

05369/22

I- 5254/22



अभिषेक पश्चिम बंगाल WEST BENGAL

AL 237748



THIS POWER OF ATTORNEY is made on this 06th day of May Two Thousand and Twenty Two BETWEEN RAJESH KEJRIWAL (PAN AGBPK8496M & Aadhaar No. 2819 6886 1929) son of Late Keshav Prasad Kejriwal an Indian national, by faith Hindu, by occupation Business presently residing at No. 44/3, Hazra Road, Kolkata

13/05/2022
8001366698/2022
7-44 PM.

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

20 MAY 2022

1288
7-44 PM
13/5/22

13/5/22
20/5/22

197078

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

NAME _____
ADD _____
Ro _____
31 MAR 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

31 MAR 2022

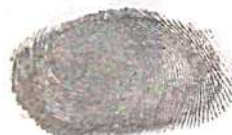
31 MAR 2022

Ryuky



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Dejriwal



District Sub-Registrar-IV
Registrar WS 7 (2) of
Registration 1908
Alipore, South 24 Parganas

13 MAY 2022

Dejriwal Mandal
S/O - Jadav Mandal
Petua Mandal para o
Raidespara, Halliepur
Baruipur, Kolkata-147.

700 019 PO & PS Ballygunge 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 at No. 21/2, Ballygunge Place, Kolkata - 700 019, P.S. Gariahat, P.O. Ballygunge (hereinafter called "**THE ATTORNEY**") AND **DEVANSH KEJRIWAL** (PAN JQOPK9470H & Aadhaar No. 9059 6517 9553) son of Mr. Rajesh Kejriwal an Indian national, by faith Hindu by occupation Business presently residing at No. 44/3, Hazra Road, Kolkata 700 019 PO & PS Ballygunge (hereinafter referred to as the **CONFIRMING PARTY**)

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 ad-measurement an area of about **05 cottahs 06 chittacks and 23 sq. ft.** be the same little more or less together with the three storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 44/3, Hazra Road, Kolkata 700 019 PS Ballygunge in ward No. 69 (more fully 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 06th May 2022 and registered with the District Sub Registrar, Alipore – IV, in Book No. I, Volume No. 1604 – 2022, being No. 160404713 of 2022 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the Owner has with the consent and concurrence of the Confirming Party herein 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 and the Confirming Party is required to ratify and confirm the same.



District Sub-Registrar-IV
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13 MAY 2022

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 do the following acts deeds matters and things in respect of the said Premises.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I, **RAJESH KEJRIWAL** (PAN AGBPK8496M & Aadhaar No. 2819 6886 1929) son of Late Keshav Prasad Kejriwal an Indian national, by faith Hindu, by occupation Business presently residing at No. 44/3, Hazra Road, Kolkata 700 019 PO & PS Ballygunge the **OWNER** as aforesaid do 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 at No. 21/2, Ballygunge Place, Kolkata - 700 019, P.S. Gariahat, P.O. Ballygunge 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. If required, to apply for mutation of the name of the present owner of the said Premises in the records of the Kolkata Municipal Corporation and for that to sign all applications, papers documents instruments that may be required in this regard.
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 application, papers, documents, instruments, maps, plans and/or anything not particularly mentioned herein and that may be necessary or be required in this regard.
3. To sign and submit all applications maps plans specifications and obtain the same thereof upon sanction in respect of any new plan and/or any modification or



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

13 MAY 2022

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 may 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 representations for and on our 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 Department, West Bengal, Kolkata Police, Land Department of the Government of West Bengal, Urban Land (Ceiling & Regulation) Act, 1976 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.
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



District Sub-Registrar-IV
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13 MAY 2022

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. If required, to enter into any agreement, settlement and/or any other manner and/or document that may be 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.
9. To apply for and obtain licences and permissions that may be 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.
10. To sign, execute and register all declarations, undertakings, affidavits, instruments and other documents that are required and/or may be necessary for sanction of the plan and the development of the said Premises on the draft of such documents being approved by the Owner.
11. To enter into agreement for sale, transfer or otherwise in respect of the Developer's Allocation in terms of the said Development Agreement.
12. 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 on compliance of the pre-conditions of the said Development Agreement.
13. 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



District Sub-Registrar-IV
Regulation O/S 7 (2) of
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13 MAY 2022

performed all deeds, agreements, documents, and instruments executed and signed by the said Attorney in any manner concerning the Developer's Allocation.

14. To cause any Deed of Conveyance or document or instrument in respect of the Developer's Allocation, 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.
15. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in any way 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 compromise, settle, refer to arbitration, submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue so as to protect the rights, title and interests of the Owner at all points of time.
16. To appoint any retainers, solicitors, advocates and other legal agents restricted to the matters concerning and to revoke such appointments and others as occasion shall require.
17. To sign affirm and verify complaints, petitions, 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 his 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



District Sub-Registrar-Iv
Registrar MIS 7 (2) of
Registration 1808
Alipore, South 24 Parganas

13 MAY 2022

whatsoever and the said Attorney 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 **05 cottahs 06 chittacks and 23 sq. ft.** be the same little more or less together with the three storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 44/3, Hazra Road, Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation and being part of Holding No. 320/323 and Holding Nos. 178 and 179 Touzi No. 2833 Sub Division P, Grand Division VI Dihi Panchannagram and is butted and bounded in the manner as follows: -

ON THE NORTH:	By municipal premises No. 30, Deodar Street;
ON THE EAST:	By municipal premises No. 44/4, Hazra Road;
ON THE WEST:	By municipal premises No. 44/2, Hazra Road;
ON THE SOUTH:	By KMC Road named as Hazra Road;

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



District Sub-Registrar-I
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Registration 1908
Allpore, South 24 Parganas

13 MAY 2022

IN WITNESS WHEREOF I the said Owner and the Confirming Party have set and subscribed their 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:

1) Sisir Mondal
Petua Mondalpara
O Ruidas para
Nallikpur
Bardipur -
Kolkata-147.

2) Pradeep Roy
Alipore Court
Kolkata-27

Witness

Left

Right



SIGNED AND DELIVERED

by the abovementioned **CONFIRMING**

PARTY at **Kolkata** in the presence of:

1) Sisir Mondal

2) Pradeep Roy

Confirming

Left

Right



Drafted by me
Dilip Kumar Goud
Advocate
Alipore Court
A/873/798/99



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1906
Alipore, South 24 Parganas






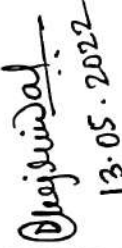


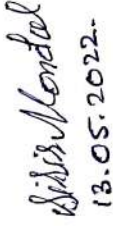
13 MAY 2022



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 16048001366698/2022

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 Rajesh Kejriwal 44/3, Hazra Road Kolkata, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Principal			 13.05.2022
2	Mr Devansh Kejriwal 44/3, Hazra Road Kolkata, City:- , P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Principal			 13.05.2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SISIR MONDAL Son of Mr JADAB MONDAL SUBHASGRAM, City:- , P.O:- BARUIPUR, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Rajesh Kejriwal, Mr Devansh Kejriwal,			 13.05.2022

(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	8001366698/2022	Office where deed will be registered
Query Date	10/05/2022 2:39:10 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PRADEEP ROY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836974709, Status : Solicitor firm	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value	Market Value	
	Rs. 3,82,28,021/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 60/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160404713/2022	

Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, , Premises No: 44/3, , Ward No: 069 Pin Code : 700019

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	5 Katha 6 Chatak 23 Sq Ft		3,60,00,521/-	Property is on Road , Project Name :
Grand Total :				8.9215Dec	0 /-	360,00,521 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5500 Sq Ft.	0/-	22,27,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5500 sq ft	0 /-	22,27,500 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Rajesh Kejriwal Son of Late Keshav Prasad Kejriwal 44/3, Hazra Road Kolkata, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx6M, Aadhaar No Not Provided, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Devansh Kejriwal Son of Mr Rajesh Kejriwal 44/3, Hazra Road Kolkata, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: JQxxxxxx0H, Aadhaar No Not Provided, Status : Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	Satvic Projects Pvt Ltd 21/2, Ballygunge Place Kolkata, City:- , 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, Not Executed	Organization	Not Executed

Representative Details :

Sl No	Name & Address	Representative of
1	Mr VIVEK RUIA Son of Late SHEO KUMAR RUIA 21/2 BALLYGUNGE PLACE, City:- , P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9Q, Aadhaar No: 89xxxxxxxx4246	Satvic Projects Pvt Ltd (as DIRECTOR)

Identifier Details :

Name & address
Mr SISIR MONDAL Son of Mr JADAB MONDAL SUBHASGRAM, City:- , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Rajesh Kejriwal, Mr Devansh Kejriwal,

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Kejriwal	Satvic Projects Pvt Ltd-8.92146 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Kejriwal	Satvic Projects Pvt Ltd-5500.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 09-06-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 09-06-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

FORM 100 (2010)

PERMANENT ACCOUNT NUMBER

AGBPK2426M



NAME

RAJESH KEJRIWAL

FATHER'S NAME

KESHAV PRASAD KEJRIWAL

DATE OF BIRTH

24-08-1967

SIGNATURE

Rajesh Kejriwal

K. H. Joshi

SECRETARY, I.T.D.

COMMISSIONER OF INCOME-TAX, W.S.-XI

Rajesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
घोरंगी स्क्वायर,
कलकत्ता - 700 069.

" In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AGBPK8496M



नाम / NAME

RAJESH KEJRIWAL

पिता का नाम / FATHER'S NAME

KESHAV PRASAD KEJRIWAL

जन्म तिथि / DATE OF BIRTH

24-08-1967

हस्ताक्षर / SIGNATURE

आयकर आयुक्त, प.प.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



भारत सरकार
GOVERNMENT OF INDIA



राजेश केजरीवाल
Rajesh Kejriwal
पिता : केशव प्रसाद केजरीवाल
Father : KESHAV PRASAD KEJRIWAL
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male



2819 6886 1929

- आधार - साधारण मानुषेअ अधिकार

Rajesh



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
८८/७, हाजरा रोड, बालिगुंज,
कोलकाता, पश्चिमबंग, ७०००१९

Address:
44/3, HAZRA ROAD,
Ballygunge S.O, Ballygunge,
Kolkata, West Bengal,
700019

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



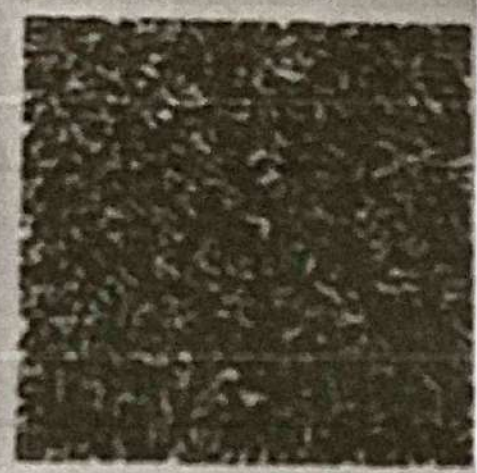
स्थायी लेखा संख्या
Permanent Account Number
JQOPK9470H

नाम / Name

DEVANSH KEJRIWAL

जन्म तिथि / Date of Birth

19/04/2002



हस्ताक्षर / Signature

Devansh



भारत सरकार



देवान शंकर केजरीवाल

Devansh Kejriwal

जन्म तिथि / DOB : 19/04/2002

पुरुष / MALE

Mobile No. 9830619099

9059 6517 9553

VID : 9137 0267 7250 4415

आधार - आम आदमी का अधिकार

Devansh



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ठिकाना:

88/3, हाजरा रोड, बालिगंज, कोलकाता,
पश्चिमबंग - 700019

Address

44/3 HAZRA ROAD Ballygunge S.O
Kolkata West Bengal - 700019



9059 6517 9553



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATVIC PROJECTS PRIVATE LIMITED

12/05/1995

Permanent Account Number

AAHGS4891F

21122005

यदि यह कार्ड खोले, पते पर कृपया सविधानुसार लौटाएं।
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013

If this card is lost, someone's lost card is found,
please return it to
Income Tax & Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91 22 2222 9306
e-mail: unit@nsdl.co.in

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



নির্বাচকের নাম : সিসির মন্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মন্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ / Date of Birth : 05/01/1984

Sisir Mondal

JTK3837937

ঠিকানা:
পেটুয়া মন্ডল শাড়া ও রুইদাসপাড়া মল্লিকপুর বাকই পথ
দক্ষিণ 24 পরগণা 700147

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

Date: 12/08/2007
104-বাকইপুর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি

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

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও একই নামের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট 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.

Major Information of the Deed

No.:	I-1604-05254/2022	Date of Registration	20/05/2022
Deed No / Year	1604-8001366698/2022	Office where deed is registered	
Deed Date	10/05/2022 2:39:10 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRADEEP ROY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836974709, Status : Solicitor firm		
Transaction	Additional Transaction		
[0135] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 3,82,28,021/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160404713/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, , Premises No: 44/3, , Ward No: 069 Pin Code : 700019

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	5 Katha 6 Chatak 23 Sq Ft		3,60,00,521/-	Property is on Road , Project Name :
Grand Total :				8.9215Dec	0/-	360,00,521/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5500 Sq Ft.	0/-	22,27,500/-	Structure Type: Structure
Gr. Floor, Area of floor :2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5500 sq ft	0/-	22,27,500/-	

Details :
Name,Address,Photo,Finger print and Signature

1	Mr Rajesh Kejriwal (Presentant) Son of Late Keshav Prasad Kejriwal 44/3, Hazra Road Kolkata, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 13/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 13/05/2022 ,Place : Pvt. Residence
2	Mr Devansh Kejriwal Son of Mr Rajesh Kejriwal 44/3, Hazra Road Kolkata, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: JQxxxxxx0H,Aadhaar No Not Provided, Status :Confirming Party, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 13/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 13/05/2022 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Satvic Projects Pvt Ltd 21/2, Ballygunge Place Kolkata, City:- , 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 VIVEK RUIA Son of Late SHEO KUMAR RUIA 21/2 BALLYGUNGE PLACE, City:- , P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9Q, Aadhaar No: 89xxxxxxxx4246 Status : Representative, Representative of : Satvic Projects Pvt Ltd (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SISIR MONDAL Son of Mr JADAB MONDAL SUBHASGRAM, City:- , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Rajesh Kejriwal, Mr Devansh Kejriwal,			

Transfer of property for L1		To. with area (Name-Area)
From		
Mr Rajesh Kejriwal		Satvic Projects Pvt Ltd-8.92146 Dec
Transfer of property for S1		
From		To. with area (Name-Area)
Mr Rajesh Kejriwal		Satvic Projects Pvt Ltd-5500.00000000 Sq Ft

13-05-2022

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 82,28,021/-



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

On 13-05-2022

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

Presented for registration at 19:44 hrs on 13-05-2022, at the Private residence by Mr Rajesh Kejriwal , one of the Executants.

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

Execution is admitted on 13/05/2022 by 1. Mr Rajesh Kejriwal, Son of Late Keshav Prasad Kejriwal, 44/3, Hazra Road Kolkata, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mr Devansh Kejriwal, Son of Mr Rajesh Kejriwal, 44/3, Hazra Road Kolkata, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr SISIR MONDAL, , , Son of Mr JADAB MONDAL, SUBHASGRAM, P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Others



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

On 20-05-2022

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 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Stamp Duty

that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
tion of Stamp
amp: Type: Impressed, Serial no 197078, Amount: Rs.100/-, Date of Purchase: 31/03/2022, Vendor name: S
kherjee

(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 1604-2022, Page from 179589 to 179607
being No 160405254 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.05.26 16:51:29 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder)

(Anupam Halder) 2022/05/26 04:51:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)