

02101/21

1-02068/21

भारतीय गैर न्यायिक

पचास
रुपये
₹.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

6.30 PM

3
08/4/21
08/4/21
693/83/21

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 909250



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

District Sub-Registrar-V
Alipore, South 24 Parganas

13 APR 2021

THIS POWER OF ATTORNEY is made this 30th day of March Two Thousand and Twenty One BY **SUDAKSHINA MUKHERJEE** (PAN AJDPM6385J & Aadhaar No. 7369 3228 5007) wife of Mr. Brahmajyoti Mukherjee a resident Indian national, by faith

86659

NAME _____
 ADD. _____
 Rs. _____
 11 JAN 2021
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

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

11 JAN 2021
 11 JAN 2021

Sudohshina Mukherjee



M.C.T.I
758

Sudohshina Mukherjee



2/
 DISTRICT SUB REGISTRAR-V
 SOUTH 24 PGS., ALIPORE
 8 APR 2021

Bisis Mondal
 S/O - Jadaav Mondal
 Vill + P.O. - Subhasgram
 P.S. Baruipur
 Kal-147.

Hindu, by occupation Housewife presently residing at No. 3, Satyen Dutta Road, Kolkata 700 029 PO Sarat Bose Road, PS. Tollygunge hereinafter referred to as the "**OWNER**" in favour of **SATVIC PROJECTS PRIVATE LIMITED** (PAN AAHCS4891F) 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 03 cottahs 10 chittacks and 30 sq. ft. be the same a little more or less together with the three storied building and other structures standing on part thereof and all lying situate at and/or being municipal No. 3, Satyen Dutta Road, Kolkata 700 029, 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 30th March 2021 and registered with the District Sub Registrar – V, Alipore in Book No. I, Volume No. 1630 – 2021, Being No. 1884. 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 her true and lawful Attorney for and on behalf of the Owner in her name place



[Handwritten Signature]
DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
- 3 APR 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, **SUDAKSHINA MUKHERJEE** (PAN AJDPM6385J & Aadhaar No. 7369 3228 5007) wife of Mr. Brahmajyoti Mukherjee a resident Indian national, by faith Hindu, by occupation Housewife presently residing at No. 3, Satyen Dutta Road, Kolkata 700 029 PO Sarat Bose Road, PS. Tollygunge the **OWNER** as aforesaid doth hereby nominate appoint and constitute **SATVIC PROJECTS PRIVATE LIMITED** (PAN AAHCS4891F) 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 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 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 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 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 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 10 chittacks and 30 sq. ft. be the same a little more or less together with the three storied building and other structures standing on part thereof (Grd. & 1st floors 1400 sq. ft. each & 2nd floor 1300 sq. ft. having cemented flooring and 40 years old) and all lying situate at and/or being municipal No. 3, Satyen Dutta Road, Kolkata 700 029, PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows: -

ON THE NORTH: By KMC Road named as Satyen Dutta Road;
 ON THE EAST: By municipal premises No. 1, Satyen Dutta Road;
 ON THE WEST: By municipal premises No. 5, Satyen Dutta Road;
 ON THE SOUTH: By municipal premises No. 14B, Lake Terrace;

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:

Sudakshina Mukherjee

Sudakshina Mukherjee

Left

Right



1) *Sibi Mondal*
 21/2, Ballygunge Place
 Kal-19.

2) *Pradeep Roy*
 Alipore Police Court
 Kal-27

Drafted by me
Dilip Kumar Goel
Advocate
Alipore Court
F1873/198/99

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDAKSHINA MUKHERJEE

KISHORI MOHAN BANERJEE

22/12/1961

Permanent Account Number

AJDPM6385J

Sudakshina Mukherjee
Signature



Sudakshina Mukherjee



आधार

সরকার

সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19773/00346

To
26/09/2012 সুদক্ষিণা মুখার্জী
Sudakshina Mukherjee
3 SATYEN DUTTA ROAD
SARAT BOSE ROAD Sarat Bose Road S O
Sarat Bose Road Kolkata
West Bengal 700029

12611524



MN126115241DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7369 3228 5007

আধার - সাধারণ মানুষের অধিকার

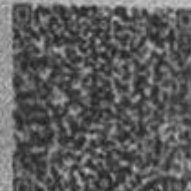


भारत सरकार
GOVERNMENT OF INDIA



সুদক্ষিণা মুখার্জী
Sudakshina Mukherjee
পিতা : কিশোরী মোহন বানার্জী
Father : KISHORI MOHAN BANERJEE
জন্ম সাল / Year of Birth : 1961
মহিলা / Female

7369 3228 5007



Sudakshina Mukherjee



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 : Jadab Mondal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 05/01/1984
Date of Birth

Sisir Mondal

JTK3837937

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

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

Date: 12/08/2007

104-বারুলপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার সিলেট নাম
ভোলো ও এভই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নিম্নলিখিত 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.





0230912



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 16308000693183/2021

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 Sudakshina Mukherjee 3 Satyen Dutta Road Kolkata, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Principal			<i>Sudakshina Mukherjee</i> 8/4/21
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Vill Subhasgram, P.O:- Subhasgram, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700147	Mrs Sudakshina Mukherjee			<i>Sisir Mondal</i> 08.04.21

(Rita Depcha)

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-1630-02068/2021	Date of Registration	13/04/2021
Query No / Year	1630-8000693183/2021	Office where deed is registered	
Query Date	31/03/2021 2:34:30 PM	1630-8000693183/2021	
Applicant Name, Address & Other Details	Raju Chanda Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 6290965740, 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. 2,25,49,790/-		
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]:- 163001884/2021 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: Satyendra Nath Dutta Road, , Premises No: 3, , Ward No: 087 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	3 Katha 10 Chatak 30 Sq Ft		2,01,66,665/-	Property is on Road , Project Name :
Grand Total :				6.05Dec	0 /-	201,66,665 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4100 Sq Ft.	0/-	23,83,125/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4100 sq ft	0 /-	23,83,125 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Sudakshina Mukherjee (Presentant) Wife of Mr Brahmajyoti Mukherjee 3 Satyen Dutta Road Kolkata, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx5J, Aadhaar No: 73xxxxxxxx5007, Status :Individual, Executed by: Self, Date of Execution: 30/03/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/03/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Satvic Projects Pvt Ltd 21/2 Ballygunge Place Kolkata, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia Son of Mr 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.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Satvic Projects Pvt Ltd (as Director)

Identifier Details :

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

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Sudakshina Mukherjee	Satvic Projects Pvt Ltd-6.05 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Sudakshina Mukherjee	Satvic Projects Pvt Ltd-4100.00000000 Sq Ft

Endorsement For Deed Number : I - 163002068 / 2021

On 01-04-2021

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 2,25,49,790/-



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

On 08-04-2021

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

Presented for registration at 18:30 hrs on 08-04-2021, at the Private residence by Mrs Sudakshina Mukherjee ,Executant.

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

Execution is admitted on 08/04/2021 by Mrs Sudakshina Mukherjee, Wife of Mr Brahmajyoti Mukherjee, 3 Satyen Dutta Road Kolkata, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, Vill Subhasgram, P.O: Subhasgram, 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 13-04-2021

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 86659, Amount: Rs.50/-, Date of Purchase: 11/01/2021, Vendor name: Suranjan Mukherjee

Description of Draft

1. Draft(8554) No: 555135000530, Date: 13/04/2021, Amount: Rs.20/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR



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 1630-2021, Page from 73448 to 73466

being No 163002068 for the year 2021.



(Rita Lepcha) 2021/04/29 11:36:49 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)