

1268/23 VC-275/23

IV-0055/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 031267

Certified that the document is submitted to
 register in the appropriate sheets and
 the same is duly entered in the records of the
 office of the Sub-Register-III, Alipore, South 24-parganas.

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

27.1.23
6-20
e-3/212895

01-02-23

POWER

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1a)
 (SM.) CHANDNI CHOUDHARY wife of Sri Gaurav Choudhary and
 daughter-in-law of late Pradeep Kumar Choudhary (having PAN
 APOPB1142B and Aadhaar No 617673168795) residing at 25
 Buroshibtalla Main Road (now premises No.125 Buroshibtalla Main
 Road), Police Station Behala, Post Office Sahapur, Kolkata-700038, as

Sl. No. 28867 Sold to.....
Address.....

A. C. Kar (Advocate)
High Court, Calcutta

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 100/- (Rupees One Hundred) only

Issue Date:....., Sign.....

Ref.



737

10 JAN 2023

SKDJ SKY HEIGHT LLP

Ref.

Designated Partner
(SUSHIL KUMAR AGARWAL)



738

Ref.

(INDRA CHAND GUPTA)



739

Ref.

(KANHASYA AGARWAL)



740

Usha Choudhary



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SOUTH 24 PGS., ALIPORE
27 JAN 2023

Sole Executrix to the Estate of late Pradeep Kumar Choudhary, **(1b) (SM.) USHA CHOUDHARY** wife of late Pradeep Kumar Choudhary (having PAN ACHPC8693E and Aadhaar No 285057031095) residing at 25 Buroshibtalla Main Road (now premises No.125 Buroshibtalla Main Road), Police Station Behala, Post Office Sahapur, Kolkata-700038, as legatee to the Estate of late Pradeep Kumar Choudhary, **(2) PRAMOD KUMAR CHOUDHARY**(having PAN ACHPC8702E and Aadhaar No 648779179097) son of late Muralidhar Choudhary residing at 25 Buroshibtalla Main Road (now premises No.125 Buroshibtalla Main Road), Police Station Behala, Post Office Sahapur, Kolkata-700038, **(3) PRABHAT KUMAR CHOWDHARY** (having PAN ASTPC0936E and Aadhaar No 815159228091) son of late Muralidhar Choudhary residing at 25 Buroshibtalla Main Road (now premises No.125 Buroshibtalla Main Road), Police Station Behala, Post Office Sahapur, Kolkata-700038, **(4) AMIT KUMAR CHOUDHARY** (having PAN AEMPC6217K and Aadhaar No 225454793970) son of late Prakash Kumar Choudhary residing at Flat No.C-204, Nagar Residency, Gurunanak Path, Malviyanagar, Police Station -Malviyanagar, Post Office Malviyanagar, Jaipur-302017, **(5) VINAY KUMAR CHOUDHARY** (having PAN AAJPC7872R and Aadhaar No 385937753789) son of late Narsingh Chowdhary residing at "Auroshree" Building, 13-14 Govind Vihar, Bomikhal, Behind Ekmara Talkies, Police Station Laxmisagar, Post Office Rasulgarh, Bhubaneshwar-751010 Orissa, **(6) VIKASH CHOUDHARY** son of late Narsingh Chowdhary (having PAN AAJPC7874K and Aadhaar No 589107471936) residing at "Auroshree" Building, 13-14 Govind Vihar, Bomikhal, Behind Ekmara Talkies, Police Station Laxmisagar, Post Office Rasulgarh, Bhubaneshwar-751010, Orissa,**(7) ANIL KUMAR CHOWDHURY** son of late Narsingh Choudhary (having PAN AAJPC7875J and Aadhaar No 702439686633) residing at "Auroshree" Building, 13-14 Govind Vihar, Bomikhal, Behind Ekmara Talkies, Police Station Laxmisagar, Post Office Rasulgarh,

 741

Pranod Kumar Choudhary

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Babhat Kumar Choudhary

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Pranod Kumar Choudhary

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Vinay Kumar Choudhary

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Vishal Choudhary

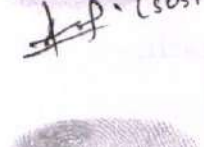
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Chandni Choudhary

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Pranod Kumar Choudhary

737
Sushil Kumar Agarwal

 (Pranod Kumar Choudhary)
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751



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Bhubaneswar-751010, Orissa, and **(8) SKDJ SKY HEIGHT LLP** (formerly SKDJ Sky Height Private Limited), a Limited Liability Partnership within the meaning of Limited Liability Partnership Act, 2008 having its Registered Office at 8Camac Street, "Shantiniketan Building", Police Station Shakespeare Sarani, Post Office Circus Avenue, Kolkata-700017 (having LLPINAAD-7199 and PAN ACUFS1471R) represented by its Designated Partner Mr. Sushil Kumar Agarwal son of Mr. Indra Chand Gupta (having PAN AGQPA1323C and Aadhaar No 459930349914) working for gain at 8 Camac Street, Shantiniketan Building, Suite No.908, P.O. Circus Avenue, P.S. Shakespeare Sarani Kolkata-700017 (hereinafter collectively referred to as "the **Principals**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs legal representatives executors administrators successors and permitted assigns) **SEND GREETINGS:**

WHEREAS:

- A. The Principals are the owners of **ALL THAT** the municipal premises No.125, Buroshibtalla Main Road (formerly contiguous municipal premises Nos. 124, 125, 126, 127, 127A, 128, 129, 130, 131A, 131B, 131C and 131D, Buroshibtalla Main Road with two private passages for access thereto) Police Station Behala under Ward No. 117 of the Kolkata Municipal Corporation, Kolkata-700038 containing an aggregate land area of 154 Cottahs 03 Chittacks 24 Square feet more or less together with dwelling houses out-houses servants-quarters sheds and structures thereat (and hereinafter referred to as "the **said Premises**").

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B. By an Agreement dated **1st December 2020** and registered with the District Sub Registrar-III, Alipore, South 24 Parganasin Book I, Being No.160302870for the year **2020** (hereinafter referred to as "the **said Development Agreement**", which expression shall mean and include its supplemental agreements, rectifications, modifications, etc. if made in writing by the Principals and the Developer named above)made between Pradeep Kumar Choudhary (since deceased) and the PrincipalsNos.2 to 7 hereto as owners therein and the said Developer/Co-owner hereto as developer/co-owner therein,the Principals have appointed the Principal No.8 hereto namely SKDJ Sky Height LLP as developer to construct New Buildings at the said Premises and commercially exploit the same and share the revenue generated from the sale of the saleable areas of the project at the said Premises in the ratio therein mentionedand on the terms and conditions recorded therein.The abovenamed Pradeep Kumar Choudhary died on February 15, 2021 after making and publishing his last will and testament dated 21st December 2020 whereby and where-under he made his daughter-in-law the abovenamed Chandni Choudhary as the sole executrix of his said Will and gave devised and bequeathed all his properties and assets (including his rights and entitlements under the said Development Agreement) to his wife Sm. Usha Choudhary, accordingly, the Principal No.1(a) Chandni Choudhary as the sole executrix to the estate of late Pradeep Kumar Choudhary and the Principal No.1(b) Usha Choudhary as the sole legatee of the estate of late Pradeep Kumar Choudhary arehereby granting the powers along with the other Principals hereto.

C. To enable the Developer to comply with its obligations under the Development Agreement and for smooth implementation of the Project, the Principalsdo hereby appoint as our lawful attorney



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represented by the said Developer's nominated persons namely **(1) INDRA CHAND GUPTA** (having PANACVPG2719Hand Aadhaar No 459930349914)son of Late Basant Lal Chowdhury, **(2) SUSHIL KUMAR AGARWAL** (having PAN AGQPA1323Cand Aadhaar No 4599 3034 9914) son of Mr. Indra Chand Gupta, and **(3) KANHAIYA AGARWAL** (having PAN AHQPA9551Mand Aadhaar No 5706 9093 1657) son of Mr. Kailash Chandra Agarwal, all working for gain at 8 Camac Street, Shantiniketan Building, Suite No.908, P.O. Circus Avenue, P.S. Shakespeare Sarani Kolkata- 700017 (all hereinafter referred to as "the **Attorneys**", which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their substitutes or nominees), jointly and/or severally, as hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, WE, the Principals above named, do hereby nominate constitute and appoint the above named Attorneys, jointly and/or severally, as our true and lawful attorneys for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds and things for and in connection with construction of new buildings at the said Premises, sanction/modification/alteration of the Building Plan, sale of the Saleable Areas (defined under the Development Agreement) in the buildings to be constructed at the said Premises, sale of proportionate undivided share in the land comprised in the said Premises and in the Common Areas and Installations (defined under the Development Agreement) and the Principals' share right title and interest of and in such Saleable Areas in terms of the Development Agreement i.e. to say:



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1. To have the said Premises surveyed and measured and to have the soil thereof tested;
2. To sign execute and submit plans prepared by the Architects, Engineers, consultants, etc. in respect of the new buildings to be constructed at the said Premises for sanctioning to the Kolkata Municipal Corporation and other concerned authorities and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed and/or revalidated and to pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefore;
3. To gift portion of the said Property or splayed corner thereof for sanctioning to the Kolkata Municipal Corporation;
4. To get the valuation of the said Premises assessed in the records of the Kolkata Municipal Corporation from time to time including as per unit area assessment method;
5. To get the names of the Principals mutated and recorded in the records of the Kolkata Municipal Corporation and the concerned B.L.&L.R.O. and other public departments and government records;
6. To get the land contained in the said Premises converted in the records of the Kolkata Municipal Corporation and the concerned B.L.&L.R.O. and other public departments and government records;



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7. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, power, drainage, sewerage, generator, transformer, lifts, air conditioning system, V-SAT, security systems and/or other utilities inputs and facilities from the Kolkata Municipal Corporation and/or other appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same and obtain necessary permissions and licenses to erect run/operate such utilities in the new buildings at the said Premises from the concerned authorities and also to give contract for maintenance of lifts, generator, air conditioners, Dish Antenna and other utilities and its concerned machineries and other appliances to such agencies as the Attorneys may deem fit and proper.
8. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates in connection with development of the share of the Principals in the said Premises and/or in connection with construction of the new buildings at the said Premises or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned;
9. To apply for and obtain "No Objection Certificates" from the competent authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976;



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10. To apply for and obtain "No Objection Certificates" for construction of the new buildings at the said Premises from airport authorities, pollution control authorities and/or authorities under environment laws or any other concerned authority and all other permissions that may be required for sanctioning modifications and/or alteration of the Building Plan and/or obtaining utilities and other purposes herein stated;
11. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the Kolkata Municipal Corporation and/or other concerned authorities for the occupation and use of the New Buildings at the said Premises from time to time;
12. To insure and keep insured all or any constructions at the said Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed fit by the said attorneys and to pay all premia for such insurance.
13. To obtain construction loan/finance from banks and/or the financial institutions as may be required by the Developer in respect of and exclusively for the Project at the said Premises by mortgaging and charging not more than 80% of the Saleable Areas in the Project and obtain loan/finance up to Rs.70 (seventy) crore without making the Principals Nos. 1 to 7 liable for repayment of the loans or any consequence of default in such repayment and in accordance with the terms and conditions agreed under the said Development Agreement and not in contradiction thereof;



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14. For all or any of the purposes hereinbefore stated and those stated in the Development Agreement to appear and represent the Principals before Kolkata Municipal Corporation, Fire Brigade, the Collector, Pollution and Environment Authorities, Police Authorities, Pollution Control Board, Airport Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, CESC Limited, B.L.&L.R.O., D.L.&L.R.O, District Magistrate, Additional District Magistrate, Land Reforms Commission, Principal Secretary, Deputy Secretary, OSD, Authorities under the West Bengal Land Reforms Act, 1956, Authorities under the West Bengal Estates Acquisition Act, 1953, Competent Authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976, Authorities under the Real Estate (Regulation & Development) Act, 2016 and also all other authorities and Government Departments and/or its officers and also all other State Executives, Quasi Judicial, Municipal and other authorities and persons and also all, tribunals and appellate authorities and to do all acts deeds and things as may in any way be found necessary or expedient by the said attorneys or any of them to effectuate and implement the said Development Agreement.

15. For all or any of the purposes hereinstated to make sign execute submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, indemnities, objections, letters, plans, notices etc. (including those relating to boundary verification) as may in any way be found necessary or expedient by the said attorneys or any of them and to appear and represent the Principals before any Notary Public, Registrar of Assurances, Kolkata, Additional Registrar of Assurances, Kolkata, District Registrar, Sub Registrar, and other registering authorities having



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jurisdiction to register documents in respect of the said Premises, and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected the same.

16. To negotiate, take bookings and applications in respect of sale of the Saleable Areas or any part thereof in the new buildings to be constructed at the said Premises and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of such sale and to grant receipts, acknowledgements and discharges for the same and to fully exonerate the person or persons paying the same. The Principals' Share of Gross Revenue from sale of the Saleable Areas shall be paid to the Principals' bank account in terms of the Development Agreement.

17. To sell the Saleable Areas in the new buildings at the said Premises to the intending buyers and to sell convey and transfer undivided proportionate share in the land comprised in the said Premises and the Common Areas and Installations thereat attributable to the units and other constructed areas in the New Building to be constructed at the said Premises as a property appurtenant thereto or such portion thereof to the persons agreeing to purchase the same provided that the conveyance of the Saleable Areas and the proportionate share in the land comprised in the said Premises shall be in accordance with the terms and conditions agreed under the said Development Agreement and not in contradiction thereof;



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18. To make the Principals party to and sign execute and register the agreements, sale deeds, nominations, transfer deeds, cancellations, rectifications, declarations and such other documents and writings in connection with sale of the Saleable Areas thereby agreeing to sell and/or sell the Principal's share right title and interest in the Saleable Areas in the project at the said Premises or any part thereof and undivided proportionate share in the land comprised in the said Premises and the Common Areas and Installations thereat as the attorneys may deem fit and proper.
19. To deliver possession of the Saleable Areas or any part thereof to the intending buyers thereof.
20. To terminate any contract, agreement, etc. entered into with the persons intending to acquire the Saleable Areas or any part thereof in such manner as the said attorney or attorneys may deem fit and proper.
21. To appear before and represent the Principals before any Registrar of Assurances, Additional Registrar of Assurances, Kolkata, District Registrar, Sub-Registrar, Notary Public and/or other officer or officers or authority or authorities having jurisdiction and to affirm any document and/or to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorneys or any of them by virtue of the powers hereby conferred in respect of the Saleable Areas.



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22. To allow the intending buyers agreeing to purchase any part of Saleable Areas to take loan/finance in respect thereof from any Banks or Financial Institutions (viz. Life Insurance Corporation of India, Housing Development Finance Corporation Limited, SBI Home Finance Limited, National Housing Bank etc.) without involving, without binding, without creating any financial obligation or liability whatsoever or howsoever upon the Principals Nos. 1 to 7 or any of them and/or the properties and rights of the Principals under the Development Agreement.
23. To have the units etc. to be separately assessed and mutated in the name of the intending buyers thereof in all public records and with all authorities having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorney or attorneys may deem fit and proper.
24. To do all acts deeds and things in order to effectuate and implement the Development Agreement.
25. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands under civil criminal or revenue laws concerning the said Premises, the construction of the New Buildings at the said Premises and/or sale of the Saleable Areas and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Civil, Criminal or Revenue Court including any Tribunal, Collector, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent



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petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasion shall require and/or as the said attorney or attorneys may think fit and proper.

26. To accept and receive summons and services of papers from any Court, Tribunal, postal authorities, Kolkata Municipal Corporation and/or other authorities and/or persons.
27. To deposit court fees or receive refund of the excess amount of fee or other amounts, if any, paid for the purposes and to give valid and effectual receipts in respect thereof.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained which the Principals could have lawfully done under their own hands and seals, if personally present.

AND the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorneys or any of them shall lawfully do or cause to be done in or about the premises.

AND IT IS MADE CLEAR BY THE PRINCIPALS THAT the attorneys, while exercising the powers and authorities granted hereunder, shall not do any act, deed, matter or thing which would in any way go against the spirit of the terms and conditions agreed under the said Development Agreement.



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IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 27 day of January 2023.

SIGNED SEALED AND DELIVERED by the within named Principals at Kolkata in the presence of:

Witness
to
(Sushanta Dutta)
63, Baishali Park
Kolkata-700084
SUSHANTA DUTTA
S/o Late Gopal Chandra Dutta
63, Baishali Park
P.O. Garia, PS. Banskroni
Kolkata-700084

- 1 Chordni Choudhary
- 1 Usha Choudhary
- ~~Pramod Kumar Choudhary~~
- Prabhat Kumar Choudhary
- Anil Kumar Choudhary
- Vinay Kumar Choudhary
- Nikhil Choudhary
- Anil Kumar Choudhary

Accepted by us Attorneys

SKDJ SKY HEIGHT LLP
[Signature]
Designated Partner

- 1) *[Signature]* (INDRA CHAND GUPTA)
- 2) *[Signature]* (SUSHIL KUMAR AGARWAL)
- 3) *[Signature]* (KANHA IYA AGARWAL)

Witness
to
(Sushanta Dutta)
SUSHANTA DUTTA
S/o Late Gopal Chandra Dutta
63, Baishali Park
Garia, PS. Banskroni
Kolkata-700084

Drafted by
Ajay Baggar
Advocate
High Court Cal.
11/60/2003



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SPECIMEN FORM FOR TEN FINGERPRINTS



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|-------------------|------------|---------------|-------------|---------------|-------------|---------------|
| Chandni Choudhary | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |



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|----------------|------------|---------------|-------------|---------------|-------------|---------------|
| Usha Choudhary | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |



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|------------------------|------------|---------------|-------------|---------------|-------------|---------------|
| Pravin Kumar Choudhary | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |



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|----------------------|------------|---------------|-------------|---------------|-------------|---------------|
| Babu Kumar Choudhary | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |

| No. | Name of the Party | Address | Value | Rate | Stamp |
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| No. | Name of the Party | Address | Value | Rate | Stamp |
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SPECIMEN FORM FOR TEN FINGERPRINTS



Vinay Kumar Choudhary

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



Vinay Kumar Choudhary

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



Vinay Kumar Choudhary

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | | | | |
| Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
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Vinay Kumar Choudhary

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
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| Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
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Specimen Form for the Registrar

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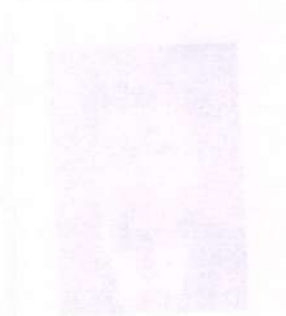


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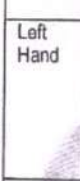
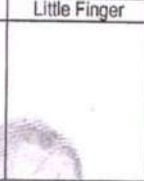


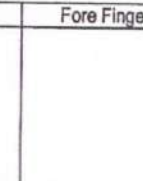


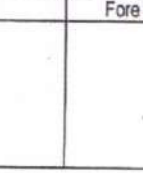
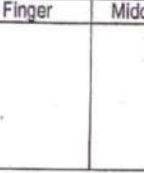
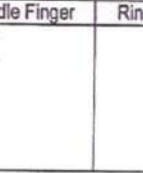











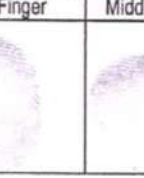
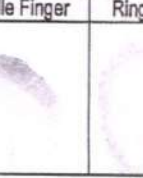
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SPECIMEN FORM FOR TEN FINGERPRINTS

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|--|------------|---|---|---|--|---|
|  <i>Lawrence Ch. ...</i> | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Left Hand |  |  |  |  |  |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right Hand |  |  |  |  |  |

| | | | | | | |
|--|------------|--|--|--|---|--|
|  <i>[Signature]</i> | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Left Hand |  |  |  |  |  |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right Hand |  |  |  |  |  |

| | | | | | | |
|---|------------|---|---|---|--|---|
|  <i>[Signature]</i> | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Left Hand |  |  |  |  |  |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right Hand |  |  |  |  |  |

| | | | | | | |
|---|------------|---|---|---|--|---|
|  <i>[Signature]</i> | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Left Hand |  |  |  |  |  |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right Hand |  |  |  |  |  |



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
27 JAN 2023

ଭାରତ ସରକାର
Government of India



ସୁବାସ ଚନ୍ଦ୍ର ଦାସ
Subash Chandra Das
ଜନ୍ମ ତାରିଖ / DOB: 13/06/1961
ପୁରୁଷ / Male

17/07/2015

5539 7745 9486

ମୋ ଆଧାର, ମୋ ପରିଚୟ

for registration
he
(Subash ch-Da)

13/06/2015

2.0

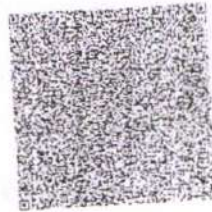


ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ପ୍ରାଧିକାରଣ
Unique Identification Authority of India



ଠିକଣା: ନିମଗାଡ଼ିଆ, ଆଦିଆ, ଭଦ୍ରକ, ଓଡ଼ିଶା, 756114

Address: nimagadia, Adia, Bhadrak, Odisha,
756114



5539 7745 9486



1947



help@uidai.gov.in



www.uidai.gov.in

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | IV-1603-00055/2023 | Date of Registration | 01/02/2023 |
| Query No / Year | 1603-3000212895/2023 | Office where deed is registered | |
| Query Date | 27/01/2023 12:36:29 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | INDRA CHAND GUPTA 8, CAMAC STREET, SHANTINIKETAN BUILDING,Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9831547499, Status :Buyer/Claimant | | |
| Transaction | Additional Transaction | | |
| [4002] Power of Attorney, General Power of Attorney | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(d)) | Rs. 21/- (Article:E, E) | | |
| Remarks | | | |

Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>CHANDNI CHOUDHARY Wife of GAURAV CHOUDHARY 125, BUROSHIBTALA MAIN ROAD, City:- Kolkata, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: APxxxxxx2B, Aadhaar No: 61xxxxxxxx8795, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence</p> |
| 2 | <p>USHA CHOUDHARY Wife of Late PRADEEP KUMAR CHOUDHARY 125, BUROSHIBTALA MAIN ROAD, City:- Kolkata, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx3E, Aadhaar No: 28xxxxxxxx1095, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence</p> |

Major Information of the Case

| | |
|------------------|------------------|
| Case No. | 100-100000-10000 |
| Case Name | John Doe |
| Case Type | General |
| Case Status | Open |
| Case Date | 2023-10-27 |
| Case Location | New York |
| Case Description | ... |

...

| | |
|------------------|------------------|
| Case No. | 100-100000-10000 |
| Case Name | John Doe |
| Case Type | General |
| Case Status | Open |
| Case Date | 2023-10-27 |
| Case Location | New York |
| Case Description | ... |

...

| | |
|---|--|
| 3 | <p>PRAMOD KUMAR CHOUDHARY Son of Late MURALIDHAR CHOUDHARY 125, BUROSHIBTALA MAIN ROAD, City:- Kolkata, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx2E, Aadhaar No: 64xxxxxxxx9097, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence</p> |
| 4 | <p>PRABHAT KUMAR CHOWDHARY Son of Late MURALIDHAR CHOUDHARY 125, BUROSHIBTALA MAIN ROAD, City:- Kolkata, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ASxxxxxx6E, Aadhaar No: 81xxxxxxxx8091, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence</p> |
| 5 | <p>AMIT KUMAR CHOUDHARY Son of Late PRAKASH KUMAR CHOUDHARY FLAT NO C-204, NAGAR RESIDENCY, GURUNANAK PATH, City:- Not Specified, P.O:- MALVIANAGAR, P.S:-MALVIA NAGAR, District:-Jaipur, Rajasthan, India, PIN:- 302017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx7K, Aadhaar No: 22xxxxxxxx3970, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence</p> |
| 6 | <p>VINAY KUMAR CHOUDHARY Son of Late NARSINGH CHOWDHARY AUROSHREE BLDG., 13-14, GOVIND VIHAR, BOMIKHAL, City:- Not Specified, P.O:- RASULGARH, P.S:-LAXMI SAGAR, District:-Khordha, Orissa, India, PIN:- 751010 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxxx2R, Aadhaar No: 38xxxxxxxx3789, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence</p> |
| 7 | <p>VIKASH CHOUDHARY Son of Late NARSINGH CHOWDHURY AUROSHRER BLDG., 13-14, GOVIND VIHAR, BOMIKHAL, City:- Not Specified, P.O:- RASULGARH, P.S:-LAXMI SAGAR, District:-Khordha, Orissa, India, PIN:- 751010 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxxx4K, Aadhaar No: 58xxxxxxxx1936, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence</p> |
| 8 | <p>ANIL KUMAR CHOWDHURY Son of Late NARSINGH CHOWDHURY AUROSHRER BLDG., 13-14, GOVIND VIHAR, BOMIKHAL, City:- Not Specified, P.O:- RASULGARH, P.S:-LAXMI SAGAR, District:-Khordha, Orissa, India, PIN:- 751010 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxxx5J, Aadhaar No: 70xxxxxxxx6633, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Pvt. Residence</p> |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>SKDJ SKY HEIGHT LLP 8 CAMAC STREET, SHANTINIKETAN BLDG., SUITE NO 908, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: ACxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

PRABHU KUMAR CHOLIBERY

Prabhu Kumar Cholibery is a student of the Government College of Engineering, Hyderabad. He is currently pursuing his B.Tech. in Mechanical Engineering. He has a good academic record and is a member of the college sports team. He is also involved in various extracurricular activities.

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Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | INDRA CHAND GUPTA Son of Late BASANT LAL CHOWDHURY 8 CAMAC STREET, SHANTINIKETAN BLDG., SUITE NO 908, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SKDJ SKY HEIGHT LLP (as PARTNER) |
| 2 | SUSHIL KUMAR AGARWAL (Presentant) Son of INDRA CHAND GUPTA 8 CAMAC STREET, SHANTINIKETAN BLDG., SUITE NO 908, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SKDJ SKY HEIGHT LLP (as PARTNER) |
| 3 | KANHAIYA AGARWAL Son of KAILASH CHANDRA AGARWAL 8 CAMAC STREET, SHANTINIKETAN BLDG., SUITE NO 908, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SKDJ SKY HEIGHT LLP (as PARTNER) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| SUBHAS CHANDRA DAS Son of Late P DAS 6 OLD POST OFFICE STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 | | | |
| Identifier Of CHANDNI CHOUDHARY, USHA CHOUDHARY, PRAMOD KUMAR CHOUDHARY, PRABHAT KUMAR CHOUDHARY, AMIT KUMAR CHOUDHARY, VINAY KUMAR CHOUDHARY, VIKASH CHOUDHARY, ANIL KUMAR CHOUDHURY, INDRA CHAND GUPTA, , SUSHIL KUMAR AGARWAL, KANHAIYA AGARWAL | | | |

Endorsement For Deed Number : IV - 160300055 / 2023

On 27-01-2023

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

Presented for registration at 18:20 hrs on 27-01-2023, at the Private residence by SUSHIL KUMAR AGARWAL ,

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

Execution is admitted on 27/01/2023 by 1. CHANDNI CHOUDHARY, Wife of GAURAV CHOUDHARY, 125, BUROSHIBTALA MAIN ROAD, P.O: SAHAPUR, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Others, 2. USHA CHOUDHARY, Wife of Late PRADEEP KUMAR CHOUDHARY, 125, BUROSHIBTALA MAIN ROAD, P.O: SAHAPUR, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Others, 3. PRAMOD KUMAR CHOUDHARY, Son of Late MURALIDHAR CHOUDHARY, 125, BUROSHIBTALA MAIN ROAD, P.O: SAHAPUR, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Others, 4. PRABHAT KUMAR CHOWDHARY, Son of Late MURALIDHAR CHOUDHARY, 125, BUROSHIBTALA MAIN ROAD, P.O: SAHAPUR, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Others, 5. AMIT KUMAR CHOUDHARY, Son of Late PRAKASH KUMAR CHOUDHARY, FLAT NO C-204, NAGAR RESIDENCY, GURUNANAK PATH, P.O: MALVIANAGAR, Thana: MALVIA NAGAR, , Jaipur, RAJASTHAN, India, PIN - 302017, by caste Hindu, by Profession Others, 6. VINAY KUMAR CHOUDHARY, Son of Late NARSINGH CHOWDHARY, AUROSHREE BLDG., 13-14, GOVIND VIHAR, BOMIKHAL, P.O: RASULGARH, Thana: LAXMI SAGAR, , Khordha, ORISSA, India, PIN - 751010, by caste Hindu, by Profession Others, 7. VIKASH CHOUDHARY, Son of Late NARSINGH CHOWDHURY, AUROSHRER BLDG., 13-14, GOVIND VIHAR, BOMIKHAL, P.O: RASULGARH, Thana: LAXMI SAGAR, , Khordha, ORISSA, India, PIN - 751010, by caste Hindu, by Profession Others, 8. ANIL KUMAR CHOWDHURY, Son of Late NARSINGH CHOWDHURY, AUROSHRER BLDG., 13-14, GOVIND VIHAR, BOMIKHAL, P.O: RASULGARH, Thana: LAXMI SAGAR, , Khordha, ORISSA, India, PIN - 751010, by caste Hindu, by Profession Others

Indetified by SUBHAS CHANDRA DAS, , , Son of Late P DAS, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 27-01-2023 by INDRA CHAND GUPTA, PARTNER, SKDJ SKY HEIGHT LLP, 8 CAMAC STREET, SHANTINIKETAN BLDG., SUITE NO 908, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by SUBHAS CHANDRA DAS, , , Son of Late P DAS, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 27-01-2023 by SUSHIL KUMAR AGARWAL, PARTNER, SKDJ SKY HEIGHT LLP, 8 CAMAC STREET, SHANTINIKETAN BLDG., SUITE NO 908, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by SUBHAS CHANDRA DAS, , , Son of Late P DAS, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 27-01-2023 by KANHAIYA AGARWAL, PARTNER, SKDJ SKY HEIGHT LLP, 8 CAMAC STREET, SHANTINIKETAN BLDG., SUITE NO 908, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by SUBHAS CHANDRA DAS, , , Son of Late P DAS, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



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

On 01-02-2023

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 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 28867, Amount: Rs.100.00/-, Date of Purchase: 10/01/2023, Vendor name: A K Maity



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 - IV

Volume number 1603-2023, Page from 1227 to 1252

being No 160300055 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.02.10 11:19:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/10 11:19:11 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

@@@@@@@@@@@@@@@@@@@@
DATED THIS 27th DAY OF January 2023
@@@@@@@@@@@@@@@@@@@@

POWER OF ATTORNEY
FROM
(SM.) CHANDNI CHOUDHARY & ORS.
TO
INDRA CHAND GUPTA & ORS.