51.NO. 3340/23

I-3489/2023



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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The Signature Sheets and the Endorsement of Cheets attached herewith pre-the parts of Cheets and the Endorsement of Cheets attached herewith pre-the parts o

Addl. District Sub-Registrar Kharagpur

2 8 APR 2023

Commence of the second of the

DEVELOPMENT POWER OF ATTORNEY

AFTER DEVELOPMENT AGREEMENT

CITYSKY CONSTRUCTION PROVITE LIBRITED

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Anamika Dan

KNOW ALL MEN BY THESE PRESENTS I, Mrs. ANAMIKA DAS, wife of Mr. Subir Kumar Das, by faith-Hindu, by Nationality-Indian, by Occupation- House wife, resident at Purba Inda, Jafala Road, Near Satish Mistanna Bhandar, Ward No- 01, P.O.- Inda, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721305, State- West Bengal, PAN No-CLJPD0718G, Aadhaar No- 2464 3208 5051 do hereby authorize, constitute, appoint, nominate (1) Mr. SANDEEP CHATTERJEE, son of Mr. Swapan Chatterjee, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at Chittaranjan Enclave, Flat No- 1/F, Panchberia, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin No- 721305, Aadhaar No- 524116100070, Pan No-AQBPC7653E.

(2) Mr. ABHISHEK KHANDEKAR, son of Mr. Ashok Kumar Khandekar, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at Chittaranjan Enclave, Flat No- 4/E, Panchberia, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin No- 721305, Aadhaar No- 674847668602, Pan No- BXYPK6669K Directors of





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Anamika Das

"CITYSKY CONSTRUCTION PRIVATE LIMITED" PAN No-AAICC5951D, a company incorporation under Section 8 of the Companies Act 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014, having its registred office at C/O- Sarbari Sarkar, Chittaranjan Enclave, F/No-1C, Panchberia, P.O.-Inda, P.S.-Kharagpur (Town), District-Paschim Medinipur, Pin No-721305, State-West Bengal as my true and lawful attorney, for me, in my name and on my behalf, to 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 10.50 decimal of land lying and situated in District-Paschim Medinipur, P.O- Kharagpur, P.S- Kharagpur (Town), A.D.S.R.O-Kharagpur, Mouza- Inda, J.L. No- 232, R.S. Plot No- 635, L.R. Plot No-4811, Measuring of an Area- 05 Decimal AND R.S. Plot No- 636, L.R. Plot No-4811, Measuring of an Area- 5.50 Decimal both plots are under R.S. Khatian No- 153, L.R. Khatian No- 12525 under Kharagpur Municipality, Ward No-01, Holding No-551/360, New Holding No-803/551 be the same or a little more or less, morefully described in Schedule below.

AND WHEREAS due to my inability and hardship to raise building structure on the side 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/ my constituted attorney coming to know about my intention has approached me with an offer to develop the land described in the Schedule below by constructing a G + 4 Multi- Storied Buildings thereon on the basis of building plan to be sanctioned by the Kharagpur Municipality and the said sanctioned plan shall form a part of this Power of Attorney duly executed and registered amongst me and the





side plan has been sanctioned by the Kharagpur Municipality in favour of me to construct the side G+4 Multi- Storied Buildings and shall have my consent and concurrence.

AND WHEREAS I have requested my attorney i. e. the developer to develop my land described in the Schedule below by investing the money for the development on the terms i. e., the developer would construct a G + 4 Multi- Storied Buildings containing several self contained flats each flat having their own separate numbers allotted earmarked in the sanctioned plan of Kharagpur Municipality 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 my estate and my attorney shall do or cause to be done all the below mentioned deeds and acts in the below mentioned manners.

- To look after control, manage and supervise the administration of the said property.
- 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 department and Electric Connection from the WBSEDCL and put necessary signature on my behalf in my name in respect of the said property and also do, execute and affirm all papers, affidavits and declaration by the Kharagpur Municipality as well as by the Land Department, Govt. Of West Bengal, State Electricity Board.
- 3. To represent me before the Kharagpur Municipality in all respects and sign on my behalf in my name for sanction of building plan or modified or any revised plan and/ or drainage and sewerage plan and/ or to take water connection on my behalf in my name in the side premises and to do all the acts for the same and to get delivery of the

Anamika Das





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same on my behalf in connection with the matter of the Kharagpur Municipality and my Attorney shall be duly bound to abide by all the Rules & Regulations of Kharagpur Municipality and the M.K.D.A. and in the vent of any dispute arising my of the same my 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 my said property.
- To swear any affidavit on my behalf to be required for sanctioning the building plan and/or sewerage or drainage plan form the Kharagpur Municipality.
- To engage on my behalf pleaders, advocates and solicitors and to discharge their services in respect of my property to do the work as per my requirement, to be required in the matter of the Kharagpur Municipality.
- To take water connection in my said premises and to sign and do all the works on my behalf.
- 8. To take electric connection or separate meter(s) in the side premises and put signature on my behalf for doing the side acts at WBSEDCL.
- 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/ Organisation in the matter of the side property.
- 10. To represent me in all courts, civil, criminals, Revenue of original or a local jurisdiction, execute Vokalatnama, file complaints, written statements or its appeal and to receive all summons and other process of law in respect of the side property.
- 11. To compromise or compound any cases or refer to arbitration on respect of the side property protect my 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 side undivided property as described in the schedule below on my behalf save & except my 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 any to any intending purchaser or purchasers at such price or prices which our side 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 repudiate the same and to receive form the intending the same and to receive form the intending purchases/s any earnest money and/or advance.
- 14. To execute Deed of Sale in favour of the intending purchasers or 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 he may in his capacity as my 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 in to 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.

Anamika san





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AND I do hereby agree to ratify and confirm and whatsoever other act or acts my side 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.

That we the both parties has been read over the contents of this Power of Attorney 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.

IN WITNESSES WHEREOF I, Mrs. ANAMIKA DAS, wife of Mr. Subir Kumar Das do hereby put my signatures and shall on the 28th day of April 2023 A. D. out of free will and consent and in sound state of mind before the available witnesses.



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

ALL THAT piece and parcel of land measuring 10.50 decimals be the same or a little more or less lying and situated in R.S. Plot No- 635, L.R. Plot No-4811, Measuring of an Area- 05 Decimal AND R.S. Plot No- 636, L.R. Plot No-4811, Measuring of an Area-5.50 Decimal both plots are under R.S. Khatian No-153, L.R. Khatian No-12525 in Mouza-Inda, J.L. No-232 Under P.S.- Kharagpur (Town), Addl. Sub-Registry Office at Kharagpur in the District of Paschim Medinipur of the Kharagpur Municipal Ward No-01, Holding No-551/360, New Holding No-803/551.

Anamika Sa

BUTTED & BOUNDED BY:

ON THE NORTH:- 18 ft. wide Municipal Road and Drain.

ON THE SOUTH:- Land of R.S. Plot No- 633.

ON THE EAST:- Rest land of R.S. Plot No- 635 & 634 (Gopal Chandra Das).

ON THE WEST:- Land of R.S. Plot No- 534 (Dulal Chakraborty).



MEASUREMENT

ON THE NORTH: - 50 ft. 06 inch.

ON THE SOUTH: - 50 ft. 00 inch. + 10 ft. 00 inch.

ONTHE EAST:- 89 ft. 00 inch.

ONTHE WEST:- 69 ft. 00 inch.

CITYSKY CONSTRUCTION PRIVATE LIMITED SOLD LIMITATION OF THE STATE OF

SCHEDULE OF OWNER'S ALLOCATION WHICH CAN NOT BE SOLD BY ATTORNEY

33% of the total constructed area of the building (Mutually decided by owner and developer).



IN WITHNESS WHEREOF The party have put their respective signature thereto on this 28th day of April 2023 A. D.

Witnesses :

1. Sulein Kumar Das
cso Date Deb Kermar Das
Eeast Indu, Jofala Road, ward no -01
Near Satish mistamya Bhandar
Kharagbur - 721305

2. Puran Der Day Slo: 4. Babin Day Haripw. veguli

Drafted By :

Koushik Kar

Koushik Kar

Advocate

Enrolment No- F- 839/1109 of 2014

Judge's Court, Midnapore

Type By: Mithun Karan
Mithun Karan

This Development Power of Attorney after Development Agreement consists of 9 pages including 1 number of Non- Judicial Stamp Paper, along with 1 pages of fingers impression of the Executant & the Attorney Holders has been annexed hereto, forming part of the Deed.

CITYSKY CONSTRUCTION SHUVITE LIMITED

COMMANDE LIMITED

COMMANDD

COMMANDE LIMITED

COMMANDD

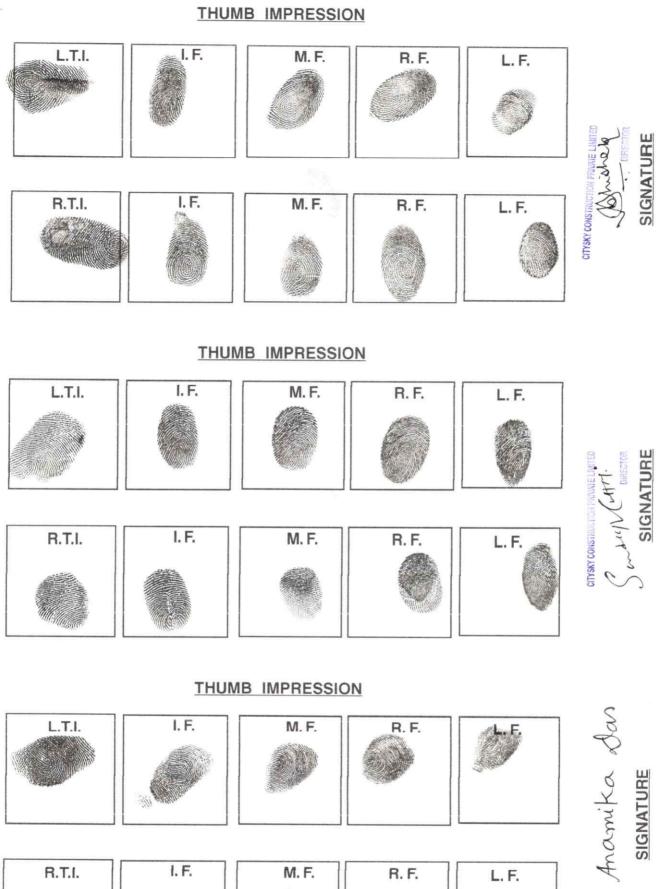
COMM

CITYSKY CONSTRUCTION PRIVATE LIMITED

Anamika Das

C La DIRECTOR

CITYSKY CONSTRUCTION PRIVATE LINE



M.F.

R.F.

L.F.

R.T.I.

Major Information of the Deed

Deed No :	I-1010-03489/2023	Date of Registration	28/04/2023		
Query No / Year	Query No / Year 1010-8001071807/2023		Office where deed is registered		
Query Date	28/04/2023 10:27:56 AM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore			
Applicant Name, Address & Other Details	Koushik Kar Madpur,Thana : Kharagpur, District : Mobile No. : 9614179969, Status :Ad	Paschim Midnapore, WES	T BENGAL, PIN - 721149,		
Transaction		Additional Transaction			
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]			
Set Forth value		Market Value			
		Rs. 19,84,500/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 100/- (Article:48(g))		Rs. 35/- (Article:E, E, E)			
Remarks Development Power of Attorney afte No/Year]:- 101003426/2023 Receiv issuing the assement slip.(Urban are		ed Rs. 50/- (FIFTY only) f	Agreement of [Deed rom the applicant for		

Land Details:

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 1, Mouza: INDA, Pin Code: 721305

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	LR-4811	LR-12525	Vastu	Kala Soyem	10.5 Dec		19,84,500/-	Width of Approach Road: 18 Ft., , Project Name :
	Grand	Total:			10.5Dec	0 /-	19,84,500 /-	

Principal Details:

SI No	Name,Address,Photo,Finger	orint and Signatu	re				
1	Name	Photo	Finger Print	Signature			
	Mrs Anamika Das (Presentant) Wife of Mr Subir Kumar Das Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office			Anamika Das			
		28/04/2023	LTI 28/04/2023	28/04/2023			
	Purba Inda, Jafala Road, Near Satish Mistanna Bhandar, Ward No- 01, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CLxxxxxx8G, Aadhaar No: 24xxxxxxxx5051, Status:Individual, Executed by: Self, Date of Execution: 28/04/2023, Admitted by: Self, Date of Admission: 28/04/2023, Place: Office						

Attorney Details:

SI No	Name,Address,Photo,Finger print and Signature
	CITYSKYCONSTRUCTION PRIVATE LIMITED C/O- Sarbari Sarkar, Chittaranjan Enclave, F/No 1c, Panchberia, City:- Kharagpore, 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, Executed by: Representative

Representative Details:

Mr Sand	deep Chatterjee	Company of the Compan	The state of the s	Signature
Date of E 28/04/20 Self, Dat 28/04/20	r Swapan Chatterjee Execution - 023, , Admitted by: e of Admission: 023, Place of n of Execution: Office			Santin Cong.
		Apr 28 2023 4:11PM	LTI 28/04/2023	P.O:- Inda, P.S:-Kharagpur Town

Name	Photo	Finger Print	Signature	ins)//
Mr Abhishek Khandekar Son of Mr Ashok Kumar Khandekar Date of Execution - 28/04/2023, , Admitted by: Self, Date of Admission: 28/04/2023, Place of Admission of Execution: Office	a de		Signature .	
01:11	Apr 28 2023 4:11PM	LTI 28/04/2023	28/04/2023	

Chittaranjan Enclave, Flat No- 4/E, Panchberia, City:- Kharagpore, 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, , PAN No.:: BXxxxxxx9K, Aadhaar No: 67xxxxxxxx8602 Status: Representative, Representative of: CITYSKYCONSTRUCTION PRIVATE LIMITED (as Partner)

Name	Photo	Finger Print	Signature
Shri Pulak Dey Son of Late Bablu Dey Haripur, City:- Not Specified, P.O:- Benapur, P.S:-Kharagpur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721301	5		Pular ses.
	28/04/2023	28/04/2023	28/04/2023

Trans	fer of property for L	
SI.No	From	To. with area (Name-Area)
1	Mrs Anamika Das	CITYSKYCONSTRUCTION PRIVATE LIMITED-10.5 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 1, 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:- 4811, LR Khatian No:- 12525	Owner:অনামিকা দাস, Gurdian:সুবীর , Address:নিজ , Classification:কালা সোয়েম, Area:0.10500000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number: I - 101003489 / 2023

On 28-04-2023

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

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

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

Presented for registration at 13:49 hrs on 28-04-2023, at the Office of the A.D.S.R. KHARAGPUR by Mrs Anamika Das ,Executant.

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 19,84,500/-

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

Execution is admitted on 28/04/2023 by Mrs Anamika Das, Wife of Mr Subir Kumar Das, Purba Inda, Jafala Road, Near Satish Mistanna Bhandar, Ward No- 01, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession House wife

Indetified by Shri Pulak Dey, , , Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-04-2023 by Mr Sandeep Chatterjee, Partner, CITYSKYCONSTRUCTION PRIVATE LIMITED, C/O- Sarbari Sarkar, Chittaranjan Enclave, F/No-- 1c, Panchberia, City:- Kharagpore, P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305

Indetified by Shri Pulak Dey, , , Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-04-2023 by Mr Abhishek Khandekar, Partner, CITYSKYCONSTRUCTION PRIVATE LIMITED, C/O- Sarbari Sarkar, Chittaranjan Enclave, F/No-- 1c, Panchberia, City:- Kharagpore, P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305

Indetified by Shri Pulak Dey, , , Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35.00/- (E = Rs 35.00/-) and Registration Fees paid by Cash Rs 35.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 90/- and Stamp Duty paid by Stamp Rs 100.00/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 2189, Amount: Rs.100.00/-, Date of Purchase: 28/04/2023, Vendor name: Debabrata Bhanja

lemby

Bhim Charan Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR

Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1010-2023, Page from 66943 to 66958
being No 101003489 for the year 2023.



Digitally signed by BHIM CHARAN MAITY

Date: 2023.05.02 12:59:55 +05:30 Reason: Digital Signing of Deed.

leanly

(Bhim Charan Maity) 2023/05/02 12:59:55 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. KHARAGPUR West Bengal.

(This document is digitally signed.)

28-04-2023

COUNTY MYS. Anamika Das

Tinda

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(one hundred only)



Addı. Dist. Sub-Registrar Kharagpur, Paschim Medinipur

2 8 APR 2023