02747/22 - I - 2677/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

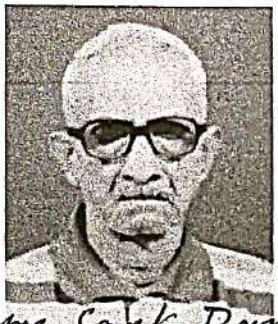
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL AL 237751

Q 8-1253699/2022

27/4/2022

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas



Shyama Sankar Banerjee

28 APR 2022

28 APR 2022

THIS POWER OF ATTORNEY is made this 27 day of April Two Thousand and Twenty Two **BY SHYAMA SANKAR BANERJEE** (PAN AVWPB4643H Aadhaar No. 4838 8569 7632) son of Late Tinkori Banerjee an Indian national, by faith Hindu by

S. S. Banerjee

197075

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

NAME
ADD.
RS.
31 MAR 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, R. B. Ray Road, Kol-1

31 MAR 2022

31 MAR 2022

Shyama Sanker Banerjee

V.C.T.# 1569

Shyama Sanker Banerjee

District Sub-Registrar-V
Alipore, South 24 Parganas

27 APR 2022

Sebis Mondal
S/o - Jodar Mondal
Petua Mondal para 0
Ruidas para, Mallickpur
Baruipur,
Kolkata-147.

occupation retired person presently residing at No. 6, Satish Mukherjee Road, Kolkata 700 026 PO & PS Kalighat hereinafter referred to as the **"OWNER"** 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 Owner along with Ashish Banerjee and Swastic Projects (P) Ltd. is 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 01 (one) cottah 12 (twelve) chittacks and 21 (twenty one) sq. ft. be the same a little more or less together with the three storied building standing thereon and lying situate at and/or being municipal premises No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 84 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 25th April 2022 and registered with the District Sub – Registrar – V, in Book No. I, Volume No. 1630 – 2022, Being No. 163002596 of 2022 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the Owner has granted the exclusive right of development in respect of his undivided share into or upon the said Premises unto and in favour of the Attorney herein and in terms thereof the Owner is required to grant power of attorney to the Attorney herein.

C. The Owner is thus, in compliance of and in terms of the said Development Agreement desirous of appointing nominating and constituting the Attorney herein

District Sub-Registrar-V
Alipore, South 24 Parganas

27 APR 2022

as his true and lawful Attorney for and on behalf of the Owner in his name place and stead to severally do the following acts deeds matters and things in respect of the said Premises and every part thereof.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I, **SHYAMA SANKER BANERJEE** (PAN AVWPB4643H Aadhaar No. 4838 8569 7632) son of Late Tinkori Banerjee an Indian national, by faith Hindu by occupation retired person presently residing at No. 6, Satish Mukherjee Road, Kolkata 700 026 PO & PS Kalighat the **OWNER** as aforesaid doth 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 my true and lawful attorney for and on my behalf and in my 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 amalgamated and merged with the adjoining property No. 8, Satish Mukherjee Road, Kolkata 700 026 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

District Sub-Registrar-V
Alipore, South 24 Parganas

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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 Owner before the Kolkata Municipal Corporation, Building Tribunal, appropriate authority under the Urban Land (Ceiling & Regulation) Act, 1976 and other authorities concerned regarding any notice received or served on the Owner 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 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 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 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

District Sub-Registrar-V
Alipore, South 24 Parganas

27 APR 2022

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.

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

District Sub-Registrar-V
Alipore, South 24 Parganas

27 APR 2022

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 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 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 Owner could have done lawfully under her own hands if present personally. AND I the said Owner doth hereby ratify and confirm and agree at all times to ratify and confirm all and whatsoever and the said Attorney shall lawfully do and/or cause to do in accordance herewith.

District Sub-Registrar-V
Alipore, South 24 Parganas

27 APR 2022

THE SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 01 (one) cottah 12 (twelve) chittacks and 21 (twenty one) sq. ft. be the same a little more or less together with the three storied building measuring about 400 sq. ft. on each floor i.e. 1200 sq. ft.) standing thereon and lying situate at and/or being municipal premises No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge and having assessee No. 110842000117 in ward No. 84 of the Kolkata Municipal Corporation, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH:	By municipal premises No. 4/1, Satish Mukherjee Road
ON THE EAST:	By KMC Road;
ON THE WEST:	By municipal premises No. 8, Satish Mukherjee Road;
ON THE SOUTH:	By municipal premises No. 10, Satish Mukherjee Road;

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

District Sub-Registrar-V
Alipore, South 24 Parganas

27 APR 2022

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 abovementioned **OWNER**

at **Kolkata** in the presence of:

1. Sibis Mondal
Petua Mondalpara
O Ruidas para
Mallickpur
Baruipur
Kolkata-147.

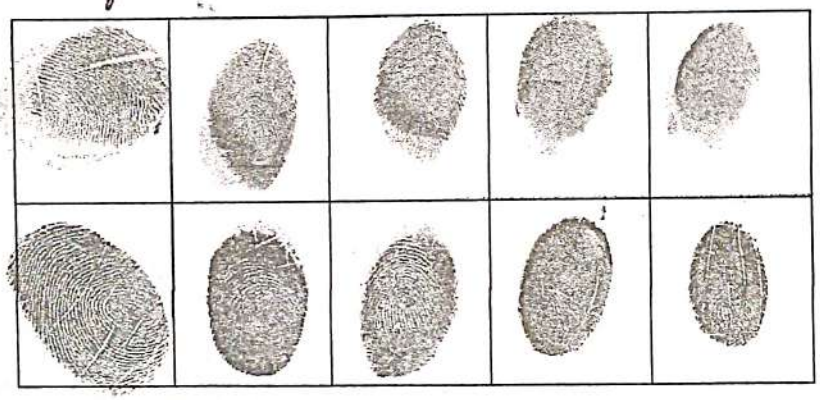
2) Pradeep Roy
Alipore Police Court.
Kol.27

Shyama Sanker Banerjee

Shyama Sanker Banerjee

Left

Right



Drafted by me
Dilip Kumar Goel
Advocate
Alipore Court
F/873/798/99

District Sub-Registrar-V
Alipore, South 24 Parganas

27 APR 2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAMA SANKER BANERJEE
TINKORI BANERJEE

09/04/1937

Permanent Account Number
AVWPB4643H

Shyama Sanker Banerjee

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

এনরোলমেন্ট আই ডি / Enrollment No.: 1040/21041/00897

To

শ্যামশঙ্কর ব্যানার্জী

Shyamasanker Banerjee

6 SATISH MUKHERJEE ROAD

Kalighat

Kalighat

Circus Avenue Kolkata

West Bengal 700026

677312995

02/11/2013

MN677312995FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

4838 8569 7632

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

শ্যামশঙ্কর ব্যানার্জী

Shyamasanker Banerjee

পিতা : তিনকড়ী ব্যানার্জী

Father : Tinkori Banerjee

জন্মতারিখ / DOB : 09/04/1937

পুরুষ / Male

4838 8569 7632

আধার – সাধারণ মানুষের অধিকার

Shyama Sanker Banerjee

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AADCS5305E

नाम /NAME

SWASTIC PROJECTS PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

16-07-1993

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें.
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

JTK3837937

নির্বাচকের নাম : শিশির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ
Date of Birth : 05/01/1984

Sisir Mondal

JTK3837937

ঠিকানা:
পেটুয়া মণ্ডল পাড়া ও রুইদাসপাড়া মল্লিকপুর বারুই পুর
দক্ষিন 24 পরগণা 700147

Address:
Petua Mondal Para O Ruidaspara
Mallikpur Barul Pur South 24 Parganas
700147

Date: 12/08/2007
104-বারুইপুর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি 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.

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16308001253699/2022

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
1	Mr Shyama Sankar Banerjee 6, Satish Mukherjee Road Kolkata, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026	Principal			Shyama Sankar Banerjee 27/4/2022

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, Ruidas Para, City:- , P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Shyama Sankar Banerjee			Sisir Mondal 27.04.2022.

27/4/2022

(Leena Mondal)

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Major Information of the Deed

Deed No :	I-1630-02677/2022	Date of Registration	28/04/2022
Query No / Year	1630-8001253699/2022	Office where deed is registered	
Query Date	26/04/2022 11:51:33 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Raju Chanda Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 6290965740, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 92,44,274/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163002596/2022 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: Satish Mukherjee Road, , Premises No: 6, , Ward No: 084 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha 12 Chatak 21 Sq Ft		88,06,874/-	Property is on Road , Project Name :
	Grand Total :				2.9356Dec	0 /-	88,06,874 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	0/-	4,37,400/-	Structure Type: Structure
	Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	1200 sq ft	0 /-	4,37,400 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Shyama Sankar Banerjee (Presentant)** Son of Late Tinkori Banerjee 6, Satish Mukherjee Road Kolkata, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AVxxxxxx3H, Aadhaar No: 48xxxxxxxx7632, Status :Individual, Executed by: Self, Date of Execution: 27/04/2022 , Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2022 , Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Swastic Projects Pvt Ltd** 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Vivek Ruia** Son of Late Sheo Kumar 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, , PAN No.:: ACxxxxxx9Q,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, Ruidas Para, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Shyama Sankar Banerjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Shyama Sankar Banerjee	Swastic Projects Pvt Ltd-2.93563 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Shyama Sankar Banerjee	Swastic Projects Pvt Ltd-1200.00000000 Sq Ft

Endorsement For Deed Number : I - 163002677 / 2022

On 26-04-2022

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 92,44,274/-

Leena Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 27-04-2022

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

Presented for registration at 17:10 hrs on 27-04-2022, at the Private residence by Mr Shyama Sankar Banerjee ,Executant.

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

Execution is admitted on 27/04/2022 by Mr Shyama Sankar Banerjee, Son of Late Tinkori Banerjee, 6, Satish Mukherjee Road Kolkata, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person

Indetified by Mr Sisir Mondal, , , Son of Mr Jadav Mondal, Petua Mondal Para, Ruidas Para, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Others

Leena Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 28-04-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 197075, Amount: Rs.100/-, Date of Purchase: 31/03/2022, Vendor name: Suranjan Mukherjee

Leena Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 113755 to 113775

being No 163002677 for the year 2022.

Seal of the District Sub-Registrar-V, Alipore, District South 24-Parganas

Digitally signed by LEENA MONDAL
Date: 2022.04.28 13:54:43 +05:30
Reason: Digital Signing of Deed.

(Leena Mondal) 2022/04/28 01:54:43 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)