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E-4475 P3



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 384114

12/04/2023

Q-8000945985

6-20 PM

Verification that the document is genuine and the signature is genuine. The signature and the seal of the document are attached with the document and are the part of this document.

845985/23

THIS POWER OF ATTORNEY is made this 12th day of April Two Thousand and Twenty Three BY (i) MINATI HORE (PAN AFIPH4239R & Aadhaar No. 8422 3178 2053) wife of Late Girindra Sekhar Hore, an Indian national, by faith Hindu, by occupation Housewife, (ii) SUPRAVA HORE (PAN AOJPH6582H & Aadhaar No. ...)

6-20 PM
12/9/23

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipora, South 24 Parganas
13 APR 2023
12-4-23
13-4-23

10576

SANJAY KUMAR BAID
Advocate
8, Old Post Office Street
Kolkata-700 001

NAME
ADD.
20 APR 2021
SURANJAN MAJUMDAR
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road

20 APR 2021
20 APR 2021

Deepa Jha Hore
 3019

Deepanjan Hore

 3020

Minali Hore

 3021


Debdut Hore

 3022

Mousumi Hore

 3023

Suparna Hore

 3024

Deepshikha Hore

Tarunika Pal, Advocate
D/o Tarun Pal
Residing at: 34/1
Beardon Street
Kol-6



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1906
Alipore, South 24 Parganas
12 APR 2021

7595 2249 2041) wife of Late Pradip Kumar Hore, an Indian national, by faith Hindu, by occupation Housewife, (iii) **MOUSUMI HORE** (PAN AHOPH4132R & Aadhaar No. 6595 5803 9170) wife of Late Prabir Kumar Hore, an Indian national, by faith Hindu, by occupation Housewife, (iv) **DEEPSIKHA HORE** (PAN AGRPH1553L & Aadhaar No. 8078 9410 4914) daughter of Late Pradip Kumar Hore, an Indian national, by faith Hindu, by occupation service, (v) **DEEPANJAN HORE** (PAN AJHPH6559D & Aadhaar No. 4722 9759 1699) son of Late Pradip Kumar Hore, an Indian national, by faith Hindu, by occupation business, and (vi) **DEBDUT HORE** (PAN AIRPH7833D & Aadhaar No. 6108 2414 3938) son of Late Prabir Kumar Hore an Indian national, by faith Hindu, by occupation student all presently residing at No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge hereinafter collectively referred to as the "**OWNERS**" in favour of **SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) a company within the meaning of the Companies Act, 2013 and presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat (hereinafter called "**THE ATTORNEY**").

WHEREAS:

- A. The Owners are along with Salil Sarkar, Samir Sarkar, Pabitra Banerjee, Sophia Banerjee, Mahabir Banerjee, Chandrima Dutta and Swastic Projects (P) Ltd. absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by measurement an area of about **05 (five) cottahs, 01 (One) chittack and 15 (fifteen) sq. ft.** be the same a little more or less together with two Nos. buildings and other structures standing thereon and all lying situate at and/or being municipal premises Nos. 6A, Sarat Banerjee Road & 6B, Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose



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Road PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation (morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and is hereinafter for the sake of brevity referred to as the said **PREMISES**).

- B. By an Agreement dated 11th April 2023 and registered with the District Sub – Registrar – IV, in Book No. I, Volume No. 1604 – 2020, Being No. 160404402 of 2023 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the Owners have granted the exclusive right of development of the said Premises unto and in favour of the Attorney herein and in terms thereof the Owners are required to grant power of attorney to the Attorney herein.
- C. The Owners are thus, in compliance of and in terms of the said Development Agreement desirous of appointing nominating and constituting the Attorney herein as their true and lawful Attorney for and on behalf of the Owners in their name place and stead to severally do the following acts deeds matters and things in respect of the said Premises.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that **WE**, (i) **MINATI HORE** (PAN AFIPH4239R & Aadhaar No. 8422 3178 2053) wife of Late Girindra Sekhar Hore, an Indian national, by faith Hindu, by occupation Housewife, (ii) **SUPRAVA HORE** (PAN AOJPH6582H & Aadhaar No. 7595 2249 2041) wife of Late Pradip Kumar Hore, an Indian national, by faith Hindu, by occupation Housewife, (iii) **MOUSUMI HORE** (PAN AHOPH4132R & Aadhaar No. 6595 5803 9170) wife of Late Prabir Kumar Hore, an Indian national, by faith Hindu, by occupation Housewife, (iv) **DEEPSIKHA HORE** (PAN AGRPH1553L & Aadhaar No. 8078 9410 4914) daughter of Late Pradip Kumar Hore, an Indian national, by faith Hindu, by occupation service, (v) **DEEPANJAN HORE** (PAN AJHPPH6559D &



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Aadhaar No. 4722 9759 1699) son of Late Pradip Kumar Hore, an Indian national, by faith Hindu, by occupation business, and (vi) **DEBDUT HORE** (PAN AIRPH7833D & - Aadhaar No. 6108 2414 3938) son of Late Prabir Kumar Hore an Indian national, by faith Hindu, by occupation student all presently residing at No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge the **OWNERS** as aforesaid do hereby nominate appoint and constitute **SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) a company within the meaning of the Companies Act, 2013 and presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat to be our true and lawful attorney for and on our behalf and in our name place and stead to do the following acts deeds matters and things that is to say: -

1. To manage, hold and possess the said Premises and every part thereof in accordance with and in terms of the said Development Agreement.
2. To have the said Premises having two separate municipal holding Nos. to be amalgamated and for that to sign and execute all necessary deeds, applications, maps, plans etc.
3. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
4. To sign and submit all applications maps plans specification and obtain the same thereof upon sanction in respect any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents



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and perform all the formalities and obligations as may be required or necessary from time to time.

5. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan concerning the said Premises and also to sign other documents as may be required by the authorities from time to time.
6. To appear and represent the Owners before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the Owners in respect of the said Premises and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on our behalf before the authorities concerned.
7. To enter into any agreement, settlement and/or any other manner and/or document that maybe necessary or be required in respect of any person and/or entity claiming to be an occupier and/or tenant and/or trespasser in any part and/or portion of the said Premises.
8. To appear and represent the Owners before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police in connection with the sanction modification or alteration of the plans and to sign all papers and documents in connection therewith.
9. To apply for electricity, water, drainage, lift, gas connection or for any other utility in the said Premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all



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papers, applications, documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney.

10. To apply for and obtain licenses and permissions that maybe necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said Premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
11. To sign, execute and register all declarations, undertakings, affidavits, instruments and others that are required and/or may be necessary for sanction of the plan and the development of the said Premises.
12. To enter into agreement for sale, transfer or otherwise in respect of the Developer's Allocation only in terms of the said Development Agreement.
13. To sign and execute any deed of conveyance and/or transfer and/or tenancy and/or sub-tenancy as may be necessary or be required from time to time in respect of the Developer's Allocation only in terms of the said Development Agreement.
14. To appear and represent us before any Notary Public, Registrar of Assurances, District Registrar Sub-Registrar of Assurances or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents, and instruments executed and signed by the said Attorney in any manner concerning the Developer's Allocation only in terms of the said Development Agreement.



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15. To cause any Deed of Conveyance or document or instrument in respect of the Developer's Allocation only in terms of the said Development Agreement to be registered and for the said purposes to sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
16. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in anyway the said Premises or any part thereof including those relating to acquisition and/or requisition in which the Owners is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
17. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
18. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said Premises or any part thereof.

AND GENERALLY, to do all acts deeds matters and things concerning the powers hereby conferred in respect of the said Premises which the Owners could have done lawfully under their own hands if present personally. AND We the said Owners do hereby ratify, confirm, and always agree to ratify and confirm all and whatsoever and the said Attorney shall lawfully do and/or cause to do in accordance herewith.



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THE SCHEDULE ABOVE REFERRED TO**(PREMISES)**

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **05 (five) cottahs, 01 (One) chittack and 15 (fifteen) sq. ft.** be the same a little more or less together with two Nos. buildings and other structures standing thereon and all lying situate at and/or being municipal premises Nos. 6A, Sarat Banerjee Road & 6B, Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation, having assessee Nos. 110870500075 & 110870500087, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH: By KMC Road named as Dr. Sarat Banerjee Road;

ON THE EAST: By municipal premises No. 8, Dr. Sarat Banerjee Road;

ON THE WEST: By municipal premises No. 4B, Dr. Sarat Banerjee Road;

ON THE SOUTH: By municipal premises No. 55, Raja Basanta Roy Road;

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called known numbered described or distinguished.



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IN WITNESS WHEREOF we the said Owners have set and subscribed our

respective hands to these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the above mentioned OWNERS

at **Kolkata** in the presence of:

1/2 *Wishu Mondal*
21/2, Ballygunge Place
Kul - 19

2) *Tarunika Pal*
18/A, Andul Road
(Lower), How - 711109

Minali Hore

Suparna Hore

Mousumi Hore

Deepshikha Hore

Deepanjan Hore

Debdut Hore

Tarunika Pal
Tarunika Pal
Advocate
34/1, Beadon Street
Kolkata-700006
F/439/330/2021



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SPECIMEN FORM FOR TEN FINGERPRINTS



Minakshi Hoke

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



Suparna Hoke

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



Manuza Hoke

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



Deepika Hoke

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



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SPECIMEN FORM FOR TEN FINGERPRINTS



Seepanjan Hora

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



Debadit Hora

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



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



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



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12 APR 2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16048000945985/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.









Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Minati Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Principal			Hinati Hore 12-4-23
2	Mrs Suprava Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Principal			Suprava Hore 12-4-23
3	Mrs Mousumi Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Principal			Mousumi Hore 12/4/23.

D



I. Signature of the Porson(s)

n at Prlvato Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Miss Doopsikha Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Principal			<i>Doopsikha Hore</i> 12-4-2023
5	Mr Deepanjan Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Principal			<i>Deepanjan Hore</i> 12/04/23
6	Mr Debdut Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Principal			<i>Debdut Hore</i> 12.04.2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt TARUNIKA PAL Daughter of PAL 34/1, BEADON STREET, City:- , P.O:- LALBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700006	Mrs Minati Hore, Mrs Suprava Hore, Mrs Mousumi Hore, Miss Deepsikha Hore, Mr Deepanjan Hore, Mr Debdut Hore, Shri SATWIC VIVEK RUIA			<i>Tarunikalal</i> 12/4/23

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	8000945985/2023	Office where deed will be registered
Query Date	12/04/2023 11:17:06 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	RAJU DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290965740, Status :Others	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 2,50,88,167/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160404402/2023	

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Banerjee Road, , Premises No: 6A, , Ward No: 087 Pin Code : 700029

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	2 Katha		78,97,825/-	Width of Approach Road: 4 Ft., Encumbered by Tenant, , Project Name :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Banerjee Road, , Premises No: 6B, , Ward No: 087 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	3 Katha 1 Chatak 15 Sq Ft		1,52,19,764/-	Property is on Road Encumbered by Tenant, , Project Name :
Grand Total :				8.3875Dec	0/-	231,17,589 /-	

Dating - verified
BK-MW

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	8,63,409/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L2	2700 Sq Ft.	0/-	11,07,169/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4700 sq ft	0 /-	19,70,578 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Minati Hore Wife of Late Girindra Sekhar Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: afxxxxx9r, Aadhaar No Not Provided, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs Suprava Hore Wife of Late Pradip Hore City:- , P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aoxxxxx2h, Aadhaar No Not Provided, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs Mousumi Hore Wife of Late Prabir Kumar Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ahxxxxx2r, Aadhaar No Not Provided, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

4	<p>Miss Deepsikha Hore Daughter of Late Pradip Kumar Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxx3l,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
5	<p>Mr Deepanjan Hore Son of Late Pradip Kumar Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxx9d,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
6	<p>Mr Debdtut Hore Son of Late Prabir Kumar Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: aixxxxx3d,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	<p>Swastic Projects Pvt Ltd City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Organization, Not Executed</p>	Organization	Not Executed

Representative Details :

SI No	Name & Address	Representative of
1	<p>Shri SATWIC VIVEK RUIA Son of VIVEK RUIA 21/2, BALLYGUNGE PLACE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI</p>	Swastic Projects Pvt Ltd (as partner)

Identifier Details :

Name & address
<p>Smt TARUNIKA PAL Daughter of PAL 34/1, BEADON STREET, City:- , P.O:- LALBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mrs Minati Hore, Mrs Suprava Hore, Mrs Mousumi Hore, Miss Deepsikha Hore, Mr Deepanjan Hore, Mr Debdtut Hore, Shri SATWIC VIVEK RUIA</p>

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Minati Hore	Swastic Projects Pvt Ltd-0.55 Dec
2	Mrs Suprava Hore	Swastic Projects Pvt Ltd-0.55 Dec
3	Mrs Mousumi Hore	Swastic Projects Pvt Ltd-0.55 Dec
4	Miss Deepsikha Hore	Swastic Projects Pvt Ltd-0.55 Dec
5	Mr Deepanjan Hore	Swastic Projects Pvt Ltd-0.55 Dec
6	Mr Debdut Hore	Swastic Projects Pvt Ltd-0.55 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Minati Hore	Swastic Projects Pvt Ltd-0.847917 Dec
2	Mrs Suprava Hore	Swastic Projects Pvt Ltd-0.847917 Dec
3	Mrs Mousumi Hore	Swastic Projects Pvt Ltd-0.847917 Dec
4	Miss Deepsikha Hore	Swastic Projects Pvt Ltd-0.847917 Dec
5	Mr Deepanjan Hore	Swastic Projects Pvt Ltd-0.847917 Dec
6	Mr Debdut Hore	Swastic Projects Pvt Ltd-0.847917 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Minati Hore	Swastic Projects Pvt Ltd-333.33333300 Sq Ft
2	Mrs Suprava Hore	Swastic Projects Pvt Ltd-333.33333300 Sq Ft
3	Mrs Mousumi Hore	Swastic Projects Pvt Ltd-333.33333300 Sq Ft
4	Miss Deepsikha Hore	Swastic Projects Pvt Ltd-333.33333300 Sq Ft
5	Mr Deepanjan Hore	Swastic Projects Pvt Ltd-333.33333300 Sq Ft
6	Mr Debdut Hore	Swastic Projects Pvt Ltd-333.33333300 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Minati Hore	Swastic Projects Pvt Ltd-450.00000000 Sq Ft
2	Mrs Suprava Hore	Swastic Projects Pvt Ltd-450.00000000 Sq Ft
3	Mrs Mousumi Hore	Swastic Projects Pvt Ltd-450.00000000 Sq Ft
4	Miss Deepsikha Hore	Swastic Projects Pvt Ltd-450.00000000 Sq Ft
5	Mr Deepanjan Hore	Swastic Projects Pvt Ltd-450.00000000 Sq Ft
6	Mr Debdut Hore	Swastic Projects Pvt Ltd-450.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-05-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 12-05-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

Major Information of the Deed

Deed No :	I-1604-04475/2023	Date of Registration	13/04/2023
Query No / Year	1604-8000945985/2023	Office where deed is registered	
Query Date	12/04/2023 11:17:06 AM	D.B.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RAJU DAS Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290965740, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,50,88,167/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year):- 160404402/2023 Received Rs. 50/- (FIFTY only) from the applicant for Issuing the assement slp.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Banerjee Road, , Premises No: 6A, , Ward No: 087 Pin Code : 700029

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	2 Katha		78,97,825/-	Width of Approach Road: 4 Ft., Encumbered by Tenant, , Project Name :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Banerjee Road, , Premises No: 6B, , Ward No: 087 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	3 Katha 1 Chatak 15 Sq Ft		1,52,19,764/-	Property is on Road Encumbered by Tenant, , Project Name :
Grand Total :				8.3875Dec	0 /-	231,17,589 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	8,63,409/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 650 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 650 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L2	2700 Sq Ft.	0/-	11,07,169/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4700 sq ft	0 /-	19,70,578 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Minati Hore Wife of Late Girindra Sekhar Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: afxxxxx9r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence</p>
2	<p>Mrs Suprava Hore Wife of Late Pradip Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aoxxxxx2h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence</p>

3	<p>Mrs Mousumi Hore Wife of Late Prabir Kumar Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ahxxxxx2r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence</p>
4	<p>Miss Deepsikha Hore Daughter of Late Pradip Kumar Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxx3l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence</p>
5	<p>Mr Deepanjan Hore (Presentant) Son of Late Pradip Kumar Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxx9d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence</p>
6	<p>Mr Debdut Hore Son of Late Prabir Kumar Hore City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: aixxxxx3d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Swastic Projects Pvt Ltd City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri SATWIC VIVEK RUIA Son of VIVEK RUIA 21/2, BALLYGUNGE PLACE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Swastic Projects Pvt Ltd (as partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Smt TARUNIKA PAL Daughter of PAL 34/1, BEADON STREET, City:- , P.O:- LALBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700006</p>			

Identifier Of Mrs Minati Hore, Mrs Suprava Hore, Mrs Mousumi Hore, Miss Deepsikha Hore, Mr Deepanjan Hore, Mr Debdut Hore, Shri SATWIC VIVEK RUIA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Minati Hore	Swastic Projects Pvt Ltd-0.55 Dec
2	Mrs Suprava Hore	Swastic Projects Pvt Ltd-0.55 Dec
3	Mrs Mousumi Hore	Swastic Projects Pvt Ltd-0.55 Dec
4	Miss Deepsikha Hore	Swastic Projects Pvt Ltd-0.55 Dec
5	Mr Deepanjan Hore	Swastic Projects Pvt Ltd-0.55 Dec
6	Mr Debdut Hore	Swastic Projects Pvt Ltd-0.55 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Minati Hore	Swastic Projects Pvt Ltd-0.847917 Dec
2	Mrs Suprava Hore	Swastic Projects Pvt Ltd-0.847917 Dec
3	Mrs Mousumi Hore	Swastic Projects Pvt Ltd-0.847917 Dec
4	Miss Deepsikha Hore	Swastic Projects Pvt Ltd-0.847917 Dec
5	Mr Deepanjan Hore	Swastic Projects Pvt Ltd-0.847917 Dec
6	Mr Debdut Hore	Swastic Projects Pvt Ltd-0.847917 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Minati Hore	Swastic Projects Pvt Ltd-333.33333300 Sq Ft
2	Mrs Suprava Hore	Swastic Projects Pvt Ltd-333.33333300 Sq Ft
3	Mrs Mousumi Hore	Swastic Projects Pvt Ltd-333.33333300 Sq Ft
4	Miss Deepsikha Hore	Swastic Projects Pvt Ltd-333.33333300 Sq Ft
5	Mr Deepanjan Hore	Swastic Projects Pvt Ltd-333.33333300 Sq Ft
6	Mr Debdut Hore	Swastic Projects Pvt Ltd-333.33333300 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mrs Minati Hore	Swastic Projects Pvt Ltd-450.00000000 Sq Ft
2	Mrs Suprava Hore	Swastic Projects Pvt Ltd-450.00000000 Sq Ft
3	Mrs Mousumi Hore	Swastic Projects Pvt Ltd-450.00000000 Sq Ft
4	Miss Deepsikha Hore	Swastic Projects Pvt Ltd-450.00000000 Sq Ft
5	Mr Deepanjan Hore	Swastic Projects Pvt Ltd-450.00000000 Sq Ft
6	Mr Debdut Hore	Swastic Projects Pvt Ltd-450.00000000 Sq Ft

On 12-04-2023

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

Presented for registration at 18:20 hrs on 12-04-2023, at the Private residence by Mr Deepanjan Hore , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,50,88,167/-

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

Execution is admitted on 12/04/2023 by 1. Mrs Minati Hore, Wife of Late Girindra Sekhar Hore, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Mrs Suprava Hore, Wife of Late Pradip Hore, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 3. Mrs Mousumi Hore, Wife of Late Prabir Kumar Hore, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 4. Miss Deepsikha Hore, Daughter of Late Pradip Kumar Hore, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 5. Mr Deepanjan Hore, Son of Late Pradip Kumar Hore, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 6. Mr Debdut Hore, Son of Late Prabir Kumar Hore, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Student

Indetified by Smt TARUNIKA PAL, , Daughter of PAL , 34/1, BEADON STREET, P.O: LALBAZAR, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Advocate

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 13-04-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 10546, Amount: Rs.100.00/-, Date of Purchase: 20/04/2021, Vendor name: Suranjan Mukherjee

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 156088 to 156111

being No 160404475 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.05.12 11:27:53 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/05/12 11:27:53 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)