

09/07/23

I - 9024/23



পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL

AN 325027



P. Banerjee

Certified that the document is a true and correct copy of the original. The signature and the name of the person whose name is written on the document are correct and true.

[Handwritten signature]

Sop



[Handwritten signature]

THIS POWER OF ATTORNEY is made this 19th day of July Two Thousand and Twenty Three BY (i) PABITRA BANERJI (PAN ADGPB5351E & Aadhaar No. 5266 9121 5530) son of Late Amulyaratan Banerjee an Indian national, by faith Hindu, by occupation retired resident of No. 4B, Panchanantala Road, Kolkata 700 029 PO Sarat Bose Road PS Lake (ii) SOPHIA BANERJEE (PAN AYQPB4873N &

3-45 PM
19/7/23



M. Banerjee

19/07/2023
7-23
1835 19/7/2023
AS PM

20 JUL 2023
20 JUL -2023



[Handwritten signature]

65766

NAME _____
 ADD _____
 Rs. _____
14 JUN 2023
SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. O. Court
 8 & 9, K. S. Roy Road, Kol-1

Subhasis Dasgupta
Advocate
Alipore Judge Court

- Sophia Banerjee



7705

- Sophia Banerjee



7708

Rakita Banerjee

14 JUN 2023

14 JUN 2023



7706

- Mokabir Bandyopadhyay



7707

- For Sanir Kumar Sarbar & Salil Sarbar

Chandrima Datta
191-

(Cts constituted attorney)



District Sub-Registrar
 Registrar - I/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
19 JUL 2023

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vot-117

JUL 2023

Aadhaar No. 5200 9378 6979) daughter of Mr. Pabitra Banerjee an Indian national, by faith Hindu, by occupation Service resident of No. 4B, Panchanantala Road, Kolkata 700 029 PO Sarat Bose Road PS Lake (iii) **MAHABIR BANERJEE** (PAN EXTPB1363M & Aadhaar No. 8969 1968 7612) son of Mr. Pabitra Banerjee an Indian national, by faith Hindu, by occupation self – employed of No. 4B, Panchanantala Road, Kolkata 700 029 PO Sarat Bose Road PS Lake (iv) **SAMIR KUMAR SARKAR** (PAN QUZPS5649C and OCI Card No. A4493614) son of Late Upendra Chandra Sarkar, a citizen of USA, by faith Hindu, by occupation retired and presently residing at 225, 19th Avenue SE, Saint Petersburg, Fl 33705 United States of America and is herein represented by his constituted attorney **Ms. Chandrima Dutta** (PAN ADIPD0819P & Aadhaar No. 9770 3700 0505) daughter of Late Gyanendra Chandra Deb, an Indian national, by faith Hindu, by occupation Housewife, presently residing at No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029, PO Sarat Bose Road, PS Tollygunge duly appointed vide power of attorney 29th April 2023 authenticated by the Consulate General of India in Atlanta, USA and adjudicated by the Stamp Superintendent Kolkata Collectorate on 5th June 2023 and (v) **SALIL SARKAR** (PAN QUFPS8317R and OCI Card No. A4607447) son of Late Upendra Chandra Sarkar, a citizen of USA, by faith Hindu, by occupation retired and presently residing at 7, Baker Way, Pennington, New Jersey 08534, United States of America and is herein represented by his constituted attorney **Ms. Chandrima Dutta** (PAN ADIPD0819P & Aadhaar No. 9770 3700 0505) daughter of Late Gyanendra Chandra Deb, an Indian national, by faith Hindu, by occupation Housewife, presently residing at No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029, PO Sarat Bose Road, PS Tollygunge duly appointed vide power of attorney 27th April 2023 authenticated by the Consulate General of India in New York, USA and adjudicated by the Stamp Superintendent Kolkata Collectorate on 5th June 2023 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



District Sub-Registrar
Registrar U/S 7 (2)
Registration 1908
Alipore, South 24 Parganas

9 JUL 2023

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 along with Chandrima Dutta, Minati Hore, Suprabha Hore, Deepanjan Hore, Deepsikha Hore, Mousumi Hore, Debdtut Hore and Swastic Projects (P) Ltd. are 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 **03 (three) cottahs, 01 (One) chittack and 15 (fifteen) sq. ft.** be the same a little more or less together with a three storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029, PO Sarat Bose 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 18th July 2023 and registered with the District Sub – Registrar – IV, in Book No. I, Volume No. 1604 – 2023, Being No. 160408930 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 said Pabitra Banerjee, Sophia Banerjee and Mahabir Banerjee are required to grant power of attorney to the Attorney herein, since the said Samir Kumar Sarkar and Salil Sarkar are both residing in USA and have/shall separately granted the same.
- C. The said Pabitra Banerjee, Sophia Banerjee and Mahabir Banerjee thus, in compliance of and in terms of the said Development Agreement are desirous of appointing nominating and constituting the Attorney herein their true and lawful



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

19 JUL 2023

Attorney for and on their behalf in their name place and stead to severally do the following acts deeds matters and things in respect of the said Premises and also upon amalgamation with municipal premises No. 6A, Dr. Sarat Banerjee Road, Kolkata 700 029 PS Tollygunge. The said Samir Kumar Sarkar and Salil Sarkar have joined to ratify the above.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that **WE**, (i) **PABITRA BANERJI** (PAN ADGPB5351E & Aadhaar No. 5266 9121 5530) son of Late Amulyaratan Banerjee an Indian national, by faith Hindu, by occupation retired resident of No. 4B, Panchanantala Road, Kolkata 700 029 PO Sarat Bose Road PS Lake (ii) **SOPHIA BANERJEE** (PAN AYQPB4873N & Aadhaar No. 5200 9378 6979) daughter of Mr. Pabitra Banerjee an Indian national, by faith Hindu, by occupation Service resident of No. 4B, Panchanantala Road, Kolkata 700 029 PO Sarat Bose Road PS Lake (iii) **MAHABIR BANERJEE** (PAN EXTPB1363M & Aadhaar No. 8969 1968 7612) son of Mr. Pabitra Banerjee an Indian national, by faith Hindu, by occupation self – employed of No. 4B, Panchanantala Road, Kolkata 700 029 PO Sarat Bose Road PS Lake the **GRANTORS** 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.



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

19 JUL 2023

2. To have the said Premises to be amalgamated with municipal premises No. 6A, Dr. Sarat Banerjee Road, Kolkata 700 029 PS Tollygunge 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 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 and also to sign other documents as may be required by the authorities from time to time.
6. To appear and represent the Owner before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the Owner 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 my 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



District Sub-Regis.
Registrar U/S 7 (2)
Registration 1908
Alipore, South 24 Parganas

19 JUL 2023

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 Owner before the necessary authorities including but not limited to 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 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 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 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 in terms of the said Development Agreement.
12. To enter into agreement for sale, transfer or otherwise in respect of the Developer's Allocation 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



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

19 JUL 2023

respect of the Developer's Allocation 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 in terms of the said Development Agreement.
15. To cause any Deed of Conveyance or document or instrument in respect of the Developer's Allocation 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 including those relating to acquisition and/or requisition in which the Owner 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.



District Sub-Registrar,
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

19 JUL 2023

AND GENERALLY, to do all acts deeds matters and things concerning the powers hereby conferred which the Grantors could have done lawfully under their own hands if present personally. AND we the said Grantors 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.

THE SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **03 (three) cottahs, 01 (One) chittack and 15 (fifteen) sq. ft.** be the same a little more or less together with three storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation, having assessee No. 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. 6A, Sarat Banerjee Road;

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



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

19 JUL 2023

IN WITNESS WHEREOF I the said Owner has set and subscribed my hands

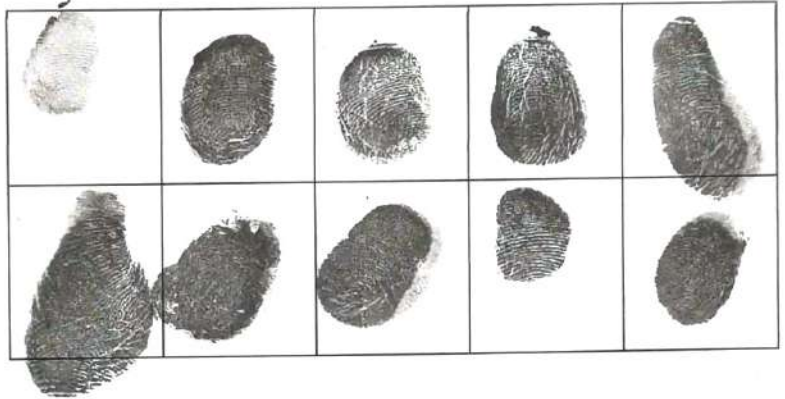
to these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the above mentioned OWNER

at **Kolkata** in the presence of:

Parvita Banerjee



Sophia Banerjee



Mohabit Banerjee



Dilip Kumar Goel

DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/798/99

Mousumi Hossain
6B, Tr. Sarat
Banerjee Road,
Kolkata - 700029.

Wider Mondal
petu Mondal
para Okidaj
para
Kolkata - 147.



Parvita Banerjee
Sophia Banerjee
Mohabit Banerjee



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

19 JUL 2023

For Samir Kumar Sarkar & Salil Sarkar

Chandrima Datta

(As constituted Attorney)

Sisir Mondal
SISIR MONDAL
Petua Mondal Para,
O Ruidaspara, Petua,
Baruipur, 24 PGS (S)
Kolkata-700147

Chandrima Datta



AGNI PANDEY
195, AAMADER BARI
URBAN SABUJAYAN
MUKUNDAPUR
KOLKATA - 99



District Sub-Registrar
Registr. U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

19 JUL 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 16048001835172/2023

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Pabitra Banerji City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Principal			<i>Pabitra Banerjee</i> 19/07/23
2	Ms Sophia Banerjee City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Principal			<i>Sophia Banerjee</i> 19/07/23
3	Mr Mahabir Banerjee City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Principal			<i>Mahabir Banerjee</i> 19/07/23



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Ms Chandrima Dutta City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Attorney of Principal [Mr Samir Kumar Sarkar] ,[Mr Sall Sarkar]			<i>Chandrima Dutta</i> 19/7/23
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SISIR MONDAL Son of Mr JADAV MONDAL PETUA MONDAL PARA, City:- , P.O:- SUBHAS GRAM, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Pabitra Banerji, Ms Sophia Banerjee, Mr Mahabir Banerjee, Ms Chandrima Dutta			<i>Sisir Mondal</i> 19.07.2023

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







ভারতের নির্বাচন কমিশন
পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

TYK0005793



নির্বাচকের নাম : শির মন্ডল

Electoer's Name : Sisir Mondal

পিতার নাম : যাদব মন্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1984
Date of Birth

TYK0005793

ঠিকানা:

পেটুয়া মন্ডল পাড়া ও রুইদাসপাড়া পেটুয়া বারুইপুর
দক্ষিণ 24 পরগণা 700147

Address:

PETUA MONDAL PARA O RUIDASPARA
PETUA BARUIPUR SOUTH 24
PARGANAS 700147

Date: 10/12/2008

140-বারুইপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আমিকারিকের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral
Registration Officer for
140-Baruipur Paschim Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ডেটোর নিচের নাম
বোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট কর্তৃক এই পরিচয়পত্রের নকলটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

০১/১২/০৮

Sisir Mondal



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

Query No / Year	8001835172/2023	Office where deed will be registered
Query Date	19/07/2023 11:18:22 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	UDAY JALAN 21/2 BALLYGANGE PLACE, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9858666666, Status :Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 1,63,69,668/-	
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]:- 160408930/2023	

Land Details :

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		1,52,62,499/-	Property is on Road Encumbered by Tenant, , Project Name :
Grand Total :				5.0875Dec	0 /-	152,62,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
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 :		0 sq ft	0 /-	11,07,169 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Pabitra Banerji Son of-Late Amulyaratan BanerjeeCity:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex:-Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxx1e,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Ms Sophia Banerjee Daughter of Mr Pabitra BanerjeeCity:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ayxxxxx3n,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr Mahabir Banerjee Son of Mr Pabitra BanerjeeCity:- , P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: exxxxxx3m,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr Samir Kumar Sarkar Son of Late Upendra Chandra SarkarCity:- , P.O:- Saint Petersburg, Florida, United States, PIN:- 33705 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, PAN No.:: quxxxxx9c,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
5	Mr Salil Sarkar Son of Late Upendra Chandra SarkarCity:- , P.O:- PENNINGTON, New Jersey, United States, PIN:- 08534 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, PAN No.:: quxxxxx7r,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	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, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

SI No	Name & Address	Attorney of
1	Ms Chandrima Dutta Daughter of Late Gyanendra Chandra DebCity:- , 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.:: adxxxxx9p,Aadhaar No Not Provided	Mr Samir Kumar Sarkar, Mr Salil Sarkar

Representative Details :

SI No	Name & Address	Representative of
1	Mr Satwic Vivek Ruia Son of Mr Vivek RuiaCity:- , 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, , PAN No.:: bixxxxx2m,Aadhaar No Not Provided	Swastic Projects Pvt Ltd (as Director)

Identifier Details :

Name & address
Mr SISIR MONDAL Son of Mr JADAV MONDAL PETUA MONDAL PARA, City:- , P.O:- SUBHAS GRAM, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Satwic Vivek Ruia, Mr Pabitra Banerji, Ms Sophia Banerjee, Mr Mahabir Banerjee, Ms Chandrima Dutta

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Pabitra Banerji	Swastic Projects Pvt Ltd-1.0175 Dec
2	Ms Sophia Banerjee	Swastic Projects Pvt Ltd-1.0175 Dec
3	Mr Mahabir Banerjee	Swastic Projects Pvt Ltd-1.0175 Dec
4	Mr Samir Kumar Sarkar	Swastic Projects Pvt Ltd-1.0175 Dec
5	Mr Salil Sarkar	Swastic Projects Pvt Ltd-1.0175 Dec

Transfer of property for S2

SI.No	From	To. with area (Name-Area)
1	Mr Pabitra Banerji	Swastic Projects Pvt Ltd-540.00000000 Sq Ft
2	Ms Sophia Banerjee	Swastic Projects Pvt Ltd-540.00000000 Sq Ft
3	Mr Mahabir Banerjee	Swastic Projects Pvt Ltd-540.00000000 Sq Ft
4	Mr Samir Kumar Sarkar	Swastic Projects Pvt Ltd-540.00000000 Sq Ft
5	Mr Salil Sarkar	Swastic Projects Pvt Ltd-540.00000000 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 18-08-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 18-08-2023)
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.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-1604-09024/2023	Date of Registration	20/07/2023
Query No / Year	1604-8001835172/2023	Office where deed is registered	
Query Date	19/07/2023 11:18:22 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	UDAY JALAN 21/2 BALLYGANGE PLACE, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9858666666, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,63,69,668/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160408930/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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		1,52,62,499/-	Property is on Road Encumbered by Tenant, , Project Name :
Grand Total :				5.0875Dec	0/-	152,62,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
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 :		0 sq ft	0/-	11,07,169 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Pabitra Banerji Son of Late Amulyaratan Banerjee City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxx1e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence
2	Ms Sophia Banerjee (Presentant) Daughter of Mr Pabitra Banerjee City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ayxxxxx3n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence
3	Mr Mahabir Banerjee Son of Mr Pabitra Banerjee City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: exxxxxx3m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence
4	Mr Samir Kumar Sarkar Son of Late Upendra Chandra Sarkar City:- , P.O:- Saint Petersburg, Florida, United States, PIN:- 33705 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, PAN No.:: quxxxxxx9c,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Mr Salil Sarkar Son of Late Upendra Chandra Sarkar City:- , P.O:- PENNINGTON, New Jersey, United States, PIN:- 08534 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, PAN No.:: quxxxxxx7r,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms Chandrima Dutta Daughter of Late Gyanendra Chandra Deb 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.:: adxxxxxx9p,Aadhaar No Not Provided Status : Attorney, Attorney of : Mr Samir Kumar Sarkar, Mr Salil Sarkar

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia Son of Mr Vivek Ruia 21/2 Ballygunge Kol 700019, City:- Not Specified, 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 director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SISIR MONDAL Son of Mr JADAV MONDAL PETUA MONDAL PARA, City:- , P.O:- SUBHAS GRAM, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147			

Identifier Of Mr Pabitra Banerji, Ms Sophia Banerjee, Mr Mahabir Banerjee, Ms Chandrima Dutta

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Pabitra Banerji	Swastic Projects Pvt Ltd-1.0175 Dec
2	Ms Sophia Banerjee	Swastic Projects Pvt Ltd-1.0175 Dec
3	Mr Mahabir Banerjee	Swastic Projects Pvt Ltd-1.0175 Dec
4	Mr Samir Kumar Sarkar	Swastic Projects Pvt Ltd-1.0175 Dec
5	Mr Salil Sarkar	Swastic Projects Pvt Ltd-1.0175 Dec

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr Pabitra Banerji	Swastic Projects Pvt Ltd-540.00000000 Sq Ft
2	Ms Sophia Banerjee	Swastic Projects Pvt Ltd-540.00000000 Sq Ft
3	Mr Mahabir Banerjee	Swastic Projects Pvt Ltd-540.00000000 Sq Ft
4	Mr Samir Kumar Sarkar	Swastic Projects Pvt Ltd-540.00000000 Sq Ft
5	Mr Salil Sarkar	Swastic Projects Pvt Ltd-540.00000000 Sq Ft

Endorsement For Deed Number : I - 160409024 / 2023

On 19-07-2023

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

Presented for registration at 15:45 hrs on 19-07-2023, at the Private residence by Ms Sophia Banerjee , 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 1,63,69,668/-

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

Execution is admitted on 19/07/2023 by 1. Mr Pabitra Banerji, Son of Late Amulyaratan Banerjee, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Ms Sophia Banerjee, Daughter of Mr Pabitra Banerjee, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 3. Mr Mahabir Banerjee, Son of Mr Pabitra Banerjee, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Indetified by Mr SISIR MONDAL, , Son of Mr JADAV MONDAL, PETUA MONDAL PARA, P.O: SUBHAS GRAM, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Others

Executed by Attorney

Execution by Ms Chandrima Dutta, , Daughter of Late Gyanendra Chandra Deb, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Service as constituted attorney for 1. Mr Samir Kumar Sarkar P.O: Saint Petersburg, Florida, United States, PIN - 33705, 2. Mr Salil Sarkar P.O: PENNINGTON, New Jersey, United States, PIN - 08534 is admitted by him

Indetified by Mr SISIR MONDAL, , Son of Mr JADAV MONDAL, PETUA MONDAL PARA, P.O: SUBHAS GRAM, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Others



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

On 20-07-2023

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 65966, Amount: Rs.100.00/-, Date of Purchase: 14/06/2023, 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 289184 to 289206

being No 160409024 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.07.26 11:32:03 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2023/07/26 11:32:03 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)