

SL-3251

I 3341/2020

(1)



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 925209

Certified that this document is
admitted to registration.
The signature sheet and the
endorsement sheet attached herewith
are the parts of this document.

Robin Samanta San

Registrar U/S 7 (2)
of Registration Act
1908 Paschim Medinipur

13 OCT 2020

Bhattacharya

DEVELOPMENT POWER OF ATTORNEY AFTER
DEVELOPMENT AGREEMENT

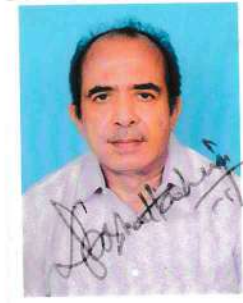
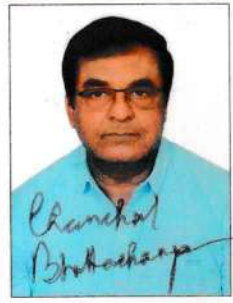
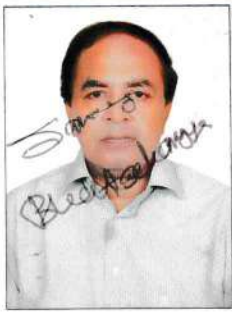
KNOW ALL MEN BY THESE PRESENTS We, (1) **SRI SANJAY BHATTACHARYA** son of Late Anadi Prasad Bhattacharjee @ Anadi Prasad Bhattacharya, by faith-Hindu, by Nationality-Indian, by Occupation-Retired Employee, a

S. Bhattacharya

S. Bhattacharya

श्री 13-10-2020
9-8/1344923/20

(2)



permanent resident of Inda, Vidyasagarpur, P.O: Inda, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721305, Kharagpur Municipal Ward No:2, at present residing at Gonti CHS, F-2/2/3, Sector-08 B, Near St. Josheph Church, CBD Belapur, Navi Mumbai, Konkan Bhavan, Thane, Maharashtra, Pin: 400614, **PAN Card No: ADOPB7086L, Aadhaar No: 7673 9274 0106, (2) SRI CHANCHAL BHATACHARYA** Son of Late Anadi Prasad Bhattacharjee @ Anadi Prasad Bhattacharya, by faith-Hindu, by Nationality-Indian, by Occupation-Retired Employee, a permanent resident of Inda, Vidyasagarpur, P.O:Inda, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721305, Kharagpur Municipal Ward No:2, at present residing at 9/11, First Floor, Subhas Nagar, Subhas Nagar West, P.O:Tagore Garden, Sub-District: Rajouri Garden, District: West Delhi, State: Delhi, Pin:110027, **PAN Card No: AFPPB4567F, Aadhaar No: 9870 8014 5646, (3) SRI DEBA PRASAD BHATACHARJEE** Son of Late Anadi Prasad Bhattacharjee @ Anadi Prasad Bhattacharya, by faith-Hindu, by Nationality-Indian, by Occupation-Retired Employee, a permanent resident of Inda, Vidyasagarpur, P.O: Inda, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721305, Kharagpur Municipal Ward No:2, at present residing at 11-20-47/204 Badam Saroor Nagar Apartments, Huda

S. Bhattacharjee

S. Bhattacharjee

S. Bhattacharjee

Complex, Near Ramalayam Temple, Kothapet, Saroornagar, Rangareddi, Andhra Pradesh, Pin: 500035, **PAN Card No: ADGPB4482N, Aadhaar No: 8586 0578 8388**, hereinafter referred to as 'OWNERS', do hereby authorize, constitute, appoint, nominate **CITYSKY CONSTRUCTION PRIVATE LIMITED**, A Company incorporated under the Companies Registration Act having its registered office situated at C/O: Sarbari Sarkar, Chittaranjan Enclav, F/No:-1C, Panchberia, P.O:Inda, P.S:Kharagpur (Town), District: Paschim Medinipur, Pin: 721305, West Bengal, **CIN No: U45202WB2020PTC236064, PAN No: AAICC5951D**, Duly represented by its Directors, **(1)SRI SANDEEP CHATTERJEE** Son of Swapan Chatterjee, resident of Chittaranjan Enclave, Flat No:1/F, Panchberia, Post Office: Inda, Police Station: Kharagpur (Town), District: Paschim Medinipur, Pin: 721305, by faith-Hindu, by Nationality-Indian, by Occupation-Business, **PAN No: AQBPC7653E, Aadhaar No: 5241 1610 0070, (2)SRI ABHISHEK KHANDEKAR** Son of Ashok Kumar Khandekar, resident of Chittaranjan Enclave, Flat No:4/E, Panchberia, Post Office:Inda, Police Station: Kharagpur (Town), District: Paschim Medinipur, Pin: 721305, by faith-Hindu, by Nationality-Indian, by Occupation-Business, **PAN No: BXYPK6669K, Aadhaar No:6748 4766 8602**, as our true and lawful attorney, for us, in our name and on our behalf, to

Sarbari Sarkar

S. Sandeep Chatterjee

Abhishek Khandekar

do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in the circumstances as stated below;-

That the Plot of Land mentioned in Schedule below being a plot of land measuring about 11.5 Decimals in District: Paschim Medinipur, P.O:Kharagpur, P.S:Kharagpur, S.R.O:Kharagpur, Mouza: Inda, Mahalla: Inda, Touji No:1254, J.L.No:232, R.S. Khatian No.943,R.S. Plot No.61, measuring-8.5 decimals and in the same schedule R.S. Khatian No.939, R.S. Plot No.47, measuring-3 decimals, now being in L.R. Plot No: 394, L.R. Khatian No. 11116, measuring-2.87 decimals, in L.R. Plot No: 394, L.R. Khatian No.11117, measuring-2.87 decimals, in L.R. Plot No: 394, L.R. Khatian No.11118, measuring-2.88 decimals, in L.R. Plot No: 394, L.R. Khatian No.11119, measuring-2.88 decimals, total area-11.5 decimals, Kharagpur Municipal Ward No.2, Holding No.342/323, I/d No:3045, and a 50 years old house constructed thereupon measuring-1,000 square feet, classified as-Bastu, under Kharagpur Municipality be the same or a little more or less, morefully described in Schedule below.

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(5)

AND WHEREAS due to our inability and hardship to raise building structure on the said land have been searching for a developer who would be able to develop the land by constructing multi-storied building structures thereon containing flat or flats in each floor.

AND WHEREAS the developer/ our constituted attorneys coming to know about our intention has approached me with an offer to develop the land described in the Schedule below by constructing G + 5 Multi-storied Buildings thereon on the basis of building plan to be sanctioned by the Kharagpur Municipal and the said sanctioned plan shall form a part of this Power of Attorney duly executed and registered amongst me and the said plan has been sanctioned by the Kharagpur Municipal Authority in favour of me to construct the said G + 5 Multi-storied Buildings or as per sanction plan from Kharagpur Municipality thereon and shall have our consent and concurrence vide the Development Agreement duly executed and registered in the Office of A.D.S.R; Kharagpur dated: 13.10.20, duly entered in Book No. 1, Volume No. 1001-2020 Page No. 71233 to 71316 vide deed no 1-10010 3283 for 2020.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

AND WHEREAS we have requested our attorney i.e., the developer to develop our land described in the Schedule below by investing the money for the development on the terms i.e., the developer would construct a G + 5 Multi-storied Buildings or as per sanction plan from Kharagpur Municipality thereon containing several self contained flats each flat having their own separate numbers allotted, earmarked in the sanctioned plan of Kharagpur Municipal Authorities as referred to above and hence this power of attorney and for the purpose of this Power of Attorney the said property as referred to as a more fully described in the schedule below shall henceforth for the convenience be referred to as our estate and our attorney shall do or cause to be done all the below mentioned deeds and acts in the below mentioned manners:-

1. To look after control, manage and supervise the administration of the said property.
2. To mutate the property as described in the schedule in the records of Kharagpur Municipality and in the records of the Block Land & Land Reforms Officer and/or in the land


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[Handwritten signature]

[Handwritten signature]

department and put necessary signature on my behalf in our name in respect of the said property and also do, execute and affirm all papers, affidavits and declaration for such mutation matter to be required by the Kharagpur Municipality as well as by the Land Department; Govt. of West Bengal.

3. To represent us before the Kharagpur Municipality in all respects and sign on our behalf in our names for sanction of building plan or modified or any revised plan and/or drainage and sewerage plan and/or to take water connection on our behalf in our name in the said premises and to do all the acts for the same and to get delivery of the same on our behalf in connection with the matter of the Kharagpur Municipality and our Attorney shall be duty bound to abide by all the Rules & Regulations of Kharagpur Municipality and in the event of any dispute arising out of the same our Attorney as the Developer shall be fully responsible for the same.



4. To execute and register any kind of deed of declaration to be required for sanctioning the Building Plan or drainage or sewerage plan for our said property.
5. To swear any affidavit on our behalf to be required for sanctioning the building plan and/or sewerage or drainage plan from the Kharagpur Municipality.
6. To engage on our behalf pleaders, advocates and solicitors and to discharge their services in respect of our property to do the work as per our requirement, to be required in the matter of the Kharagpur Municipality.
7. To take water connection in our said premises and to sign and do all the works on our behalf.
8. To take electric connection or separate meter(s) in the said premises and put signature on our behalf for doing the said acts.

[Handwritten signature]

[Handwritten signature]

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9. To represent before the Judge, Munsiff, Collector, Board of Revenue, Kharagpur Municipality, State of West Bengal, Bharat Sanchar Nigam Limited, Other Government and Semi-Government Bodies/ Organization in the matter of the said property.

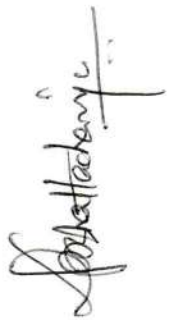
10. To represent us in all courts, civil, criminals, Revenue of original or a local jurisdiction, execute Vokatnama, file complaints, written statements or its appeal and to receive all summons and other process of law in respect of the said property.

11. To compromise or compound any cases or refer to arbitration in respect of the said property to protect our interest.

12. To negotiate for sale of flat/flats, car parking space of the developer's allocated share, to accept earnest money, advance or advances against such sale and to execute deed or deeds of conveyance for registration, present an admit the same before registering authority and to



cancel or repudiate the same as the attorney shall deem fit and proper in connection with our said undivided property as described in the schedule below on our behalf save & except our allocation as stated below and morefully described in the Development Agreement which is executed and registered alongwith this Power of Attorney in this Deed.



13. To negotiate on terms for and to agree to and sell the allocated portion of the Developer only to any intending purchaser or purchasers at such price or prices which our said attorney, in their absolute discretion thinks fit and proper, to agree upon and to enter into any agreement or agreements for such sale or sales and/or to cancel and/or repudiate the same and to receive from the intending purchaser/s any earnest money and/or advance.



14. To execute Deed of Sale in favour of the intending purchasers of the flats being the Developer's allocation and to receive from the intending purchaser/s any earnest money,



advance and sale proceeds being the consideration as they may in their capacity as our constituted attorney think deem fit and proper.

15. To sign and execute all other deeds instruments and assurances, which they shall consider necessary, and to enter into and/or agree to such covenant and conditions, as may be required for fully and effectually conveying the said properties as we could do ourselves, if personally present.

16. That our attorney shall be entitled to handover original documents pertaining to the property as mentioned in the schedule of properties in the Development Agreement to any Bank/Financial Institutions for the purpose of obtaining loan by pledging the said property in equitable mortgage and shall be entitled to sign on documents in the bank for and on behalf of us.

17. Our Attorney shall be fully responsible for any financial liability, deviation or unauthorized

construction or accident or mishap while making any construction and in no event we shall incur any liability in respect thereof. The Attorney shall indemnify and keep us indemnified against all losses liabilities costs or third party claims actions or proceedings thus arising.

[Handwritten signature]

AND we hereby agree to ratify and confirm and whatsoever other act or acts our said attorney, shall do execute and perform in connection with my joint proportionate shares of the property described in schedule below by virtue of these presents.

[Handwritten signature]

That the contents of this Power of Attorney has been read over and explained to us in Bengali and after understanding the contents of the same we admitted the same to have been correctly written and after understanding the contents of the same we admitted the same to have been correctly written as per our instructions and the contents of the same are true to the best of our knowledge and belief and after the same we put our signatures on this Power of Attorney on this day.

[Handwritten signature]

IN WITNESSES WHEREOF we (1) **SRI SANJAY BHATACHARYA** son of Late Anadi Prasad Bhattacharjee @ Anadi Prasad Bhattacharya, (2) **SRI CHANCHAL BHATACHARYA** Son of Late Anadi Prasad Bhattacharjee @ Anadi Prasad Bhattacharya, (3) **SRI DEBA PRASAD BHATACHARJEE** Son of Late Anadi Prasad Bhattacharjee @ Anadi Prasad Bhattacharya, do hereby put our signatures and seal on the day of October, 2020 A.D. out of free will and consent and in sound state of mind before the available witnesses.

**SCHEDULE OF PROPERTY PERTAINING TO WHICH
POWER OF ATTORNEY IS GIVEN.**

SCHEDULE AS REFERRED TO ABOVE

ALL THAT the piece and parcel of revenue free land measuring 11.5 Decimals in District: Paschim Medinipur, P.O:Kharagpur, P.S:Kharagpur, S.R.O:Kharagpur, Mouza: Inda, Mahalla: Inda, Touji No:1254, J.L.No:232, R.S. Khatian No.943,R.S. Plot No.61, measuring-8.5 decimals and in the same schedule R.S. Khatian No.939, R.S. Plot No.47, measuring-3 decimals, now being in L.R. Plot No: 394, L.R. Khatian No. 11116, measuring-2.87 decimals, in L.R. Plot No: 394, L.R. Khatian No.11117, measuring-2.87 decimals, in L.R. Plot No: 394, L.R. Khatian No.11118, measuring-2.88

S. Sanjay

P. Chanchal

S. Deba Prasad

decimals, in L.R. Plot No: 394, L.R. Khatian No.11119, measuring-2.88 decimals, total area-11.5 decimals, Kharagpur Municipal Ward No.2, Holding No.342/323, I/d No:3045, and a 50 years old house constructed thereupon measuring-1,000 square feet, classified as-Bastu, under Kharagpur Municipality be the same or a little more or less, hereinafter referred to as the below scheduled property, hereinafter referred to as the below scheduled property, as morefully shown in sketch map annexed hereto and butted and bounded as under:

ON THE NORTH	:	House of Roy Family
ON THE SOUTH	:	12' wide Municipal Road
ON THE EAST	:	House of Bose Family
ON THE WEST	:	30' wide Municipal Road

This is Development Power Of Attorney after Development Agreement and for the purpose of registration of this Agreement the District Sub-Registrar-1; Paschim Medinipur has valued the same under the Provisions of The West Bengal Stamp (Prevention of undervaluation of instrument) Rules, 1994 has assessed the Market Value of the said Property accordingly.

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This Development Agreement-Cum-Power Of Attorney consists of **16 (sixteen)** pages including 1(one) number of Non-Judicial Stamp Paper of **Rs. 100/- (Rupees one hundred)** only along with finger impression pages;

1) Bhatnagar 2) Bhatnagar

3) Bhatnagar
Signature of the EXECUTANTS.

CITYSKY CONSTRUCTION PRIVATE LIMITED

Sandeep
DIRECTOR

CITYSKY CONSTRUCTION PRIVATE LIMITED

Shishir
DIRECTOR

1) 2)

Signature of the ATTORNEY.

Signature of attorneys attested by us

1) Bhatnagar 2) Bhatnagar

3) Bhatnagar
Signature of the EXECUTANTS.

WITNESSES:

1) Santosh Das

S/O Santosh Das
Vidya Sagar Pm
Po - Inda, P.S. - Kharagam (T)
Dist. - Anantnag, Jammu & Kashmir.

2)

DRAFTED BY ME:

Surojit Dutta
SUROJIT DUTTA : ADVOCATE)
JUDGES' COURT : MIDNAPORE
ENROLEMENT NO:F/941/930/87.
COMPUTER PRINTED BY ME:

Ashis Sen
(ASHIS SEN)
JUDGES COURT: MIDNAPORE.

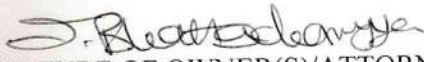
AS PER REGISTRATION ACT OF WEST BENGAL GOVERNMENT I/We,
Owner(s)/ Attorney(s) give my/our 10(ten) finger impressions of both hands.

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER


SIGNATURE OF OWNER(S)/ATTORNEY(S)

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER


SIGNATURE OF OWNER(S)/DEVELOPER(S)

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER



SIGNATURE OF OWNER(S)/DEVELOPER(S)

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

Shishel

SIGNATURE OF OWNER(S)/ATTORNEY(S)

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

Sandeep V. Chitral

SIGNATURE OF OWNER(S)/ATTORNEY(S)



भारत सरकार

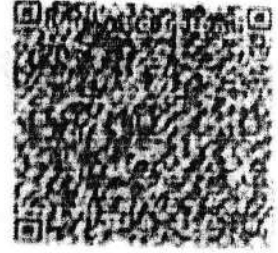
Government of India



संजय भट्टाचार्य
Sanjay Bhattacharyya

जन्म वर्ष / Year of Birth : 1952

पुरुष / Male



7673 9274 0106

आधार - सामान्य माणसाचा अधिकार

S. Bhattacharyya

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADOPB7086L

नाम /NAME

SANJAY BHATTACHARYYA

पिता का नाम /FATHER'S NAME

ANADI PRASAD BHATTACHARYYA

जन्म तिथि /DATE OF BIRTH

24-01-1952

हस्ताक्षर /SIGNATURE

S. Bhattacharyya

K. Das

आयकर आयुक्त, प.बं. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

S. Bhattacharyya



भारतीय पहचान प्रणाली प्राधिकरण

Unique Identification Authority of India

पत्ता S/O: अनादी प्रसाद भट्टाचार्या,
गोमती सी एच एस एफ 2 2 \ 3
सेक्टर 08 बी, सी बी डी बेलापुर, नवी
मुंबई, ठाणे, कोंकण भवन, महाराष्ट्र,
400614

Address: S/O: Anadi Prasad
Bhattacharyya, Gomti CHS F 2 2 \ 3 Sector
08 B, CBD ,Belapur, Navi Mumbai, Thane,
Konkan Bhavan, Maharashtra, 400614

7673 9274 0106



1947

1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

S. R. Bhatnagar

भारतीय पहचान प्रणाली प्राधिकरण
of Registration and
for Resident Migration

भारतीय पहचान प्रणाली प्राधिकरण



भारत सरकार



आधार

भारत सरकार
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No.: 0013/03024/02035

To,

चंचल भट्टाचार्य

Chanchal Bhattacharya

C/O A. P. Bhattacharya,

9/11, 1st Floor.,

Subhash Nagar., VTC Subhash Nagar West,

PO Tagore Garden, Sub District Rajouri Garden, District
West Delhi,

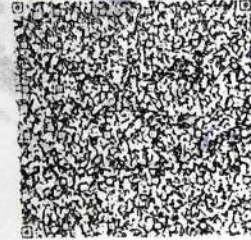
State Delhi, PIN Code 110027.

Mobile 9711544001

Ref 26 / 26W / 5199 / 5412 / P



SB062330497FH



आपका आधार क्रमांक / Your Aadhaar No. :

9870 8014 5645

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



आधार

चंचल भट्टाचार्य

Chanchal Bhattacharya

जन्म तिथि / DOB : 06/04/1960

पुरुष / Male



9870 8014 5645

मेरा आधार, मेरी पहचान

16/03/2012

Chanchal Bhattacharya

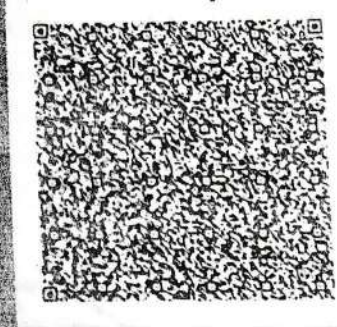
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFPPB4567F



नाम / Name

CHANGHAL BHATTACHARYA

पिता का नाम / Father's Name

ANADI PRASAD BHATTACHARYA

पैन संख्या / PAN
0610471960


हस्ताक्षर / Signature

23554





భారత ప్రభుత్వం

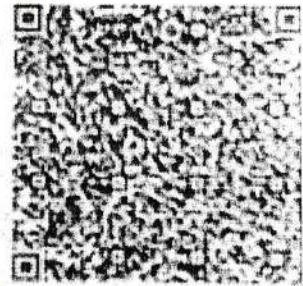
GOVERNMENT OF INDIA



దేబ ప్రసాద్ భట్టాచారీ
Deba Prasad Bhattacharjee

జన్మన సంవత్సరం/Year of Birth : 1959

లింగవైరుణం / Male



8586 0578 8388

ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O అనాది ప్రసాద్
భట్టాచారీ, 11-20-47/204 బాదాం
సరూర్ నగర ఆప్రెస్, హుడా కాలనీస్,
వెటర్ రామలయం టెంపుల్, కోతపేట్,
సరూర్ నగర్, రంగారెడ్డి, ఆంధ్రా ప్రదేశ్,
500035

Address: S/O Anadi Prasad
Bhattacharjee, 11-20-47/204
Badam saroor nagar aprta, Huda
complex, Near ramalayam temple,
Kothapel, Saroomagar,
Rangareddi, Andhra Pradesh,
500035



1947

1947-1947



help@uidai.gov.in

WWW

www.uidai.gov.in



పే. అండ్. నె. 1947,
రంగారెడ్డి-500001

Deba Prasad Bhattacharjee

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADGPB4482N



नाम /NAME

DEBA PRASAD BHATTACHARJEE

पिता का नाम /FATHER'S NAME

ANADI PRASAD BHATTACHARJEE

जन्म तिथि /DATE OF BIRTH

10-12-1959

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

RECEIVED
18 OCT 2020



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2189/69452/54561

To
অভিষেক খান্দেকার
Abhishek Khandekar
S/O Ashok Kumar Khandekar
CHITTARANJAN ENCLAVE FLAT NO-4/E
PANCHBERIA
Kharagpur (m)
Inda
Paschim Medinipur West Bengal - 721305
9733817339

Download Date: 17/10/2017

Generation Date: 09/10/2017

Signature valid

Digitally signed by
Abhishek Khandekar
AUTHORITY: INDIA SS
Date: 2017.10.17 21:01:12
IST



আপনার **আধার** সংখ্যা / Your **Aadhaar** No. :

6748 4766 8602

আমার **আধার**, আমার পরিচয়



ভারত সরকার
Government of India



অভিষেক খান্দেকার
Abhishek Khandekar
জন্মতারিখ/DOB: 21/01/1986
পুরুষ/ MALE

6748 4766 8602

আমার **আধার**, আমার পরিচয়

Abhishek

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA


ABHISHEK KHANDEKAR


ASHOK KHANDEKAR

21/01/1986
Permanent Account Number

BXYPK6669K


Signature


15022011



Abhishek



सत्यमेव जयते



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0661/10374/05031

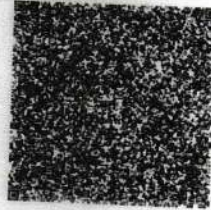
Download Date: 27/07/2019

To
সন্দীপ চ্যাটার্জী
Sandeep Chatterjee
S/O Swapan Chatterjee
CHITTARANJAN ENCLAVE FLAT NO-1/F
PANCHBERIA
Kharagpur (m)
India
Paschim Medinipur West Bengal - 721305
7001708793

Generation Date: 27/09/2014

Signature Not Verified

Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2019-07-27 13:34:20
IST



QR Code with Photograph

আপনার **আধার** সংখ্যা / Your **Aadhaar** No. :

5241 1610 0070

VID : 9108 5694 2166 1087

আমার **আধার**, আমার পরিচয়



ভারত সরকার
Government of India



সন্দীপ চ্যাটার্জী
Sandeep Chatterjee
জন্মতারিখ/DOB: 11/10/1982
পুরুষ/ MALE

5241 1610 0070

VID: 9108 5694 2166 1087

আমার **আধার**, আমার পরিচয়



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANDEEP CHATTERJEE

SWAPAN CHATTERJEE

11/10/1982

Permanent Account Number

AQBPC7653E

Signature



29122010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



सत्यमेव जयते

**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

Certificate of Incorporation

Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

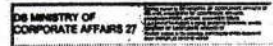
hereby certify that CITYSKY CONSTRUCTION PRIVATE LIMITED is incorporated on this Twenty second day of January Two thousand twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45202WB2020PTC236064.

The Permanent Account Number (PAN) of the company is AAICC5951D *

The Tax Deduction and Collection Account Number (TAN) of the company is CALC11669A *

Given under my hand at Manesar this Twenty second day of January Two thousand twenty .



Digital Signature Certificate

Mr. Pankaj Srivastava

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

CITYSKY CONSTRUCTION PRIVATE LIMITED

W/O. SARBARI SARKAR, CHITTARANJAN ENCLAV, F/NO-1C,
ANCHBERIA, P. O. INDA, KHARAGPUR, Midnapore, West Bengal,
India, 721305



as issued by the Income Tax Department

Major Information of the Deed






Deed No :	I-1001-03341/2020	Date of Registration	13/10/2020
Query No / Year	1001-8001344923/2020	Office where deed is registered	
Query Date	13/10/2020 2:50:27 PM	1001-8001344923/2020	
Applicant Name, Address & Other Details	S Dutta Judges Court, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 7478578365, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 40,000/-	Rs. 75,83,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100103283/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 2, Mouza: INDA, Pin Code : 721305

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-394	LR-11116	Commercial	Vastu	2.87 Dec	10,000/-	18,94,200/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-394	LR-11117	Commercial	Vastu	2.87 Dec	10,000/-	18,94,200/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-394	LR-11118	Commercial	Vastu	2.87 Dec	10,000/-	18,94,200/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-394	LR-11119	Commercial	Vastu	2.88 Dec	10,000/-	19,00,800/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			11.49Dec	40,000 /-	75,83,400 /-	
		Grand Total :			11.49Dec	40,000 /-	75,83,400 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Sanjay Bhattacharyya Son of Late Anadi Prasad Bhattacharjee Alias Bhattacharyya Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Office	 13/10/2020	 LTI 13/10/2020	 13/10/2020
	Inda Vidyasagarpur, P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN - 721305 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx6L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Office			
2	Name Shri Chanchal Bhattacharya (Presentant) Son of Late Anadi Prasad Bhattacharjee Alias Bhattacharya Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Office	 13/10/2020	 LTI 13/10/2020	 13/10/2020
	Inda Vidyasagarpur, P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN - 721305 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx7F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Office			
3	Name Shri Deba Prasad Bhattacharjee Son of Late Anadi Prasad Bhattacharjee Alias Bhattacharya Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Office	 13/10/2020	 LTI 13/10/2020	 13/10/2020
	Inda Vidyasagarpur, P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN - 721305 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Office			




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Citysky Construction Private Limited Chittaranjan Enclav, F/No-1C, Panchberia, P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN - 721305 , PAN No.:: AAxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sandeep Chatterjee Son of Swapan Chatterjee Panchberia, Flat No: 1/F, P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN - 721305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Citysky Construction Private Limited (as Director)
2	Mr Abhishek Khandekar Son of Ashok Kumar Khandekar Panchberia, P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN - 721305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Citysky Construction Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santosh Das Son of Mr Surendra Das Inda Vidyasagarpur, P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN - 721305			
	13/10/2020	13/10/2020	13/10/2020
Identifier Of Shri Sanjay Bhattacharyya, Shri Chanchal Bhattacharya, Shri Deba Prasad Bhattacharjee, Mr Sandeep Chatterjee, Mr Abhishek Khandekar			

Transfer of property for L1		
SI.No	From	To, with area (Name-Area)
1	Shri Sanjay Bhattacharya	Citysky Construction Private Limited-0.956667 Dec
2	Shri Chanchal Bhattacharya	Citysky Construction Private Limited-0.956667 Dec
3	Shri Deba Prasad Bhattacharjee	Citysky Construction Private Limited-0.956667 Dec
Transfer of property for L2		
SI.No	From	To, with area (Name-Area)
1	Shri Sanjay Bhattacharya	Citysky Construction Private Limited-2.87 Dec
Transfer of property for L3		
SI.No	From	To, with area (Name-Area)
1	Shri Chanchal Bhattacharya	Citysky Construction Private Limited-2.87 Dec
Transfer of property for L4		
SI.No	From	To, with area (Name-Area)
1	Shri Deba Prasad Bhattacharjee	Citysky Construction Private Limited-2.88 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 2, Mouza: INDA, Pin Code : 721305

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 394, LR Khatian No:- 11116	Owner:ফকর হুসাইন, Gurdian:আব্দুল গণি, Address:লিডা, Classification:বাড়ি, Area:0.02870000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 394, LR Khatian No:- 11117	Owner:মজুমদার হুসাইন, Gurdian:আব্দুল গণি, Address:লিডা, Classification:বাড়ি, Area:0.02870000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 394, LR Khatian No:- 11118	Owner:বঙ্গল হুসাইন, Gurdian:আব্দুল গণি, Address:লিডা, Classification:বাড়ি, Area:0.02880000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 394, LR Khatian No:- 11119	Owner:নেত্রেশ্বর হুসাইন, Gurdian:আব্দুল গণি, Address:লিডা, Classification:বাড়ি, Area:0.02880000 Acre,	Owner Name not selected by applicant.

On 13-10-2020

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:04 hrs on 13-10-2020, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Shri Chanchal Bhattacharya , one of the Executants.

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 75,83,400/-

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

Execution is admitted on 13/10/2020 by 1. Shri Sanjay Bhattacharyya, Son of Late Anadi Prasad Bhattacharjee Alias Bhattacharya, Inda Vidyasagarpur, P.O: Inda, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Retired Person, 2. Shri Chanchal Bhattacharya, Son of Late Anadi Prasad Bhattacharjee Alias Bhattacharya, Inda Vidyasagarpur, P.O: Inda, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Retired Person, 3. Shri Deba Prasad Bhattacharjee, Son of Late Anadi Prasad Bhattacharjee Alias Bhattacharya, Inda Vidyasagarpur, P.O: Inda, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Retired Person

Indetified by Mr Santosh Das, , Son of Mr Surendra Das, Inda Vidyasagarpur, P.O: Inda, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by profession Business

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 8829, Amount: Rs.100/-, Date of Purchase: 05/10/2020, Vendor name: Suchismita Kar

Rabindranath Sau

**RABINDRANATH SAU
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1001-2020, Page from 74543 to 74581

being No 100103341 for the year 2020.



Rabindranath Sau

Digitally signed by RABINDRANATH SAU
Date: 2020.10.15 14:28:29 +05:30
Reason: Digital Signing of Deed.

**(RABINDRANATH SAU) 2020/10/15 02:28:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.**

(This document is digitally signed.)

ক্রমিক নং 8829 টাকা 100/-
তাং ৯.10.2020 জেলা: মেদিনীপুর
নাম শ্রী City Sky Construction Private Limited
সাং Panchberia
পোঃ তুন্দা থানা হুগলী (৭)
এস.ডি ও অফিস খড়গপুর

Suchismita Kar
ভেজার শুচিসমিতা কর



Registrar U/S 7 (2)
of Registration Act
1908 Paschim Medinipur

3 OCT 2020