

5993/18

I-5093/18



1605-100021618/18
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 212992

Chla
2.00
31.7.18



~~Subhendra Nath Bhattacharya~~
~~1605-100021618/18~~
~~31.7.18~~
 [Signature]

02 AUG 2018

THIS POWER OF ATTORNEY is made on this 26th day of July Thousand and Eighteen BY SUBHENDRA BHATTACHARYA (Income Tax PAN AGFPB9596H) son of Late Hemendra Nath Bhattacharya by faith Hindu, by occupation Service,

44828

SANJAY KUMAR BAID

Advocate

8, Old Post Office Street

Kolkata-700 001

NAME.....
 ADD.....
 RS.....
 6 JUL 2018
 SUPANJAN MUKHERJEE
 Licensed Stamp Vendor
 2 & 3, N. S. Road, Kolkata

6 JUL 2018

6 JUL 2018

Bhattacharya



मेरी
4679

Bhattacharya
(SUBHENDRA BHATTACHARYA)



Chil
 Trilok Chand Naita
 S/o Late Mahabir Prasad Naita
 46, Sreedhar Roy Road
 Kolkata - 700 039

Adl. Dist. Sub-Division
 Aligarh
 31 JUL 2018
 South 24 Paraganas
 Kolkata-700027

presently residing at No. 2B, Panditiya Road, PO Sarat Bose Road, Kolkata 700 029 PS Gariahat hereinafter referred to as the "**OWNER**" in favour of **VIVEK RUIA** (PAN ACPPR8539Q) son of Sri Sheo Kumar Ruia and **SATWIC VIVEK RUIA** (PAN BIZPR8842M) son of Mr. Vivek Ruia both of No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat PO Ballygunge (hereinafter called "**THE ATTORNEY**").

WHEREAS:

- A. The Owner along with Swastic Promoters Private Limited Saumendra Nath Bhattacharya, Suniti Kumar Chatterjee, Sarama Chatterjee and Abhindra Day are entitled to **ALL THAT** the 07 cottahs 11 chittacks and 12 sq. ft. be the same a little more or less lying situate at and/or being municipal premises No. 2B, Panditia Road (including 2/3B, Panditiya Road, 2/3D, Panditiya Road and 2F, Panditiya Road), Kolkata 700 029, PS Gariahat in ward No. 85 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 25th July 2018 and registered with the ADSR, Alipore in Book No. I, Volume No. 1605 - 2018 in pages _____ to _____ being No. 04943 of 2018 (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 **SWASTIC PROJECTS PRIVATE LIMITED** (hereinafter called the **DEVELOPER**) and in terms thereof the Owner is required to grant power of attorney to the Attorney herein, being the directors of the Developer company.

S. Bhattacharya

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 his true and lawful Attorney for and on behalf of the Owner in his 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, **SUBHENDRA BHATTACHARYA** (Income Tax PAN AGFPB9596H) son of Late Hemendra Nath Bhattacharya by faith Hindu, by occupation Service, presently residing at No. 2B, Panditiya Road, PO Sarat Bose Road, Kolkata 700 029 PS Gariahat the **OWNER** as aforesaid doth hereby nominate appoint and constitute **VIVEK RUIA** son of Sri Sheo Kumar Ruia and **SATWIC VIVEK RUIA** son of Mr. Vivek Ruia both of No. 21/2, Ballygunge Place, Kolkata-700 019 to be my true and lawful attorney for and on my behalf and in my name place and stead at my costs to severally do the following acts deeds matters and things that is to say: -

1. 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.
2. 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 or additions 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.

3. 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, addition 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.
4. 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 our behalf before the authorities concerned.
5. 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, Land Department of the Government of West Bengal 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.
6. 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.

7. If required, to enter into any agreement, settlement and/or any other manner and/or document that maybe necessary or be required in respect of any person and/or entity claiming to be an occupier and/or tenant and/or trespasser in any part and/or portion of the said Premises.
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 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 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 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.
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 are 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 their 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 ^{indirect share} the piece or parcel of land containing by ad-measurement an area of about 07 cottahs 11 chittacks and 12 sq. ft. be the same a little more or less lying situate at and/or being municipal premises No. 2B, Panditia Road (including 2/3B, Panditiya Road, 2/3D, Panditiya Road and 2F, Panditiya Road), Kolkata 700 029, PS Gariahat in ward No. 85 of the Kolkata Municipal Corporation, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

- ON THE NORTH: By partly by KMC Road and partly by municipal premises No. 2/2, Panditiya Road;
- ON THE EAST: By municipal premises No. 2/3C, Panditiya Road;
- ON THE WEST: By KMC Road named as Panditiya Road and partly by municipal premises No. 2/2, Panditiya Road;
- ON THE SOUTH: By municipal premises No. 2/3H, Panditiya Road;

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





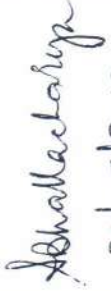
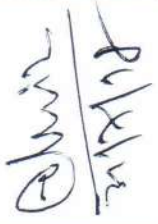
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LT! Sheet of Query No/Year 16051000216181/2018

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 | Mr Subhendra Bhattacharya 2B, Panditiya Road, P.O:- Sarat Bose Road, P.S:- Gariahat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700029 | Principal |  |  |  31/07/2018 |
| SI No. | Name and Address of identifier | Identifier of | | Signature with date | |
| 1 | Mr Trilok Chand Naita Son of Late Mahabir Prasad Naita 46 Sreedhar Roy Road, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 | Mr Subhendra Bhattacharya, Mr Vivek Ruia, Mr Satwic Vivek Ruia | |  | |

(Md Shadman)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

16052013



Subhendra Nath Bhattacharya

AGFPB9596H

24/06/1952

HEMENDRA NATH BHATTACHARYA

SUBHENDRA BHATTACHARYA

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

[Faint, illegible text, likely bleed-through from the reverse side of the page]

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1605-05093/2018 | Date of Registration | 02/08/2018 |
| Query No / Year | 1605-1000216181/2018 | Office where deed is registered | |
| Query Date | 27/07/2018 4:39:13 PM | A.D.S.R. ALIPORE, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Subhendra Bhattacharya 2B Panditia Road, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN 700029, Mobile No. : 9831312355, Status : Seller/Executant | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 4,25,82,116/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 50/- (Article:48(g)) | Rs. 7/- (Article:E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160504943/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panditia Road, Premises No. 2B, Ward No: 085

| 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 | | 7 Katha 11 Chatak 12 Sq Ft | 1/- | 3,99,57,116/- | Property is on Road |
| Grand Total : | | | | | 12.7119Dec | 1 /- | 399,57,116 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 3500 Sq Ft. | 1/- | 26,25,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 3500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 3500 sq ft | 1 /- | 26,25,000 /- | |

Principal Details :

| SI No | Name, Address, Photo, Finger print and Signature |
|-------|---|
| 1 | Mr Subhendra Bhattacharya (Presentant) Son of Late Hemendra Nath Bhattacharya 2B, Panditiya Road, P.O:- Sarat Bose Road, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Service Citizen of: India, PAN No.:: AGFPB9596H, Status :Individual, Executed by: Self, Date of Execution: 26/07/2018 , Admitted by: Self, Date of Admission: 31/07/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/07/2018 , Admitted by: Self, Date of Admission: 31/07/2018 ,Place : Pvt. Residence |

Major Information of the Deed :- I-1605-05093/2018-02/08/2018

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Swastic Projects Pvt Ltd 21/2, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AADCS5305E, Status :Organization, Status : Not Executed |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr Vivek Ruia Son of Mr Sheo Kumar Ruia 21/2 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACPPR8539Q Status : Representative, Representative of : Swastic Projects Pvt Ltd (as director) |
| 2 | Mr Satwic Vivek Ruia Son of Mr Vivek Ruia 21/2 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South -Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BIZPR8842M Status : Representative, Representative of : Swastic Projects Pvt Ltd (as director) |

Identifier Details :

| Name & address |
|---|
| Mr Trilok Chand Naita Son of Late Mahabir Prasad Naita 46 Sreedhar Roy Road, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Subhendra Bhattacharya, Vivek Ruia, Mr Satwic Vivek Ruia |
| |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|---------------------------|--------------------------------------|
| 1 | Mr Subhendra Bhattacharya | Swastic Projects Pvt Ltd-12.7119 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|---------------------------|--|
| 1 | Mr Subhendra Bhattacharya | Swastic Projects Pvt Ltd-3500.00000000 Sq Ft |

Major Information of the Deed :- I-1605-05093/2018-02/08/2018

Endorsement For Deed Number : I - 160505093 / 2018

On 27-07-2018

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 4,25,82,116/-



Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 31-07-2018

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

Presented for registration at 20:00 hrs on 31-07-2018, at the Private residence by Mr Subhendra Bhattacharya, Executant.

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

Execution is admitted on 31/07/2018 by Mr Subhendra Bhattacharya, Son of Late Hemendra Nath Bhattacharya, Panditiya Road, P.O: Sarat Bose Road, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Mr Trilok Chand Naita, , , Son of Late Mahabir Prasad Naita, 46 Sreedhar Roy Road, P.O: Tiljala, The Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Others



Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 02-08-2018

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 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Major Information of the Deed :- I-1605-05093/2018-02/08/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 44828, Amount: Rs.50/-, Date of Purchase: 06/07/2018, Vendor name: S Mukherjee

Md Shadman

Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-05093/2018-02/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 164115 to 164130
being No 160505093 for the year 2018.



Digitally signed by MD SHADMAN
Date: 2018.08.09 16:48:32 +05:30
Reason: Digital Signing of Deed.

Shadman

(Md Shadman) 09/08/2018 16:48:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

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

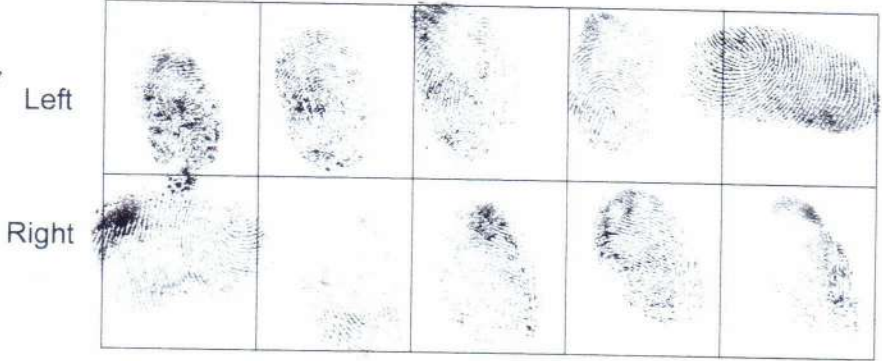
at Kolkata in the presence of:

Bhattacharya.
(SUBHENDRA BHATTACHARYA

Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

Ashim Kumar Shuk
2 B Pandit Raja Road
Kolkata - 700029

Bhattacharya



Deed prepared by me
Ashim Kumar Shuk
Advocate
Ajmer Police Court
Cal - 27
WB - 1674/835



Adtl. Dist. Sub-Registrar
Alibore
31 JUL 2018
Shri 24 Parganas
Kolkata-700027