

13/59/22 VC-3265/22

12744/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 749910

12/8/22
 3-35
 Ce - 8/2260628

... The ...
 ... are the ...

[Signature]
 District ...
 ... South 24-parana ...
 17/8/22

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is granted at Kolkata on this 29th day of July 2022

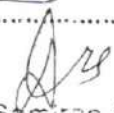
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29 JUN 2022

25072

S. CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata-27

Sl. No. A Date
Sold to.....
of.....
Rupees.....


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

Stamp fee only



10030

PS Group Realty Pvt. Ltd.

Stamp fee only
Director / Authorised Signatory



10031

ASHISHKUMAR JAIN

Ashishkumar Jain

Director / Authorised Signatory

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
12 AUG 2022

2.7.0

By

PS GROUP REALTY PRIVATE LIMITED (PAN AABCP5390E) a company having been incorporated in accordance with the provisions of the Companies Act 1956, as extended by the Companies Act 2013, having its registered office situated at No. 1002 E.M Bypass Road, Police Station – Pragati Maidan, Post Office – Dhapa, Kolkata – 700 105, represented by its Director **Mr. Surendra Kumar Dugar** [Income Tax PAN ACUPD1317K] [Aadhar No. 8876 4445 8052] [Mobile No. 98311 76210], son of late J M Dugar, working for gain at 1002 E.M Bypass Road, Police Station – Pragati Maidan, Post Office – Dhapa, Kolkata – 700 105 AND (2) **RASHI HOLDINGS PVT. LTD.** (PAN AABCR3440D) a company having been incorporated in accordance with the provisions of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at 'Anusuya', 3rd Floor, 62/7, Ballygunge Circular Road, Police Station- Ballygunge, Post Office - Ballygunge, Kolkata 700 019, represented by its Director **Mr. Abhishekh Jain** [Income Tax PAN: AFRPJ2840P] [Aadhar No. 358306269955] [Mobile No. 98304-78981], son of Sri Subhash Chand Barjatya, working for gain at 'Anusuya', 3rd Floor, 62/7, Ballygunge Circular Road, Police Station- Ballygunge, Post Office - Ballygunge, Kolkata 700 019, (hereinafter referred to as the **APPOINTOR**)

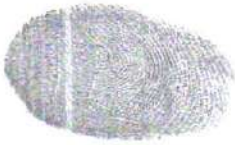
IN FAVOUR OF

SKIES ENCLAVE LLP [Income Tax PAN AEDFS1429N], a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 1002, E M Bypass, Police Station – Pragati maidan, Post Office – Dhapa, Kolkata – 700 105, represented by their authorised representative (1) **MR RADHE SHYAM PANCHARIA** [Income Tax PAN AEQPP5365K] [Mobile No. 98362-99925] [Aadhar No. 6761 0059 7035] , son of Sri Bhanwarlal Pancharia, residing at 1/11, Arbinda Nagar, Post Office- Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 and (2) **MR. KAMLESH GANDHI** [Income Tax PAN AAZPG0492K] [Mobile No.98362-99940] [Aadhar No. 358306269955]] , son of Late Himmat Lal Gandhi, residing at "Citrus Clove", 278, Dakhin Kumarkhali, Block -IV, Flat 3G, 3rd floor, Police Station – Sonarpur, Post Office- Narendrapur, Kolkata – 700 103 (hereinafter referred to as the **ATTORNEY**)



10032

Skies Enclave LLP
Rachha Shyam Pancharis
Partner / Authorized Signatory



10033

Skies Enclave LLP

Partner / Authorized Signatory



10034



Jayantee Paudyal
s/o Gouri Hari Paudyal
Chowhati (Nari Block)
Co - 70149

Law Clerk,

- (i) The Appointor is the owners of all Premises No 43A, Sarat Bose Road, Kolkata – 700 020 containing by admeasurement 13 Cottahs 12 Chittacks and 43 sq.ft (more or less) (hereinafter referred to as the SAID PROPERTY).
- (ii) The Appointor has entered into a registered development agreement dated 11th day of October 2022 and registered at the Office of the District Sub Registrar III, South 24 Parganas in Book No.1 , Volume No. 1603-2021, Pages No. 428583 to 428628 Being No. 160313665 for the year 2021 with the attorney therein referred to as the Developer whereby the appointor has appointed the attorney to develop the said property by constructing a commercial building for consideration as provided in the Development agreement.
- (iii). The Appointor now desired to appoint the attorney as its constituted attorney.

NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH that the Appointors doth hereby nominate, constitute, appoint and empower SKIES ENCLAVE LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 1002, E M Bypass, Kolkata – 700 105, acting through its authorised representatives (1) MR RADHE SHYAM PANCHARIA [Income Tax PAN AEQPP5365K] [Mobile No. 98362-99925] [Aadhar No. 6761 0059 7035] , son of Sri Bhanwarlal Pancharia, residing at 1/11, Arbinda Nagar, Post Office- Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 and (2) MR. KAMLESH GANDHI [Income Tax PAN AAZPG0492K] [Mobile No.98362-99940] [Aadhar No. (Aadhar No. 4926 3079 3995)] , son of Late Himmat Lal Gandhi, residing at ‘Citrus Clove’, 278, Dakhin Kumarkhali, Block -IV, Flat 3G, 3rd floor, Police Station – Sonarpur, Post Office- Narendrapur, Kolkata – 700 103 hereinafter referred to as the Attorney jointly and/or severally as its lawful attorney, with the power and authority to do all or any of the following acts, things, deeds and matters as may be necessary in the respect of the said property .

1. To defend possession of the said Property and every part thereof, and also to manage, maintain and administer the Project and all buildings and constructions to be constructed thereon and every part thereof.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
12 AUG 2022

2. To ward off, prohibit, and if necessary, proceed in/before the appropriate forum of law against trespassers and/or encroachers, if any, and to take appropriate legal steps.
3. To have the soil tested and to measure/survey the said Property.
4. To appoint and engage architects, engineers, specialists, consultants, valuers, surveyors, contractors, agencies, service providers, etc. and other Person or Persons as may be required from time to time, and to revoke his/their/its appointment and re-appoint any other Person in his/their/its place and stead for the aforesaid purposes, and to settle and pay their fees and/or compensation.
5. To prepare or cause to be prepared plans for construction of building(s) on any the said Property together with any modifications/ amendments/revisions/alterations from time to time, to submit the same before the concerned authorities including but not limited to the concerned municipality/ municipal corporation and/or panchayat, as the case may be, and to have the same sanctioned and modified and/or amended and/or revised and/or altered, and for the aforesaid purpose to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time.
6. To appear and represent each of the Owners before any and/or all authorities (statutory or otherwise) and/or any government and/or semi-government authorities, revenue authorities, including but not limited to the concerned municipality/municipal corporation/panchayat, Block Land & Land Reforms Office, Collector, Additional Collector Survey Authorities, Town Planning Authorities, Development Trust & Authority, West Bengal Fire Services, police, the pollution control board and/or the environment department and all licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with the said Property and/or the, and further to apply for and obtain any approvals, sanctions, permissions, etc. and for the aforesaid purpose to sign, execute, submit and deliver all letters, applications, agreements, documents, undertaking, forms, affidavits and papers as may be necessary or required from time to time.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
12 AUG 2022

7. To pay the fees, obtain sanctions and/or approvals and/or consents and such other orders and/or permissions from the concerned authorities as may be necessary and/or expedient for the sanction and/or modification, alteration etc. of the building plan, to receive refund of the excess amount of fees, if any paid for the same, and also to apply for and obtain from the concerned authorities, the occupancy certificate(s) and/or the completion certificate(s).
8. To submit and take delivery of the Title Deeds and all papers and documents as be required by any of the necessary authorities including but not limited to for any of the aforesaid purposes.
9. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, generator, lift and/or connections of any other facility and/or utility in and/or to the said Property and/or to make alterations therein, and to close down and/or to have the same disconnected, and for such purpose to sign, execute, submit and deliver all deeds, papers, applications, documents and plans, and do all others acts, deeds and things as may be deemed fit and proper by the Developer.
10. To obtain and/or give right of way, access, right to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc., underground and over-head (as the case may be) on such terms and conditions as may be determined by the Developer at is sole and absolute discretion, and for such purpose to obtain and give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
11. To ask, demand, sue for recovery and receive, of and from all Persons and/or Governmental Authorities and/or bodies/authorities (statutory or otherwise), any claims or demands or actions or rights or otherwise, of or relating to or concerning the said Property and/or the proposed development thereof howsoever.
12. To file, initiate, prosecute, enforce, defend, oppose etc. all suits, writ petitions, actions, demands, legal proceedings (whether civil or criminal), appeals etc. in any court of law and/or tribunal and/or any quasi-judicial authority and/or any other forum in any manner concerning the said Property, including acquisition/requisition/vesting of any part or portion of the said Property, and if deemed fit by the Developer, to make a counter claim and/or compromise



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIM PARA

12 AUG 2022

and/or settle and/or abandon each of such suits, writ petitions, actions, legal proceedings etc., each upon such terms and conditions as the Developer may deem fit and proper and/or to refer any dispute to arbitration as the Developer may deem fit and proper, and further to depose, give evidence and make submissions for and on behalf of each of the Owners in each of such legal proceedings etc.

13. To sign, execute, verify, affirm, file, submit, serve etc. all statements, affidavits, applications, undertakings, plaints, petitions, written statement, memorandum of appeal etc. and all and any other papers, deeds, documents as may be necessary to be executed for and/or on behalf of each of the Owners in pursuance of the powers granted herein.
14. To sign, issue, deliver, serve, receive and accept all notices, writ of summons, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein.
15. To negotiate and sell and/or Transfer and/or convey and/or assign and/or lease and/or let and/or deal with and/or mortgage and/or charge and/or encumber any part or portion of the said Property and/or any undivided share and/or interest in therein and/or any buildings /improvements etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, in accordance with the terms of this Agreement, on such terms and to such Persons as the Developer may deem fit and proper, and to receive and appropriate the entirety of the consideration in lieu thereof and/or for such other purpose as may be deemed fit by the Developer.
16. To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, leases, grants, gifts, assurances, applications, declarations and all other documents in connection with the said Property or any part or portion thereof, *inter alia*, for the sale, Transfer, lease, license, assignment, mortgage, creation of any Encumbrance etc. in/over/in respect of any of the said Property and/or any part or portion thereof and/or any undivided share and/or interest therein and/or any buildings/improvements etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, in accordance with the terms of this Agreement, on such terms



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
12 AUG 2022

and to such Persons as the Developer may deem fit and proper, and/or for such other purpose as may be deemed fit by the Developer.

17. To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit execution of all papers, deeds, documents, contracts, agreements, assurances, applications, declarations and all other documents in accordance with the terms of this Agreement, on such terms and to such Identified Persons as the Developer may deem fit and proper.
18. To create any mortgage or charge or Encumbrance in respect of the said Property and the constructions to be made thereon in favour of any Person and/or bank and/or financial institution for the purpose of securing any loans and advances which may be taken by the Developer against security of the aforesaid.
19. To sign, execute, deliver, enter into, present for registration and admit execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, declarations and all other documents in connection with rectification of the title of the said Property.
20. To hand over and/or deliver the various parts and/or portions of the said Property and/or the Project and/or the building(s)/ improvements to be constructed on the said Property including the units, parking spaces, etc. therein, to such Person(s), in terms of this Agreement, as the Developer may at its absolute discretion deem fit and proper.
21. To ask for, receive and recover from the Intending Transferee(s) all consideration, charges, service charges and other charges and sums of moneys in respect of the said Property and/or the Project and/or the building(s)/improvements to be constructed on the said Property and/or the spaces thereon/therein in any manner whatsoever, and also on non-payment thereof, to enter upon and restrain and/or take legal steps for the recovery thereof as the Developer may deem fit and proper.
22. To appear and represent each of the Owners before all authorities for fixation and/or finalisation of the land revenue and/or valuation of the said Property, and for such purpose to sign, execute, submit and deliver necessary papers and documents, and to do, execute and perform all other acts, deeds and things as the Developer may deem fit and proper.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
12 AUG 2022

23. To make necessary representations including filing of complaints and appeals before all the concerned authorities including the courts of competent jurisdiction for/regarding the fixation of the land revenue and/or valuation of the said Property and/or the rateable value of the new building(s) to be constructed thereon, and to file appeals, applications and other proceedings in any court, forum or tribunal.
24. To do, execute and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective development of the said Property and/or the Project and/or dealing with the said Property and/or the constructions thereon.
25. To appear and represent each of the Owners before any Notary Public, Registrar of Assurances and/or any other Registrar having jurisdiction over the said Property, Metropolitan Magistrate, oath commissioner(s), any other officers and/or government body(ies) and/or department(s), and to make submissions for and on behalf of each of the Owners.
26. For the better doing and more effectually executing the powers and authorities aforesaid or any of them, to retain, employ and appoint advocates, pleaders, mukhtiar, agents etc., to terminate their appointment from time to time and to appoint other(s).
27. To do all acts, deeds and things concerning the authorities granted herein and/or in/under this Agreement in respect of the said Property.
28. To make representations and warranties for and on behalf of each of the Owners in respect of the Owners and the said Property including restating and reiterating the representations and warranties made by the Owners in/under this Agreement.
29. To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.

And Generally to do all other acts, deeds and things concerning the said Property which each of the Owners could have done under their respective hands and seals



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
12 AUG 2022

SCHEDULE OF THE PROPERTY

ALL THAT the land containing an area admeasuring 13 (thirteen) Cottahs 12 (Twelve) Chittack 43 (forty three) sq.ft, be the same a little more or less, equivalent to 923.736 Sq.mt (more or less) as per purchased Deed but on physical measurement the land area was found to be 12 (twelve) Cottahs 9 (nine) Chittacks 12.79 (twelve point seven nine) sq. ft equivalent to 841.49 sq. m be the same a little more or less, together with two storied cemented flooring measuring 2500 Sq. Ft in each floor of the building and structures standing thereon forming part of the Municipal Premises No. 43A, Sarat Bose Road, Post Office – Elgin Road, P.S. - Bhawanipore, within the municipal limits of the Kolkata Municipal Corporation, Ward No. - 70, Kolkata - 700 020, being butted and bounded:

ON THE NORTH	:	By Municipal Premises No. 43, Sarat Bose Road, in occupation of Manjusha Housing Co-operative Society.
ON THE SOUTH	:	Partly by Municipal Premises No. 45, Sarat Bose Road and partly by Municipal Premises No. 3/A/B Paddapukur Road.
ON THE EAST	:	By Sarat Bose Road.
ON THE WEST	:	Partly by Municipal Premises No. 25, Madhab Chatterjee Street.



~~DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE~~
1/2 AUG 2022

IN WITNESS WHEREOF APPOINTORS have caused their common seals to be affixed hereto on the

29th day of July 2022.

SIGNED SEALED and DELIVERED by

APPOINTER acting through their

Directors at Kolkata in the presence of :

1) Jayanta Paul
Chowhate (Nami Bhow)
Kt-700149

2) Nit Nandan.
1002, EM By Pass.
Kt-700105,

Drafted by :

B. Das

BAPI DAS (Advocate)
Alipur Police Court
Kol-27
WB-613/2001

PS Group Realty Pvt. Ltd.
[Signature]
Director / Authorized Signatory

PS HOLDINGS PVT. LTD.

[Signature]
Partner / Authorized Signatory

Skies Enclave LLP
[Signature]





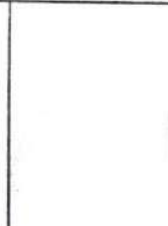

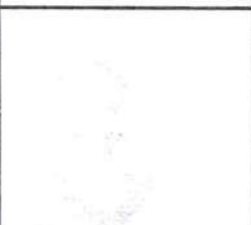




Partner / Authorized Signatory

Skies Enclave LLP

[Signature]
Partner / Authorized Signatory







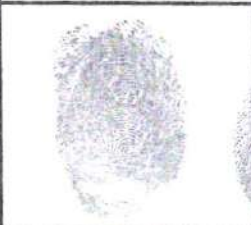



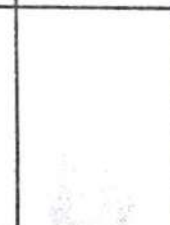


DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
12 AUG 2022

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	right hand					


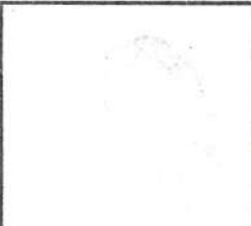









Name..... SURENDRA KUMAR GUGAR

Signature..... *Surendra Kumar Gugar*

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	left hand					
	right hand					

Name..... ABHISHEKH JAIN

Signature..... *Abhishek Jain*







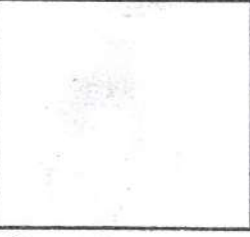




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	right hand					


Name..... RADHESHYAM PANCHARIA.


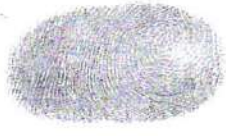
Signature..... *Radheshyam Pancharia*



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
12 AUG 2022

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	left hand					
	right hand					

Name..... KAMLESH GANDHI
 Signature..... 

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	left hand					
	right hand					

Name..... JAYANTA PANDIT
 Signature..... Jayanta Pandit

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PHOTO	left hand					
	right hand					

Name.....
 Signature.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
12 AUG 2022




भारत सरकार
जो पार

Issue Date: 17/10/2012

Abhishekh Jain
DOB: 29/07/1986
MALE

3583 0626 9955

मेरा आधार, मेरी पहचान



Abhishekh Jain



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFRP 12340P



नाम / Name
ABHISHEKH JAIN

पिता का नाम / Father's Name
SUBHASH CHAND BARJATYA

जन्म तिथि / Date of Birth
29/07/1999

हस्ताक्षर / Signature

24092021

Abhishek Jain



स्थान संख्या संख्या /PERMANENT ACCOUNT NUMBER
AABCR3440D



नाम /NAME
RASHI HOLDINGS PVT LTD

स्थापना/बनने की तिथि /DATE OF INCORPORATION/FORMATION
29-09-1992

सहायक आयुक्त, व.सं.-XI

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

RASHI HOLDINGS PVT. LTD.

Director / Authorized Signatory



Major Information of the Deed

Deed No :	I-1603-12744/2022	Date of Registration	17/08/2022
Query No / Year	1603-8002280628/2022	Office where deed is registered	
Query Date	26/07/2022 5:06:41 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836980696, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 11,44,50,739/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160313665/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Bose Road, Road Zone : (A.J.C. Bose Road – Paddapukur (Ward No. 70))) , , Premises No: 43A, , Ward No: 070 Pin Code : 700020

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	13 Katha 12 Chatak 43 Sq Ft		11,10,75,739/-	Property is on Road , Project Name :
Grand Total :				22.786Dec	0 /-	1110,75,739/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	0/-	33,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5000 sq ft	0 /-	33,75,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PS GROUP REALTY PRIVATE LIMITED 1002 E.M Bypass Road, City:- , P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	RASHI HOLDINGS PRIVATE LIMITED Anusuya 3rd Floor, 62/7, Ballygunge Circular Road, City:- , P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SKIES ENCLAVE LLP 1002, E M Bypass, City:- , P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: AExxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Abhishekh Jain Son of Mr Subhash Chand Barjatya Anusuya, 3rd Floor, 62/7, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx0P, Aadhaar No: 35xxxxxxxx9955 Status : Representative, Representative of : RASHI HOLDINGS PRIVATE LIMITED (as DIRECTOR)
2	Mr Surendra Kumar Dugar (Presentant) Son of Late J M Dugar 1002 E.M Bypass Road, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7K, Aadhaar No: 88xxxxxxxx8052 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as DIRECTOR), SKIES ENCLAVE LLP (as PARTNER)
3	Mr Radheshyam Pancharia Son of Mr Bhanwarlal Pancharia 1/11, Arbinda Nagar, City:- , P.O:- Bijoygarh, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5K, Aadhaar No: 67xxxxxxxx7035 Status : Representative, Representative of : SKIES ENCLAVE LLP (as Authorised Representative)
4	Mr Kamlesh Gandhi Son of Late Himmat Lal Gandhi Citrus Clove, 278, Dakhin Kumrakhali, Block - IV, Flat No: 3G, 3rd Floor, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx2K, Aadhaar No: 35xxxxxxxx9955 Status : Representative, Representative of : SKIES ENCLAVE LLP (as Authorised Representative)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAYANTA PANDIT Son of Mr GOURHARI PANDIT CHOWHATI, NETAJI BLOCK, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700143			
Identifier Of Mr Abhishekh Jain, Mr Surendra Kumar Dugar, Mr Radheshyam Pancharia, Mr Kamlesh Gandhi			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PS GROUP REALTY PRIVATE LIMITED	SKIES ENCLAVE LLP-11.393 Dec
2	RASHI HOLDINGS PRIVATE LIMITED	SKIES ENCLAVE LLP-11.393 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PS GROUP REALTY PRIVATE LIMITED	SKIES ENCLAVE LLP-2500.00000000 Sq Ft
2	RASHI HOLDINGS PRIVATE LIMITED	SKIES ENCLAVE LLP-2500.00000000 Sq Ft

On 26-07-2022

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 11,44,50,739/-



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

On 12-08-2022

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

Presented for registration at 15:35 hrs on 12-08-2022, at the Private residence by Mr Surendra Kumar Dugar ,

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

Execution is admitted on 12-08-2022 by Mr Radheshyam Pancharia, Authorised Representative, SKIES ENCLAVE LLP, 1002, E M Bypass, City:- , P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr JAYANTA PANDIT, , Son of Mr GOURHARI PANDIT, CHOWHATI, NETAJI BLOCK, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by profession Service

Execution is admitted on 12-08-2022 by Mr Kamlesh Gandhi, Authorised Representative, SKIES ENCLAVE LLP, 1002 E M Bypass, City:- , P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr JAYANTA PANDIT, , Son of Mr GOURHARI PANDIT, CHOWHATI, NETAJI BLOCK, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by profession Service

Execution is admitted on 12-08-2022 by Mr Abhishekh Jain, DIRECTOR, RASHI HOLDINGS PRIVATE LIMITED, Anusuya 3rd Floor, 62/7, Ballygunge Circular Road, City:- , P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr JAYANTA PANDIT, , Son of Mr GOURHARI PANDIT, CHOWHATI, NETAJI BLOCK, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by profession Service

Execution is admitted on 12-08-2022 by Mr Surendra Kumar Dugar, DIRECTOR, PS GROUP REALTY PRIVATE LIMITED, 1002 E.M Bypass Road, City:- , P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105; PARTNER, SKIES ENCLAVE LLP, 1002, E M Bypass, City:- , P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr JAYANTA PANDIT, , Son of Mr GOURHARI PANDIT, CHOWHATI, NETAJI BLOCK, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700143, 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 17-08-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 749910, Amount: Rs.100/-, Date of Purchase: 29/06/2022, Vendor name: S Das



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

SKIES ENCLAVE LLP

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 440534 to 440556

being No 160312744 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.08.17 17:09:04 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/08/17 05:09:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

Seel Enclave LLP
SKIES ENCLAVE LLP

(This document is digitally signed.)