01269/22 1-1253/22 एक सौ रुपर Rs. 100 ONE **V. 500** HUNDRED RUPEES सत्यमंब जयत ः भारत IND NON JUDICIA 5.20 2-4-50174/22. محمر المعناد المع Certified that the document is admitted to registration. The signature sheets and the and recomment chapte attrached with 384105 AE registration. The signature sheets and us endroesment sheets attached with document are the part of this document. Distriet Sub-Registrar-V Alipore, South 24 Parganas

THIS POWER OF ATTORNEY is made this 10th day of February Two Thousand and Twenty Two (i) PURABI ROY, (PAN ACZPR9611B & Aadhaar No. 5419 2299 8652) wife of Late Kalyan Shankar Roy an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 47/C, Abdul Halim Lane, Kolkata 700

11 FEB 2022

Page 1 of 41

SANJAY KIMAAR BAID Sold Post Orredvocate No.24 2 0 ATR 2021 chandre Bharati Kerkhy SURANJAN PURATALEE Licensed Stands Verfair C.C. Centi 1 2 3 3, K. S. R. S. R. R. 721 2 0 APR 202. chandra Bharste Deukly 2 0 APR 202V V.C. T. # 7.22 24 \$ 723 Sanjukta Eanguli V.C. T. # 724 DISTRICT SUB REGISTRAR-V SOUTH 24 PGS, ALIPORE 1 D FEB 2022 242 V.C.TE 725 Sisin Mond 810 - Indar Mondal petua Mondal para o duspara, mallicleper

016 PO Park Street PS Taltala, (ii) NAMITA MUKHERJEE, (PAN BNMPM3243B & Voter Id No. WB/23/146/ 315296) wife of Late Prasanta Kumar Mukherjee an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 17, Palit Street, Kolkata 700 019 PO & PS Ballygunge, (iii) APARAJITA MUKHERJEE, (PAN AOWPM6613D & Aadhaar No. 8863 8053 9692) wife of Mr. Sanjay Goswami, an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 17, Palit Street, Kolkata 700 019 PO & PS Ballygunge (iv) CHANDRA BHARATI MUKHERJEE, (PAN ALZPM7362F & Aadhaar No. 7152 6034 8835) daughter of Late Bimal Kumar Mukherjee an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 2C, Panditiya Road, Flat No. B2, Kolkata 700 029 PO Sarat Bose Road and PS Gariahat, (v) SANJUKTA GANGULI (PAN ADQPG8392J & Aadhaar No. 7871 4111 7149) daughter of Late Hirendra Nath Ganguli an Indian national, by faith Hindu, by occupation retired presently residing at No. C-3/7, Manjulika (A), EM Bypass (ECTP) Phase IV, Ruby General Hospital, Kolkata 700 107 PO & PS Anandapur and (vi) ARINDAM GANGULI, (PAN ACMPG4580B & Aadhaar No. 8626 4985 5345) son of Late Hirendra Nath Ganguli an Indian national, by faith Hindu, by occupation retired presently residing at No. 32/5, Blessings, 3rd floor, Hutchins Road, 3rd Cross, St. Thomas Town, Bengaluru 560 084 PO St. Thomas Town PS Bansawadi 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 referred to as "THE ATTORNEY" AND ANIMESH SEN alias ANIMESH CHANDRA SEN (PAN ALGPS4258P & Aadhaar No. 3412 5415 3643) son of Late Nikhilesh Chandra Sen an Indian national, by faith Hindu, by occupation Business presently residing at No. P-17B, Asutosh Chowdhury Avenue, 802 Mainak, Kolkata 700 019 PS Karaya PO Ballygunge hereinafter referred to as the THIRD PARTY:

16/03/2022 Query No:-16308000450174 / 2022 Deed No :I - 163001253 / 2022, Document is digitally signed.

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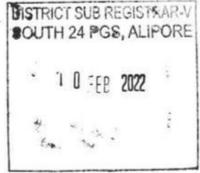
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16/03/2022 Query No. 16308000450174 / 2022 Deed No :I - 163001253 / 2022, Document is digitally signed. Runda P Bane 4

Page 4 of 41

WHEREAS:

- A. The Owners 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 27 cottahs 07 chittacks and 38 sq. ft. be the same a little more or less together with the 200 sq. ft. RT shed on part thereof all lying situate at and/or being municipal premises No. 42A, Hazra Road, Kolkata 700 019 PS Ballygunge in ward No. 69 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) and had caused to have the sanction of a building plan from the Kolkata Municipal Corporation bearing No. 2017080045 dated 23/08/2017
- B. By an Agreement dated 08th February 2022 and registered with the District Sub Registrar – V, Kolkata in Book No. I, Volume No. 1630 – 2022, being No. 163001143 of 2022 (hereinafter referred to as the said DEVELOPMENT AGREEMENT) the Owners have with the consent and concurrence of the Third Party 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.

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NOW KNOW YE ALL THESE PRESENTS WITNESSETH that WE, (i) PURABI ROY, (PAN ACZPR9611B & Aadhaar No. 5419 2299 8652) wife of Late Kalyan Shankar Roy an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 47/C, Abdul Halim Lane, Kolkata 700 016 PO Park Street PS Taltala, (ii) NAMITA MUKHERJEE, (PAN BNMPM3243B & Voter Id No. WB/23/146/ 315296) wife of Late Prasanta Kumar Mukherjee an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 17, Palit Street, Kolkata 700 019 PO & PS Ballygunge, (iii) APARAJITA MUKHERJEE, (PAN AOWPM6613D & Aadhaar No. 8863 8053 9692) wife of Mr. Sanjay Goswami, an Indian national, by faith Hindu. by occupation Housewife presently residing at No. 17, Palit Street, Kolkata 700 019 PO & PS Ballygunge (iv) CHANDRA BHARATI MUKHERJEE, (PAN ALZPM7362F & Aadhaar No. 7152 6034 8835) daughter of Late Bimal Kumar Mukherjee an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 2C, Panditiya Road, Flat No. B2, Kolkata 700 029 PO Sarat Bose Road and PS Gariahat. (v) SANJUKTA GANGULI (PAN ADQPG8392J & Aadhaar No. 7871 4111 7149) daughter of Late Hirendra Nath Ganguli an Indian national, by faith Hindu, by occupation retired presently residing at No. C-3/7, Manjulika (A), EM Bypass (ECTP) Phase IV, Ruby General Hospital, Kolkata 700 107 PO & PS Anandapur and (vi) ARINDAM GANGULI, (PAN ACMPG4580B & Aadhaar No. 8626 4985 5345) son of Late Hirendra Nath Ganguli an Indian national, by faith Hindu, by occupation retired presently residing at No. 32/5, Blessings, 3rd floor, Hutchins Road, 3rd Cross, St. Thomas Town, Bengaluru 560 084 PO St. Thomas Town PS Bansawadi 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: -

- To manage, hold and possess the said Premises and every part thereof in accordance with and in terms of the said Development Agreement.
- To apply for any modification/amendment to the already sanctioned plan in respect of the said premises and obtain the same and for that to deposit all necessary costs and expenses.
- To apply for and obtain the revalidation of 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 modification/amendment of sanction in respect the 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 may be necessary or required for modification, alteration and/or revalidation of 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 my behalf before the authorities concerned.

- 7. 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, Telecommunication Department, Airport Authority of India or any other authority in connection with the sanction modification or alteration or revalidation of the plans and to sign all papers and documents in connection therewith.
- 8. 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 papers, applications, documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney.
- 9. 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.
- 10. 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.
- 11. To enter into agreement for sale, transfer or otherwise in respect of the Developer's Allocation, as mentioned in Part – II of the Second Schedule of the said Development Agreement, in the said Premises in terms of the said Development Agreement.

- 12. 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, as mentioned in Part – II of the Second Schedule of the said Development Agreement, in the said Premises in terms of the said Development Agreement.
- 13. 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, as mentioned in Part – II of the Second Schedule of the said Development Agreement, in the said Premises in terms of the said Development Agreement.
- 14. To cause any Deed of Conveyance or document or instrument in respect of the Developer's Allocation, as mentioned in Part – II of the Second Schedule of the said Development Agreement, in the said Premises 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.
- 15. 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 are 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.
- 16. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.

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17. 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 her their hands if present personally. AND we the said Owners do hereby ratify and confirm and agree at all times to ratify and confirm all and whatsoever and the said Attorneys 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 admeasurement an area of about 27 cottahs 07 chittacks and 38 sq. ft. be the same a little more or less together with the kutcha structure measuring about 200 and lying situate at and/or being southern part or portion of municipal premises No. 42A, Hazra Road, Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation Sub Registry Alipore and is butted and bounded in the manner as following: -

By remaining demarcated part or portion of 42A, Hazra Road;
By municipal premises No. 42/1, Hazra Road;
Partly by municipal premises No. 16, Pankaj Mullick Sarani (Ritchie Road), partly by 18, Pankaj Mullick Sarani (Ritchie Road) and partly by 41, Hazra Road;
Partly by municipal premises No. 41, Hazra Road and partly by KMC Road named as Hazra Road;

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-

butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF we the said Owner & Third Party 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:

Find: Keny

Hinodri Nanli 20 Panditia Roade Flat-B2 Kol-29.

/ Mamita Mukherjee Partial Sanjukta Ganguti Aparajine rukung-Chaudra Bharate Deuley

Bay Salan 135, BRB Basn tel Udbeta 200001

SIGNED SEALED AND DELIVERED

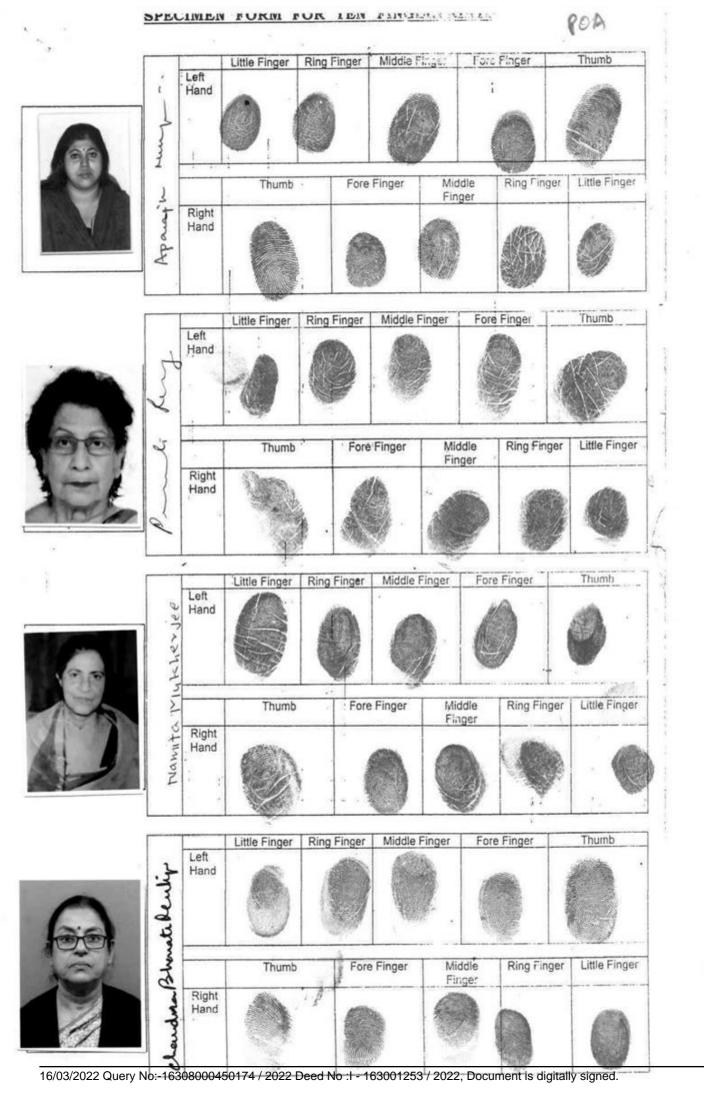
by the above mentioned THIRD PARTY

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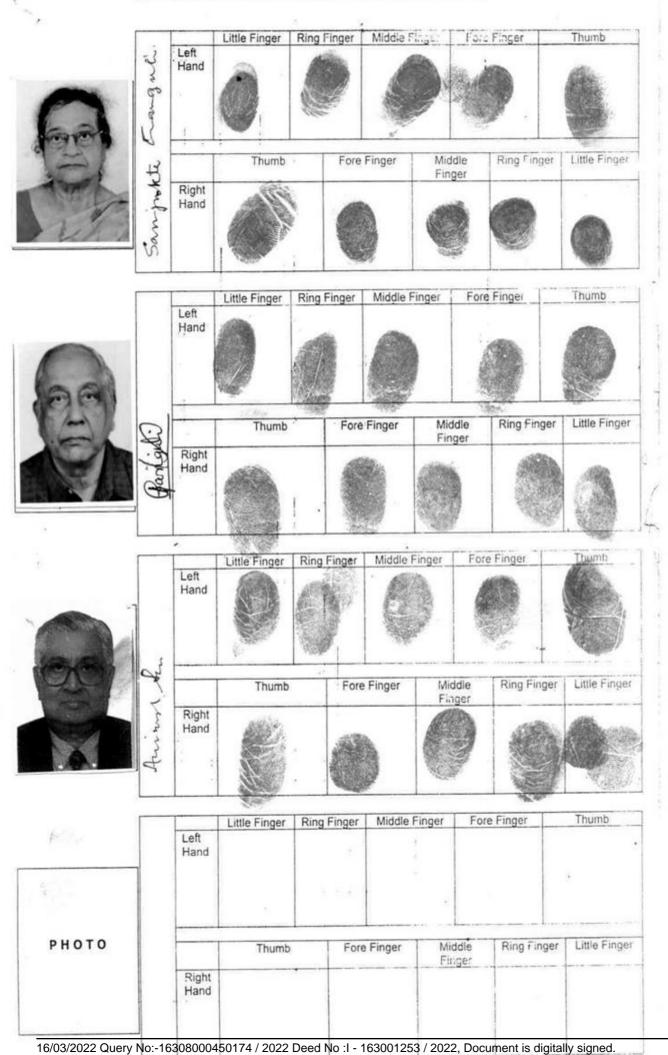
at Kolkata in the presence of: Apurba Chabraloogy 3, Horri Chab Street Kollinfa 700 006 -

Jeday Lalar

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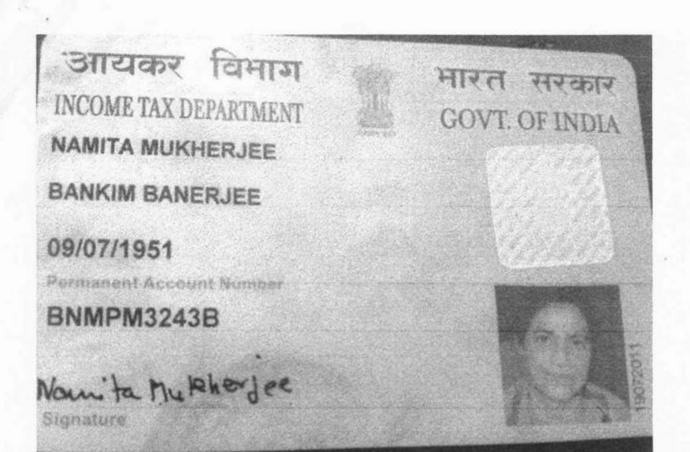


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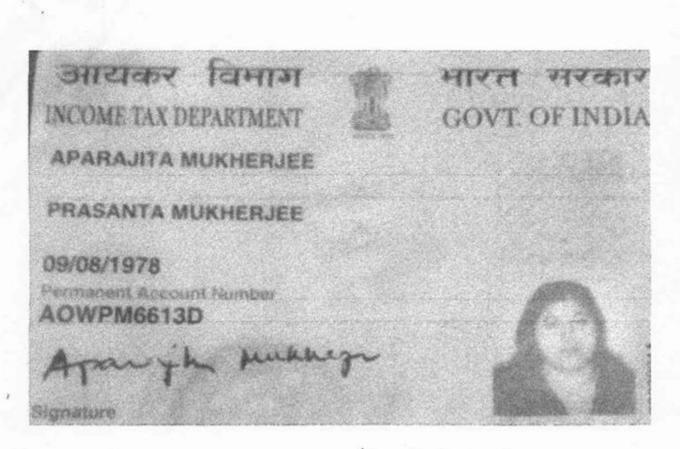
स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER ACZPR9611B TH INAME **PURABI ROY** पिता का नाम /FATHER'S NAME PEARY MOHAN MUKHERJEE जन्म तिथि /DATE OF BIRTH 12-07-1941 FEETER SIGNATURE आयकर आयुक्त, प.वं -X1 -7-COMMISSIONER OF INCOME-TAX, W.B. - XI nei king 16/03/2022 Query No:-16308000450174 / 2022 Deed No :I - 163001253 / 2022, Document is digitally signed. Page 14 of 41





Namitariukheriee

315296 ELECTION COMMISSION OF INDIA WB/23/146/ NAMITA MUKHERJEE 「夏夏季」「日日」「夏夏季」 Mamita Mukherjoe नविजा भूबाक : PHASANTA KH SING WALK FEMALE 2 E MI 88 체케 as on 1.1.1995 KED DORRA. band's name CARD ector's Name her/Mother. A15C44 -14 1014 112 aby Assembly Constituency বিধানসাভা নির্বাচন ক্ষেত্র Electoral Registration Officer নিৰ্বাচক নিৰন্ধন অধিকাৱিক 6 00 0 Fascimile Signature のない、などので CHOWRINGHEE 「「ころ」というないたんで URRA. O.R : द्वनिकाज 「たち」 9.3.1995 140 からろう For Place ञ्चान Date जान्निय िकाना

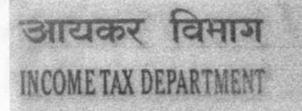


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16/03/2022 Query No:-16308000450174 / 2022 Deed No :I - 163001253 / 2022, Document is digitally signed.

_ Page 18 of 41_____





CHANDRA BHARATI MILLEE

BIMAL KUMAR MUKI

Permanent Account Number

ALZPM7362F

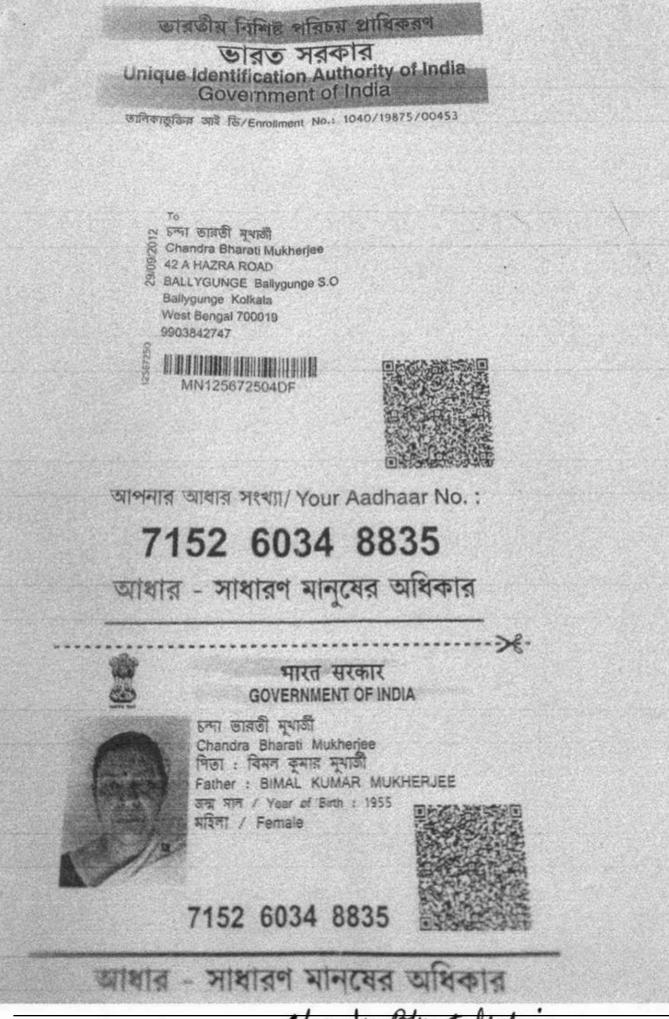
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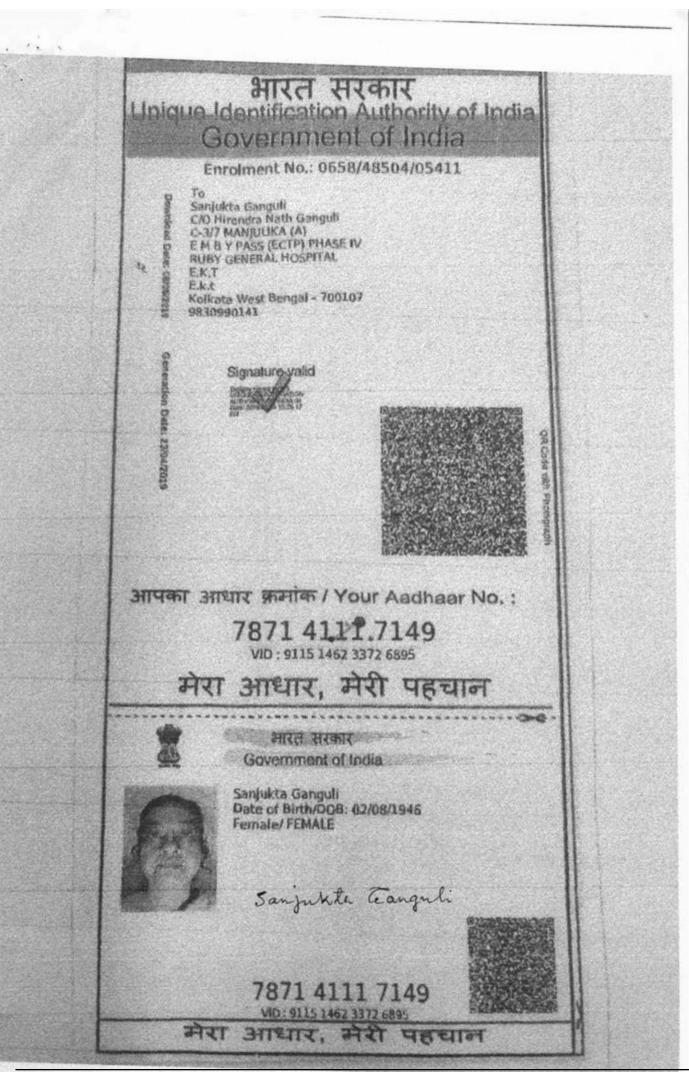
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भारत सरकार

GOVT. OF INDIA



स्थाई लेखा संतया /PERMANENT ACCOUNT NUMBER ADQPG8392J नाम /NAME SANJUKTA GANGULI पिता का भाग /FATHER'S NAME HIRENDRA NATH GANGULI जन्म तिथि /DATE OF BIRTH 02-08-1946 हरताक्षर /SIGNATURE Sanjakta Gangahi Sanjakta Gangahi आयकर आयक, प.च.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI







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8626 4985 5345 मेरा आधार, मेरी पहचान





रथाई लेखा संख्या (PERMANENT ACCOUNT NUMBER AADCS5305E



8-31

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

SWASTIC PROJECTS PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

16-07-1993

इस कार्ड के खो / निस जाने पर कृप्या कारी कारी वाले प्राधिकारी को सुवित / यापल कर हैं, संयुक्त आयकर आवुक्त(पद्धति एवं तकपीजी), थी-7. चौरंगी स्व्यायर, कालकत्ता - 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, Calcutts-700 069.

16/03/2022 Query No:-16308000450174 / 2022 Deed No :I - 163001253 / 2022, Document is digitally signed.

11

'अगयकर विभाग में भ INCOME TAX DEPARTMENT	ovr. of INDIA
स्थापी लेखा संख्या कार्ड Permanent Account Number Card ACPPR8539Q	
TTR/ Name VIVEK RUIA	
fun का राम/ Father's Name SHEO KUMAR RUIA	17062020
ताला की मारीमा / Date of Birth	



আধার -সাধারণ মানুষের অধিকার

भारतीय विशिष्ट पहचान प्राधिकरण FOF INDIA

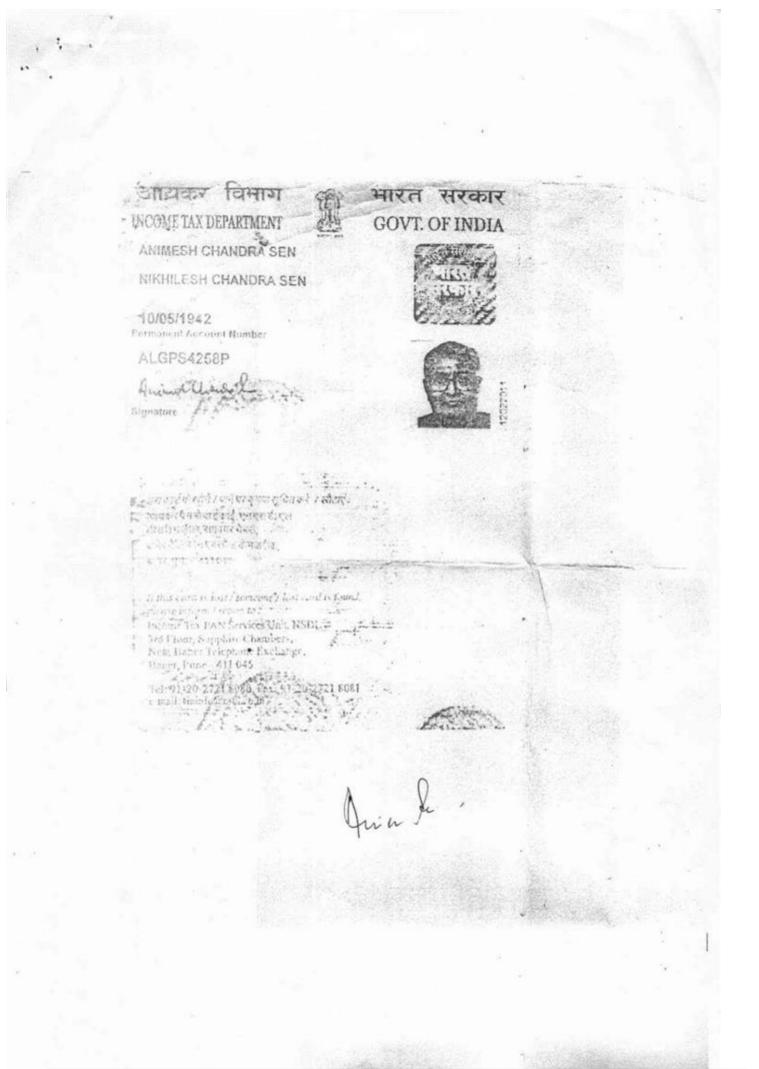
ঠিকানা: 21/2, বালিগঞ্জ প্লেস, বালিগঞ্জ, কোলকাতা, পশ্চিম বঙ্গ - 700019

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all

Address 21/2, BALLYGUNGE PLACE, Ballygunge, Kolkata, West Bengal - 700019

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1947	help@uidal.gov.in	www.uidal.gov.in	P.O. Box No. 1947, Bengaluru-560 001



জারডের নির্বাচন কমিশন পরিচয় পত্র ELECTION COMMISSION OF INDIA IDENTITY CARD JTK3837937



নির্যাচকের নাম : পিশির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদন সংখ্য Father's Name : Jadab Mondal

জিল / Sax : গুt / M জন্ম তারিখ Pate of Eirth : 05/01/1984

sin Honordal

JTK3837937

ঠিকানা: শেষ্ট্ৰায় মতল পায়ে ও জইমাসপান্ধা মারিকপুর বাজই পৃথ ব্যক্তিয় 24 পরকায় 700147

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

Case: 12/08/2007 104-বাকইশুর নির্বজন জেরের নির্বজন নির্বজন আরিকারিকের স্বাক্তরে অনুকৃতি Facsimile Signature of the Electoral Registration Officer for 104-Barulpur Constituency

টিকানা পরিষ্ঠন হলে নতুন রিডানার কোটার পিটে নাম তোলা ও একই মহতে নতুন সভিত্র পরিষণেত্র গাওয়ায জন্ম নির্দিষ্ট তার্ত্রে এই পরিষয়ণত্রের নম্প্রাট উল্লেখ ফলন। In case of change in address mention bin Card No. In the relevant Form for lockeding your same in the rol 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 16308000450174/2022

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

SI No.	Name of the Executant	Category	Finger P	rint Signature with date
1	Mrs Purabi Roy 47/C, Abdul Halim Lane, City:- Kolkata, P.O:- Park Street, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700016	Principal		1-li ling 10.02, 2022
SI No.	Name of the Executant	Category	Finger P	rint Signature with date
2	Mrs Namita Mukherjee 17, Palit Street, City:-, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Principal		Namita Nukherdet 10/2/2022
SI No.	Name of the Executant	Category	Photo Finger Pr	rint Signature with
3	Mrs Aparajita Mukherjee 17, Palit Street, City:-, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Principal		Aquegice Hump 10/2 / 2022-

Query No:-16308000450174/2022, 09/02/2022 01:45:15 PM SOUTH 24-PARGANAS (D.S.R. - V)

Page 2 of 4

SI No.	Name of the Executant	Category	0	Finger Print	Signature with date
4	Mrs Chandra Bharati Mukherjee 2C, Panditiya Road, Flat No. B2,, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Principal		6	chardraftarati 18/2/22
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mrs Sanjukta Ganguli C- 3/7, Manjulika (A), EM Bypass (ECTP) Phase IV, Ruby General Hospital, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700107	Principal	6		Sanjuklā Canguli 10 02 2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Arindam Ganguli 32/5, Blessings, 3rd Floor, Hutchins Road, 3rd Cross, St. Thomas Town,, City:-, P.O:- St Thomas Town, P.S:- HEBBAL, District:- Bangalore, Karnataka, India, PIN:- 560084	Principal			Guild

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

Query No:-16308000450174/2022, 09/02/2022 01:45:15 PM SOUTH 24-PARGANAS (D.S.R. - V)

Page 3 of 4

SI No.		tant Category			Finger Print	Signature with date	
7	Mr Animesh Chandra Sen P-17B, Asutosh Chowdhury Avenue, Mainak,, City:-, P.O:- Ballygunge, P.S:-Kan District:-South 24- Parganas, West Beng India, PIN:- 700019	802 - aya,	rincipal			Anian Ly 10/02/2022	
SI Io.	Name and Address of identifier	Ident	ifier of	Photo	Finger Print	Signature with date	
1	Subhasgram, City:- , P.O:- Baruipur, P.S:- Baruipur, District:-		Aparajita			Sidie Mondal	

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

Query No:-16308000450174/2022, 09/02/2022 01:45:15 PM SOUTH 24-PARGANAS (D.S.R. - V)

Page 4 of 4

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-1630-01253/2022	Date of Registration	11/02/2022	
Query No / Year	1630-8000450174/2022	Office where deed is registered		
Query Date	09/02/2022 1:27:10 PM	D.S.R V SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name, Address & Other Details	Pradeep Ray Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile I : 9836974709, Status :Others			
Transaction		Additional Transaction		
[0138] Sale, Development P Development Agreement	ower of Attorney after Registered	[4308] Other than Immova Agreement [No of Agreen		
Set Forth value		Market Value		
Rs. 2/-		Rs. 15,49,70,782/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after F No/Year]:- 163001143/2022 Received issuing the assement slip.(Urban area)	Rs. 50/-(FIFTY only)fro		

Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, , Premises No: 42A, , Ward No: 069 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1			Bastu		27 Katha 7 Chatak 38 Sq Ft	1/-	15,49,16,107/-	Width of Approach Road: 18 Ft., , Project Name :
	Grand	Total :			45.359Dec	1 /-	1549,16,107 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,675/-	Structure Type: Structure
		floor : 200 Sq Ft.,Re ompletion: No door a		es Floor, Age of s	Structure: 50 Years, Roof Type: Tiles

	Total :	200 sq ft	1 /-	54,675 /-	
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Principal Details :

SI	Name,Address,Photo,Finger print and Signature
No	
1	Mrs Purabi Roy Wife of Late Kalyan Shankar Roy 47/C, Abdul Halim Lane, City:- Kolkata, P.O:- Park Street, P.S:-Taltola, District:- Kolkata, West Bengal, India, PIN:- 700016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxx1B, Aadhaar No: 54xxxxxx8652, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2022
	, Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence
2	Mrs Namita Mukherjee Wife of Late Prasanta Kumar Mukherjee 17, Palit Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence
	Mrs Aparajita Mukherjee
3	Wife of Mr Sanjay Goswami 17, Palit Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxx3D, Aadhaar No: 88xxxxxx9692, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence
4	Mrs Chandra Bharati Mukherjee (Presentant)
4	Daughter of Late Bimal Kumar Mukherjee 2C, Panditiya Road, Flat No. B2,, City:- , P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxx2F, Aadhaar No: 71xxxxxx8835, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence
5	Mrs Sanjukta Ganguli Daughter of Late Hirendra Nath Ganguli C-3/7, Manjulika (A), EM Bypass (ECTP) Phase IV, Ruby General Hospital, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxx2J, Aadhaar No: 78xxxxxx7149, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence
6	Mr Arindam Ganguli
U	Son of Mr Hirendra Nath Ganguli 32/5, Blessings, 3rd Floor, Hutchins Road, 3rd Cross, St. Thomas Town,, City:-, P.O:- St Thomas Town, P.S:-HEBBAL, District:-Bangalore, Karnataka, India, PIN:- 560084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxx0B, Aadhaar No: 86xxxxxxx5345, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022, Admitted by: Self, Date of Admission: 10/02/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2022
	, Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence

7 Mr Animesh Chandra Sen

Son of Late Nikhilesh Chandra Sen P-17B, Asutosh Chowdhury Avenue, 802 Mainak,, City:-, P.O:- Ballygunge,
P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, PAN No.:: ALxxxxx8P, Aadhaar No: 34xxxxxx3643, Status :Self and as
Confirming Party, Executed by: Self, Date of Execution: 10/02/2022
, Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 10/02/2022
, Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Swastic Projects Pvt Ltd 21/2 Ballygunge Place, 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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature		
	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.:: ACxxxxx9Q, Aadhaar No: 89xxxxxx4246 Status : Representative, Representative of : Swastic Projects Pvt Ltd (as Director)		

Identifier Details :

Name	Photo	Finger Print	Signature
Sisir Mondal Son of Jadav Mondal Subhasgram, City:- , P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mrs Purabi Roy, Mrs Namita Mukherjee, Mrs Aparajita Mukherjee, Mrs Chandra Bharati Mukherjee, Mrs Sanjukta Ganguli, Mr Arindam Ganguli, Mr Animesh Chandra Sen			

Trans	Transfer of property for L1						
SI.No	From	To. with area (Name-Area)					
1	Mrs Purabi Roy	Swastic Projects Pvt Ltd-6.47985 Dec					
2	Mrs Namita Mukherjee	Swastic Projects Pvt Ltd-6.47985 Dec					
3	Mrs Aparajita Mukherjee	Swastic Projects Pvt Ltd-6.47985 Dec					
4	Mrs Chandra Bharati Mukherjee	Swastic Projects Pvt Ltd-6.47985 Dec					
5	Mrs Sanjukta Ganguli	Swastic Projects Pvt Ltd-6.47985 Dec					
6	Mr Arindam Ganguli	Swastic Projects Pvt Ltd-6.47985 Dec					
7	Mr Animesh Chandra Sen	Swastic Projects Pvt Ltd-6.47985 Dec					
Trans	Transfer of property for S1						
SI.No	From	To. with area (Name-Area)					
1	Mrs Purabi Roy	Swastic Projects Pvt Ltd-28.57142900 Sq Ft					
2	Mrs Namita Mukherjee	Swastic Projects Pvt Ltd-28.57142900 Sq Ft					
3	Mrs Aparajita Mukherjee	Swastic Projects Pvt Ltd-28.57142900 Sq Ft					
4	Mrs Chandra Bharati Mukherjee	Swastic Projects Pvt Ltd-28.57142900 Sq Ft					
5	Mrs Sanjukta Ganguli	Swastic Projects Pvt Ltd-28.57142900 Sq Ft					
6	Mr Arindam Ganguli	Swastic Projects Pvt Ltd-28.57142900 Sq Ft					
7	Mr Animesh Chandra Sen	Swastic Projects Pvt Ltd-28.57142900 Sq Ft					

On 09-02-2022

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 15,49,70,782/-

Rita Lepcha DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 10-02-2022

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

Presented for registration at 17:20 hrs on 10-02-2022, at the Private residence by Mrs Chandra Bharati Mukherjee, one of the Executants.

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

Execution is admitted on 10/02/2022 by 1. Mrs Purabi Roy, Wife of Late Kalyan Shankar Roy, 47/C, Abdul Halim Lane, P.O: Park Street, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession House wife, 2. Mrs Namita Mukherjee, Wife of Late Prasanta Kumar Mukherjee, 17, Palit Street, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 3. Mrs Aparajita Mukherjee, Wife of Mr Sanjay Goswami, 17, Palit Street, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 4. Mrs Chandra Bharati Mukherjee, Daughter of Late Bimal Kumar Mukherjee, 2C, Panditiya Road, Flat No. B2,, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 5. Mrs Sanjukta Ganguli, Daughter of Late Hirendra Nath Ganguli, C-3/7, Manjulika (A), EM Bypass (ECTP) Phase IV, Ruby General Hospital, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Retired Person, 6. Mr Arindam Ganguli, Son of Mr Hirendra Nath Ganguli, 32/5, Blessings, 3rd Floor, Hutchins Road, 3rd Cross, St. Thomas Town,, P.O: St Thomas Town, Thana: HEBBAL, , Bangalore, KARNATAKA, India, PIN - 560084, by caste Hindu, by Profession Retired Person, 7. Mr Animesh Chandra Sen, Son of Late Nikhilesh Chandra Sen, P-17B, Asutosh Chowdhury Avenue, 802 Mainak,, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by **Profession Business**

Indetified by Sisir Mondal, , , Son of Jadav Mondal, Subhasgram, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

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

On 11-02-2022

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 10555, Amount: Rs.100/-, Date of Purchase: 20/04/2021, Vendor name: Suranjan Mukherjee

Rita Lepcha 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 64956 to 64996 being No 163001253 for the year 2022.



(Leena Mondal) 2022/03/16 06:34:32 PM DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS West Bengal.

(This document is digitally signed.)