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Z-4474/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 384115

Certified that the document is signed in accordance with the provisions of the Registration Act, 1908. The signature sheets and embossed stamp sheets attached to this document are the part of this document.



12/04/2023
946324
2-2000946324/2023
6-15 P.M.

THIS POWER OF ATTORNEY is made this 12th day of April Two Thousand and Twenty Three BY CHANDRIMA DUTTA (PAN ADIPD0819P & Aadhaar No. 9770 3700 0505) daughter of Late Gyanendra Chandra Deb, an Indian national, by faith Hindu, by occupation Housewife, presently residing at No. 6B, Dr. Sarat Banerjee

Registrar
Registration Office
Alipore, South 24 Parganas
13 APR 2023
12-4-23
13-4-23

6-15 P.M.
12/4/23

10575
SANJAY KUMAR BAID
Advocate
8- Old Post Office Street
Kolkata-700 001

NAME.....
ADD.....
No.....
20 APR 2021
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

20 APR 2021
20 APR 2021

Dutta
(CHANDRIMA DUTTA)

3025

Dutta



THIS PO...
Twenty Three...
CHANDRIMA DUTTA (PAN ADIP0819P & Address No 8770...
daughter of late Gyanendra Chandra Deb, an Indian national, by faith...
Hindu, occupation Housewife, presently residing at No 88 Dr Saral Banerjee...
Alipore, South 24 Parganas, Kolkata-700 006.

Tarunika Pal, Advocate.
Daughter of Tarun Pal.
Residing at: 34/1
Beadon Street
Kol-700 006.

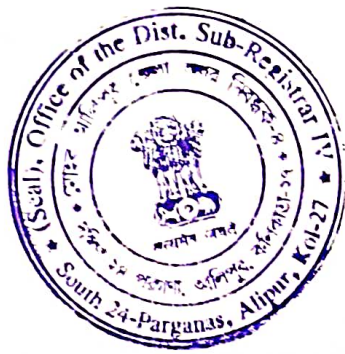
District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
12 APR 2021

Road, Kolkata 700 029, PO Sarat Bose Road PS Tollygunge hereinafter referred to as the "**OWNER**" in favour of **SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) 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 along with Salil Sarkar, Samir Sarkar, Pabitra Banerjee, Sophia Banerjee, Mahabir Banerjee, Minati Hore, Supranya Hore, Deepanjan Hore, Deepsikha Hore, Mousumi Hore, Debdut Hore and Swastic Projects (P) Ltd. 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 (three) cottahs, 01 (One) chittack and 15 (fifteen) sq. ft.** be the same a little more or less together with a three storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029, PO Sarat Bose Road 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 11th April 2023 and registered with the District Sub – Registrar – IV, in Book No. I, Volume No. 1604 – 2020, Being No. 160404403 of 2023 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the Owner has 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

Adul



District Sub-Registrar
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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 and also upon amalgamation with municipal premises No. 6A, Dr. Sarat Banerjee Road, Kolkata 700 029 PS Tollygunge.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I, **CHANDRIMA DUTTA** (PAN ADIPD0819P & Aadhaar No. 9770 3700 0505) daughter of Late Gyanendra Chandra Deb, an Indian national, by faith Hindu, by occupation Housewife, presently residing at No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge the **OWNER** as aforesaid doth hereby nominate appoint and constitute **SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) 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 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 to be amalgamated with municipal premises No. 6A, Dr. Sarat Banerjee Road, Kolkata 700 029 PS Tollygunge 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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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 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 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 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 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.



District Sub-Registrar-IV
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9. To apply for electricity, water, drainage, lift, gas connection or for any other utility 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 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 in terms of the said Development Agreement.
12. To enter into agreement for sale, transfer or otherwise in respect of the Developer's Allocation 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 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 signed by the said Attorney in any manner concerning the Developer's Allocation in terms of the said Development Agreement.



District Sub-Registrar-Iv
Registrar U/S 7 (2) of
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15. To cause any Deed of Conveyance or document or instrument in respect of the Developer's Allocation 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 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.
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.

AND GENERALLY, to do all acts deeds matters and things concerning the powers hereby conferred which the Owner could have done lawfully under her own hands if present personally. AND I the said Owner doth hereby ratify, confirm, and always agree to ratify and confirm all and whatsoever and the said Attorney shall lawfully do and/or cause to do in accordance herewith.



District Sub-Registr.
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12 APR 2023

THE SCHEDULE ABOVE REFERRED TO**(PREMISES)**

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **03 (three) cottahs, 01 (One) chittack and 15 (fifteen) sq. ft.** be the same a little more or less together with three storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation, having assessee No. 110870500087 Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH: By KMC Road named as Dr. Sarat Banerjee Road;

ON THE EAST: By municipal premises No. 8, Dr. Sarat Banerjee Road;

ON THE WEST: By municipal premises No. 4B, Dr. Sarat Banerjee Road;

ON THE SOUTH: By municipal premises No. 6A, Sarat Banerjee Road;

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



District Sub-Registrar
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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:

1) *Shri. Mondal*
41/2, Ballygunge Place
KOL-19.

2) *Tarunika Pal*
18/A, Andal Road
(Lewes) How-711009

Pal

Chandrima
(CHANDRIMA DUTTA)

Left

Right



Tarunika Pal
Tarunika Pal
Advocate
34/1, Beadon Street
Kolkata-700006
F/439/330/2021



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas







12 APR 2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16048000946324/2023

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Chandrima Dutta City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Principal			 12/4/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt TARUNIKA PAL Daughter of PAL 34/1, BEADON STREET, City:- , P.O:- LAL BAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700006	Mrs Chandrima Dutta, Shri SATWIC VIVEK RUIA			 12/4/23

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8000946324/2023	Office where deed will be registered
Query Date	12/04/2023 11:30:45 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	RAJU DAS Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290965740, Status :Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 1,63,69,668/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160404403/2023	

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Banerjee Road, , Premises No: 6B, , 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
L2			Bastu	3 Katha 1 Chatak 15 Sq Ft		1,52,62,499/-	Property is on Road Encumbered by Tenant, , Project Name :
Grand Total :				5.0875Dec	0 /-	152,62,499 /-	

Deed - receipt
BY - Mm

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L2	2700 Sq Ft.	0/-	11,07,169/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		0 sq ft	0 /-	11,07,169 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Chandrima Dutta Daughter of Late Gyanendra Chandra Deb City:- , 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.:: adxxxxx9p, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	Swastic Projects Pvt Ltd City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxxx5e, Aadhaar No Not Provided by UIDAI, Status :Organization, Not Executed	Organization	Not Executed

Representative Details :

SI No	Name & Address	Representative of
1	Shri SATWIC VIVEK RUIA Son of VIVEK RUIA21/2, BALLYGUNGE PLACE, City:- , 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, Aadhaar No Not Provided by UIDAI	Swastic Projects Pvt Ltd (as partner)

Identifier Details :

Name & address
Smt TARUNIKA PAL Daughter of PAL 34/1, BEADON STREET, City:- , P.O:- LAL BAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mrs Chandrima Dutta, Shri SATWIC VIVEK RUIA

Major Information of the Deed

Deed No :	I-1604-04474/2023	Date of Registration	13/04/2023
Query No / Year	1604-8000946324/2023	Office where deed is registered	
Query Date	12/04/2023 11:30:45 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RAJU DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290965740, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,63,69,668/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160404403/2023 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: Sarat Banerjee Road, , Premises No: 6B, , 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
L2			Bastu	3 Katha 1 Chatak 15 Sq Ft		1,52,62,499/-	Property is on Road Encumbered by Tenant, , Project Name :
Grand Total :				5.0875Dec	0 /-	152,62,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L2	2700 Sq Ft.	0/-	11,07,169/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		0 sq ft	0 /-	11,07,169 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Chandrima Dutta (Presentant) Daughter of Late Gyanendra Chandra Deb City:- , 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.:: adxxxxxx9p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Swastic Projects Pvt Ltd City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri SATWIC VIVEK RUIA Son of VIVEK RUIA 21/2, BALLYGUNGE PLACE, City:- , 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, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Swastic Projects Pvt Ltd (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Smt TARUNIKA PAL Daughter of PAL 34/1, BEADON STREET, City:- , P.O:- LAL BAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700006			

Identifier Of Mrs Chandrima Dutta, Shri SATWIC VIVEK RUIA

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Chandrima Dutta	Swastic Projects Pvt Ltd-5.0875 Dec

Transfer of property for S2

SI.No	From	To. with area (Name-Area)
1	Mrs Chandrima Dutta	Swastic Projects Pvt Ltd-2700.00000000 Sq Ft

On 12-04-2023

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

Presented for registration at 18:15 hrs on 12-04-2023, at the Private residence by Mrs Chandrima Dutta ,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 1,63,69,668/-

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

Execution is admitted on 12/04/2023 by Mrs Chandrima Dutta, Daughter of Late Gyanendra Chandra Deb, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Smt TARUNIKA PAL, , , Daughter of PAL , 34/1, BEADON STREET, P.O: LAL BAZAR, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Advocate

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 13-04-2023

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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 10545, Amount: Rs.100.00/-, Date of Purchase: 20/04/2021, Vendor name: Suranjan Mukherjee

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 156112 to 156128

being No 160404474 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.05.12 11:30:07 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/05/12 11:30:07 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)