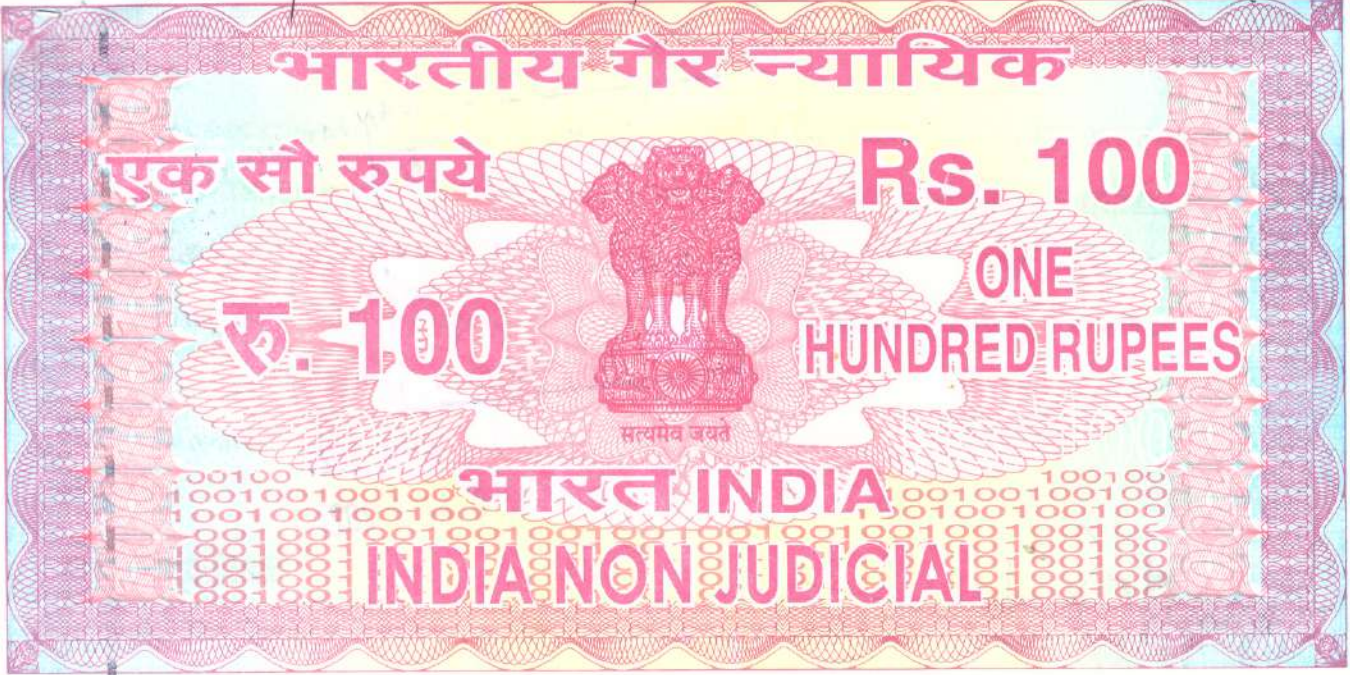


04352/21 VC-1129/21

I 04397/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 384101



25 JUN 2021

THIS POWER OF ATTORNEY is made this 7th day of May Two Thousand and Twenty One BY AVIJIT SARKAR (PAN BFRPS3215N & Aadhaar No. 9898 2766 6234) son of Late Ajoy Kumar Sarkar an Indian national, by faith Hindu, by occupation

Arijit Sarkar

12/5/21
3.67
C-8/192978

10559

NAME: SANJAY KUMAR BAID
 ADV: Advocate
 Rs. 8, Old Post Office Street, Kolkata-700 001

20 APR 2021
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kot-1

20 APR 2021
20 APR 2021

- Sanjay Baid -



T.G-3659

- Sanjay Baid -



DISTRICT SUB REGISTRAR -III
 SOUTH 2nd PGS, ALIPORE

12 MAY 2021



ID-3660

Sabin Mondal
 S/O - Jagan Mondal
 Vill + P.O. - Subhasgram
 P.S. Barakpur
 Mallick pur
 Kal-147.

Business presently residing at 55/3C, Ballygunge Circular Road, Kolkata 700 019 PO & PS Ballygunge 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 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 06 cottahs 08 chittacks and 08 sq. ft. be the same a little more or less together with incomplete super structure of a ground plus four storied building standing thereon and all lying situate at and/or being municipal premises No. 134/2, Dr. Meghnad Saha Sarani (Southern Avenue), Kolkata 700 029 PO Sarat Bose Road & PS Lake now Rabindra Sarobar (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 07th May 2021 and registered with the District Sub Registrar – III, Kolkata in Book No. I, Volume No. 1603– 2021, Being No. 4115 of 2021 (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 is required to grant power of attorney to the Attorney herein.
- C. The Owner is thus, in compliance of and in terms of the said Development Agreement desirous of appointing nominating and constituting the Attorney herein as their true and lawful Attorney for and on behalf of the Owner in his name place



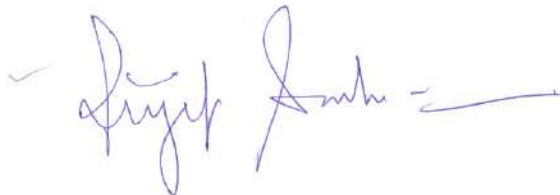


DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
12 MAY 2021

and stand to severally do the following acts deeds matters and things in respect of the said Premises.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I, **AVIJIT SARKAR** (PAN BFRPS3215N & Aadhaar No. 9898 2766 6234) son of Late Ajoy Kumar Sarkar an Indian national, by faith Hindu, by occupation Business presently residing at No. 55/3C, Ballygunge Circular Road, Kolkata 700 019 PO & PS Ballygunge the **OWNER** as aforesaid doth hereby nominate appoint and constitute **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 to be my true and lawful attorney for and on my behalf and in my name place and stand 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 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.
3. 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.
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 Owner before the Kolkata Municipal Corporation, Building Tribunal 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.
6. 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.
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 only 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 only in the said Premises in terms of the said Development Agreement.
12. To appear and represent me 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 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 only 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.
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 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.
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 Owner could have done lawfully under his 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 admeasurement an area of 06 cottahs 08 chittacks and 08 sq. ft. be the same a little more or less together with the ground plus four storied incomplete super structure measuring 10,585 sq. ft. i.e. each floor being 2117 sq. ft. and all lying situate at and/or being municipal premises No. 134/2, Southern Avenue i.e. Dr. Meghnad Saha Sarani, Kolkata 700 029 PS Lake now Rabindra Sarobar in ward No. 86 of the Kolkata Municipal Corporation Sub Registry Alipore and is butted and bounded in the manner as following: -

ON THE NORTH: By KMC Road named as Purnadas Road;
ON THE EAST: By KMC Road named as Dr. Meghnad Saha Sarani;
ON THE WEST: By municipal premises No. 134/1, Dr. Meghnad Saha Sarani;
ON THE SOUTH: By municipal premises No. 134/1, Dr. Meghnad Saha Sarani

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 above mentioned **OWNER**

at **Kolkata** in the presence of:

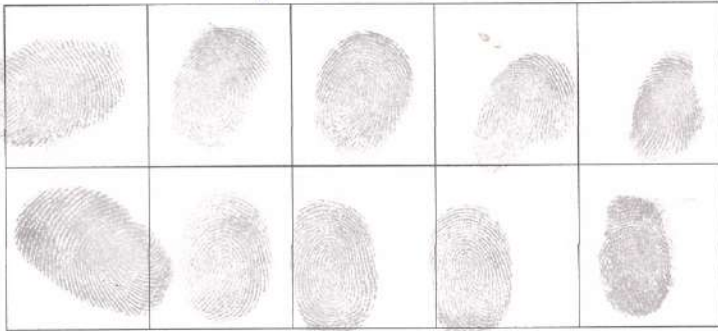
Sisir Mondal
vill+P.O. - Subhasgram
P.S. Barruipur
Kallukpur
KOL-149.

Sujay Teka
29, B.M. Lane
KOL-85

[Handwritten signatures of witnesses]

[Handwritten signature of owner]

Left



Right

Drafted by me
Dilip Kumar Goel
Advocat.
Alipore Court
F 1873/798/99

IDENTIFIED BY:-



Sisir Mondal



आयकर विभाग
INCOME TAX DEPARTMENT
AVIJIT SARKAR
AJOY SARKAR
11/10/1987
 Permanent Account Number
BFRPS3215N



भारत सरकार
GOVT. OF INDIA




07032006

Signature

इस कार्ड के खोने / गंते पर कृपया अधिकारियों को सूचित करें।
 आयकर सेवा कार्ड, पर एम.डी.एल.
 चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कामला मिल्स कंपाउंड,
 एस.बी. मार्ग, लोअर पारेल, मुंबई - 400 013।

If this card is lost / someone has found it,
 Please inform / return to
 Income Tax PAN Services Unit, NSDL,
 4th Floor, 'A' Wing, Trade World,
 Kamala Mills Compound,
 S. B. Marg, Lower Parel, Mumbai - 400 013.
 Tel: 91-22-2499 4630, Fax: 91-22-2495 0664,
 e-mail: tminfo@nsdl.co.in

Avijit Sarkar



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

JTK3837937



নির্বাচকের নাম : শিশির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ
Date of Birth : 05/01/1984

Sisir Mondal

JTK3837937

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

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

Date: 12/09/2007
104-বারুইপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
In the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

063/9992

Major Information of the Deed

Deed No :	I-1603-04397/2021	Date of Registration	25/06/2021
Query No / Year	1603-8000929780/2021	Office where deed is registered	
Query Date	12/05/2021 11:39:36 AM	1603-8000929780/2021	
Applicant Name, Address & Other Details	SISIR MONDAL PETUA MONDAL PARA,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700147, Mobile No. : 9836974709, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 6,71,88,166/-		
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]:- 160304115/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Southern Avenue, , Premises No: 134/2, , Ward No: 086 Pin Code : 700029

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	6 Katha 8 Chatak 8 Sq Ft		6,18,29,511/-	Property is on Road , Project Name :
Grand Total :				10.7433Dec	0 /-	618,29,511 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10585 Sq Ft.	0/-	53,58,655/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2117 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 : 2117 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 : 2117 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2117 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 2117 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		10585 sq ft	0 /-	53,58,655 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Avijit Sarkar (Presentant) Son of Late Ajoy Kumar Sarkar 55/3C Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Builygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx5N, Aadhaar No: 98xxxxxxxx6234, Status :Individual, Executed by: Self, Date of Execution: 07/05/2021 , Admitted by: Self, Date of Admission: 12/05/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/05/2021 , Admitted by: Self, Date of Admission: 12/05/2021 ,Place : Pvt. Residence

Attorney Details :

SI 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.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SISIR MONDAL Son of JADAV MONDAL PETUA MONDAL PARA, City:- , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Avijit Sarkar			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Avijit Sarkar	Swastic Vidrik Realty Private Limited-10.7433 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr Avijit Sarkar	Swastic Vidrik Realty Private Limited-10585.00000000 Sq Ft

Endorsement For Deed Number : I - 160304397 / 2021

On 12-05-2021

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

Presented for registration at 15:45 hrs on 12-05-2021, at the Private residence by Mr Avijit Sarkar ,Executant.

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 6,71,88,166/-

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

Execution is admitted on 12/05/2021 by Mr Avijit Sarkar, Son of Late Ajoy Kumar Sarkar, 55/3C Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr SISIR MONDAL, , , Son of JADAV MONDAL, PETUA MONDAL PARA, P.O: BARUIPUR, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Others

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 25-06-2021

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 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 AE4101, Amount: Rs.100/-, Date of Purchase: 20/04/2021, Vendor name: Suranjan Mukherjee

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 142607 to 142620
being No 160304397 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.07.23 17:42:49 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/07/23 05:42:49 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)