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3758/24



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AR 187181

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

Additional Registrar
of Assurances-1, Kolkata



29 APR 2024

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION
OF DEVELOPMENT AGREEMENT**

THE POWER OF ATTORNEY is executed this 16th day of April, 2024

BY

9-5/1029/24

13738.

No. *13738*
 Date *16/4/24*
 16 APR 2024
 SURANJAN MILKHERJEE
 Messaged to Vendor
 C. S. ...
 2 & 3, R. S. ... Road, ...

V. N. Mankarje
B. Asthana
K. 21

16 APR 2024

16 APR 2024

R

ADDITIONAL REGISTRAR
 OF ASSURANCES-I, KOLKATA
 29 APR 2024



(1) **SRI NITYA NANDA MUKHERJEE**, son of Late Sri Amal Kumar Mukherjee, by occupation - business, (2), **Sri Ashim Mukhopadhyay/Mukherjee @ Ashim Kumar Mukhopadhyay /Mukherjee** and by occupation -service, (3) **SRI AMIT MUKHERJEE @AMIT KUMAR MUKHERJEE**, son of Late Sri Amal Kumar Mukherjee, by occupation - business, all by faith - Hindu, by Nationality -- Indian, all are residing at 14, Sardar Para, Post Office Brahmapur, Police Station -Bansdroni, 24 Parganas (South), Kolkata - 700096, ✓

WE do hereby nominate, constitute and appoint **SKYLINK BUILDERS (PAN: JOKPKO494F)** a proprietorship business having its registered office at 36 Zakaria Street, Kolkata – 700073 Police Station Jorasanko and being represented by its **Proprietor MD SHER ALI KHAN, (PAN: JOKPKO494F)** son of Md Ali Kasim, by faith-Muslim, by Occupation- Business, by Nationality- Indian, residing at Premises No. 36, Zakaria Street, Police Station -Jorasanko, Kolkata - 700 073, as our true and lawful constituted attorney.

WHEREAS Sri Amal Mukherjee @ Amal Kumar Mukherjee expired on 07/02/2017 leaving behind his heirs/ sons namely us (1) Sri Nitya Nanda Mukherjee, (2) Sri Ashim Mukhopadhyay/ Mukherjee@Ashim Kumar Mukhopadhyay/Mukherjee and (3) Sri Amit Mukherjee @Amit Kumar Mukherjee

AND WHEREAS on 10/06/2017 The Kolkata Municipal Corporation duly mutated our names in their records and issued a certificate for the same.

AND WHEREAS now we are the joint owners in respect of ALL THAT piece or parcel of land, measuring an area about 6(six) cottahs 8(eight) chittacks and 12 square feet and 2 cottahs and 8.chittacks of land totaling to a quantum of 9 cottahs 12 square feet together with structure standing thereon, lying and

situated at Premises Nos. 14 and 54, Sardar Para, Mouza - Brahmapur, R.S. Dag No. 934, R.S. Khatian No. 168, J.L. No. 48, R. S. No 176, Touzi No. 59, Police Station – Bansdroni (previously Regent Park), Ward No. III, District - South 24 Parganas, within the jurisdiction of the Kolkata Municipal Corporation, which is morefully and particularly described in the Schedule – "A" hereunder written and which is hereinafter called and referred to as 'the said premises.

AND WHEREAS since it is not possible and practicable on our part to raise a G+4 building on the said premises by doing the needful, an Agreement for Development has been entered into on the 3rd day of February 2018, and Registered in Book I, being no 190100685 for the year 2018 before the Addl. Registrar of Assurance A.R.A.-I, at Kolkata, inter-alia, by and between ourselves as the First Party/Owners of the One Part therein and **MD SHER ALI KHAN, (PAN: JOKPKO494F)** proprietor of **SKYLINK BUILDERS** having its registered office at 36 Zakaria Street, Kolkata 700073, Police Station Jorasanko as the Second Party/Promoter/Developer of the Second Part therein for doing all that would be necessary for the purpose of the construction of a new G+4 storied building on the said Land/premises, on the terms and conditions engrafted in the said Agreement for Development.

vide Deed No. 3742/24

AND WHEREAS by and under the said Agreement for Development, we agreed to execute a Power-of-Attorney in favor of the Second Party / Promoter / Developer granting to him all such powers and authorities as may be lawfully necessary for the purpose of the construction of a new G+4 storied building on the said Land/premises.

AND WHEREAS by and under the said Agreement for Development it has been agreed to by and between us that after completion of the proposed G+4

MD SHER ALI KHAN

storied building on the said Land/premises, the Second Party/Promoter/Developer will get or be entitled to the shall mean and include the remaining 61.77% portion of the constructed area being This portion includes the entire first floor and entire second floors, as well as a remaining portion on the fourth floor and 46% of the ground floor, which includes a shop measuring approximately 443 sq.ft. in ground floor in front portion of the newly constructed building upon due sanction thereof comprising different flats and other spaces therein, together with undivided proportionate share in the said property and that Owners will get 38.23% of the total construction area of the said building being the entire 3rd Floor (with the exact square footage to be determined after obtaining the plan) and a portion of the 4th floor. Additionally, the owners will be allocated 46% of the ground floor area of the building at Premises Nos. 14 & 54, Sardar Para, Post Office Brahmapur, Kolkata - 700096, Police Station - Bansdrone, Ward No. Ill, District - South 24 Parganas, within the limit of Kolkata Municipal Corporation, excluding the portions which would be added to the developer's allocation as per substituting supplementary affidavit which shall clarify the same after receiving the sanction plan which is hereinafter referred to as the Developer's allocation for the sake of brevity and morefully described in the Schedule "B", hereunder written.

AND WHEREAS it has further been agreed that in the event additional area or floor is allowed to be constructed subject to the sanction of the Kolkata Municipal Corporation the Second Party /Promoter/Developer will get or be entitled to the 54% area of such additional constructed area;

NOW KNOWN ALL MEN BY THESE PRESENTS WITHESETH that We, the owners herein do hereby appoint, nominate, constitute and authorize **MD SHER ALI KHAN** the Proprietor of SKYLINK BUILDER having its registered office at 36 Zakaria Street, Kolkata 700073, Police Station Jorasanko as our

true and lawful constituted attorney in our name and on behalf of us to do or cause to be done or committed the following acts. things in respect of the said property.

1. To look after, manage, control, supervise, develop, construct and/ or our described in the schedule hereunder written.

2. To construct building as per sanctioned plan on our said land what the developer and/ or civil engineer prepared and got sanction of the same from the said Kolkata Municipal Corporation.

3. To negotiate on terms for and to agree to and sell the Developer's Allocation of the Building/flats to be constructed on the said premises, as morefully described in the Schedule - "B" hereunder written, or any parts or portions thereof and thereon as more fully described in the Schedule below to any intending purchaser or purchasers at such price or prices which our said attorney, in his absolute discretion thinks fit and proper and to agree upon and to enter into any agreement or agreements for such sale and/or to cancel and/or repudiate the same.

4. To negotiate with any intending purchaser or purchasers for any commercial area, Car parking spaces etc. of developer's allocation in the building and our said attorneys shall have every right to execute, enter into any agreement for sale of the flat/flats, shop/ shops, office space, car parking space to be constructed along with proportionate share in land, common space, rights, easements

etc. and to -receive earnest money and/ or booking money and/or part payment thereof and acknowledge receipt of the same at the own risk and responsibility of our said attorneys in respect of his allocated portion as per the agreement executed by and between the developer-and us but the said attorneys shall have no right to sell, convey and/ or transfer the owner's

allocation of the flats, shopcommercial space, car parking space in the said building as per terms and conditions of the said agreement executed by and between the parties thereto.

5. Upon such receipt as aforesaid, in our names and on our behalf, to sign, execute and deliver any deed or deeds of sale, conveyance or conveyances of any one or more in respect of the Developer's Allocation in the Building to be constructed on the said premises, or any part or parts or portion or portions thereof and thereon, in favour of such purchaser or purchasers or their nominee or nominees or assignee or assignees.

6. To appear before all Government Offices, Municipal Office, KM DA, Police Station, Courts, both Civil and Criminal, Original or Appellate Jurisdiction, Tribunals, Forums and all the concerning offices to be needed for appearance in respect of construction of the proposed building and all its affairs in our name and on our behalf and to sign all applications, complaints, written statements, objection, demand notice, declaration, affidavit, indemnity bond, undertaking etc, and all other lawful matters in our name and on our behalf and to send notice or summons and/ or to receive such notice and summons from all legal authorities for the purpose of construction and its affairs etc. of the said building.

7. To sign and execute all other deeds, instruments and assurances which he shall consider necessary and to enter into and/or agree to such covenants and conditions, as may be required for fully and effectually conveying the portion of the Developer in the said premises as more fully described in the Schedule below as we could do ourselves, if personally present.

8. To present any such deed or deeds of sale, conveyance or conveyances or other document or documents for registration, to admit execution and receipt of consideration before the Sub-

Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the Developer's Allocation of the Building to be constructed on the said premises, as more fully described in the Schedule below to the purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.

To represent us before any Court of law or Tribunal or Registrar or Sub-Registrar or Government Authority in connection with the said premises as more fully described in the Schedule below.

10. To make the payment of the arrears of property tax and other rates and taxes payable in respect of the said premises to the Kolkata Municipal Corporation and to take all such steps as may be necessary for the purpose.

11. To apply and to take all such steps as may be necessary, for the purpose of the mutation of the said premises in the books and register of the Kolkata Municipal Corporation in our names and to make the payment of mutation fee and other fees as may be necessary for the purpose for and on our behalf.

12. To prepare and cause to prepare a Building Plan for the construction of a G+4 storied building on the said premises and to apply for and obtain Building Plan sanctioned by the appropriate authority of the Kolkata Municipal Corporation for the purpose and to make the payment of all such fees charges and costs as may be necessary for the purpose of development of the property on our behalf.

13. To sign in our names and on our behalf all relevant papers, records and documents including the Building Plan, design and specification, affidavit, indemnity bond, declaration whatsoever for obtaining building plan sanctioned and submit all such papers, documents and records to the Kolkata Municipal Corporation and other Authority or Authorities for required sanctioned and to

obtain or receive the same and to pay all fees, rates, taxes and other charges in respect thereof.

14. To construct a new G+4 storied building on the said Land and premises as per the building plan sanctioned by the Kolkata Municipal Corporation and in accordance with law. To apply for obtaining the supply of Electricity to the said premises from the W.B.S.E.D.C.L. and to sign all such applications and papers as may be necessary therefore and to submit the same before the W.B.S.E.D.C.L. for us and on our behalf and to represent us before the authorities of the W.B.S.E.D.C.L. or any other authorities, if so required, for the purpose.

16. To apply for and to sign all applications for obtaining water supply to the said premises from the Kolkata Municipal Corporation and to submit the same before the Kolkata Municipal Corporation or any other authorities as may be required for us and on our behalf and to represent us before the authorities of the Kolkata Municipal Corporation and/or any other authority.

17. To appoint Advocate, Pleader, Solicitor, Agent etc. as and when required for the purpose of defending or prosecuting any case or suit or proceeding before all competent Court of law, tribunals or in any court, the Honb'le High Court, both in Criminal and Civil Jurisdiction as well as both in appellate side and original side of the said court on behalf of us.

18. To appoint advocate, pleader, solicitor, agent etc. as and when required for the purpose of defending any case or suit or proceeding before all legal forums at the costs of our said attorneys and to execute Vakalatnama in their favour in our name-and on our behalf.

19. To manage all registrations of all the flats of the developer's allocation through Advocate **Mr. MD SHAHBAAZ KHAN, of Calcutta High Court,** residing at 65 Rafi Ahmed Kidwai Road Kolkata – 700016 and having his chamber at 89/1, Ripon Street - Kolkata 700016. 19

20. To appear for and prosecute and defend all actions and proceedings, to sign, verify and affirm all petitions, applications, affidavits, documents and other pleadings to any Court, Tribunal and Authority, to deposit, withdraw and receive documents or any money or moneys from any Court or Tribunal or Authority and to sign and deliver For us proper receipts and discharges for the same.

21. To do all acts and things which are necessary and which will be deemed fit and proper by our said attorney in respect of the said premises -for us and on our behalf.

22. To purchase material for the purpose of construction of the building at his own risk and liabilities and to pay all bills and charges thereof.

23. To invite applications from the intending purchaser or purchasers in respect of Developer's allocation only in the proposed building as per the terms of the said Agreement.

We, the said (1) **SRI NITYA NANDA MUKHERJEE** son of Late Amal Mukherjee@Amal Kumar Mukherjee, by occupation - Business, (2) **SRI ASHIM MUKHOPADHYAY/ MUKHERJEE® ASHIM KUMAR MUKHOPADHYAY/MUKHERJEE** , son of Late Amal Mukherjee@ Amal Kumar Mukherjee, by Occupation Service, (3) **SRI AMIT MUKHERJEE® AMIT KUMAR MUKHERJEE**, son of Late Amal Mukherjee@ Amal Kumar Mukherjee do hereby agree and undertake to ratify and confirm all and

whatsoever our said attorney shall lawfully do, execute, perform or cause to be done, executed or performed by virtue of this power of authority hereunder conferred upon and we do hereby further agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the said premises or any parts or portions thereof and thereon under and by virtue of this Power of Attorney notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE- "A"
(The Said Premises)

- (1) **ALL THAT** piece or parcel of land, measuring an area about 6(six) cottah 8(eight) chittack 12 square feet together with structure thereon, lying and situated in Premises No. 14, Sardar Para, Post Office • Brahmapur, Police Station - Bansdrone, Kolkata - 700096, Mouza - Brahmapur, Dag No. 934, Khatian No. 168, J.L. No. 48, R.S. No. 176, Touzi No. 59, Ward No. III, South 24 Parganas, within the limit of Kolkata Municipal Corporation being Assessee No. 311112100147.
- (2) **ALL THAT** piece or parcel of land, measuring an area about 2{two} cottah 8{eight} chittack more or less, together with structure thereon, lying and situated in Premises No. 54, Sardar Para, Post Office - • Brahmapur, Police Station - Bansdrone, Kolkata - 700096, Mouza -- Brahmapur, Dag No. 934, Khatian No. 168, J.L. No. 48, R.S. No. 176, Touzi No. 59, Ward No. III, South 24 Parganas, within the limit of Kolkata Municipal Corporation being Assessee No. 311112100548.

Total land as per above Schedule (I) & (II) measured about 9(nine) cottah 12 (twelve) chittack and the same was butted and bounded as follows:-

- ON THE NORTH** : By 8'-0" ft. wide road.
- ON THE SOUTH** : By 19-6" ft. wide public road.
- ON THE EAST** : By Land of Dag No. 933.
- ON THE WEST** : By 8-0" ft. common passage.

SCHEDULE - "B"
(Developer's Allocation)

61.77 % of the total constructed area being the entire 1st and 2nd floor as well as a remaining portion on the fourth floor and 46% of the ground floor, which includes a shop measuring approximately 443 sq.ft. on the ground floor of the proposed multi-storied buildings at Premises No. 14 & 54, Sardar Para, Post Office - Brahmapur, Kolkata - 700095, Police Station - Banskroni, Ward No. III, South 24 Parganas, within the limit of Kolkata Municipal Corporation, together with the portions which will be decided through a Supplementary affidavit on the Fourth floor of the said building at Premises Nos. 14 & 54, Sardar Para, Post Office - Brahmapur, Kolkata - 700096, Police Station - Banskroni, Ward No. 111, South 24 Parganas, within the limit of Kolkata Municipal Corporation, together with undivided proportionate share in the said premises whereon the said building shall be constructed with right to the user of the common portion thereof, and/or facilities within the said building, and/or the said land, excluding the Owners' share and allocation as mentioned in the said Development Agreement.

IN WITNESS WHEREOF we the said (1) SRI NITYA NANDA MUKHERJEE (2) SRI ASHIM MUKHOPADHYAY/ MUKHERJEE @ ASHIM KUMAR MUKHOPADHYAY/ MUKHERJEE (3) SRI AMIT MUKHERJEE @ AMIT KUMAR MUKHERJEE, have hereto set and subscribed our hand and seal at Kolkata this the day of March Two thousand and Twenty Four.

SIGNED, SEALED AND DELIVERED

At Kolkata in presence of:

WITNESSES:

1. Md. Azam Khan
3, Ismail Abd Lar
Del. 73

1. Nitya Nanda Mukherjee
2. Ashim Mukhopadhyay
3. Amit Mukherjee.

2. St. Laifuddin
22 Park Street

(SIGNATURE OF EXECUTANTS)

SKY LINK BUILDERS

Sh. Ashim Mukherjee
Proprietor

(SIGNATURE OF THE ATTORNEY)

MD SHEK ALI KHAN
SKYLINK BUILDERS

S. Khan
Drafted by
Advocate MD SHAHBAZ KHAN
High Court Calcutta

F/2079/2011/2017

SPECIMEN FORM FOR TEN FINGERPRINTS



NI 74A

Wesley Young

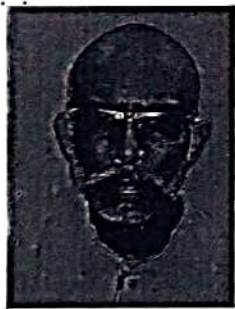
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



ASIAN

John Muthapadath

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



AMIT

Amit Nath

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



MD
SALP
ALL
KUPA

Sanjiv Kulkarni

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



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



290420242003125798

GRIPS Payment Detail

GRIPS Payment ID: 290420242003125798 **Payment Init. Date:** 29/04/2024 14:19:59
Total Amount: 73 **No of GRN:** 1
Bank/Gateway: SBI EPay **Payment Mode:** SBI Epay
BRN: 8924236704615 **BRN Date:** 29/04/2024 14:20:42
Payment Status: Successful **Payment Init. From:** Department Portal

Depositor Details

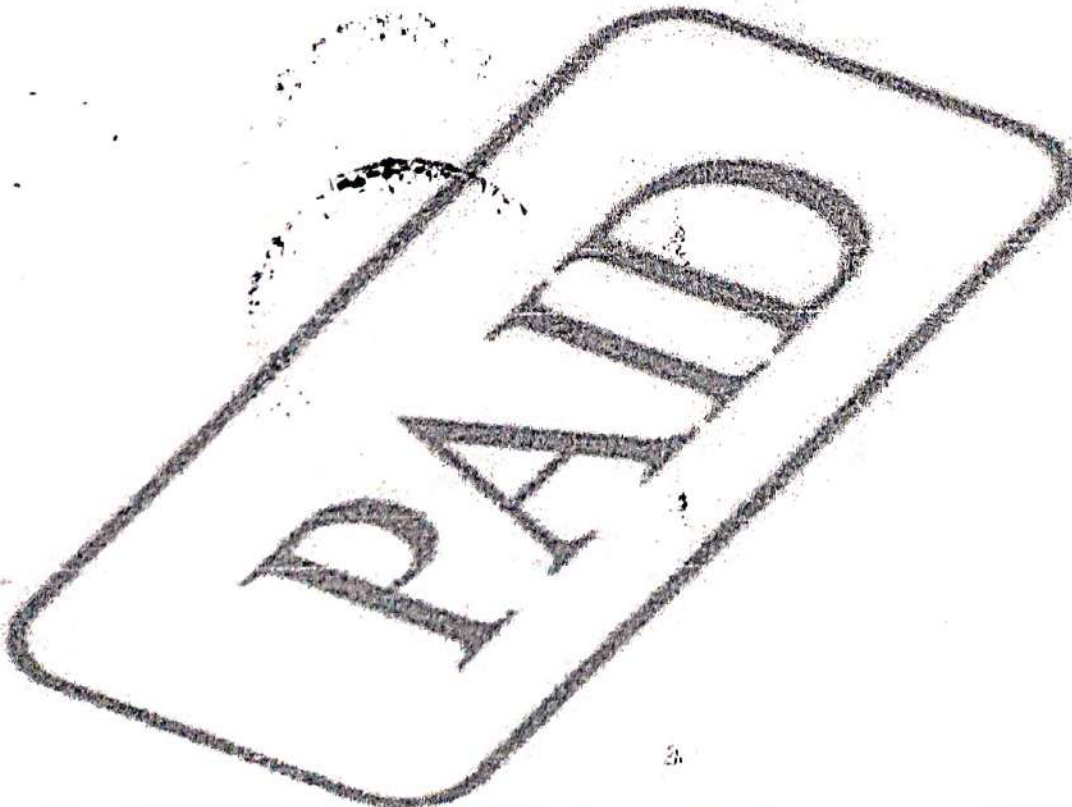
Depositor's Name: Mr Sk Mohiuddin
Mobile: 8777050326

Payment(GRN) Details

Sl. No	GRN	Department	Amount (₹)
1	192024250031257998	Directorate of Registration & Stamp Revenue	73
Total			73

IN WORDS: SEVENTY THREE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





**Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan**



192024250031257998

GRN Details

GRN:	192024250031257998	Payment Mode:	SBI Epay
GRN Date:	29/04/2024 14:19:59	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8924236704615	BRN Date:	29/04/2024 14:20:42
Gateway Ref ID:	412058295248	Method:	State Bank of India UPI
GRIPS Payment ID:	290420242003125798	Payment Init. Date:	29/04/2024 14:19:59
Payment Status:	Successful	Payment Ref. No:	8001079023/3/2024

[Query No*/Query Year]

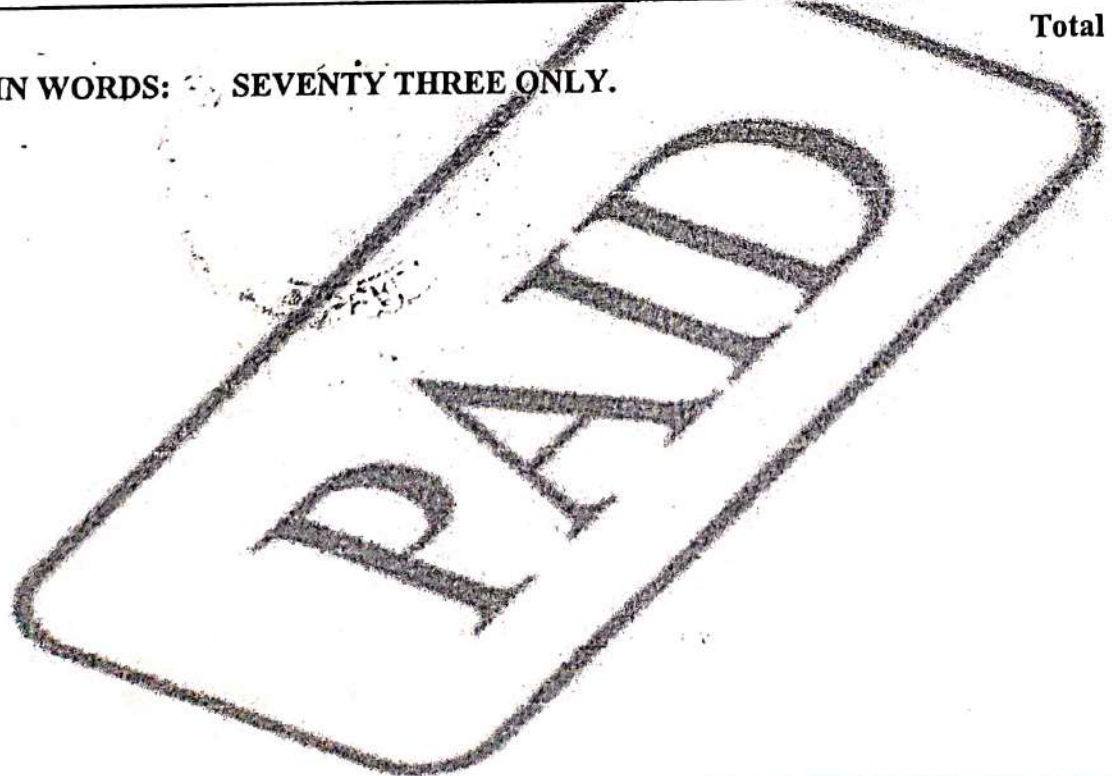
Depositor Details

Depositor's Name: Mr Sk Mohiuddin
Address: 22 Park Street Kolkata
Mobile: 8777050326
Period From (dd/mm/yyyy): 29/04/2024
Period To (dd/mm/yyyy): 29/04/2024
Payment Ref ID: 8001079023/3/2024
Dept Ref ID/DRN: 8001079023/3/2024

Payment Details

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8001079023/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	73 ✓
Total				73

IN WORDS: SEVENTY THREE ONLY.



Major Information of the Deed



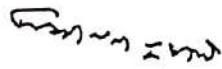
Deed No :	I-1901-03758/2024	Date of Registration	29/04/2024
Query No / Year	1901-8001079023/2024	Office where deed is registered	
Query Date	29/04/2024 1:49:34 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S K MOHIUDDIN DEY HIGH COURT, CALCUTTA, Thana.: Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8777050326, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 73,08,061/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a,))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190103742/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sardar Para. , Premises No: 14, , Ward No: 003 Pin Code : 700096

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	6 Katha 8 Chatak 12 Sq Ft	1,50,000/-	52,72,052/-	Property is on Road , Project Name :
L2			Bastu	2 Katha 8 Chatak 12 Sq Ft	1,50,000/-	20,36,009/-	Property is on Road , Project Name :
			TOTAL :	14.905Dec	3,00,000 /-	73,08,061 /-	
			Grand Total :	14.905Dec	3,00,000 /-	73,08,061 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NITYANANDA MUKHERJEE Son of Late AMAL MUKHERJEE Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office		 Captured	 29/04/2024

BRAHMAPUR SARDAR PARA, City:- Kolkata, P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: EGxxxxxx1H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr ASHIM MUKHOPADHAYAY, (Alias: Mr ASHIM MUKHERJEE) Son of Late AMAL MUKHERJEE Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office	 <small>29/04/2024</small>	 Captured <small>LTI 29/04/2024</small>	 <small>29/04/2024</small>

BRAHMAPUR SARDAR PARA, City:- Kolkata, P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BBxxxxxx0M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office



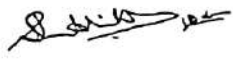
3	Name	Photo	Finger Print	Signature
	Mr AMIT MUKHERJEE, (Alias: Mr AMIT KUMAR MUKHERJEE) Son of Late AMAL MUKHERJEE Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office	 <small>29/04/2024</small>	 Captured <small>LTI 29/04/2024</small>	 <small>29/04/2024</small>

BRAHMAPUR BALAK SANGHA CLUB, City:- Kolkata, P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BKxxxxxx0H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office



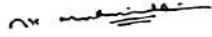
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYLINK BUILDERS ZAKARIA STREET, 36, City:- Kolkata, P.O:- JORASANKO, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: JOxxxxxx4F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MD SHER ALI KHAN (Presentant) Son of Mr MD ALI KASIM Date of Execution - 16/04/2024, , Admitted by: Self, Date of Admission: 29/04/2024, Place of Admission of Execution: Office	Photo  Apr 29 2024 2:49PM	Finger Print  Captured LTI 29/04/2024	Signature  29/04/2024
ZAKARIA STREET, 36, City:- Kolkata, P.O:- CHITRANJAN AVENUE, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: JOxxxxxx4F,Aadhaar No Not Provided Status : Representative, Representative of : SKYLINK.BUILDERS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr S K MOHIUDDIN Son of Mr S K SALHUDDIN HIGH COURT, CACUTTA, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 29/04/2024	 Captured 29/04/2024	 29/04/2024
Identifier Of Mr NITYANANDA MUKHERJEE, Mr ASHIM MUKHOPADHAYAY, Mr AMIT MUKHERJEE, Mr MD SHER ALI KHAN			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr NITYANANDA MUKHERJEE	SKYLINK BUILDERS-3.58417 Dec
2	Mr ASHIM MUKHOPADHAYAY	SKYLINK BUILDERS-3.58417 Dec
3	Mr AMIT MUKHERJEE	SKYLINK BUILDERS-3.58417 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr NITYANANDA MUKHERJEE	SKYLINK BUILDERS-1.38417 Dec
2	Mr ASHIM MUKHOPADHAYAY	SKYLINK BUILDERS-1.38417 Dec
3	Mr AMIT MUKHERJEE	SKYLINK BUILDERS-1.38417 Dec

Endorsement For Deed Number : I - 190103758 / 2024

On 29-04-2024

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 14:40 hrs on 29-04-2024, at the Office of the A.R.A. - I KOLKATA by Mr MD SHER ALI KHAN ..

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 73,08,061/-

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

Execution is admitted on 29/04/2024 by 1. Mr NITYANANDA MUKHERJEE, Son of Late AMAL MUKHERJEE, BRAHMAPUR SARDAR PARA, P.O: BRAHMAPUR, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Service, 2. Mr ASHIM MUKHOPADHAYAY, Alias Mr ASHIM MUKHERJEE, Son of Late AMAL MUKHERJEE, BRAHMAPUR SARDAR PARA, P.O: BRAHMAPUR, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Business, 3. Mr AMIT MUKHERJEE, Alias Mr AMIT KUMAR MUKHERJEE, Son of Late AMAL MUKHERJEE, BRAHMAPUR BALAK SANGHA CLUB, P.O: BRAHMAPUR, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Business

Indetified by Mr S K MOHIUDDIN, , , Son of Mr S K SALHUDDIN, HIGH COURT, CACUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

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

Execution is admitted on 29-04-2024 by Mr MD SHER ALI KHAN, PROPRIETOR, SKYLINK BUILDERS, ZAKARIA STREET, 36, City:- Kolkata, P.O:- JORASANKO, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr S K MOHIUDDIN, , , Son of Mr S K SALHUDDIN, HIGH COURT, CACUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

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 0.00/-, by online = Rs 73/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/04/2024 2:20PM with Govt. Ref. No: 192024250031257998 on 29-04-2024, Amount Rs: 73/-, Bank: SBI EPay (SBIPay), Ref. No. 8924236704615 on 29-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13748, Amount: Rs.100.00/-, Date of Purchase: 16/04/2024, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/04/2024 2:20PM with Govt. Ref. No: 192024250031257998 on 29-04-2024, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 8924236704615 on 29-04-2024, Head of Account

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2024, Page from 149703 to 149724

being No 190103758 for the year 2024.



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.05.07 14:38:04 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 07/05/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.