

02211/22

I - 214/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 384106



Pampa Sinha

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

District Sub-Registrar-V
Alipore; South 24 Parganas



Pinaki Sinha

01 APR 2022 01 MAR 2022

01 APR 2022

THIS POWER OF ATTORNEY is made on this 29th day of March Two Thousand and Twenty Two BETWEEN PAMPA SINHA (PAN BZOPS8358B & Aadhaar No. 6337 7748 8667) daughter of Late Kamal Kumar Sinha an Indian national, by faith Hindu, by occupation Service and PINAKI SINHA (PAN BZOPS7579C & Aadhaar

844023/2022
29/3/2022



Kamal Kumar Sinha

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

NAME _____
ADD. _____
No. _____
20 APR 2021
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. G. Court
2 & 3, K. S. Roy Road, KSC 1

Ruchi Sinha

20 APR 2021
20 APR 2021



V. C. T. #
1278

Ruchi Sinha



V. C. T. #
1279



Tanpa Sih



V. C. T. #
1280

Aloke Saha

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
29 MAR 2022

Biswajit Mondal
S/O - Jagan Mondal
Petua Mondal para
O Auides para - Meelli chpur
Baruipur - Kolkata-147.

No. 7393 6319 0757) son of Late Kamal Kumar Sinha an Indian national, by faith Hindu, by occupation Business both presently residing at No. 53, Paddapukur Road, Kolkata – 700 020, PO Lala Lajpat Rai Sarani PS Bhawnipore and also of 38/3, Baghbazar Street, Kolkata 700 003, PO Baghbazar, PS Shyampukur hereinafter collectively referred to as the "**OWNERS**" in favour of **SWASTIC HEIGHTS PRIVATE LIMITED** (PAN AABCH2817C) 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**") AND **ALOKE SAHA** (PAN AMEPS7920D & Aadhaar No. 3697 4866 4457) son of Late Ashutosh Saha an Indian national, by faith Hindu, by occupation Business of Geetanjali Construction, sole proprietor, 376, N. S. C. Bose Road, Kolkata 700 047, PO Naktala PS Netaji Nagar, and presently residing at No. 51, Sripally, Purbaputariy, PO & PS Regent Park, Kolkata 700 033 (hereinafter referred to as the **CONFIRMING PARTY**).

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 ad-measurement an area of about **05 cottahs** and **05 chittacks** be the same a little more or less together with a two storied dilapidated building all lying situate at and/or being municipal premises No. 53, Paddapukur Road, Kolkata 700 020 PO Lala Lajpat Rai Sarani PS Bhowanipore (more fully 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 10th March 2022 and registered with the District Sub Registrar, Alipore – V, in Book No. ~~1~~, Volume No. 1630 – 2022, being No. 1630 01822 of 2022 (hereinafter referred to as the said **DEVELOPMENT**

AGREED
the sa...



DISTRICT SUB REGISTRAR
SOUTH 24 PGS, ALIPORE
29 MAH 2022

O Auides para memungva
Barairur = Kalkata-147.

AGREEMENT) the Owners have granted the exclusive right of development of the said Premises unto and in favour of the Attorney herein and in terms thereof the Owners are required to grant power of attorney to the Attorney.

- 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 do the following acts deeds matters and things in respect of the said Premises.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that **WE, PAMPA SINHA** (PAN BZOPS8358B & Aadhaar No. 6337 7748 8667) daughter of Late Kamal Kumar Sinha an Indian national, by faith Hindu, by occupation Service and **PINAKI SINHA** (PAN BZOPS7579C & Aadhaar No. 7393 6319 0757) son of Late Kamal Kumar Sinha an Indian national, by faith Hindu, by occupation Business both presently residing at No. 53, Paddapukur Road, Kolkata – 700 020, PO Lala Lajpat Rai Sarani PS Bhawnipore and also of 38/3, Baghbazar Street, Kolkata 700 003, PO Baghbazar, PS Shyampukur the **OWNERS** as aforesaid do hereby nominate appoint and constitute **SWASTIC HEIGHTS PRIVATE LIMITED** (PAN AABCH2817C) 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 apply for mutation of the names of the present owners of the said Premises in the records of the Kolkata Municipal Corporation and for that to sign all applications, papers documents instruments that may be required in this regard.

2. To have the said Premises amalgamated and merged with the adjoining property No. 1/1A, Prannath Pandit Street, Kolkata 700 025 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 application, papers, documents, instruments, maps, plans and/or anything not particularly mentioned herein and that may be necessary or be required in this regard.
4. To sign and submit all applications maps plans specifications and obtain the same thereof upon sanction in respect of 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 may be necessary or required for modification, alteration and/or sanction of the plan concerning the said Premises and also to sign other documents as may be required by the authorities from time to time.
6. To appear and represent the Owners before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the Owners in respect of the said Premises and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representations for and on our 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 Department, West Bengal,

Kolkata Police, Land Department of the Government of West Bengal, Urban Land (Ceiling & Regulation) Act, 1976 and/or any other department and/or authority of Central, State or Local government in connection with the sanction modification or alteration 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. If required, to enter into any agreement, settlement and/or any other manner and/or document that may be 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.
10. To apply for and obtain licences and permissions that may be 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 other documents that are required and/or may be necessary for sanction of the plan and the development of the said Premises on the draft of such documents being approved by the Owners.
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

respect of the Developer's Allocation on compliance of the pre-conditions 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 on compliance of the pre-conditions of the said Development Agreement.
15. To cause any Deed of Conveyance or document or instrument in respect of the Developer's Allocation on compliance of the pre-conditions of the said Development Agreement, to be registered and for the said purposes to sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
16. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in any way 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 compromise, settle, refer to arbitration, submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue so as to protect the rights, title and interests of the Owners at all points of time.
17. To appoint any retainers, solicitors, advocates and other legal agents restricted to the matters concerning and to revoke such appointments and others as occasion shall require.
18. To sign affirm and verify plaints, petitions, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said Premises or any part thereof.

AND GENERALLY to do all acts deeds matters and things concerning the powers hereby conferred in respect of the said Premises which the Owners could have done lawfully under their own hands if present personally. AND we the said Owners do hereby ratify 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 ad-measurement an area of about 05 cottahs and 05 chittacks be the same a little more or less together with a two storied dilapidated building measuring about 1500 sq. ft. on the ground floor and 1000 sq. ft. on the first floor standing thereon and lying situate at and/or being municipal premises No. 53, Paddapukur Road, Kolkata 700 020 PO Lala Lajpat Rai Sarani PS Bhowanipore in ward No. 72 of the Kolkata Municipal Corporation, having KMC assessee No. 110722300051 in the District of 24 Parganas (S), Sub-Registry Alipore and is butted and bounded in the manner following: -

- ON THE NORTH: Partly by municipal premises No. 54B, Paddapukur Road and partly by municipal premises No. 52B, Paddapukur Road and partly by passage;
- ON THE SOUTH: Partly by municipal premises No. 2C, Prannath Pandit Street and partly by municipal premises No. 2D, Prannath Pandit Street
- ON THE EAST: By municipal premises No. 1/1A, Prannath Pandit Street;
- ON THE WEST: By Passage;

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 Owners have set and subscribed our respective hands to these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the above mentioned OWNERS

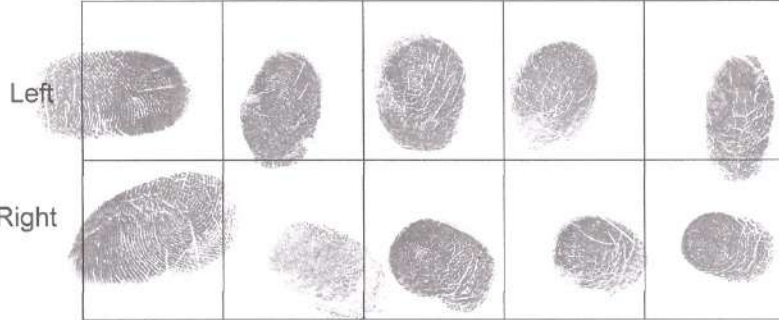
at Kolkata in the presence of:

Tampa Saha

1) *Sisir Mondal*
Petua Mondal para
o Ruidos para
Mallickpor
Baruipur
Kolkata-147.

2) *Pradeep Roy*
Aipon Kalia Court.
Kali: 27

Tampa Saha



Braja Saha

Braja Saha



SIGNED AND DELIVERED

by the abovementioned CONFIRMING PARTY

at Kolkata in the presence of:

Aloke Saha

1) *Sisir Mondal*
2) *Pradeep Roy*

Aloke Saha



Drafted by me
Rishi Kumar Gosh, Adv.
A-10, Pore Court-
F/1873/198/99

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PAMPA SINHA

KAMAL KUMAR SINHA

28/12/1968

Permanent Account Number

BZOPS8358B

Pampa Sinha
Signature



03092008

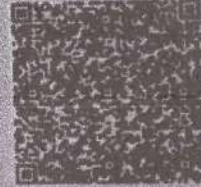
Pampa Sinha



ভারত সরকার
Government of India



পম্পা সিনহা
Pampa Sinha
জন্মতারিখ/ DOB: 28/12/1968
মহিলা / FEMALE



6337 7748 8667

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
৫৩, পদ্দা পুকুর রোড, এল.আর.সরনী
এস.ও, কোলকাতা,
পশ্চিমবঙ্গ - 700020

Address:
53, PADDA PUKUR ROAD,
L.R.Sarani S.O, Kolkata,
West Bengal - 700020

6337 7748 8667



1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Pampa Sinha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

PINAKI SINHA

KAMAL KUMAR SINHA

22/01/1969
Permanent Account Number

BZOPS7579C

Pinaki Sinha
Signature



03052006

Pinaki Sinha



ভারত সরকার

Government of India



পিনাকী সিনহা

Pinaki Sinha

পিতা : কমল কুমার সিনহা

Father : KAMAL KUMAR SINHA

জন্ম মাল / Year of Birth : 1969

পুরুষ / Male



7393 6319 0757

আধার - সাধারণ মানুষের অধিকার



ভারতীয় ঐক্য পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

৫৩, পদ্ম পুকুর রোড, এল.আর
সরনী, কোলকাতা, পশ্চিমবঙ্গ,
700020

Address:

53, PADDA PUKUR ROAD,
L.R.Sarani S.O, L.r.sarani,
Kolkata, West Bengal, 700020

7393 6319 0757



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Pinaki Sinha



অনন্য আধার পরিচয় প্রদান

ভারত সরকার

Unique Identification Authority of India

Government of India

ভারতীয় আধার আইডি / Enrollment No.: 1040/20514/32460

To
অপেক সাহা
Aloke Saha
2/40/1 NAKTALA 2ND SCHEME
Naktala
Naktala
Circus Avenue Kolkata
West Bengal 700047



MN793461627FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3697 4866 4457

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অপেক সাহা
Aloke Saha
পিতা : অশুভ সাহা
Father Ashubosh Saha
জন্ম তারিখ / DOB: 02/03/1966
পুরুষ / Male



3697 4866 4457

আধার - সাধারণ মানুষের অধিকার

Aloke Saha

Aloke Saha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALOKE SAHA
ASHUTOSH SAHA

02/03/1966
Permanent Account Number
AMEPS7920D

Aloke Saha
Signature



Aloke Saha



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



নির্বাচকের নাম : শিশির মন্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মন্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : 05/01/1964

Sisir Mondal

JTK3837937

ঠিকানা:
পেটুয়া মন্ডল গাজ ও রুইদাসপাড়া মাল্লিকপুর বারুই পুর
দক্ষিণ 24 পরগণা 700147

Address:
Petua Mondal Para O Ruidaspara
Mallikpur Barui 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 লিটে নাম
জেন্সি ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নিশ্চিত করবে 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.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWASTIC HEIGHTS PRIVATE LIMITED



02/12/1997

Permanent Account Number

AABCH2817C

25072013

इस कार्ड के खोने / जाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एन डी एल
5 थी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, MSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@msdl.co.in





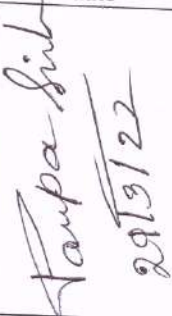

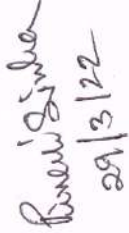
Government of West Bengal

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 16308000844023/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Pampa Sinha 53 Paddapukur Road, Block/Sector: Kolkata, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Principal			 29/3/22
2	Mr Pinaki Sinha 53 Paddapukur Road, Block/Sector: Kolkata, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Principal			 29/3/22

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Aloke Saha 376, N S C Bose Road, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700033	Principal			<i>Aloke Saha</i> 29/03/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Patua Mondal Para, City:- , P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mrs Pampa Sinha, Mr Pinaki Sinha, Mr Aloke Saha			<i>Sisir Mondal</i> 29.03.2022.

(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-1630-02141/2022	Date of Registration	01/04/2022
Query No / Year	1630-8000844023/2022	Office where deed is registered	
Query Date	15/03/2022 1:28:48 PM	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. 2,65,62,733/-		
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]:- 163001822/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Padma Pukur Road, , Premises No: 53, , Ward No: 072 Pin Code : 700020

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 5 Chatak		2,55,50,233/-	Width of Approach Road: 8 Ft., , Project Name :
Grand Total :				8.7656Dec	0 /-	255,50,233 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	0/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 75 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 75 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2500 sq ft	0 /-	10,12,500 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Pampa Sinha Daughter of Late Kamal Kumar Sinha 53 Paddapukur Road, Block/Sector: Kolkata, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BZxxxxxx8B, Aadhaar No: 63xxxxxxx8667, Status :Individual, Executed by: Self, Date of Execution: 29/03/2022 , Admitted by: Self, Date of Admission: 29/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/03/2022 , Admitted by: Self, Date of Admission: 29/03/2022 ,Place : Pvt. Residence</p>
2	<p>Mr Pinaki Sinha (Presentant) Son of Late Kamal Kumar Sinha 53 Paddapukur Road, Block/Sector: Kolkata, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BZxxxxxx9C, Aadhaar No: 73xxxxxxx0757, Status :Individual, Executed by: Self, Date of Execution: 29/03/2022 , Admitted by: Self, Date of Admission: 29/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/03/2022 , Admitted by: Self, Date of Admission: 29/03/2022 ,Place : Pvt. Residence</p>
3	<p>Mr Aloke Saha Son of Late Ashutoshh Saha 376, N S C Bose Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: amxxxxx0d, Aadhaar No: 36xxxxxxx4457, Status :Confirming Party, Executed by: Self, Date of Execution: 29/03/2022 , Admitted by: Self, Date of Admission: 29/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/03/2022 , Admitted by: Self, Date of Admission: 29/03/2022 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Swastic Heights Private Limited 21/2 Ballygunge Place, Block/Sector: Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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, , Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Swastic Heights Private Limited (as Director)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Sisir Mondal Son of Mr Jadav Mondal Patua Mondal Para, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147</p>			

Officer Of Mrs Pampa Sinha, Mr Pinaki Sinha, Mr Aloke Saha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Pampa Sinha	Swastic Heights Private Limited-4.38281 Dec
2	Mr Pinaki Sinha	Swastic Heights Private Limited-4.38281 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Pampa Sinha	Swastic Heights Private Limited-1250.00000000 Sq Ft
2	Mr Pinaki Sinha	Swastic Heights Private Limited-1250.00000000 Sq Ft

On 24-03-2022

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 2,65,62,733/-



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

On 29-03-2022

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

Presented for registration at 17:50 hrs on 29-03-2022, at the Private residence by Mr Pinaki Sinha , one of the Executants.

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

Execution is admitted on 29/03/2022 by 1. Mrs Pampa Sinha, Daughter of Late Kamal Kumar Sinha, 53 Paddapukur Road, Sector: Kolkata, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession House wife, 2. Mr Pinaki Sinha, Son of Late Kamal Kumar Sinha, 53 Paddapukur Road, Sector: Kolkata, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. Mr Alope Saha, Son of Late Ashutosh Saha, 376, N S C Bose Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Indetified by Mr Sisir Mondal, , , Son of Mr Jadav Mondal, Patua Mondal Para, P.O: Baruiipur, Thana: Baruiipur, , 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 01-04-2022

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 10553, Amount: Rs.100/-, Date of Purchase: 20/04/2021, 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 97095 to 97120
being No 163002141 for the year 2022.



Digitally signed by LEENA MONDAL
Date: 2022.04.06 14:40:15 +05:30
Reason: Digital Signing of Deed.

(Leena Mondal) 2022/04/06 02:40:15 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)