

3284/2023

4/1/2023

भारतीय गैर न्यायिक

T01514

पचास  
रुपये

रु.50

भारत



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V 576442

A.R.A.  
IV

Certified that the Document is admitted of  
Registration. The Signature Sheet and the  
endorsement sheet attached to this document  
are the part of this document.

Additional Registrar of  
Assurances-IV, Kolkata

20 MAR 2023

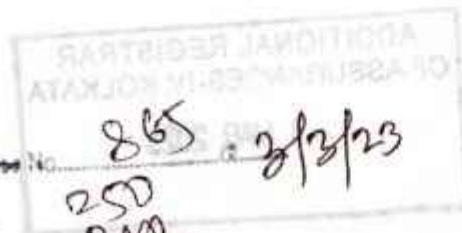
**THIS POWER OF ATTORNEY** made this <sup>3rd</sup> day of March,

Two Thousand Twenty Three **BETWEEN SMT. PARAMITA BASU, PAN  
ADUPB4098A, AADHAAR NO.8910 1726 2312**, wife of Late Tarun  
Chandra Basu, an Indian national, by faith - Hindu, by occupation -

Via Case No.

J(1)-  
J(2)-  
Total

Received on



ARA-IV  
Kolkata









Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19048000589906/2023

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

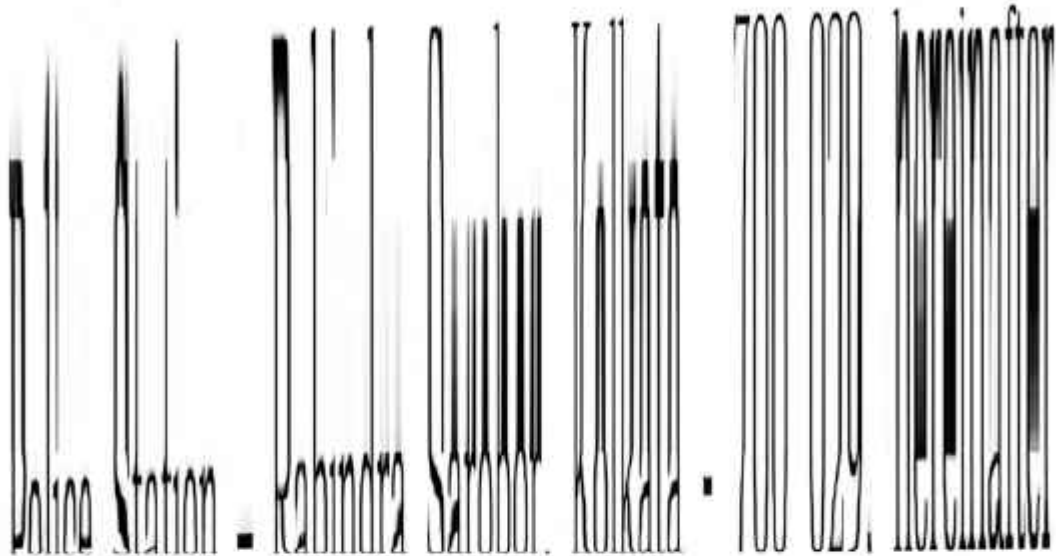
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs PARAMITA BASU 17,PANDITIA PLACE, City:- Not Specified, P.O:- LAKE, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Principal		1869 	Paramita Basu 3.3.2023
2	Mr DIPANJAN BHATTACHARJEE 84,B.T.ROAD, City:- Not Specified, P.O:- BARANAGAR, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700090	Represent ative of Attorney [GROUND 2 SKYE SOLUTIO NS LLP]		1868 	Dipanjan Bhattacharjee 03.03.2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUJIT KUMAR ROY Son of Late M M ROY 6, O P O STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mrs PARAMITA BASU, Mr DIPANJAN BHATTACHARJEE		1890 	Sujit Kumar Roy 03/03/2023



(Mohul Mukhopadhyay)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal



Housewife, residing at Municipal Premises No.17, Panditia Place,



referred to as the **OWNER** of the **ONE PART IN FAVOUR OF** **Ground 2 Skye Solutions LLP**, (having PAN AASFG3462C), of 1/425, Gariahat Road, 7<sup>th</sup> Floor, P.O. Jodhpur Park, P.S. Lake, Kolkata-700 068, represented by its partner Dipanjan Bhattacharjee, (having PAN AIKPB3840P, AADHAAR NO.2216 9472 5857), son of Late Lokenath Bhattacharjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 84, B.T. Road, P.O. & P.S. Baranagar, Kolkata-700 090, hereinafter referred to as the hereinafter referred to as the hereinafter referred to as the **ATTORNEY**:

**WHEREAS:**

1. One Paramita Basu, is fully seized and possessed of and or otherwise well and sufficiently entitle to **ALL THAT** the piece and parcel of land containing an area of 3 Cottahs 12 Chittaks 14 Sq.ft. be the same a little more or less along with a two storied residential building thereon comprised in Division-VI, Sub-Division-P, part of Holding No.251, lying situate at Premises No.17, Panditia Place, Police Station - Rabindra Sarobar (formerly Lake), Kolkata - 700 029, District Registration Office-Alipore, District 24-Parganas (South) (hereinafter referred to as the 'Said Premises'), more fully and particularly described in the Schedule hereunder written.

2. By a Development Agreement dated 1<sup>st</sup> March 2023 made

No. 1, being no. 3280 for the year 2023 (said Development Agreement), the Owner therein appointed the Promoter to

construct a multistoried building at the Said Premises (said building) in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation.

3. Pursuant to the terms of the said Development agreement the Owner herein intends to nominate constitute and appoint **Ground 2 Skye Solutions LLP, the** Promoter herein, represented through its designated partner, Dipanjan Bhattacharjee to act do and perform following acts deeds and things on her behalf.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH** that, Paramita Basu, the Owner herein doth hereby nominates constitutes and appoints the said, **Ground 2 Skye Solutions LLP** represented through its designated partner, Dipanjan Bhattacharjee to be her true and lawful Attorney, to act for her and also on her behalf to do, execute, perform and exercise all and any one of the following acts, deeds, matters and things that is to say:-

1. To look after manage supervise and administer all affairs in respect of the development of the Said Premises in terms of the said Development Agreement.
2. To pay all rates, taxes, fees, charges, expenses and other outgoings whatsoever payable for and on account construction, execution and development of the said Premises.
3. To do or cause to be done necessary measurement, soil testing survey and such other acts at or upon the Said Premises as may be necessary.

4. To appoint architects, contractors, sub-contractors, surveyors, interior designers, as specified in the Development agreement and in the Term Sheet dated 8<sup>th</sup> December, 2022, for the preparation of the project plan and execution of the project and to supervise the development and construction work of the Said Premises or part thereof.
5. To apply for and obtain sanction of necessary building plan in the name of the Owner from Kolkata Municipal Corporation in respect of the Said Premises and to further apply for and obtain any modification or alterations or variations or addition thereof at their own costs and expenses.
6. To enter upon the Said Premises with men and material as may be required for the purpose of development of the Said Premises as per the Building Plan to be sanctioned by Kolkata Municipal Corporation.
7. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan for development of the Said Premises as stated above.
8. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development and construction at the said Premises and to claim refunds of such deposits and to give valid and effectual receipt and discharge for the same.
9. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or license and/or no objection from all statutory authority/authorities including the Kolkata Municipal

Corporation, Fire Brigade, West Bengal Police, Environmental Department, Competent authorities, as may be required.

10. To appear and represent the Owner before the necessary authorities including the Kolkata Municipal Corporation, Fire Brigade, West Bengal Police, Environmental Department, Authorized Officer and all licensing and statutory authorities in connection with obtaining no objection, approvals, permission, sanction, modification addition and/or alteration of plans for the said project.
11. To pay fees for obtaining sanction in name of owner and such other orders and permissions from the necessary authorities as be expedient for modification, renewal, variation alteration, revalidation, rectification, addition of the sanctioned plans and also to submit and take delivery of title deeds concerning the said Premises and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents, as mentioned in the Term Sheet dated 8<sup>th</sup> December, 2022 for the aforesaid purposes as the said Attorney shall think, fit and proper.
12. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration/ addition of the plans to any authority or authorities.
13. To obtain delivery of the sanctioned plan, completion certificate and occupation certificate of the Said Premises from the Kolkata Municipal Corporation.
14. To apply for and obtain electricity, water, sewerage, drainage in respect of the building to be constructed at the said premises in the name of the Owner and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, documents and to do all other



acts, deeds and things as may be deemed fit and proper by the said Attorney.

15. To appear and represent the Owner before all authorities including the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

16. To manage and maintain administration of the Building Complex and common portions thereof or to appoint an agency to do the same until formation of any registered association.

17. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning development of the said Premises or any part thereof before any Court, Civil or Criminal or Revenue only upon further express authority in writing from the owner.

18. To sign, declare and/or affirm any vakalatnama, plaint, written statement, petition, affidavit, verification, warrant of Attorneys, Memo of Appeal or any other documents or papers in any proceedings connected with the development of said Premises or part thereof only upon further express authority in writing from the owner.

19. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in connection with development of the Said



Premises for construction of buildings and structures thereon under the Development agreement.

20. To negotiate for sale transfer or lease and enter into or make agreement for sale or any other agreement with the intending Purchaser or Transferee only in respect of Promoter's allocation of the Said Premises and to receive proportionate earnest money and/or consideration amount in respect of the same and sign and give valid and effectual receipts or discharges thereof after conveyance.
21. To sign execute conveyance and/or conveyances in respect of only Promoter's' Allocation of the Said Premises and to take necessary steps which would be required for the proper execution of the conveyance[s], without disturbing the Owner's allocation as specifically mentioned in the Development Agreement.
22. To present such conveyance and/or conveyances for registration before the appropriate registration authority or any registration authority having jurisdiction and admit execution thereof for completing such transfer in respect of Promoter's Allocation only.
23. To appear and represent Owner before the appropriate registration authority in respect of sale/transfer of Developer's allocation only.
24. To insure the New Building Complex and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as the Attorney may think sufficient to protect the interests of all concerned therein.
25. To hand over and deliver possession of Promoter's allocation of the said Premises to the purchasers/transferees/allottees including

the nominee/s and/or assign/s of the Attorney, as it may in its absolute discretion think fit and proper.

26. To retain and appoint one or more entities 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.

27. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Owner could do in person under the development agreement.

28. This Power of Attorney may be revoked by the Owner at any time.

29. Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created in the said Premises which is the subject matter of this Power of Attorney.

**AND GENERALLY** to act as the Attorney in relation to the Said Premises for and on behalf of me and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as the Owner could have done if personally present.

And Owner herein doth hereby agrees to ratify and confirm whatever the said Attorney shall do or purport to be done by virtue of these presents in or about the said premises as aforesaid.

The Attorney shall exercise its rights under this power in terms of the said Development Agreement without any liability on me of any nature whatsoever, financial, criminal, civil or otherwise.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SAID PREMISES)**

**ALL THAT** piece and parcel of land containing an area of 3 Cottahs 12 Chittaks 14 Sq.ft. be the same a little more or less along with a two storied residential building thereon comprised in Division-VI, Sub-Division-P, part of Holding No.251, lying situate at Premises No.17, Panditia Place, Police Station - Rabindra Sarobor (formerly Lake), Kolkata - 700 029, under KMC Ward No.85, Assessee No.110851700225, District Registration Office-Alipore, District 24-Parganas butted and bounded as follows:-

ON THE NORTH	:	By partly Premises No.13B, Panditia Place and partly by Premises No.19, Panditia Place;
ON THE SOUTH	:	By 20 'ft. wide Road known as Panditia Place;
ON THE WEST	:	By Premises No.18, Panditia Place; and
ON THE EAST	:	By Premises No.19, Panditia Place.



**IN WITNESS WHEREOF** the Owner has hereunto set and subscribed her hands on the day, month and year first above written.

**SIGNED, SEALED AND**

**DELIVERED** by the said **OWNER** at

Kolkata in the presence of:

Paramita Basu.

1) Sush Kumar Sen.  
6. old Panjabia St.  
Kolkata - 700 001

Pampa Basu

- Accepted -

GROUND 2 SKYE SOLUTIONS LLP  
Sudeshna Bagchi  
(Ground 2 Skye Solutions LLP.)  
Managing Partner
















1) Sush Kumar Sen.

Pampa Basu  
17 Panditra Place  
Kolkata 700 029

**Drafted by:**

Sudeshna Bagchi  
Advocate, High Court, Calcutta  
Enrollment No. WB/F/1339/1995

# SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Parvita Bawa</i>						
Little		Ring	Middle	Fore	Thumb		
(Left Hand)							
							
Thumb		Fore	Middle	Ring	Little		
(Right Hand)							
	<i>Siddharth Singh</i>						
Little		Ring	Middle	Fore	Thumb		
(Left Hand)							
							
Thumb		Fore	Middle	Ring	Little		
(Right Hand)							
<b>PHOTO</b>							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							

## Major Information of the Deed

Deed No :	I-1904-04115/2023	Date of Registration	20/03/2023
Query No / Year	1904-8000589906/2023	Office where deed is registered	
Query Date	03/03/2023 4:23:26 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUJIT KUMAR ROY 6, O P O STREET,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830602627, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 1,94,40,197/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 73/- (Article:E, M(a), M(b), I)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190403280/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panditia Place, ,  
Premises No: 17, , Ward No: 085 Pin Code : 700029

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	3 Katha 12 Chatak 14 Sq Ft		1,86,58,749/-	Property is on Road , Project Name :
Grand Total :				6.2196Dec	0 /-	186,58,749 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1362 Sq Ft.	0/-	7,81,448/-	Structure Type: Structure
Gr. Floor, Area of floor : 681 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 681 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1362 sq ft	0 /-	7,81,448 /-	



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs PARAMITA BASU</b> Wife of Late TARUN CHANDRA BASU 17,PANDITIA PLACE, City:- Not Specified, P.O:- LAKE, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GROUND 2 SKYE SOLUTIONS LLP</b> 1/425 GARIAHAT ROAD, City:- Not Specified, P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 , PAN No.:: AAxxxxxx2C,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 DIPANJAN BHATTACHARJEE (Presentant )</b> Son of Late LOKNATH BHATTACHARJEE84,B.T.ROAD, City:- Not Specified, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx0P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GROUND 2 SKYE SOLUTIONS LLP (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUJIT KUMAR ROY</b> Son of Late M M ROY 6, O P O STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mrs PARAMITA BASU, Mr DIPANJAN BHATTACHARJEE			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs PARAMITA BASU	GROUND 2 SKYE SOLUTIONS LLP-6.21958 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs PARAMITA BASU	GROUND 2 SKYE SOLUTIONS LLP-1362.000000000 Sq Ft



On 03-03-2023

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

Presented for registration at 21:00 hrs on 03-03-2023, at the Private residence by Mr DIPANJAN BHATTACHARJEE

**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 1,94,40,197/-

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


Execution is admitted on 03/03/2023 by Mrs PARAMITA BASU, Wife of Late TARUN CHANDRA BASU, 17,PANDITIA PLACE, P.O: LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mr SUJIT KUMAR ROY, , Son of Late M M ROY, 6, O P O 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 03-03-2023 by Mr DIPANJAN BHATTACHARJEE, PARTNER, GROUND 2 SKYE SOLUTIONS LLP, 1/425 GARIAHAT ROAD, City:- Not Specified, P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700068

Indetified by Mr SUJIT KUMAR ROY, , Son of Late M M ROY, 6, O P O STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

  
**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

On 20-03-2023

**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 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 41275, Amount: Rs.50.00/-, Date of Purchase: 25/09/2017, Vendor name: A K MAITY

  
**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration  
 Issued by the Registrar of Companies  
 for the purpose of the Companies Act, 1956  
 in pursuance of the provisions of the Companies Act, 1956  
 in relation to the registration of companies.



This is to certify that the  
 company named above is  
 duly registered in the  
 office of the Registrar of  
 Companies, India.

This is to certify that the  
 company named above is  
 duly registered in the  
 office of the Registrar of  
 Companies, India.

(This document is signed by the Registrar)