

13/60/22 NC-3266/22

f- 12745/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 749909

12.8.22
3.15
Ce - 212257289

The signature shall be
written with the
part of this document.

SKIES ENCLAVE LLP
District Sub-Registrar
West Bengal

GENERAL POWER OF ATTORNEY

TO KNOW ALL MEN BY THESE PRESENTS that we **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 its partners **(1) 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

SKIES ENCLAVE LLP
District Sub-Registrar
West Bengal

29 JUN 2022

Sl. No. 25071 Date
Sold to
of
Rupees 1000

S. CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata-27

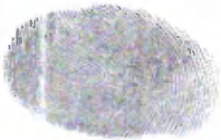
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

Received from my



10030

Skies Enclave LLP
Received from my
Partner / Authorized Signatory



10031

Skies Enclave LLP
Abhishek Jain
Partner / Authorized Signatory

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

P.T.O

Office – Dhapa, Kolkata – 700 105 and (2) **Mr. Abhishekh Jain [Income Tax PAN: AFRPJ2840P] [Aadhar No. 358306269955] [Mobile No. 98304-78981]**, son of Sri Subhash Chand Barjatya, working for gain Anusuya', 3rd Floor, 62/7, Ballygunge Circular Road, Police Station- Ballygunge, Post Office - Ballygunge, Kolkata 700 019
SEND GREETINGS:-

WHEREAS

It has become necessary to appoint Constituted Attorney to look after, manage and administer the ongoing each and every work in our site at Premises No. 43A, Sarat Bose Road, Kolkata – 700 020 (morefully and particularly mentioned and described in the **SCHEDULE** hereunder written (hereinafter for the sake of brevity referred to as the "**SAID PROPERTY**") and to deal and transfer various units to be constructed on the said Property.

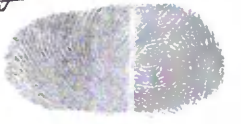
In as much as due to our various other pre-occupation it will not be possible for us to look after and to manage the affairs of the said property personally we would like to appoint **(1) MR RADHE SHYAM PANCHARIA [Income Tax PAN AEQPP5365K] [Mobile No. 98362-99925]** , son of Sri Bhanwarlal Pancharia, 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]**, 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 as our **CONSTITUTED ATTORNEY** to carry out things and take appropriate measures and actions jointly and or severally for the said property as hereinafter appearing.

1. To sign and execute the sale agreement, Deeds of Conveyance/s in such part or parts or any other deed, documents, writing or assurances including any lease, under lease, sub lease or any part thereof in one lot or as many as lot/s on behalf of us in respect of the Units at the said Property which may become necessary to be executed on our behalf in respect of the said units and present such document or documents for causing registration before the appropriate registering authority and/or authorities and

ਦੇਖੋਕ .

10- 7-2019

ਜੈਪਾਂਕਾ ਚੌਠੀ
ਸਪੋ ਗੋਰ ਨਾਮ ਚੌਠੀ
ਚੌਠੀ (ਨੋਟਰੀਬਲ)



10034

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



(KAMLESH GANDHI)

[Signature]



10033

ਕੈਲਿ ਸੁਗਮ ਜਾਂਕਸ਼ਨ



10032

to do all such other acts, deeds or things in the context of the said units as our said Attorney shall deem fit and proper.

2. To present such sale agreement, Deed of conveyance or conveyances for registration and to admit the execution thereof as our Constituted Attorney and to do all acts, deeds and things which our Constituted Attorney shall consider necessary for conveying the said units in all respects as we could do it ourselves.
3. To appear and represent us before the Additional Registrar of Assurances, District Registrar, Additional. District Sub-Registrar having jurisdiction in respect of the said units and the rights and properties appurtenant thereto and to present for registration and have registered and perfected any Deed(s) of conveyance(s) and/or transfer(s) and all other instruments and writings executed and signed by our said Constituted Attorney relating to transferring of the Units in the New Building on our behalf.
4. GENERALLY to do all lawful acts necessary for the abovementioned purpose or any one or more of such purposes.
5. AND we HEREBY AGREE that all acts deeds and things done as aforesaid by our said Attorney(s) shall be construed as acts deeds and things done by us and we undertake and agree on our behalf to ratify, and accept and confirm all and whatsoever that our said Attorney shall or may lawfully and honestly in good faith do or cause to be done for us by virtue of the Powers hereby given.

Be it noted that this revocable Power of Attorney is being granted in favour of the said attorney(s) without any consideration and no right, title and interest is created in favour of the Attorney(s) on the property which is the subject matter of this power of attorney and that the said attorney(s) shall not hereby obtain any right to make construction, or development work on the said property and further that the entire sale proceeds, if any, arising out of any part of the scheduled property shall be deposited in the bank account of the Principal irrespective of any condition.



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

THE SCHEDULE ABOVE REFERRED TO

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
12 AUG 2022

IN WITNESS WHEREOF, we have set and subscribed our respective hands and seals on the 29th day of July, 2022

SIGNED SEALED AND DELIVERED by (1)
Mr. Surendra Kumar Dugar & Mr.
Abhishek Jain as the Partners of the said
SKIES ENCLAVE LLP in the presence of:

1. Jayanta Paul
Chowdhury (Nomi Bhowmik)
C/o - 700149

2. Arit Nandan
1002, EM By Pass

Drafted by: Kul- 700105

[Signature]

Advocate

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

Skies Enclave LLP
[Signature]
Partner / Authorized Signatory

Skies Enclave LLP
[Signature]
Partner / Authorized Signatory

PRINCIPALS

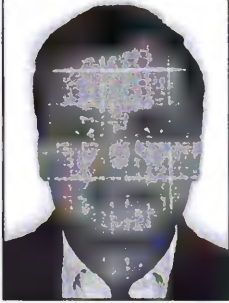
[Signature]
Radhe Shyam Banerjee

[Signature]
(KAMRESH GANDHI)

ATTORNEYS




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

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				


Name..... SURENDRA KUMAR GUGAR

Signature..... *Surendra Kumar Gugar*

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				

Name..... ABHISHEKH JAIN

Signature..... *Abhishek Jain*












	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				

Name..... RADHE SHYAM PANCHARIA

Signature..... *Radhe Shyam Pancharia*

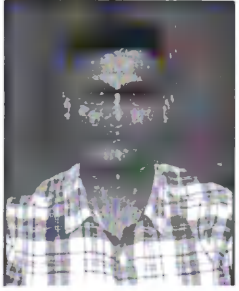





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
12 AUG 2022

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... KAMLESH GANDHI

Signature..... [Signature]

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

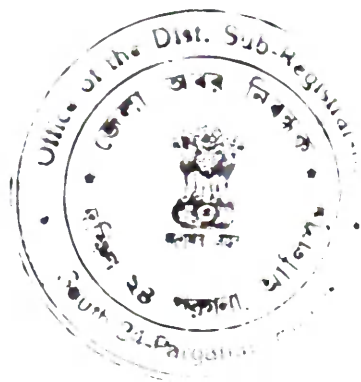
Name..... JAYANTA PANDIT

Signature..... [Signature]

		Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

Name.....

Signature.....



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

Bela



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16038002280628/2022	Serial No/Year	1603013159/2022
Transaction id	0002690942	Date of Receipt	17/08/2022 12:35PM
Deed No / Year	I - 160312744 / 2022		
Presentant Name	Mr Surendra Kumar Dugar		
Principal	PS GROUP REALTY PRIVATE LIMITED , RASHI HOLDINGS PRIVATE LIMITED		
Attorney	SKIES ENCLAVE LLP		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 0/-	Market Value	Rs. 11,44,50,739/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 53/-	Fees Articles	E, H, M(b)
Standard User Charge	300/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160313665/2021		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Das	749910	29/06/2022	100/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	53/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	300/-
Requisition Form Fee	50/-

***Total Amount Received by Cash Rs. 403/-**

(Debasish Dhar)

DISTRICT SUB-
REGISTRAR

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

Beeta



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16032002257289/2022	Serial No/Year	1603013160/2022
Transaction id	0002691055	Date of Receipt	17/08/2022 12:37PM
Deed No / Year	I - 160312745 / 2022		
Presentant Name	Mr SURENDRA KUMAR DUGAR		
Principal	SKIES ENCLAVE LLP		
Attorney	Mr RADHESHYAM PANCHARIA, Mr KAMLESH GANDHI		
Transaction	[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Total Setforth Value	Rs. 0/-	Set Forth Value	
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(d)
Registration Fees Paid	Rs. 53/-	Fees Articles	E, H, M(b)
Standard User Charge	300/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Das	749909	29/06/2022	100/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	53/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	300/-
Requisition Form Fee	50/-

***Total Amount Received by Cash Rs. 403/-**

(Debasish Dhar)

DISTRICT SUB-
REGISTRAR

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

भारत सरकार
अधर

Issue Date: 17/10/2012



Abhishek Jain
DOB: 29/07/1986
MALE

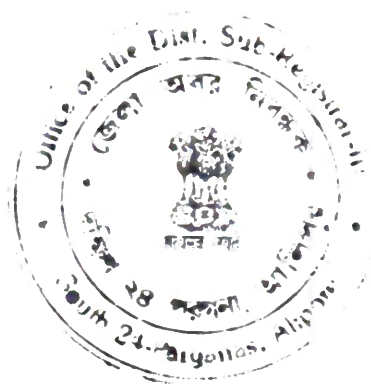


3583 0626 9955



मेरा आधार, मेरी पहचान

Abhishek Jain



Major Information of the Deed

Deed No :	I-1603-12745/2022	Date of Registration	17/08/2022
Query No / Year	1603-2002257289/2022	Office where deed is registered	
Query Date	25/07/2022 12:53:09 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJU GURIA Village - Naul,Thana : Shyampur, District : Howrah, WEST BENGAL, PIN - 711312, Mobile No. : 7047365708, Status :Solicitor firm		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 10,47,09,025/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 53/- (Article:E, E)	
Remarks	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	(RS :-)		Bastu	12 Katha 9 Chatak 12.79 Sq Ft		10,13,34,025/-	Property is on Road
Grand Total :				20.7574Dec	0 /-	1013,34,025 /-	

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
<p>Gr. Floor, Area of floor :2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5000 sq ft	0 /-	33,75,000 /-	

Principal 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.:: AExxxxx9N,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	Mr RADHESHYAM PANCHARIA Son of Mr Bhanwarlal Pancharia 1/11, Arabinda Nagar,, City:- , P.O:- Bijoygarh, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/07/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence
2	Mr KAMLESH GANDHI Son of Late Himmat Lal Gandhi 278, Dakshin Kumrakhali, Block-IV, Flat-3G, 3rd Floor,, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/07/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SURENDRA KUMAR DUGAR (Presentant) Son of Late J M Dugar 1002, E M BY PASS, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxx7K, Aadhaar No: 88xxxxxxxx8052 Status : Representative, Representative of : SKIES ENCLAVE LLP (as Partners)
2	Mr ABHISHEKH JAIN Son of Shri 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: Others, Citizen of: India, , PAN No.:: AFxxxxx0P, Aadhaar No: 35xxxxxxxx9955 Status : Representative, Representative of : SKIES ENCLAVE LLP (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jayanta Pandit Son of Mr Gourhari Pandit Chowhati, Netaji Block, City:- , P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149			
Identifier Of Mr RADHESHYAM PANCHARIA, Mr KAMLESH GANDHI, Mr SURENDRA KUMAR DUGAR, Mr ABHISHEKH JAIN			

On 12-08-2022

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

Presented for registration at 15:15 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)

Execution is admitted on 12/08/2022 by 1. Mr RADHESHYAM PANCHARIA, Son of Mr Bhanwarlal Pancharia, 1/11, Arabinda Nagar,, P.O: Bijoygarh, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Others, 2. Mr KAMLESH GANDHI, Son of Late Himmat Lal Gandhi, 278, Dakshin Kumrakhali, Block-IV, Flat-3G, 3rd Floor,, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Others

Identified by Mr Jayanta Pandit, , Son of Mr Gourhari Pandit, Chowhati, Netaji Block, P.O: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

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

Execution is admitted on 12-08-2022 by Mr SURENDRA KUMAR DUGAR, Partners, 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: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

Execution is admitted on 12-08-2022 by Mr ABHISHEKH JAIN, Partners, 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: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, 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 (d) 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 749909, 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 440557 to 440571
being No 160312745 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.08.17 17:10:15 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/08/17 05:10:15 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

SKIES ENCLAVE LLP
Jeet Kaur Singh

(This document is digitally signed.)