

011265/22

D-10967/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 384110

16/09/2022
 Q-8002787248/2022
 3-40PM

When the document is submitted for registration, the signature sheets and endorsement sheets attached with the document are part of the document.

THIS POWER OF ATTORNEY is made on this 15th day of September Two Thousand and Twenty Two **BETWEEN NILOTPOL MITRA** (PAN EDKPM3665N & OCI No. A2517882) son of Late Chittapriya Mitra, a citizen of USA, by faith Hindu, by occupation retired person presently residing at No. 14423, Big Bear Court, Silver Spring MD 20906

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 21 SEP 2022



Signature

16/9/22
 2019/22

me
 2705
 3-40 PM
 16/9/22

0550

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

NAME: _____
ADD: _____
Rs. _____
20 APR 2021
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

20 APR 2021
20 APR 2021

Nibhat Mitra



6968

Nibhat Mitra



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
6 SEP 2022

Bikis Mondal
80- Jadar Mondal
Petua Mondal para o
Ruidaspara, Mallickpur
Baruipur, Kolkata - 147

USA hereinafter referred to as the "**OWNER**" in favour of **SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) a company within the meaning of the Companies Act, 2013 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata - 700 019, P.S. Gariahat, P.O. Ballygunge (hereinafter called "**THE ATTORNEY**"):

WHEREAS:

- A. The Owner along with Krishnokoli Bose is 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 12 chittacks and 39 sq. ft.** be the same little more or less together with the two storied building and other structures standing thereon and lying situate at and/or being municipal premises No. **1/301, Gariahat Road**, Kolkata 700 068 PS Lake in ward No. 93 of the Kolkata Municipal Corporation (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 14th September 2022 and registered with the District Sub Registrar, Alipore – IV, in Book No. I, Volume No. 1604 – 2022, being No. 160410748 of 2022 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the said Nilotpol Mitra and Krishnokoli Bose have granted the exclusive right of development of the said Premises unto and in favour of the Attorney herein and in terms thereof the said Nilotpol Mitra and Krishnokoli Bose are required to grant power of attorney to the Attorney.
- C. Since the said Krishnokoli Bose is not present, she will grant the power of attorney separately and the Owner, in compliance of and in terms of the said Development Agreement, is desirous of appointing, nominating and constituting the Attorney herein as his true and lawful Attorney for and on behalf of the Owner in his name,



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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 I, **NILOTPOL MITRA** (PAN EDKPM3665N & OCI No. A2517882) son of Late Chittapriya Mitra, a citizen of USA, by faith Hindu, by occupation retired person presently residing at No. 14423, Big Bear Court, Silver Spring MD 20906 USA the **OWNER** as aforesaid doth hereby nominate appoint and constitute **SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) a company within the meaning of the Companies Act, 2013 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata - 700 019, P.S. Gariahat, P.O. Ballygunge 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. If required, to apply for mutation of the name 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 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.
3. 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.



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4. 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.
5. 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.
6. 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.
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. 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



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entity claiming to be an occupier and/or tenant and/or trespasser in any part and/or portion of the said Premises.

9. 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.
10. 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.
11. To enter into agreement for sale, transfer or otherwise in respect of the Developer's Allocation in terms of the said Development Agreement.
12. To sign and execute any deed of conveyance and/or transfer and/or tenancy and/or sub-tenancy as may be necessary or be required from time to time in respect of the Developer's Allocation on compliance of the pre-conditions of the said Development Agreement.
13. To appear and represent us and/or any one of 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.
14. To cause any Deed of Conveyance or document or instrument in respect of the Developer's Allocation, to be registered and for the said purposes to sign execute



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and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.

15. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in 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.

16. 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.

17. To sign affirm and verify complaints, 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 Owner could have done lawfully under their own hands if present personally. AND I the said Owners 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 **05 cottahs 12 chittacks and 39 sq. ft.** be the same little more or less together



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with the two storied building and other structures standing thereon and lying situate at and/or being municipal premises No. **1/301, Gariahat Road**, Kolkata 700 068 PS Lake in ward No. 93 of the Kolkata Municipal Corporation and having assessee No. 210930404135 and is butted and bounded in the manner as follows: -

- ON THE NORTH: By KMC Road;
- ON THE EAST: By municipal premises No. 1/302, Gariahat Road;
- ON THE WEST: By municipal premises No. 1/300, Gariahat Road;
- ON THE SOUTH: Partly by municipal premises No. 1/321, Gariahat Road and partly by municipal premises No. 1/322, Gariahat Road;

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

IN WITNESS WHEREOF the said Owner has set and subscribed his 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:

Nilotpal Mitra

*of West Midnapur
petua Mondal para
Oruidaspura
Mallickpur
Barasipur
Kolkata - 247.*

Nilotpal Mitra

*2) Raju Das
Alipura
KOL - 27*



Dilip Kumar Goel
DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/798/99



District Sub-Registrar-IV
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Alipore, South 24 Parganas







16 SEP 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16048002767248/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Nilotpol Mitra City:- , P.O:- Silver Spring, Maryland, United States, PIN:- 20906	Principal			<i>Nilotpol Mitra</i> 16.09.2022
2	Mr Nilotpol Mitra City:- , P.O:- Silver Spring, New Jersey, United States, PIN:- 20906	Attorney of Principal [Mrs Krishnokol i Bose]			<i>Nilotpol Mitra</i> 16.09.2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SISIR MONDAL Son of Mr JADAV MONDAL PETUA MONDAL PARA RUIDASPARA, City:- , P.O:- MALLICKPUR, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN.- 700147	Mr Nilotpol Mitra, Mr Nilotpol Mitra			<i>Sisir Mondal</i> 16.09.2022

(Anupam Halder)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS

200/10/2022



Major Information of the Deed

Deed No :	I-1604-10967/2022	Date of Registration	20/09/2022
Query No / Year	1604-8002767248/2022	Office where deed is registered	
Query Date	15/09/2022 12:40:30 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRADIP ROY ALIPORE,Thana : Allpore, 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	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 3,69,53,148/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160410748/2022 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: Gariahat Road (South), , Premises No: 1/301, , Ward No: 093 Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 12 Chatak 39 Sq Ft		3,55,86,274/-	Property is on Road , Project Name :
Grand Total :					9.5769Dec	0 /-	355,86,274 /-	

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.	0/-	13,66,874/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	0 /-	13,66,874 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Nilotpol Mitra Son of Late Chittapriya Mitra City:- , P.O:- Silver Spring, Maryland, United States, PIN:- 20906 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, PAN No.:: EDxxxxxx5N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Pvt. Residence
2	Mrs Krishnokoli Bose Wife of Mr Swapan Kumar Bose City:- , P.O:- New Jersey, New Jersey, United States, PIN:- 08003 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, PAN No.:: CExxxxxx7K,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Swastic Projects Pvt Ltd 21/2, Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Nilotpol Mitra (Presentant) Son of Late Chittapriya Mitra City:- , P.O:- Silver Spring, New Jersey, United States, PIN:- 20906, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: United States, , PAN No.:: EDxxxxxx5N,Aadhaar No Not Provided Status : Attorney, Attorney of : Mrs Krishnokoli Bose

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SATWIC VIVEK RUIA Son of Mr VIVEK RUIA 21/2 BALLYGUNGE PLACE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Projects Pvt Ltd (as DIRECTOR)

Identifier Details :

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

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nilotpol Mitra	Swastic Projects Pvt Ltd-4.78844 Dec
2	Mrs Krishnokoli Bose	Swastic Projects Pvt Ltd-4.78844 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Nilotpol Mitra	Swastic Projects Pvt Ltd-1500.00000000 Sq Ft
2	Mrs Krishnokoli Bose	Swastic Projects Pvt Ltd-1500.00000000 Sq Ft

On 15-09-2022

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 3,68,53,148/-

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 16-09-2022

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

Presented for registration at 15:40 hrs on 16-09-2022, at the Private residence by Mr Nilotpol Mitra ,

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

Execution is admitted on 16/09/2022 by Mr Nilotpol Mitra, Son of Late Chittapriya Mitra, P.O: Silver Spring, Maryland, United States, PIN - 20906, by caste Hindu, by Profession Retired Person

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

Executed by Attorney

Execution by Mr Nilotpol Mitra, , Son of Late Chittapriya Mitra, P.O: Silver Spring, New Jersey, United States, PIN - 20906, by caste Hindu, by profession Retired Person as constituted attorney for Mrs Krishnokoli Bose P.O: New Jersey, New Jersey, United States, PIN - 08003 is admitted by him

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

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-09-2022

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 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

ayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10550, Amount: Rs.100.00/-, Date of Purchase: 20/04/2022, Vendor name: S Mukherjee

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 366035 to 366050
being No 160410967 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.02 12:42:11 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2022/11/02 12:42:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)