

3048/2021

3366/21

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

AA 909248

NO: 8000502231/21

Dtd 1003-4.30 P.M. 8-502231/2021

Com. No. 528/21

OK

Attention: This document is a copy of the original document. It is not a part of this document.



Additional Registrar

THIS POWER OF ATTORNEY is made this ^{4th} 27 day of February Two Thousand and Twenty One BY i) RAJESH BAJAJ (PAN AEHPB8073R & Aadhaar 6620 4549 1734), ii) MANISH BAJAJ (PAN ADQPB1605F & Aadhaar 2446 0500 4392) both

Additional Registrar of Assurances III Kolkata

20 MAR 2021

J. (i) 400
 J. (ii) 250
 650

8661

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

NAME.....
ADD.....
Rs.....
11 JAN 2021
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K-S, Roy Road, Kol-1

11 JAN 2021
11 JAN 2021



[Handwritten signature]

sons of Sri Iswari Prasad Bajaj, iii) VINEET BAJAJ (PAN ADVPB9214H & Aadhaar 8503 7558 4705) & iv) SUMIT BAJAJ (PAN AEDPB9251P & Aadhaar 8474 7463 5531) both sons of Late Mohan Lal Bajaj all Indian nationals all by faith Hindu all by occupation Business all presently residing at No. 118, Bangur Avenue, Block C, Kolkata 700 055 PO Bangur Avenue, PS Lake Town hereinafter collectively referred to as the "**OWNERS**" in favour of SWASTIC VIDRIK REALTY PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge PS Gariahat (hereinafter called "**THE ATTORNEY**").

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 43 cottahs 07 chittacks and 25 sq. ft. be the same a little more or less together with the ground plus three storied building and other structures standing on part thereof and all lying situate at and/or being holding No. 1062 (including 1062/1, 1061, 903 and 903/1 after amalgamation), (postal address 118) in Block C, Bangur Avenue, Kolkata 700 055 PS Lake Town in ward No. 29 of the South Dum Dum Municipality (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 ^{4th} 26 February 2021 and registered with the Additional Registrar of Assurances – III, Kolkata in Book No. I, Volume No. 1903 – 2021, Being No. 2491 of 2021 (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

R/Bajaj 4

R/Bajaj 4

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 Owner in their name place and stead to severally do the following acts deeds matters and things in respect of the said Premises.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that **WE**, i) **RAJESH BAJAJ** (PAN AEHPB8073R) & Aadhaar 6620 4549 1734, ii) **MANISH BAJAJ** (PAN ADQPB1605F & Aadhaar 2446 0500 4392) both sons of Sri Iswari Prasad Bajaj, iii) **VINEET BAJAJ** (PAN ADVPB9214H & Aadhaar 8503 7558 4705) & iv) **SUMIT BAJAJ** (PAN AEDPB9251P & Aadhaar 8474 7463 5531) both sons of Late Mohan Lal Bajaj all Indian nationals all by faith Hindu all by occupation Business all presently residing at No. 118, Bangur Avenue, Block C, Kolkata 700 055 PO Bangur Avenue, PS Lake Town, the **OWNERS** as aforesaid do hereby nominate appoint and constitute **SWASTIC VIDRIK REALTY PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 and presently having its registered office 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 severally do the following acts deeds matters and things that is to say: -

1. To have the names of the Owners to be mutated in records of the South Dum Dum Municipality and for that purpose sign all applications, letters, plans, documents and instruments and appear before the concerned authorities on behalf of the Owners.

2. To apply for and obtain sanction of the building plan from the South Dum Dum Municipality and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
3. To sign and submit all applications maps plans specification and obtain the same thereof upon sanction in respect any plan and/or any modification or alterations thereafter upon the building plan sanctioned by the South Dum Dum Municipality 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.
4. 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.
5. To appear and represent the Owners before the South Dum Dum Municipality, Building Tribunal and other authorities concerned regarding any notice received or served on the Owners in respect of the said Premises and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on our behalf before the authorities concerned.
6. To appear and represent the Owners before the necessary authorities including the South Dum Dum Municipality, Fire Services Dept. West Bengal, Urban Land (Ceiling & Regulation) Act, 1976, Airport Authority of India any other Authority, Department whether Central, State or Local in connection with the sanction



modification or alteration of the plans and to sign all papers and documents in connection therewith.

7. 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.

8. 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.

9. 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.

10. To enter into agreement for sale, transfer or otherwise in respect of the Developer's Allocation in the said Premises in terms of the said Development Agreement.

11. 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 in the said Premises in terms of the said Development Agreement.

12. 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 the said Premises in terms of the said Development Agreement.

13. To cause any Deed of Conveyance or document or instrument in respect of the Developer's Allocation in the said Premises 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.
14. 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.
15. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
16. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said Premises or any part thereof.

AND GENERALLY, to do all acts deeds matters and things concerning the powers hereby conferred in respect of the said Premises which the Owners could have done lawfully under their own hands if present personally. AND we the said Owners do hereby ratify 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. This power of attorney shall remain valid and subsisting until such time the said Development Agreement shall remain valid.

THE SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **13 cottahs 07 chittacks and 25 sq. ft.** be the same a little more or less together with the ground plus three storied building and other structures standing on part thereof and all lying situate at and/or being holding No. 1062 (including 1062/1, 1061, 903 and 903/1 after amalgamation), (postal address 118) in Block 'C', Bangur Avenue, Kolkata 700 055 PS Lake Town in ward No. 29 of the South Dum Dum Municipality forming part of J. L. No. 32/20, Touzi No. 228 & 229 of 24 Parganas Collectorate R. S. Dag No. 473 and 480, R. S. Khatian No. 235 and 726 Mouza Krishnapur subsequently now Shyamnagar and is and is butted and bounded in the manner as follows:

ON THE NORTH: By municipal road;

ON THE EAST: By municipal road;

ON THE WEST: Partly by 120 and partly by 125, Bangur Avenue, Block C;

ON THE SOUTH: By municipal 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 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

/ RB Rajesh Biji

at Kolkata in the presence of:

Mahendra Kr. Rung
Bridham BLD. No. 12
Flat 2D,
211 Canal St, Srabdhumi
Kolkata - 700018

Trilok Chand Naita

/ MB Manish Biji

Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

/ VB Vinod Biji

/ SB Sumit Biji

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

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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



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









Government of West Bengal

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

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19038000502231/2021


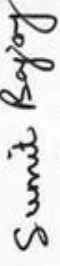


I. Signature of the Person(s) admitting the Execution at Private Residence.

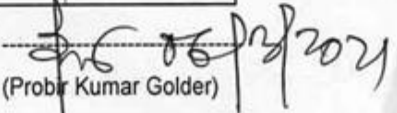
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rajesh Bajaj 118, Block/Sector: C, Bangur Avenue, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Principal		 1427	Rajesh Bajaj 6/3/21
2	Mr Manish Bajaj Block/Sector: C, 118, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Principal		 1426	Manish Bajaj 06/03/2021
3	Mr Vineet Bajaj Block/Sector: C, 118, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Principal		 1428	Vineet Bajaj 6/3/21

Query No:-19038000502231/2021, 04/03/2021 05:56:23 PM KOLKATA (A.R.A. - III)

Page 2 of 3

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
4	Mr Sumit Bajaj Block/Sector: C, 118, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Principal		 1429	 Sumit Bajaj 6/2/2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Uday Jalan Son of S K Jalan 46, Sridhar Roy Lane, P.O:- Tiljala, P.S:- Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700039	Mr Rajesh Bajaj, Mr Manish Bajaj, Mr Vineet Bajaj, Mr Sumit Bajaj		 1430	 Uday Jalan 6/2/2021


(Probr Kumar Golder)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal



স্বাক্ষরিত
[Redacted]



Uday Jalan
DOB: 11/08/1972
MALE



7504 6462 1041

আমার আধার, আমার পরিচয়

*Issued for
registration of document
Uday Jalan*



স্বাস্থ্য নিয়ন্ত্রণ পদ্ধতি প্রাধিকরণ
[Redacted] OF INDIA

Address

S/O: Shanti Kumar Jalan, SWASTIC
GARDEN, 46, SRIDHAR ROY ROAD,
Tiljala, South 24 Parganas,
West Bengal - 700039



1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001





भारत सरकार
GOVERNMENT OF INDIA



विनीत बाजज
Vineel Bajaj
अवतरण/ DOB: 09/11/1970
पुरुष / MALE



8503 7558 4705

आमार आधार, आमार परिचय



आरोग्य विशिष्ट परमाणु प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:
118 ब्लॉक सी, बंगुर एवेन्यू, बंगुर
एवेन्यू, साउथ डम डम (म), उत्तर
२४ पारगना,
पश्चिम बंगाल - ७०००५५

Address
118 BLOCK-C, BANGUR
AVENUE, BANGUR AVENUE,
South Dum Dum (M), North
24 Parganas,
West Bengal - 700055



1547
1800 300 1547

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1547,
Bengaluru-560 001



ভারত সরকার
Government of India



মনিশ বাজাজ
MANISH BAJAJ
পিতা : ঈশ্বরী প্রসাদ বাজাজ
Father : ISHWARI PRASAD BAJAJ
জন্মতারিখ / DOB : 02/12/1966
পুরুষ / Male



2446 0500 4392

আধার - সাধারণ মানুষের অধিকার

আয়কর বিভাগ
INCOME TAX DEPARTMENT



ভারত সরকার
GOVT. OF INDIA



স্থায়ী লেখা সংখ্যা কার্ড
Permanent Account Number Card

ADQPB1605F



নাম / Name
MANISH BAJAJ

পিতা ক্রা নাম / Father's Name
ISHWARI PRASAD BAJAJ


জন্ম ক্রা তারিখ / Date of Birth
02/12/1966

হস্তাক্ষর / Signature



15042017

ভারত সরকার
Government of India




পিতার নাম
Rajesh Bajaj

পিতার নাম / FATHER'S NAME
Father ISHWARI PRASAD BAJAJ

জন্ম তারিখ / DOB 31/12/1958

লিঙ্গ / Male



6620 4549 1734


আধার - সাধারণ মানুষের অধিকার

স্থায়ী পরিচয় কার্ড / PERMANENT ACCOUNT NUMBER
AEHPB8073R

নাম / NAME
RAJESH BAJAJ

পিতার নাম / FATHER'S NAME
ISHWARI PRASAD BAJAJ

জন্ম তারিখ / DATE OF BIRTH
31-12-1958



স্বাক্ষর / SIGNATURE
R. Bajaj

R. Bajaj
স্বাক্ষর / স.স.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI




ভারত সরকার
 Unique Identification Authority of India
Government of India

ভারত সরকার আই আই / Enrollment No.: 11116977501076

To
 শ্রীমতী বসন্ত
 SUMIT BAJAJ
 118 BLOCK C BANGUR AVENUE
 BANGUR AVENUE
 South Dum Dum (V)
 Bangur Avenue
 North 24 Parganas
 West Bengal 700055

376242014
 183005033



ML650055326FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
8474 7463 5531

আধার - সাধারণ মানুষের অধিকার




শ্রীমত বসন্ত
 SUMIT BAJAJ
 পিতা : মোহন লাল বসন্ত
 Father: MOHAN LAL BAJAJ
 জন্মদিন / DOB : 18/08/1977
 পুরুষ / Male




8474 7463 5531

আধার - সাধারণ মানুষের অধিকার

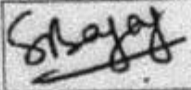
Scanned by CamScanner


रथाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEDPB9251P

नाम /NAME
SUMIT BAJAJ

पिता का नाम /FATHER'S NAME
MOHAN LAL BAJAJ

जन्म तिथि /DATE OF BIRTH
18-08-1977

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, प.बं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALCS0043B



नाम / Name
**SWASTIC VIDRIK REALTY PRIVATE
LIMITED**

26102020

गठन / Date of Incorporation/Formation
10/07/2007

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारुं:

आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, डीप 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, NSDL
4th 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: tinfo@nsdl.co.in

Major Information of the Deed

Deed No :	I-1903-03366/2021	Date of Registration	20/03/2021
Query No / Year	1903-8000502231/2021	Office where deed is registered	
Query Date	04/03/2021 5:14:14 PM	1903-8000502231/2021	
Applicant Name, Address & Other Details	U JALAN HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830129355, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 5,38,88,880/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190302491/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-c, Mouza: ShyamNagar, Premises No: 1062, , Ward No: 029 Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-480		Bastu	Bastu	13 Katha 7 Chatak 25 Sq Ft		5,38,88,880/-	Property is on Road , Project Name :
Grand Total :					22.2292Dec	0 /-	538,88,880 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Rajesh Bajaj Son of Mr Iswari Prasad Bajaj 118, Block/Sector: C, Bangur Avenue, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx3R, Aadhaar No: 66xxxxxxx1734, Status :Individual, Executed by: Self, Date of Execution: 27/02/2021 , Admitted by: Self, Date of Admission: 06/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2021 , Admitted by: Self, Date of Admission: 06/03/2021 ,Place : Pvt. Residence
2	Mr Manish Bajaj (Presentant) Son of Mr Iswari Prasad Bajaj Block/Sector: C, 118, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5F, Aadhaar No: 24xxxxxxx4392, Status :Individual, Executed by: Self, Date of Execution: 27/02/2021 , Admitted by: Self, Date of Admission: 06/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2021 , Admitted by: Self, Date of Admission: 06/03/2021 ,Place : Pvt. Residence

3	<p>Mr Vineet Bajaj Son of Late Mohan Lal Bajaj Block/Sector: C, 118, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4H, Aadhaar No: 85xxxxxxxx4705, Status :Individual, Executed by: Self, Date of Execution: 27/02/2021 , Admitted by: Self, Date of Admission: 06/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2021 , Admitted by: Self, Date of Admission: 06/03/2021 ,Place : Pvt. Residence</p>
4	<p>Mr Sumit Bajaj Son of Late Mohan Lal Bajaj Block/Sector: C, 118, P.O:- Bangur Avenue, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx1P, Aadhaar No: 84xxxxxxxx5531, Status :Individual, Executed by: Self, Date of Execution: 27/02/2021 , Admitted by: Self, Date of Admission: 06/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2021 , Admitted by: Self, Date of Admission: 06/03/2021 ,Place : Pvt. Residence</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Swastic Vidrik Realty Private Limited 21/2 Ballygunge Place Kolkata, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Uday Jalan Son of S K Jalan 46, Sridhar Roy Lane, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039</p>			

Identifier Of Mr Rajesh Bajaj, Mr Manish Bajaj, Mr Vineet Bajaj, Mr Sumit Bajaj

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Bajaj	Swastic Vidrik Realty Private Limited-5.55729 Dec
2	Mr Manish Bajaj	Swastic Vidrik Realty Private Limited-5.55729 Dec
3	Mr Vineet Bajaj	Swastic Vidrik Realty Private Limited-4.89042 Dec
4	Mr Sumit Bajaj	Swastic Vidrik Realty Private Limited-6.22417 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-c,
Mouza: ShyamNagar, Premises No: 1062, , Ward No: 029 Pin Code : 700055


Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 480		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190303366 / 2021

On 04-03-2021

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 5,38,88,880/-



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 06-03-2021

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

Presented for registration at 16:30 hrs on 06-03-2021, at the Private residence by Mr Manish Bajaj , one of the Executants.

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

Execution is admitted on 06/03/2021 by 1. Mr Rajesh Bajaj, Son of Mr Iswari Prasad Bajaj, 118, Sector: C, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 2. Mr Manish Bajaj, Son of Mr Iswari Prasad Bajaj, Sector: C, 118, P.O: Bangur Avenue, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Mr Vineet Bajaj, Son of Late Mohan Lal Bajaj, Sector: C, 118, P.O: Bangur Avenue, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 4. Mr Sumit Bajaj, Son of Late Mohan Lal Bajaj, Sector: C, 118, P.O: Bangur Avenue, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr Uday Jalan, , Son of S K Jalan, 46, Road: Sridhar Roy Lane, , P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 20-03-2021

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 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 86661, Amount: Rs.50/-, Date of Purchase: 11/01/2021, Vendor name: Suranjan Mukherjee



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 158214 to 158240

being No 190303366 for the year 2021.



(Probir Kumar Golder) 2021/04/12 05:22:46 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)