

5993/18

I-5093/18



1605-1000216181/18

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 212992

Subh  
200  
31.7.18



*Subhattacharya*

Subhendra Nath Bhattacharya  
 1605-1000216181/18  
*Subh*  
 31.7.18

02 AUG 2018

THIS POWER OF ATTORNEY is made on this 26<sup>th</sup> 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,

8-  
8-P  
10-1715

44828

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

NAME.....
ADD.....
RS.....
6 JUL 2018
SURANJAN MUKHERJEE Licensed Stamp Vendor
2 & 3, K. S. Roy Road, K-1

*[Handwritten signature]*

6 JUL 2018

6 JUL 2018

*Bhattacharya*



*मेरी  
4679*

*Bhattacharya*  
(SUBHENDRA BHATTACHARYA)



*[Handwritten signature]*

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

Adl. Dist. Sub-Registrar Alipore
31 JUL 2018
South 24 Parganas 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 25<sup>th</sup> 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.

*Ashattacharya*

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** <sup>undivided share</sup> 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 / LTI Sheet of Query No/Year 16051000216181/2018

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 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
Sl 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

आयकर विभाग, दिल्ली  
आयकर विभाग, दिल्ली  
आयकर विभाग, दिल्ली  
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आयकर विभाग, दिल्ली

11-11-20-2721 8000. Fax: 11-26-2721  
e-mail: [nao@income.gov.in](mailto:nao@income.gov.in)

### 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/-		
Stampduty 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
<b>Grand Total :</b>					<b>12.7119Dec</b>	<b>1 /-</b>	<b>399,57,116 /-</b>	

#### 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					
<b>Total :</b>		<b>3500 sq ft</b>	<b>1 /-</b>	<b>26,25,000 /-</b>	

#### Principal Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<b>Mr Subhendra Bhattacharya (Presentant )</b> 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	<b>Swastic Projects Pvt Ltd</b> 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	<b>Mr Vivek Ruia</b> 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	<b>Mr Satwic Vivek Ruia</b> Son of Mr Vivek 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.:: 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, Mr 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, 2B, 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, Thana: 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 : 48 (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**  
**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.

(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*

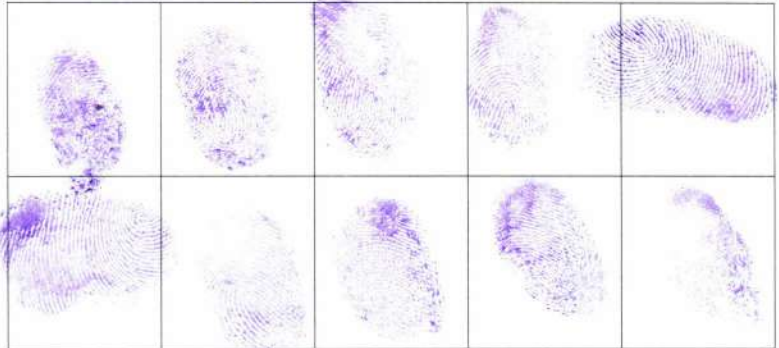
Trilok Chand Naita  
S/o Late Mahabir Prasad Naita  
46, Sreedhar Roy Road  
Kolkata - 700 039

*Bhattacharya*

*Ashim Kumar Shuk*  
*2 B Pandit Leja Road*  
*Kolkata - 700039*

Left

Right



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