

04238/21 VC-1056/21

I 04/16/2021



7.05.20
पश्चिम बंगाल WEST BENGAL
6-8/834639

AE 384095



Indira Sarkar



Avijit Sarkar

10 MAY 2021

THIS POWER OF ATTORNEY is made this 21st day of April Two Thousand and Twenty One BY INDIRA SARKAR (PAN AJMPS9505K & Aadhaar No. 2676 5492 0247) wife of Late Ajoy Kumar Sarkar an Indian national, by faith Hindu, by occupation Housewife, and AVIJIT SARKAR (PAN BFRPS3215N & Aadhaar No. 9898 2766

6/834639/21

10565
SANJAY KUMAR BAID
Advocate
8, Old Post Office Street
Kolkata-700 001

NAME: _____
ADD: _____
Re: _____
20 APR 2021
SURANJAN MUKHERJEE
Licensed Advocate
C. C. Court
2 & 3, K. S. Roy Road, Kot 1

20 APR 2021
20 APR 2021

Sanjay Sarkar



T-9-3512

Sanjay Sarkar



T-9-3513

Indira Sarkar



ID-3514

DIST
SE
7 MAY 2021

Sir Mondal
S/o. Santar Mondal
Vill+P.O. - Subhasgram
Mallickpur, P.S. Garuipur
Kolkata - 147.

6234) son of Late Ajoy Kumar Sarkar an Indian national, by faith Hindu, by occupation Business both presently residing at 55/3C, Ballygunge Circular Road, Kolkata 700 019 PO & PS Ballygunge hereinafter jointly referred to as the "**OWNERS**" 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 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 07 cottahs 10 chittacks and 37 sq. ft. be the same a little more or less together with the three storied building all lying situate at and/or being municipal premises No. 55/3C, Ballygunge Circular Road, Kolkata 700 019 PS Ballygunge in ward No. 69 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 21st April 2021 and registered with the District Sub Registrar – III, Kolkata in Book No. I, Volume No. 1603– 2021, Being No. 03534 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 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 Owners in their name place



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 **WE, INDIRA SARKAR** (PAN AJMPS9505K & Aadhaar No. 2676 5492 0247) wife of Late Ajoy Kumar Sarkar an Indian national, by faith Hindu, by occupation Housewife, and **AVIJIT SARKAR** (PAN BFRPS3215N & Aadhaar No. 9898 2766 6234) son of Late Ajoy Kumar Sarkar an Indian national, by faith Hindu, by occupation Business both presently residing at 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 our true and lawful attorney for and on our behalf and in our 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 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 representation for and on my 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 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 Owners could have done lawfully under her own hands if present personally. AND we the said Owner 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 admeasurement an area of 07 (seven) cottahs 10 chittacks and 37 sq. ft. be the same a little more or less together with the three storied building admeasuring 6600 sq. ft. i.e. 2200 sq. ft. per floor all lying situate at and/or being municipal premises No. 55/3C, Ballygunge Circular Road, Kolkata 700 019 PO & PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation and is butted and bounded in the manner as following: -

- | | |
|---------------|--|
| ON THE NORTH: | Partly by municipal premises No. 55/3D, Ballygunge Circular Road & partly by municipal premises No. 55/3E, Ballygunge Circular Road; |
| ON THE EAST: | By 30 feet wide Ballygunge Circular Road; |
| ON THE WEST: | By Private Road; |
| ON THE SOUTH: | By municipal premises No. 55/5, Ballygunge Circular 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 Owner 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 OWNER

at Kolkata in the presence of:

Indira Sarkar

1) Sanyal Sankar
Self, M. 9. Rd.
Brahmanic.
Kd. 31

2) Pradip Roy
Alipore Police Court.
Kd. 27.

Indira Sarkar

Left

Right



Pradip Sarkar

Pradip Sarkar

Left

Right



Drafted by me
Dilip Kumar Goy
Advocate
Alipore Court
P/873/793/99

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

IDENTIFIED BY:-



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Sisir Mondal

Signature Sisir Mondal

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name

Signature

ভাৰতীয় নিৰ্বাচন কমিছন
भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



নিৰ্বাচকৰ নাম : মিসিৰ মন্ডল

Elector's Name : Jasir Mondal

পিতাৰ নাম : বাসু মন্ডল

Father's Name : Basu Mondal

লিংগ / Sex : পুৰ / M

জন্ম তারিখ : 05/01/1984
Date of Birth

Jasir Mondal

JTK3837937

ঠিকানা:
পেটুয়া মন্ডল পাৰা ও রৌদেসপাৰা মালিকপুর বারুল পুৰ
পাটনা 24 পর্গনা 700147

Address:
Petua Mondal Para O Roudespara
Malikpur Barul Pur South 24 Parganas
700147

Date: 12/08/2007
134-বারুলপুৰ নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচক নিয়ন্ত্ৰক
অধিকাৰিত্ব স্বাক্ষৰ অনুমতি
Facsimile Signature of the Electoral
Registration Officer for
104-Barulpur Constituency

বিজ্ঞপ্তি: নিৰ্বাচন হোৱাৰ পূৰ্বে ইডাৰনৰ মেডিকেল চিফ্ট আৰু
ফোটাৰ নং ১৪৫১ নম্বৰত লগত থকা পৰিৱৰ্তনৰ প্ৰতিবেদন
আৰু চিফ্ট নং ১৫১ নম্বৰত থকা লগত থকা ইডাৰন নং
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.

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER AJMPS9505K		
	नाम / NAME INDIRA SARKAR	
पिता का नाम / FATHER'S NAME BALARAM DUTTA		
जन्म तिथि / DATE OF BIRTH 19-11-1965		
हस्ताक्षर / SIGNATURE 		
		आयकर अधिकारी, ए.ए. 11 COMMISSIONER OF INCOME TAX, W.B. - D

इस कार्ड के खो / गिरा जाने पर कृपया कार्ड को खाने
 वाली अधिकारी को बुद्धि / सौंप कर दें
 सहायक आयकर अधिकारी,
 पी-3,
 चौकड़ी सक्कर,
 कोलकाता - 700 069,
 In case this card is lost/ found, kindly inform/ return to
 the issuing authority :
 Assistant Commissioner of Income-tax,
 P-3,
 Chowringhee Square,
 Calcutta- 700 069.

Indira Sarkar

Major Information of the Deed

Deed No :	I-1603-04116/2021	Date of Registration	10/05/2021
Query No / Year	1603-8000834639/2021	Office where deed is registered	
Query Date	22/04/2021 6:16:08 PM	1603-8000834639/2021	
Applicant Name, Address & Other Details	Sisir Mondal Thana : Allpore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836974709, Status :Others		
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. 7,32,57,800/-		
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]:- 160303534/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunge Circular Road, Road Zone : (Rainy Park -- A.C. Avenue Off Road) , , Premises No: 55/3C, , Ward No: 069
Pin Code : 700019

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	7 Katha 10 Chatak 37 Sq Ft		6,99,16,550/-	Property is on Road , Project Name :
Grand Total :				12.666Dec	0 /-	699,16,550 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6600 Sq Ft.	0/-	33,41,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 2200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 2200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 3, Area of floor : 2200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		6600 sq ft	0 /-	33,41,250 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Indira Sarkar Wife of Late Ajoy Kumar Sarkar 55/3 C Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJxxxxxx5K, Aadhaar No: 26xxxxxxxx0247, Status :Individual, Executed by: Self, Date of Execution: 21/04/2021 , Admitted by: Self, Date of Admission: 07/05/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/04/2021 , Admitted by: Self, Date of Admission: 07/05/2021 ,Place : Pvt. Residence
2	Mr Avijit Sarkar (Presentant) Son of Late Ajoy Kumar Sarkar 55/3C Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, 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: 21/04/2021 , Admitted by: Self, Date of Admission: 07/05/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/04/2021 , Admitted by: Self, Date of Admission: 07/05/2021 ,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.: AAxxxxxx3B,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 21/2, Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019			
Identifier Of Mrs Indira Sarkar, Mr Avijit Sarkar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Indira Sarkar	Swastic Vidrik Realty Private Limited-6.33302 Dec
2	Mr Avijit Sarkar	Swastic Vidrik Realty Private Limited-6.33302 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Indira Sarkar	Swastic Vidrik Realty Private Limited-3300.00000000 Sq Ft
2	Mr Avijit Sarkar	Swastic Vidrik Realty Private Limited-3300.00000000 Sq Ft

On 22-04-2021

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 7,32,57,800/-



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

On 07-05-2021

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

Presented for registration at 16:20 hrs on 07-05-2021, at the Private residence by Mr Avijit Sarkar, one of the Executants.

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

Execution is admitted on 07/05/2021 by 1. Mrs Indira Sarkar, Wife of Late Ajoy Kumar Sarkar, 55/3 C Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 2. 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

Identified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, 21/2, Ballygunge Place, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, 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 10-05-2021

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 AE4095, 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 140786 to 140803

being No 160304116 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR

Date: 2021.07.22 18:05:53 +05:30

Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/07/22 06:05:53 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)