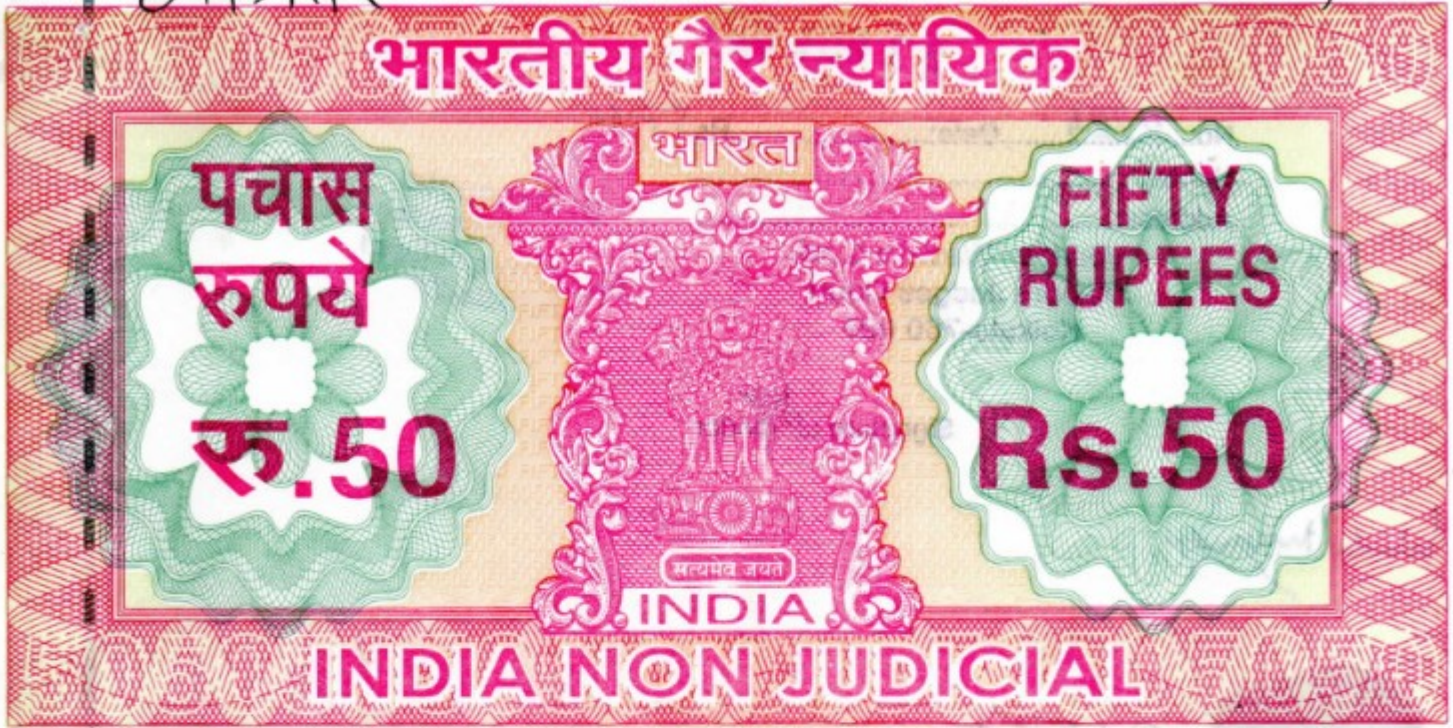


017371/23

I-17368/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 727160

Certified that the document is admitted  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document.

District Sub-Register-II  
Alipore, South 24-Parganas

08 DEC 2023

### DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we

(1) ASHOK KUMAR SHAW SHAW (PAN ALLPS1860L, AADHAAR NO. 769518740144), son of Late Kalika Prasad Shaw, aged about 61 years, by faith Hindu, by nationality Indian, by occupation business, residing at 47A Paddapukur Road, P. S.- Ballygunge, P.O.- Lala Lajpat Rai Sarani, Kolkata- 700020, (2) UTTAM KUMAR SHAW (PAN ALMPS2441L, AADHAAR NO. 947330939684), son of Late Kalika

*[Handwritten signatures]*



23 NOV 2023

No: 2224 Date: Rs 50.00

Name: .....

Address: .....

Vendor - Washim Cazi  
Alipore Judges Court  
Kolkata-700 027

S. Dasgupta  
Advocate  
Alipore Judge's Court  
Kolkata-27

Signature of Vendor

Salade Mazumdar.



21577

For SKYLINE PROJECTS

Salade Mazumdar.  
Partner Partner



21578



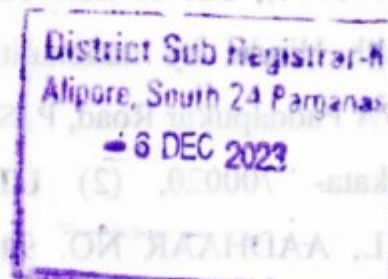
For SKYLINE PROJECTS

Chaitanya Shaw.  
Partner Partner



21579

Chaitanya Shaw.



Prasad Shaw, aged about 58 years, by faith Hindu, by nationality Indian , by occupation business, residing at 47A Paddapukur Road, P. S.- Ballygunge, P.O.- Lala Lajpat Rai Sarani, Kolkata- 700020 , (3) **HRISHIKESH KUMAR** (PAN AJUPS4053N, AADHAAR NO. 487902204330 ), son of Late Kalika Prasad Shaw, aged about 54 years, by faith Hindu, by nationality Indian , by occupation business, residing at 47A Paddapukur Road, P. S.- Ballygunge, P.O.- Lala Lajpat Rai Sarani, Kolkata - 700020, hereinafter collectively referred to as "**OWNERS**" , **SEND GREETINGS :**

**WHEREAS** We are the absolute Owners of land or well and sufficiently entitled to the Premises no.7, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge , Kolkata- 700033 more particularly described in the Schedule hereunder written (hereinafter referred to as the 'said property').

**AND WHEREAS** we have engaged 1) **SRI PALASH MAZUMDER**, (Holder of PAN AHKPM6085G, AADHAAR NO. 967873176994), son of Late Bijan Bandhu Mazumder, aged about 49 years, by faith Hindu, by nationality Indian, residing at "Roopkatha", Block-A, Flat-3B, 27, Prantik Pally, P.S. Kasba, Post Office-Bosepukur, Kolkata-700042 carrying on business from Skyline Profulla , 1<sup>st</sup> Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata- 700019, (2) **SRI LALIT BAID** (Holder of PAN AEBPB4890E, AADHAAR NO. 574504847204), son of Late Sampat Mull Baid, aged





21580

Subham Das Sr.



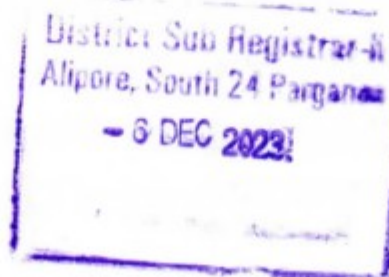
21581

Subhanga Kumar Shaw



21582

Subhasis Das Gupta  
S/O Late B M.  
Das Gupta  
A/D No. 27





about 55 years, by faith Hindu, by nationality Indian ,residing at 117, Southern Avenue, P.S- Rabindra Sarobar previously Lake, P.O - Sarat Bose Road, Kolkata-700029, carrying on business from Skyline Profulla , 1<sup>st</sup> Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019, both partners of **M/S SKYLINE PROJECTS** (Holder of PAN ABWFS3367H), a partnership firm having it's office at Skyline Profulla , 1<sup>st</sup> Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019, who have agreed to develop and construct a building on the said land morefully and particularly described in the Schedule A hereunder written by investing their expertise and funds for erection , construction and completion of the said building according to the building plan sanctioned by the Kolkata Municipal Corporation.

**AND WHEREAS** on 29.11.2023 we as the Owners have already entered into a registered agreement for Development with the said **1) SRI PALASH MAZUMDER**, son of Late Bijan Bandhu Mazumder, aged about 49 years, by faith Hindu, by nationality Indian ,carrying on business from Skyline Profulla , 1<sup>st</sup> Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019, **(2) SRI LALIT BAID**, son of Late Sampat Mull Baid, aged about 55 years, by faith Hindu, by nationality Indian, carrying on business from Skyline Profulla , 1<sup>st</sup> Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019, both are the Partners of **M/S SKYLINE PROJECTS**, a partnership firm having it's office at Skyline Profulla , 1<sup>st</sup> Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.-



District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023

Ballygunge Kolkata-700019 , relating to the property at Premises no. 7, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, ,Kolkata- 700033, District of 24 Parganas (South), within ward No. 94 of the Kolkata Municipal Corporation, morefully and particularly described in the Schedule A hereunder written . The said agreement has been registered in the office of District Sub Registrar II at Alipore on 29.11.2023 Being no 16957 for the year 2023.

**AND WHEREAS** we are not in a position to appear and be present at all places and/or at all times, due to our pre occupation, and as such we feel that for smooth execution of the work of construction and completion of the building on the land comprised in the said premises, it is necessary to appoint our constituted attorneys to look after and manage the affairs mentioned hereinafter relating to the said premises and proposed project at Premises no. 7, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge , Kolkata- 700033 , District of 24 Parganas (South), within ward No. 94 of the Kolkata Municipal Corporation, morefully and particularly described in the Schedule A hereunder written and to implement the terms and conditions of the said agreement for development.

We do hereby nominate, constitute, authorize and appoint

1) **SRI PALASH MAZUMDER**, son of Late Bijan Bandhu Mazumder, aged about 49 years, by faith Hindu, by nationality Indian, carrying on business from Skyline Profulla , 1<sup>st</sup> Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019,



District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023



(2) **SRI LALIT BAID**, son of Late Sampat Mull Baid, aged about 55 years, by faith Hindu, by nationality Indian, carrying on business from Skyline Profulla , 1<sup>st</sup> Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019, both are the Partners of **M/s SKYLINE PROJECTS**, a partnership firm having it's office at Skyline Profulla , 1<sup>st</sup> Floor - 1B, 3A P.C Sorcar Sarani , P.S. : Gariahat, P.O.- Ballygunge Kolkata-700019, as our **ATTORNEYS**, jointly or severally, in joint and/or collective name and on our behalf to execute or do all or any of the acts deeds or things hereinafter mentioned that is to say --:

1. To enter upon the said Premises No. 7, Jubilee Park, Kolkata- 700033, within the limits of the Kolkata Municipal Corporation Ward No. 94 (morefully described in the Schedule hereunder written) hereinafter referred to as the "said property" and to take measurements and dimensions and carry out soil testing of the said Premises.
2. To obtain all the necessary permissions, clearances, approvals including sanction plan for the proposed new building from the KMC and all other concern authorities.
3. To sign, execute, cancel, alter, draw, approve all plans, papers, documents, declarations, affidavits, applications, returns, confirmation and consent, boundary declarations and/or any other declarations and get it registered as





District Sub-Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023 -

may be required to be so done, for and in connection with development of the said premises, on our behalf.

4. To appear before the Kolkata Municipal Corporation and/or any other authority and government departments and/or officers and also all other State, Executive, judicial or quasi-judicial and other authorities and also all Courts and Tribunals in all matters relating to development of the said premises, including signing all papers, documents, applications for mutations at the Premises No.7 Jubilee Park, P. S.- Golf Green, P.O.- Tollygunge ,Kolkata- 700033 District of 24 Parganas (South), within ward No. 94 of the Kolkata Municipal Corporation and further apply for grant of a sanction plan and/or for modification of the plan already granted on the premises and to do all matters in connection therewith.
5. To deposit any fees, charges or any other amount on our behalf, which may have to be paid to the Kolkata Municipal Corporation and/or any other authorities in respect of the said Premises or at the schedule mentioned property written hereunder.
6. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts necessary for obtaining sanction plan for the proposed new building from the Kolkata Municipal Corporation and to develop our "Said Property" by constructiong a new building thereupon.







District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023.

7. To take all steps necessary for preparation of building plans, Survey, Soil Test, Appointment of Architects and Structural Engineers and/or Surveyor and to apply and obtain the sanctioned plans of the proposed building.
8. If required to obtain the revised /modified sanctioned plan from the Kolkata Municipal Corporation , and for that to take all necessary steps and to pay fees and charges for the same to the Kolkata Municipal Corporation and/or other concern authorities.
9. To appoint ,dismiss and reappoint contractors/sub-contractors, architects, overseers, surveyors, engineers, staff and experts to supervise, look after manage to do the development work and construction of the new building at the “ said property”.
10. To sign and apply for and obtain necessary permissions and/or approvals and/or sanctions and/or license from any statutory authority including the fire brigade, and Real Estate Regulatory Authority 2016 as well as appear and represent ourselves before the necessary authorities including Land Acquisition Department, District South 24 Parganas, Public Works Department (PWD) , The Kolkata Metropolitan Development Authority, Kolkata Improvement Trust and concerned Kolkata Police Station, South 24 Parganas in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the said property





District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023



11. To pay all outgoings including Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.
12. To commence, prosecute, enforce, defend, answer and oppose all actions and/or other legal proceedings, including any suit or arbitration proceeding and demands touching any of the matters relating to development of the said premises by or against any third party and to compromise, settle, refer to arbitration, abandon, submit to judgment in any such action or proceedings aforesaid before any Civil or Criminal Court.
13. To apply before the Kolkata Municipal Corporation for sanction of building plan and/or revised plans and sign and execute all necessary documents in connection therewith, including boundary declaration and/or any other declaration, undertaking and/or any other document as may be necessary.
14. To construct, erect and complete a building on the said Premises No. 7, Jubilee Park, P. S.- Golf Green, P.O.- Tollygunge, Kolkata- 700033, District of 24 Parganas (South), within ward No. 94 of the Kolkata Municipal Corporation, morefully and particularly described in the schedule A hereunder, in accordance with the sanctioned plan, and for the purpose thereof to sign all papers, documents in relation thereto.





District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023.

15. To sign, verify, declare and/or affirm complaints, written statement, petition, affidavit, verification, objection, cross objection, counter claim, application for execution, revision, review, new trial or stay or of whatsoever nature, memorandum of appeal, swear affidavit and to do generally all other acts, deeds and things as the said attorneys or any of them in their discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the said premises and/or in connection therewith.
16. For the purposes as aforesaid, to appoint advocate and sign and execute vakalatnama or any other documents authorizing such advocate to act and to terminate such authority and to pay fees of such advocate.
17. To apply for and obtain electricity, water, sewerage, drainage , or any other connections or any other utilities in the said premises and also the occupancy/ completion certificate and other certificates from the Kolkata Municipal Corporation, Fire Brigade Authorities, CESC Ltd., Directorate of Electricity, lift license and/or other authorities and for that purpose, if required, to make alterations therein and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts deeds and things as may be deemed fit and proper by our said attorney to this effect.







District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023

18. To negotiate and to agree to and enter into and conclude agreement for sale, convey and transfer and/or lease of the flats/units/spaces of the Developers Allocation as morefully and particularly described in the **SCHEDULE B** hereunder written, and receive payments against sale of flats/units/spaces and car parking spaces of the Developer's Allocation in the building which will be constructed by (1) **SRI PALASH MAZUMDER**, son of Late Bijan Bandhu Mazumder, aged about 49 years, by faith Hindu, by nationality Indian ,residing at "Roopkatha", Block-A, Flat-3B, 27, Prantik Pally, P.S.Kasba, Post Office-Rosepukur, Kolkata-700042 carrying on business from Skyline Profulla , 1<sup>st</sup> Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019, (2) **SRI LALIT BAID**, son of Late Sampat Mull Baid, aged about 55 years, by faith Hindu, by nationality Indian ,residing at 117, Southern Avenue, P.S -Rabindra Sarobar previously Lake, P.O-Sarat Bose Road, Kolkata-700029 carrying on business Skyline Profulla , 1<sup>st</sup> Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019, both are Partners of **M/S SKYLINE PROJECTS**, a partnership firm having it's registered office at Skyline Profulla , 1<sup>st</sup> Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019, in the said premises and to sign and execute and deliver such agreements for sale/transfer of land (undivided proportionate share) thereof or any other agreement for holding/delivering possession of the flats/units, in the Developer's Allocation of the new building at the said premises.





District Sub Registrar-I  
Alipore, South 24 Parganas

- 6 DEC 2023



19. In respect of the Developer's Allocation, to sign and execute and deliver deed(s) of conveyance or sale and all other instruments of transfer, undertakings, declarations, confirmations and to present the same and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Additional District Sub-Registrar having jurisdiction concerning the said premises or before any Notary Public.
20. In respect of the Developer's Allocation, to deliver possession and/or make over the flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale. To receive all moneys, advances and also the balance of the purchase money from the purchaser(s) and grant proper receipts in respect of the amounts to be received on sale and disposal of flats/portions etc. in respect of the Developer's Allocation in connection with the flats/apartments/car parking spaces in the new building at the Attorneys own responsibility.
21. In respect of the Developer's Allocation, to sign all documents that may be required to raise loans for construction of the building by mortgaging the Developers Allocation with any Bank or Financial institution or organization.





District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023

22. To retain and appropriate all money received by the attorneys for themselves in relation to the matter aforesaid and all other matters relating to the property morefully and particularly described in the Schedule B hereunder written at the Attorneys own responsibility.

**AND** to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the said premises which we ourselves could have done lawfully under our own hand and seal if personally present.

**AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done in or about the said premises as contained hereinabove.

**AND** we do hereby agree that all acts deeds and things lawfully done by our said attorney shall be construed to as the acts, deeds and things done by the Owners and the Owners undertake to ratify and confirm all and whatsoever that our said attorneys shall lawfully do or cause to be done for and on behalf of the Owners in terms of the said Development Agreement by virtue of this power of attorney and also to perform the terms and conditions and to implement the said Development Agreement.

The block contains three handwritten signatures in blue ink. The first signature on the left is a cursive 'L'. The second signature in the middle is a cursive 'H'. The third signature on the right is a cursive 'A'.





District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023.

**SCHEDULE A ABOVE REFERRED TO :**

(Premises Details)

**ALL THAT** the land containing by estimation 5 (Five) Cottah and 27 (Twenty Seven) Square Feet be the same a little more or less together with more than 50 (Fifty) years old cemented flooring two storied building standing thereon measuring ground floor 1500 (One Thousand Five Hundred) Square feet and on the first floor 1460 ( One Thousand Four Hundred Sixty ) totaling and area of 2960 ( Two Thousand Nine Hundred Sixty ) Square feet more or less stranding thereon, corresponding to C.S.Dag nos. 1110, Khatian no. 866, touzi no. 330 , J.L. No. 41, mouza : chandpur , P.S- Golf Green previously Jadavpur, Sub- registration office – Alipore, District- 24 Parganas (South), comprised in Kolkata Municipal Corporation now presently known and numbered as Premises no. 7, Jubilee Park, Kolkata-700033, holding no. 155, Russa road east , ward no. 94 of Kolkata Municipal Corporation having Assessee no. 210940600169 with all easementary right attached thereto butted and bounded by

**ON THE NORTH** : By Premises No.54 Jubilee Park  
**ON THE EAST** : By Premises No. 38 Jubilee Park  
**ON THE SOUTH** : By Kolkata Municipal Corporation Road  
**ON THE WEST** : By Premises No. 28 Jubilee Park






District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023.



**SCHEDULE B ABOVE REFERRED TO :**

(Developer's Allocation)

I) Developer's allocation shall mean and include 50% of the total constructed area in the proposed new building and shall consist of the entire second floor having two equal sized flats and the entire fourth floor having two equal sized flats, i.e. four flats in total or two entire floors in the said proposed ground plus four storied building lying situate at and being Premise no. 7 Jubilee Park, P. S. - Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033.

II) The Developer shall also be entitled to 50% of the demarcated and covered car parking spaces in the ground floor of the proposed building as may be sanctioned by the Kolkata Municipal Corporation and shall also be entitled to 50% of the open car parking spaces, if any, in the proposed ground plus four storied new building to be built and constructed at the said premises no. 7, Jubilee Park, P. S. - Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033.

III) The Developer's allocation mentioned herein is based on sanction of a ground plus four storied building by the Kolkata Municipal Corporation. However, in case the Kolkata Municipal Corporation grants sanction of a ground plus three storied building, the Developer shall be allocated two equal sized flats covering the entire third floor and one flat covering half of the second floor (front side). The Developer shall in this case also be allotted 50% of the covered car parking spaces as will be sanctioned by the Kolkata Municipal Corporation and shall also be entitled to 50% of the





District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023.

open car parking spaces, if any, in the proposed ground plus three storied new building to be built and constructed at the said Premises no. 7, Jubilee Park, P. S. - Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata-700033.

**IN WITNESS WHEREOF** the Executants hereto has set and subscribed his hands and seals on this 6<sup>th</sup> day of December 2023.

**SIGNED, SEALED AND DELIVERED**

in the presence of :

1. Sunny Yadav  
s/o Late Suresh Yadav  
163/2 Bissainpura  
Kolkata-700107.

2. Sushil Kumar  
S/o Lt. J.K. SHAH  
P-106 C.R.T Rd. Kol-1h

*[Handwritten signatures of Sunny Yadav and Sushil Kumar]*  
Sushil Kumar Shah

-----  
**SIGNATURE OF THE OWNERS**

**For SKYLINE PROJECTS**

*[Handwritten signature of Palash Hazra]*  
Partner

*[Handwritten signature of Ravi Bera]*  
Partner

-----  
**SIGNATURE OF THE ATTORNEYS**

Drafted by

*[Handwritten signature of Subhasis Das Gupta]*  
Advocate

Alipore Judges Court,

Kolkata : 700027

*[Handwritten date: 5.2 / 12 / 2023]*





District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023.



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

Name.....ASHOK KUMAR SHAW

Signature.....Ashok Kumar Shaw



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

Name.....UTTAM KUMAR SHAW

Signature.....Uttam Kumar Shaw



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

Name.....HRISHIKESH KUMAR SHAW

Signature.....Hrishikesh Kumar Shaw



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

Name.....PALASH MAZUMDER

Signature.....Palash Mazumder



District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023





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

Name.....LALIT BAID.....

Signature.....Lalit Baid.....



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

Name.....

Signature.....



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

Name.....

Signature.....



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

Name.....

Signature.....



District Sub Registrar-II  
Alipore, South 24 Parganas  
- 6 DEC 2023 -





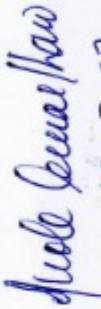



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16028002993249/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ASHOK KUMAR SHAW Paddapukur Road, 47A, City:- Not Specified, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Principal			 06-12-2023
2	Mr UTTAM KUMAR SHAW Paddapukur Road, 47A, City:- Not Specified, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Principal			 06-12-2023



Government of West Bengal







Department of Finance (Revenue), Government of Registration and Stamp Revenue  
OFFICE OF THE D.R. - 1 SOUTH 24 PARGANAS, District House, South 24 Parganas  
Signature LTI East of Ganga New Year 10252222222222

Signature of the persons submitting the Declaration in Private Residence

Sl. No.	Name of the Resident	Category	Photo	Finger Print	Signature with date
1	MR. ABHINAV KUMAR BORN: 1980-01-01 Res. No. 101, 102 Sector 10-D, 101 Lokendra Nagar, P.O. Bachchan, District South 24 Parganas West Bengal, India PIN - 743003	Private			14-12-2023 [Signature]
2	MR. SATYAN KUMAR BORN: 1980-01-01 Res. No. 101, 102 Sector 10-D, 101 Lokendra Nagar, P.O. Bachchan, District South 24 Parganas West Bengal, India PIN - 743003	Private			14-12-2023 [Signature]




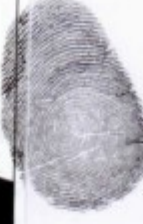
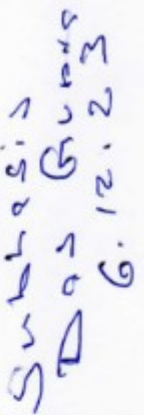
**I. Signature of the Person(s) admitting the Execution at Private Residence.**

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr HRISHIKESH KUMAR SHAW Paddapukur Road, 47A, City:- Not Specified, P.O:- Lala Lajpat Rai Sarani, P.S:-Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700020	Principal			<i>Hrishikesh Kumar Shaw</i> 6/12/2023
4	Mr PALASH MAZUMDER P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Attorney [SKYLINE PROJECT S ]			<i>Palash Mazumder</i> 06/12/2023
5	Mr LALIT BAID P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Gariahat, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Attorney [SKYLINE PROJECT S ]			<i>Lalit Baid</i> 6/12/2023.

A signature of the Person(s) holding the position in the Government

No.	Name of the Government	Category	Post	Signature	Date
1	Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh	Revenue			10/10/2019
2	Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh	Revenue			10/10/2019
3	Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh Mr. J. K. Singh	Revenue			10/10/2019



SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBHASIS DAS GUPTA Son of Late B DAS GUPTA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr ASHOK KUMAR SHAW, Mr UTTAM KUMAR SHAW, Mr HRISHIKESH KUMAR SHAW, Mr PALASH MAZUMDER, Mr LALIT BAID			

(Suman Basu)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -I  
I SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal

Sl. No.	Name and Address of Applicant	Relationship of Applicant	Place	Place from where Applicant came
1	MR. SUBHAS DAS GURTA Son of Late S. DAS GURTA ALPORE JUDGE COURT CH. & S.D. ALPORE P. S. Alpoor District South 24 Parganas West Bengal India PIN - 751011	MR. ASHOK KUMAR SHAW MR. UTTAM KUMAR SHAW MR. HISHAMUDDIN KUMAR SHAW MR. PALASH BANERJEE MR. LALIT DAD		Handwritten text in vertical column

(Signature)  
 DISTRICT SUB-REGISTRAR  
 OFFICE OF THE DISTRICT  
 SOUTH 24 PARGANAS  
 South 24 Parganas, West Bengal  
 India





### Major Information of the Deed

Deed No :	I-1602-17368/2023	Date of Registration	08/12/2023
Query No / Year	1602-8002993249/2023	Office where deed is registered	
Query Date	05/12/2023 3:47:12 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBHASIS DAS GUPTA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830049174, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 80,00,000/-		Rs. 1,65,83,570/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160216957/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jubilee Park, , Premises No: 7, , Ward No: 094 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 27 Sq Ft	50,00,000/-	1,35,83,570/-	Property is on Road , Project Name :
Grand Total :				8.3119Dec	50,00,000 /-	135,83,570 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2960 Sq Ft.	30,00,000/-	30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1460 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2960 sq ft	30,00,000 /-	30,00,000 /-	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ASHOK KUMAR SHAW</b> Son of Late Kalika Prasad Shaw Paddapukur Road, 47A, City:- Not Specified, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx0L, Aadhaar No: 76xxxxxxxx0144, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence
2	<b>Mr UTTAM KUMAR SHAW</b> Son of Late Kalika Prasad SHAW Paddapukur Road, 47A, City:- Not Specified, P.O:- Lala Lajpat Rai Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx1L, Aadhaar No: 94xxxxxxxx9684, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence
3	<b>Mr HRISHIKESH KUMAR SHAW</b> Son of Late Kalika Prasad Shaw Paddapukur Road, 47A, City:- Not Specified, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx3N, Aadhaar No: 48xxxxxxxx4330, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SKYLINE PROJECTS</b> P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ABxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr PALASH MAZUMDER (Presentant )</b> Son of Late Bijan Bandhu Mazumder P C SORCAR SARANI, 3A, 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.:: AHxxxxxx5G, Aadhaar No: 96xxxxxxxx6994 Status : Representative, Representative of : SKYLINE PROJECTS (as Partner)
2	<b>Mr LALIT BAID</b> Son of Late Sampat Mull Baid P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0E, Aadhaar No: 57xxxxxxxx7204 Status : Representative, Representative of : SKYLINE PROJECTS (as Partner)



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBHASIS DAS GUPTA</b> Son of Late B DAS GUPTA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr ASHOK KUMAR SHAW, Mr UTTAM KUMAR SHAW, Mr HRISHIKESH KUMAR SHAW, Mr PALASH MAZUMDER, Mr LALIT BAID			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR SHAW	SKYLINE PROJECTS-2.77063 Dec
2	Mr UTTAM KUMAR SHAW	SKYLINE PROJECTS-2.77063 Dec
3	Mr HRISHIKESH KUMAR SHAW	SKYLINE PROJECTS-2.77063 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR SHAW	SKYLINE PROJECTS-986.66666700 Sq Ft
2	Mr UTTAM KUMAR SHAW	SKYLINE PROJECTS-986.66666700 Sq Ft
3	Mr HRISHIKESH KUMAR SHAW	SKYLINE PROJECTS-986.66666700 Sq Ft

**Endorsement For Deed Number : I - 160217368 / 2023**

**On 05-12-2023**

**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 1,65,83,570/-



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 06-12-2023**

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

Presented for registration at 18:05 hrs on 06-12-2023, at the Private residence by Mr PALASH MAZUMDER ,

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

Execution is admitted on 06/12/2023 by 1. Mr ASHOK KUMAR SHAW, Son of Late Kalika Prasad Shaw, Paddapukur Road, 47A, P.O: Lala Lajpat Rai Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr UTTAM KUMAR SHAW, Son of Late Kalika Prasad SHAW, Paddapukur Road, 47A, P.O: Lala Lajpat Rai Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. Mr HRISHIKESH KUMAR SHAW, Son of Late Kalika Prasad Shaw, Paddapukur Road, 47A, P.O: Lala Lajpat Rai Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Mr SUBHASIS DAS GUPTA, , Son of Late B DAS GUPTA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-12-2023 by Mr PALASH MAZUMDER, Partner, SKYLINE PROJECTS, P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr SUBHASIS DAS GUPTA, , Son of Late B DAS GUPTA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 06-12-2023 by Mr LALIT BAID, Partner, SKYLINE PROJECTS, P C SORCAR SARANI, 3A, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr SUBHASIS DAS GUPTA, , Son of Late B DAS GUPTA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 08-12-2023**

**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.



**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**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 272160, Amount: Rs.50.00/-, Date of Purchase: 23/11/2023, Vendor name: Washim Gazi



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 633193 to 633221  
being No 160217368 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2023.12.15 12:00:37 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 15/12/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS  
West Bengal.