3396/2020 I-00108/21

भारतीय गैर न्यायिक

भारत

पचास रुपये

FIFTY RUPEES

रु.50

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AA 699122

Nandini Mukherjee

THIS POWER OF ATTORNEY is made this 18th day of December Two Thousand and Twenty **BY NANDINI MUKHERJEE** wife of Mr. Ritwick Mukherjee (PAN AFEPM6167R – AADHAAR 4182 1840 2373) an Indian National, by faith Hindu, by occupation Service and presently residing at No. 63/1B, Pratapaditya Road, Kolkata

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

District Sub-Registrar-V
Alipore, South 24 Parganas

11 JAN 2021

46939

SANJAY PRASAD
Kolkata-700 001

NAME
ADD
Rs.
14 OCT 2020
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, R. S. Ray Road, Kol-1

14 OCT 2020
14 OCT 2020

Nandini Mukherjee

V. C. T. P
1779

Nandini Mukherjee

District Sub-Registrar-V
Alipore, South 24 Parganas

18 DEC 2020

Hanny Kumar Dubey
2-A SP Mukherjee
Road Kol-25
S/o- Sanjay Dubey
occupation - Service

700 026 PO Kalighat PS Tollygunge 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 situated at Premises No. 21/2, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata– 700 019 (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 03 cottahs 04 chittacks and 08 sq. ft. be the same a little more or less together with the two storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 63/1B, Pratapadiya Road, Kolkata 700 026 PS Tollygunge (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 14th December 2020 and registered with the District Sub –Registrar – V, South 24 Parganas Alipore, in Book No. I, Volume No. 1630 – 2020, Being No. 163003031 of 2020 (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

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District Sub-Registrar-V
Alipore, South 24 Parganas

18 DEC 2020

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.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I, **NANDINI MUKHERJEE** wife of Mr. Ritwick Mukherjee (PAN AFEPM6167R – AADHAAR 4182 1840 2373) an Indian National, by faith Hindu, by occupation Service and presently residing at No. 63/1B, Pratapaditya Road, Kolkata 700 026 PO Kalighat PS Tollygunge 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 situated at Premises No. 21/2, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata– 700 019 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. 63/1A, Pratapaditya Road, Kolkata 700 026 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.

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District Sub-Registrar-V
Alipore, South 24 Parganas

18 DEC 2020

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 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 to give effect to the terms of the said Development Agreement.

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.

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District Sub-Registrar-V
Alipore, South 24 Parganas

18 DEC 2020

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 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

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Sub Registrar-V, South 24 Parganas, Alipore, West Bengal

District Sub-Registrar
Alipore, South 24 Parganas

18 DEC 2020

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 Developer's Allocation only in terms of the said Development Agreement 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 in respect of the Developer's Allocation only in terms of the said Development Agreement.

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 the Developer's Allocation only in terms of the said Development Agreement.

District Sub-Registrar-V
Alipore, South 24 Parganas

18 DEC 2020

AND GENERALLY to do all acts deeds matters and things concerning the powers hereby conferred in respect of the Developer's Allocation only in terms of the said Development Agreement 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 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 ad-measurement an area of about 03 cottahs 04 chittacks and 08 sq. ft. be the same a little more or less together with the two storied building having each floor 800 sq. ft. covered area, cemented floor and other structures standing thereon and all lying situate at and/or being municipal premises No. 63/1B, Pratapaditya Road, Kolkata 700 026 PS Tollygunge PO Kalighat in ward No. 88 of the Kolkata Municipal Corporation in the District of 24 Parganas (S), Sub-Registry Alipore and is butted and bounded in the manner following: -

ON THE NORTH: By Premises No. 5, Bawali Mondal Road;

ON THE SOUTH: By Pratapaditya Road;

ON THE EAST: By Premises No. 63/6, Pratapaditya Road;

ON THE WEST: By Premises No. 63/1A, Pratapaditya Road;

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

Nm

District Sub-Registrar-V
Alipore, South 24 Parganas

18 DEC 2020

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:

Nandini Mukherjee

1. Dilip Kumar Gorai
Advocate
Alipore Court

2. [illegible]
Private Businessman
63/1B, Pratapaditya Rd
Kol-700026

Nandini Mukherjee

Left					
Right					

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

District Sub-Registrar-V
Alipore, South 24 Parganas

18 DEC 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NANDINI MUKHERJEE

SUNIL KUMAR ROY

17/09/1953

Permanent Account Number

AFEPM6167R

Nandini Mukherjee

Signature

05102013

Nandini Mukherjee

ভারত সরকার
Government of India

নন্দিনী মুখার্জী
Nandini Mukherjee
পিতা : সুনীল কুমার রায়
Father : Sunil Kumar Roy
জন্মতারিখ / DOB : 17/09/1953
মহিলা / Female

4182 1840 2373

আধার – সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

আধার

ঠিকানা:
63/1বি, প্রতাপাদিত্য রোড,
কালীঘাট, কোলকাতা, কালীঘাট,
পশ্চিমবঙ্গ, 700026

Address:
63/1B, PRATAPADITYA ROAD,
Kalighat, Kolkata, Kalighat, West
Bengal, 700026

Nandini Mukherjee

4182 1840 2373

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
मंत्री स्टर्लिंग,
प्लॉट सं. 341, सर्वे सं. 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, 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: tinsupf@nsdl.co.in

Hanny Kumar Dubey

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 16308001718657/2020

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Nandini Mukherjee 63/15 Pratapaditya Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Principal			Nandini Mukherjee 18/12/2020

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Hanny Dubey Son of Sanjay Dubey 2A, S P Mukherjee Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Mrs Nandini Mukherjee			Hanny Dubey 18-12-2020

(Krishnendu Talukdar)

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-1630-00108/2021	Date of Registration	11/01/2021
Query No / Year	1630-8001718657/2020	Office where deed is registered	
Query Date	18/12/2020 12:22:15 PM	1630-8001718657/2020	
Applicant Name, Address & Other Details	Pradeep Roy Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, 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. 1,84,83,888/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 70/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163003031/2020 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: Protapaditya Road, , Premises No: 63/1B, , Ward No: 088 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 4 Chatak 8 Sq Ft		1,72,83,888/-	Property is on Road , Project Name :
	Grand Total :				5.3808Dec	0 /-	172,83,888 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	0/-	12,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1600 sq ft	0 /-	12,00,000 /-	

Principal

Sl No

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs Nandini Mukherjee (Presentant)** Wife of Mr Ritwick Mukherjee 63/1B Pratapaditya Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx7R, Aadhaar No: 41xxxxxxxx2373, Status :Individual, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Swastic Vidrik Realty Private Limited** 21/2 Ballygunge Place, 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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Satwic Vivek Ruia** Son of Vivek Ruia 21/2, Ballygunge Place, 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.:: BIxxxxxx2M, Aadhaar No: 35xxxxxxxx5326 Status : Representative, Representative of : Swastic Vidrik Realty Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Hanny Dubey Son of Sanjoy Dubey 2A, S P Mukherjee Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025			
Identifier Of Mrs Nandini Mukherjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Nandini Mukherjee	Swastic Vidrik Realty Private Limited-5.38083 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Nandini Mukherjee	Swastic Vidrik Realty Private Limited-1600.00000000 Sq Ft

On 18
Pre

Endorsement For Deed Number : I - 163000108 / 2021

On 18-12-2020

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

Presented for registration at 17:30 hrs on 18-12-2020, at the Private residence by Mrs Nandini Mukherjee ,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 1,84,83,888/-

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

Execution is admitted on 18/12/2020 by Mrs Nandini Mukherjee, Wife of Mr Ritwick Mukherjee, 63/1B Pratapaditya Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Indetified by Hanny Dubey, , , Son of Sanjoy Dubey, 2A, S P Mukherjee Road, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Service

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

On 11-01-2021

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 Draft Rs 20/-, by Stamp Rs 50/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 46939, Amount: Rs.50/-, Date of Purchase: 14/10/2020, Vendor name: Suranjan Mukherjee

Description of Draft
1. Draft(8554) No: 367478000465, Date: 07/01/2021, Amount: Rs.20/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR

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

Sub-Registrar-V, South 24 Parganas, Alipore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 12001 to 12020

being No 163000108 for the year 2021.

Digitally signed by KRISHNENDU TALUKDAR
Date: 2021.01.22 18:14:13 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/01/22 06:14:13 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)