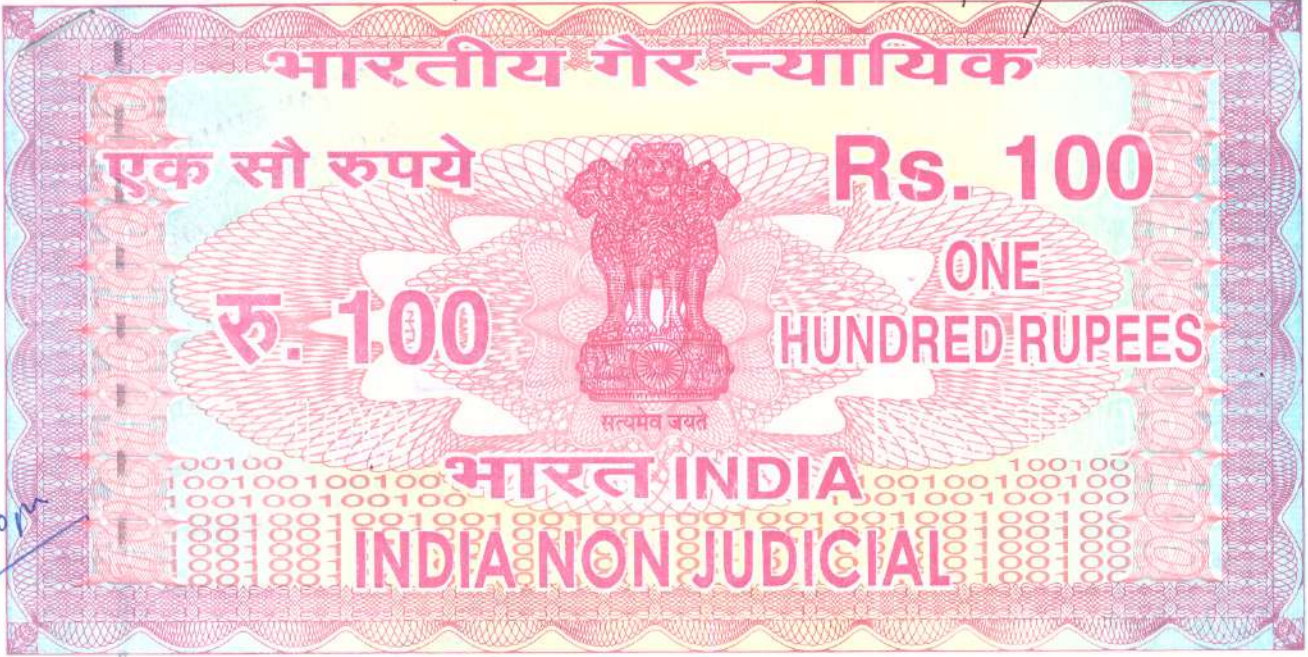


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28/1/22
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

31
District Sub-Registrar-V
Alipore, South 24 Parganas

01 FEB 2022



AE 384104

Sucharita Bose

THIS POWER OF ATTORNEY is made this 28th day of January Two Thousand and Twenty Two BY SUCHARITA BOSE (nee BASU) (PAN BTZPB8460Q & Aadhaar No. 7301 8824 2003) wife of Mr. Santanu Basu an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 2, Jessore Road, Kolkata 700 028 PO & PS Dumdum hereinafter referred to as the "OWNER" in favour of SWASTIC VIDRIK REALTY PRIVATE LIMITED (PAN AALCS0043B) 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 Ow
sufficiently
measur

10556

NAME: _____
NO. _____
DATE: 20 APR 2021
SUNANJAN MUKHERJEE
Licensed Stamp Vendor
C. O. Court
2 & 3, K. S. Roy Road, Kolkata

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

20 APR 2021
20 APR 2021

Sucharita Basu.



No. C. T. #
482



Sucharita Basu.

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
28 JAN 2022

Biswajit Mondal
S/O - Jander Mondal
Petua mondal para o
Ruidas para
Mallick pur, Barui pur
Kolkata - 147.

WHEREAS:

- A. The Owner 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 03 (three) cottahs 9 (Nine) chittacks and 41 (forty one) sq. ft. be the same a little more together with the three storied old dilapidated unsafe building and other structures standing thereon lying situate at and/or being municipal premises No. 6A, Kabir Road, Kolkata 700 026 PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation (morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and is hereinafter for the sake of brevity referred to as the said **PREMISES**).
- B. By an Agreement dated 24th January 2022 and registered with the District Sub – Registrar – V, in Book No. I, Volume No. 1630 – 2022, Being No. 0649 of 2022 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the Owner has granted the exclusive right of development of the said Premises unto and in favour of the Attorney herein and in terms thereof the Owner are 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 as her true and lawful Attorney for and on behalf of the Owner in her 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, **SUCHARITA BOSE** (nee **BASU**) (PAN BTZPB8460Q & Aadhaar No. 7301 8824 2003) wife of Mr. Santanu Basu an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 2, Jessore Road, Kolkata 700 028 PO & PS Dumdum the **OWNER** as aforesaid doth hereby nominate appoint and constitute **SWASTIC VIDRIK REALTY PRIVATE LIMITED** (PAN AALCS0043B) a company within the meaning of the

Sucharita Bose.

Compan
Ballygung
lawful attor
following a



[Handwritten Signature]
DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
28 JAN 2022

K
S
P
R
R
Kolkata-147.

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. 2A, Kabir Road, Kolkata 700 026 PO Kalighat PS Tollygunge and for that to sign and execute all necessary deeds, applications, maps, plans etc.
3. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
4. To sign and submit all applications maps plans specification and obtain the same thereof upon sanction in respect any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
5. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan 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 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 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.

**THE SCHEDULE ABOVE REFERRED TO
(PREMISES)**

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **03 (three) cottahs, 9 (Nine) chittacks and 41 (forty one) sq. ft.** be the same a little more together with the three storied old dilapidated unsafe building and other structures standing thereon lying situate at and/or being municipal premises No. 6A, Kabir Road, Kolkata 700 026 PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH: By Kabir Road;

ON THE EAST: By municipal premises No. 6B, Kabir Road;

ON THE WEST: By municipal premises No. 2A, Kabir Road;

ON THE SOUTH: By municipal premises No. 6A, S. R. Das Road;

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

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

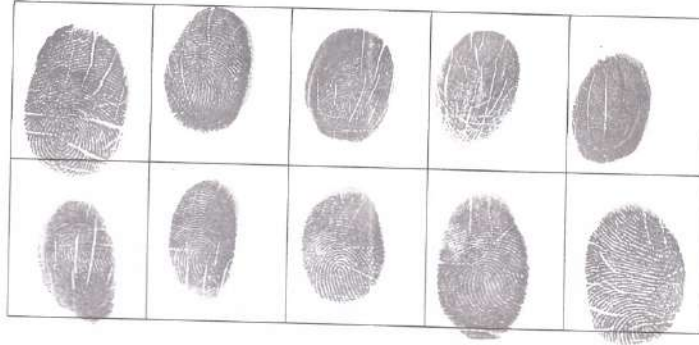
at Kolkata in the presence of:

1. Sisir Mondal
Petua Mondal Para
Orin Gospara
Mallikpur
Baruipur
Kolkata-147

2. Sandeep Roy
Alipore Police Const.
Kolkata-27

Sucharita Basu

Sucharita Basu



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

आयकर विभाग
INCOME TAX DEPARTMENT

SUCHARITA BOSE

BISHNU GHOSH

03/09/1968

BTZPB8460Q

Sucharita Bose

भारत सरकार
GOVT. OF INDIA



21082013

Sucharita Bose



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

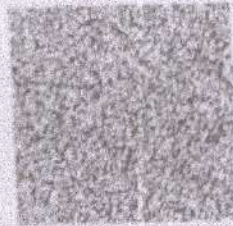
Enrollment No.: 0635/10382/90298

To
SUCHARITA BASU
A - 1, 804, 8th Floor, 2 Jessore Road,
Opp - Mrinalini, Emami City,
VTC, Dum Dum(m),
PO: Dumdum,
Sub District: North 24 Paraganas, District: North 24
Parganas,
State: West Bengal,
PIN Code: 700028
Mobile: 9874530822

06/09/2016
18865363



MF186653631F1



आपका आधार क्रमांक / Your Aadhaar No. :

7301 8824 2003

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



SUCHARITA BASU
DOB 03/09/1968
Female

Sucharita Basu

7301 8824 2003

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALCS0043B



SWASTIC VIDRIK REALTY PRIVATE
LIMITED

26102020

10/07/2007

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF Registration of Developmat
Agreement of GA Kalur Road

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

आयकर सेवा इकाई, एन एस डी एल
चौथी मंजिल, मन्ती 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, NSDL
4th Floor, Mantli 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@nsdl.co.in



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

JTK3837937



নির্বাচকের নাম : সিসির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jodab Mondal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ / Date of Birth : 05/01/1984

Sisir Mondal
Sisir Mondal

JTK3837937

ঠিকানা:
পেটুয়া মণ্ডল পুরা ও রুইদাসপাড়া মল্লিকপুর দাক্তাই পুর
বকিন 24 পরগনা 700147

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

Date: 12/08/2007
104-বরইপুর নির্বাচন কেন্দ্রের নির্বাচক নিৰ্বাহক
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নিশ্চিত করে 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 16308000302221/2022

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 Sucharita Bose 2 Jessore Road, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700028	Principal			<i>Sucharita Bose</i> 28.01.2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Subhasgram, City:- , P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mrs Sucharita Bose			<i>Sisir Mondal</i> 28.01.2022

(Rita Lepcha)

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-1630-00985/2022	Date of Registration	01/02/2022
Query No / Year	1630-8000302221/2022	Office where deed is registered	
Query Date	27/01/2022 12:17:10 PM	1630-8000302221/2022	
Applicant Name, Address & Other Details	Pradeep Roy Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836974709, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,92,83,124/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163000649/2022 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: Kabir Road, , Premises No: 6A, , Ward No: 087 Pin Code : 700026

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	3 Katha 9 Chatak 41 Sq Ft	1/-	1,79,16,249/-	Property is on Road , Project Name :
Grand Total :				5.9721Dec	1 /-	179,16,249 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	1/-	13,66,875/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3000 sq ft	1 /-	13,66,875 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Sucharita Bose (Presentant) Wife of Mr Santanu Basu 2 Jessore Road, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTxxxxxx0Q, Aadhaar No: 73xxxxxxx2003, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Swastic Vidrik Realty Private Limited 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal Subhasgram, City:- , P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mrs Sucharita Bose			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sucharita Bose	Swastic Vidrik Realty Private Limited-5.97208 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sucharita Bose	Swastic Vidrik Realty Private Limited-3000.00000000 Sq Ft

On 27-01-2022

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 1,92,83,124/-



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

On 28-01-2022

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

Presented for registration at 18:10 hrs on 28-01-2022, at the Private residence by Mrs Sucharita Bose ,Executant.

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

Execution is admitted on 28/01/2022 by Mrs Sucharita Bose, Wife of Mr Santanu Basu, 2 Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Indetified by Mr Sisir Mondal, , Son of Mr 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 01-02-2022

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 10556, 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 52707 to 52726

being No 163000985 for the year 2022.



Digitally signed by BAISHALI
DASGUPTA

Date: 2022.03.03 12:31:04 +05:30
Reason: Digital Signing of Deed.

Bdasgupta

(Baishali Dasgupta) 2022/03/03 12:31:04 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)