

07/24/22

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Certified that the document is admitted to
registration. The signature sheets and
the endorsement are subscribed with the
document and the  of this document.

District Sub-Registrar-III
Alipore, South 24-parganas

12 MAY 2022

DEVELOPMENT POWER OF ATTORNEY

387 - 5 MAY 2022

CW

No. _____ Date _____ Re _____
Name _____ T. Chowdhury
Address _____ Advocate
Alipore Judge's Court
Kolkata-27

VENDOR : MAJIDATUDDIN GAZI
ALIPORE JUDGE'S COURT
KOLKATA-700027

Signature of Vendor

CHIEF
Advocate
Alipore Judge's Court
Kolkata-27

- 5 MAY 2022



Saheli Chaudhury
W/o Abhishek Chaudhury
361, R.K. Pally

Sonarpur
Cal - 150

House wife

KNOW ALL MEN BY THESE PRESENTS, I, **SRI ABHIJIT CHAUDHURY** alias **SRI. ABHIJIT CHAUDHARY** (**PAN-ABOPC1268K, Aadhaar No. 717549704189**), son of Late Arun Choudhury alias late Arun Chowdhury, by faith- Hindu, by nationality- Indian, by occupation- Retired, residing at 361, Ramkrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata - 700150, District -South 24 Parganas, hereinafter called and referred to as the **PRINCIPAL/EXECUTANT** :

WHEREAS I, the Executants being the Owner herein of the property morefully mentioned in the Schedule hereto appoint, nominate and constitute **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED** (**CIN No. U45400WB2011PTC169800**) a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150 (**PAN - AAQCS6468M**), represented by its Directors (1) **SRI SANJIB BOSE** (**PAN- AIZPB5960H, Aadhar No. 371816392380**), son of Late Narendra Mohan Bose, by faith Hindu, by occupation - Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road,

Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) SMT. MITHU BOSE (PAN- AIZPB5961G, AADHAAR No. 242269140051)**, wife of Sri. Sanjib Bose, by faith Hindu, by occupation -Housewife, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, and **(4) SMT. BULA GAYEN (PAN- BIZPG1970R)**, wife of Sri. Debadidev Gayen, by faith Hindu, by occupation Housewife, residing at Ramakrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata-700150, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, authorized vide board resolution dated 01/05/2022 to do all acts, deeds, matters and things in respect of the property as

mentioned in the Schedule hereto as my true and lawful **ATTORNEY** in connection with the development of the said property in pursuance of the said Development Agreement:

AND WHEREAS by a Registered Development Agreement dated 12/05/2022 being No. 07056 for the year 2022, we the said appointer herein have entrusted the Development in respect of the said property under construction of building there with **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H, Aadhar No. 371816392380)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation - Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) SMT. MITHU BOSE (PAN- AIZPB5961G, AADHAAR No. 242269140051)**, wife of Sri. Sanjib Bose, by

Abhijit Chaudhary

faith Hindu, by occupation -Housewife, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, and (4) **SMT. BULA GAYEN (PAN- BIZPG1970R)**, wife of Sri. Debadidev Gayen, by faith Hindu, by occupation Housewife, residing at Ramakrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata-700150, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith-Hindu, by nationality- Indian, by occupation- Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, authorized vide board resolution dated 01/05/2022 to do all acts, deeds, matters and things in respect of the property as mentioned in the Schedule hereto as my true and lawful **ATTORNEY** in connection with the development of the said property in pursuance of the said Development Agreement:

AND WHEREAS the OWNER herein has now decided to develop his said property by constructing multi storied building over their said property but due to his shortage of sufficient funds

said OWNER herein decided to engage and appoint **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150 (**PAN - AAQCS6468M**), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H, Aadhar No. 371816392380)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation - Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) SMT. MITHU BOSE (PAN- AIZPB5961G, AADHAAR No. 242269140051)**, wife of Sri. Sanjib Bose, by faith Hindu, by occupation -Housewife, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150,

and **(4) SMT. BULA GAYEN (PAN- BIZPG1970R)**, wife of Sri. Debadidev Gayen, by faith Hindu, by occupation Housewife, residing at Ramakrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata-700150, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith-Hindu, by nationality- Indian, by occupation- Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, authorized vide board resolution dated 01/05/2022 to develop their said Bastu Land measuring about piece and parcel of land measuring piece and parcel of land measuring 5 Cottahs $\frac{1}{2}$ Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 71,37, and 202, L.R. Khatian No. 1679, R. S. Dag No. 73, 74 and 107, L.R. Dag No. 159, Holding No. 683, Ward No. 8, under Rajpur - Sonarpur Municipality, P.S. - Narendrapur, Kolkata - 700150, known as Scheme Plot No. 361, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal, as per the drawing plan and specifications which will be approved and duly signed by the OWNER and sanctioned by the competent authority and in

conformity with the said details of construction under and subject to the terms and condition hereinafter written and agreed by and between the parties.

AND WHEREAS to construct the said building and/or the development of my said property it became expedient for us to execute a general Power of Attorney in favor of the Developer hence I do here by appointed, nominate the said **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150 (**PAN - AAQCS6468M**), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H, Aadhar No. 371816392380)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation - Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation

Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, (3) **SMT. MITHU BOSE (PAN- AIZPB5961G, AADHAAR No. 242269140051)**, wife of Sri. Sanjib Bose, by faith Hindu, by occupation -Housewife, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, and (4) **SMT. BULA GAYEN (PAN- BIZPG1970R)**, wife of Sri. Debadidev Gayen, by faith Hindu, by occupation Housewife, residing at Ramakrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata-700150, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith-Hindu, by nationality- Indian, by occupation- Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, authorized vide board resolution dated 01/05/2022 to do all necessary acts, deeds and things in my name and on my behalf as I could do if I personally present to do the following acts.

NOW KNOW WE ALL MEN BY THESE PRESENTS that I the appointer above named doth hereby make, nominate, constitute

retain and appoint and has made nominated, constituted, retained and appointed the said **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED** (CIN No. **U45400WB2011PTC169800**) a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150 (**PAN - AAQCS6468M**), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H, Aadhar No. 371816392380)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation - Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) SMT. MITHU BOSE (PAN- AIZPB5961G, AADHAAR No. 242269140051)**, wife of Sri. Sanjib Bose, by faith Hindu, by occupation -Housewife, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station

Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, and (4) **SMT. BULA GAYEN (PAN- BIZPG1970R)**, wife of Sri. Debadidev Gayen, by faith Hindu, by occupation Housewife, residing at Ramakrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata-700150, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith-Hindu, by nationality- Indian, by occupation- Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, authorized vide board resolution dated 01/05/2022 (hereinafter referred to as the said **ATTORNEY**) to act in my name and on my behalf and to do all or any of the Acts, Deeds, matters and things as follows: -

1. To enter upon, hold, occupy and possess the said land measuring piece and parcel of land measuring 5 Cottahs $\frac{1}{2}$ Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 71,37, and 202, L.R. Khatian No. 1679, R. S. Dag No. 73, 74 and 107, L.R. Dag No. 159, Holding No. 683, Ward No. 8, under Rajpur - Sonarpur Municipality, P.S. - Narendrapur, Kolkata - 700150, known as Scheme Plot No. 361,

Ramkrishna Pally, in the District of South 24 Parganas, West Bengal, more fully described in Schedule hereunder written (hereinafter referred as the "Said Premises") and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

2. To take charge or look after, manage and administer the said property or portion thereof as the said attorney shall think proper.

3. To appear and represent the Appointers before the Rajpur - Sonarpur Municipality, authorities Police authorities, Fire Brigade Authority, W.B.S.E.B. Authorities, Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.

4. To demolish or cause to be demolished the sheds and other structure whatsoever laying erected at the said premises or portions thereof.

5. To apply for and obtain all necessary sanctions, permissions, No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Rajpur-Sonarpur Municipality, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.

6. To appoint Chartered engineers, Architects, Valuers, surveyors, Overseers, Civil Contractors, Engineers, Manager, Supervisor, Overseers, Civil Contractors, Engineers, Manager, Supervisor, Masons, Durwans, Chowkidars, Labour and other employees and staff for the development of the said property and discharge of release or terminate any of them at his own desire. To pay their salary, wages, remuneration fees and other charges as the **ATTORNEY** shall think fit and proper.

7. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Rajpur-Sonarpur Municipality, authorities and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as may from time to time be necessary or required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.

8. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said premises and/or the new building and other structures that may hereafter be created and the same in such more or names as the said Attorneys or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and

bonds also to do all acts deed matters and things as the said Attorney shall think proper.

9. To apply to the Rajpur-Sonarpur Municipality or any other equivalent competent authority for sanction for plan/ Plans and/or other allied causes for the development of the said property in the form of buildings, To submit map, drawing, and design, modification and amendments for the proposed residential building, if necessary for the approval, sanction, certifications from the appropriate Govt. Authorities. The Rajpur-Sonarpur Municipality fire Brigade, Health Development and other Govt. Authorities and/or departments for the purpose of Development of the said property and for construction of residential building being said contract apartment, flats and other spaces etc. or upon the said purpose to make affirm verify and submit all necessary, application, petitions/maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities, security, and other papers and documents as the said **ATTORNEY** shall think fit and proper.

10. To make application for cement and steel and other materials and to take delivery of the same also to apply for

electricity, water, sewerage etc. and other necessary connections to the building.

11. To apply for and obtain necessary permissions and/or no objection certificates from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or to obtain necessary Income Tax clearance certificate under the provisions of Section 130A(1) of the Income Tax Act 1961, and/or no objection certificate under the provisions of chapter XXC of the Income Tax Act 1961 and for the said the purpose to sign execute and deliver all papers application and documents and to do all acts, deeds matters and things as the said Attorney shall think proper.

12. To sign and execute all documents, returns, forms, plan, specifications, affidavits and all other papers as may be necessary to be submitted before any authority or authorities in connection with the development thereof or for construction of buildings, apartment flats and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rental other rates and taxes, other charges and on account therefore or relating to the said property as may from time to time be necessary and required.

13. To undertake and carry out the development of the said premises and / or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised therein as per the plan as may be sanctioned by the Rajpur - Sonarpur Municipality and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.
14. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and / or the development thereof and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan to be sanctioned by the Rajpur - Sonarpur Municipality, and for the said purpose to do all acts deed matters and things as the said Attorney shall think proper.
15. To appear and to represent the Executrix before the appropriate Police Authorities and also to make or lodge complaints and diaries concerning all matters arising out of the

said property or portions thereof as may from time to time be necessary or required.

16. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.

17. To sign execute affirm and verify all complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.

18. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof and/or the construction of the proposed new buildings and the

same on such terms and condition and for such consideration as the said Attorney shall think proper.

19. To defend or contest or institute or prosecute all or any suits, applications, appeals, revisions and other legal proceedings civil or criminal by or against any person or party concerning or relating to the said premises or the development of the said property and/or construction of the new building apartments flats and other common spaces in or upon the said property or other matters there from and for the said purpose to do all acts, deeds, matters and things as may from time to time be necessary or required.

20. To enter into any compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said property and/or the development thereof and /or the construction of the new building or other structures in or upon the said property on such terms and conditions as the said **ATTORNEY** shall think fit and proper.

21. To sign execute affirm and verify all or any plaint, petition, written statement, application, revisions, appeals, affidavits,

bonds, declaration indemnities, guarantees and other papers, documents as may be from time to time necessary or required to negotiate for attending discussion and to obtain necessary permission and/or sanction from the Rajpur-Sonarapur Municipality, West Bengal State Electricity Distribution Company Limited, and other duly constituted statutory and local bodies and authorities for developing the said property by raising the construction of the proposed building comprising of flats apartments, common areas and other spaces as the said **ATTORNEY** shall think fit and proper.

22. To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to arbitration on such terms as the said attorney shall think proper.

23. To retain an appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney think proper.

24. To retain and appoint architects, engineers, contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the by said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.
25. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Rajpur - Sonarpur Municipality and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.
26. We also empower and authorize my constituted Attorney **GENERALLY TO DO** all other acts, deeds and things as may become necessary from time to time for properly effectuating the construction and to achieve the object under the Agreement for mutual benefit and completion of deed of registration in favour of each purchaser.
27. Save and except the Owner's Allocation portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats

shops, showrooms, garage and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said premises.

28. To receive and/or collect and realize payments as earnest or booking money from the intending purchasers the sale prices of flats, apartments, common spaces and common places including the proportionate share of land either in full or in part thereof and to sign and executed registered deeds of agreement, contracts, other deeds, documents and papers as may from time to time as necessary or required as the said **ATTORNEY** may think fit and proper against Developers Allocation as mentioned in Schedule-'C' of the said Development Agreement.

29. To receive earnest money, advance money, booking money consideration money, whether in part or in full from said buyers in installments or in full in terms of the said agreement for sale to be entered into the final payment against the sale of the residential apartments, flats, common spaces and other spaces, of Developers Allocation in the proposed building to be constructed in or upon the said property in terms of the said Agreement and to give valid discharge hereof. The money so received by my constituted attorney under these presents will

belong to him solely and the executrix of these presents shall have no claim whatsoever thereon. The executrix under these presents will have no right on that entire sale proceeds of the proposed building and its flats, apartments spaces etc., whatsoever in nature thereby to be constructed thereon in due course.

30. To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, garage and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

31. To sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal or the several flats, garage and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.

32. Only after handing over peaceful possession of owner's allocated portion, to appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.

33. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper.

34. To select prospective buyers either individually or in groups as the said **ATTORNEY** may think fit and proper in the said proposed building more fully described in the Development Agreement.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

AND I the said **APPOINTER** above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said **ATTORNEY** or any of them acting as aforesaid lawfully do.

SCHEDULE ABOVE REFERRED TO

[DESCRIPTION OF THE SAID LAND]

ALL THAT piece and parcel of land measuring 5 Cottahs $\frac{1}{2}$ Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 71,37, and 202, L.R. Khatian No. 1679, R. S. Dag No. 73, 74 and 107, L.R. Dag No. 159, Holding No. 683, Ward No. 8, under Rajpur - Sonarpur Municipality, P.S. - Narendrapur, Kolkata - 700150, Mission Pally Road, known as Scheme Plot No. 361, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal, the said land is butted and & bounded by: -

ON THE NORTH : 30 feet wide Road.

ON THE SOUTH : Scheme Plot No. 356, Ramkrishna Pally.

ON THE EAST : Scheme Plot No. 360, Ramkrishna Pally.

ON THE WEST : 30 feet wide Road.

IN WITNESSES WHEREOF we the parties above named and attorney have hereunto set our respective hands and seals this 12th day of *May*, 2022.

SIGNED, SEALED AND DELIVERED

by the Appointer, above named
at Kolkata in presence of :

1. *S. Chaudhary.*
W/o Abhijit Chaudhary -
361, R.K. Pally.
Cal - 150

Abhijit Chaudhary

Signature of the Executant

2. *Gagan Mandal.*
S/o - Nirmal Mandal.
Kamrabad, Sonmuri,
Kolkata - 700150.

We accept this power

WILLING BROS CONSTRUCTION PVT. LTD.

Sanjay Bora

DIRECTOR

Signature of the Attorney

Drafted by me

P. Anjan Choudhary

Advocate
Alipore Judges Court,
Kolkata-700027

Computer print at :

S. Pradhan

Alipore Judges Court,
Kolkata-700027

F/328/413/90

	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name ABHIJIT CHAUDHURY

Signature Abhijit Chaudhury



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name SANDIP BOSE

Signature Sandip Bose

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name

Signature



ભારતીય સચિવાલય ઓળખાણ અધિકારી

ભારત સરકાર

Home Identification Authority of India

Government of India

નોંધણી નંબર / Enrolment No 2029/72115/21865

24/02/2018
ડૉ. ડી. ચૌધરી
Chaudhary Ashish
B.O. Ashish
301
Saraspur Avenue
C/O ANTS Bui Sand Chaudhary
Ahmedabad
Chandkheda Ahmedabad City Ahmedabad
Gujarat 382428
7436464562

Ref: 1356 / 294 / 308009 / 30/11/18 / R



GA092251339PT



તમારો આધાર નંબર / Your Aadhaar No. :

7175 4970 4189

મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India

ડૉ. ડી. ચૌધરી
Chaudhary Ashish
સર્વિસ નંબર / OOB: 20/12/1862
સુધા - ભાઈ

7175 4970 4189




મારો આધાર, મારી ઓળખ

A. Chaudhary

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABOPC1288K



ARUN CHAUDHURY

ARUN CHAUDHURY / Father's Name
ARUN CHAUDHURY

25/12/1982

Abhishek Choudhury
Signature

100331

A. Choudhury



SKYLINE BBS CONSTRUCT PVT. LTD.

Sanjay Bora

Director



Sarles BOM



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0659/52297/23835

To
Sample Book
47 - 188, SONARGACH HOUSING SOCIETY
NARAYANPUR STATION ROAD, TIDHARI
GATE-08
Sonarpur
South 24 Parganas West Bengal - 710050
9433096495



आपका आधार क्रमांक / Your Aadhaar No. :

3718 1639 2380

UID : 8130 2942 1278 0408

मेरा आधार, मेरी पहचान



Sample Book
Date of Birth/DOB: 26/03/1979
Name: RAJ

3718 1639 2380

UID : 8130 2942 1278 0408

मेरा आधार, मेरी पहचान

Sanjibom

Major Information of the Deed

Deed No :	I-1603-07068/2022	Date of Registration	12/05/2022
Query No / Year	1603-8001396364/2022	Office where deed is registered	
Query Date	12/05/2022 11:38:34 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	B DOLUI ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836142516, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 63,39,376/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160307056/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Nishchintapur, Pin Code : 700150

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-159	LR-1679	Bastu	Danga	5 Katha 22.5 Sq Ft	1/-	63,39,376/-	Width of Approach Road: 30 Ft., Project Name :
Grand Total :					8.3016Dec	1 /-	63,39,376 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ABHIJIT CHAUDHARY Son of Late ARUN CHOWDHURY Executed by: Self, Date of Execution: 12/05/2022 , Admitted by: Self, Date of Admission: 12/05/2022 ,Place : Office	Photo 	Finger Print 	Signature 
		12/05/2022	12/05/2022	12/05/2022

361 RAMKRISHNA PALLY NARENDRAPUR, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABxxxxxx8K, Aadhaar No: 71xxxxxxxx4189, Status :Individual, Executed by: Self, Date of Execution: 12/05/2022, Admitted by: Self, Date of Admission: 12/05/2022, Place : Office

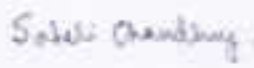
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED 633 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, PAN No.:: AAxxxxxx8M, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJIB BOSE (Presentant) Son of Late NARENDRA MOHAN BOSE Date of Execution - 12/05/2022, Admitted by: Self, Date of Admission: 12/05/2022, Place of Admission of Execution: Office			
		May 12 2022 11:55AM	LTI 12/05/2022	12/05/2022
AT-189, Sonargaon Housing Society, Gate No. – III, Narendrapur Station Road, Tegharia,, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx0H, Aadhaar No: 37xxxxxxxx2380 Status : Representative, Representative of : SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAHELI CHAUDHURY Wife of Mr. ABHIJIT CHAUDHURY 361, R K PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
	12/05/2022	12/05/2022	12/05/2022

Identifier Of Mr ABHIJIT CHAUDHARY, Mr SANJIB BOSE

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr ABHIJIT CHAUDHARY	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED-6.30156 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Nishchintapur, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 159, LR Khatian No:- 1679	Owner: afk shft. Gurdian: afk shft. Address: afk , Classification: afk , Area: 0.09000000 Acre,	Owner Name not selected by applicant.

On 12-05-2022

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 11:51 hrs on 12-05-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SANJIB BOSE .

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 63,39,378/-

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

Execution is admitted on 12/05/2022 by Mr ABHIJIT CHAUDHARY, Son of Late ARUN CHOWDHURY, 361 RAMKRISHNA PALLY NARENDRAPUR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service

Identified by Mr SAHELI CHAUDHURY, , Wife of Mr ABHIJIT CHAUDHURY, 361, R K PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession House wife

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

Execution is admitted on 12-05-2022 by Mr SANJIB BOSE, DIRECTOR, SKYLINE BSDS CONSTRUCT PRIVATE LIMITED, 633 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Identified by Mr SAHELI CHAUDHURY, , Wife of Mr ABHIJIT CHAUDHURY, 361, R K PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 759516, Amount: Rs.100/-, Date of Purchase: 05/05/2022, Vendor name: M Gazi



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 299369 to 299406
being No 160307068 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2022.06.03 18:54:46 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2022/06/03 06:54:46 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)