. : 8240280324, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,25,21,749/-		
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]:- 190205450/2024 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-A, Mouza: ShyamNagar, Premises No: 47, , Ward No: 029 Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-47		Bastu	Bastu	2 Katha 14 Chatak 2 Sq Ft		98,41,999/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					4.7483Dec	0/-	98,41,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1720 Sq Ft.	0/-	11,61,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 860 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 860 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					

S2	On Land L1	2250 Sq Ft.	0/-	15,18,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 393 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 382 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1082 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 3, Area of floor : 393 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3970 sq ft	0 /-	26,79,750 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAKHI PALACE LLP Plot 200, Block A, Bangur Avenue, Kolkata, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AExxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SKYHILL TOWERS PRIVATE LIMITED 35/1, BANGUR AVENUE, BLOCK-D, KOLKATA, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Date of Incorporation:XX-XX-2XX2 , PAN No.:: ABxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Presumptive Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sanjay Bagaria Son of Ram Gopal Bagaria Date of Execution - 27/04/2024 , , Admitted by: Self, Date of Admission: 27/04/2024, Place of Admission of Execution: Office	 Apr 27 2024 3:03PM	 Captured LT 27/04/2024	 27/04/2024
Plot 200, Block A, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: ADxxxxxx0D, Aadhaar No: 93xxxxxxxx9017 Status : Representative, Representative of : SAKHI PALACE LLP (as DESIGNATED PARTNER)				

Name	Photo	Finger Print	Signature
Mr NEHAL TULSYAN (Presentant) Son of AJAY KUMAR TULSYAN Date of Execution - 27/04/2024, , Admitted by: Self, Date of Admission: 27/04/2024, Place of Admission of Execution: Office	 Apr 27 2024 3:04PM	 Captured LTI 27/04/2024	 27/04/2024
105/1, Bidhannagar Road, Suncity Complex, Block-e, Kolkata, City:- Not Specified, P.O:- Muchibazar, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: Blxxxxxx7E, Aadhaar No: 56xxxxxxx7614 Status : Representative, Representative of : SKYHILL TOWERS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr 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	 27/04/2024	 Captured 27/04/2024	 27/04/2024
Identifier Of Mr Sanjay Bagaria, Mr NEHAL TULSYAN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SAKHI PALACE LLP	SKYHILL TOWERS PRIVATE LIMITED-4.74833 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SAKHI PALACE LLP	SKYHILL TOWERS PRIVATE LIMITED-1720.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	SAKHI PALACE LLP	SKYHILL TOWERS PRIVATE LIMITED-2250.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-A, Mouza: ShyamNagar, Premises No: 47, , Ward No: 029 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 47		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190205475 / 2024

On 27-04-2024

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:14 hrs on 27-04-2024, at the Office of the A.R.A. - II KOLKATA by Mr NEHAL TULSYAN „

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 1,25,21,749/-

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

Execution is admitted on 27-04-2024 by Mr Sanjay Bagaria, DESIGNATED PARTNER, SAKHI PALACE LLP, Plot 200, Block A, Bangur Avenue, Kolkata, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr 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 Service

Execution is admitted on 27-04-2024 by Mr NEHAL TULSYAN, DIRECTOR, SKYHILL TOWERS PRIVATE LIMITED, 35/1, BANGUR AVENUE, BLOCK-D, KOLKATA, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr 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 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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 13421, Amount: Rs.50.00/-, Date of Purchase: 15/04/2024, Vendor name: S Mukherjee


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 251478 to 251492
being No 190205475 for the year 2024.



17/05/24

Digitally signed by SATYAJIT BISWAS
Date: 2024.05.17 11:42:36 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 17/05/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

DATED THIS 27th DAY OF APRIL, 2024

BETWEEN

SAKHI PALACE LLP OWNER/EXECUANT

AND

SKYHILL TOWERS 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