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भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 212981



24 DEC 2018

**THIS POWER OF ATTORNEY** is made on this 24<sup>th</sup> day of December Two Thousand and Eighteen **BY COLONEL SOUMYA PRIYA MUKHERJEE** (PAN AEMPM1437K) son of Late Shibapriya Mukherjee, presently residing at No. 29, Parkside Road, Kolkata 700 026 PO Kalighat, PS Tollygunge hereinafter referred to as the "**OWNER**" in favour of **SATWIC VIVEK RUIA** (Income Tax PAN BIZPR8842M) son of Mr. Vivek Ruia of No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat PO Ballygunge (hereinafter called "**THE ATTORNEY**").

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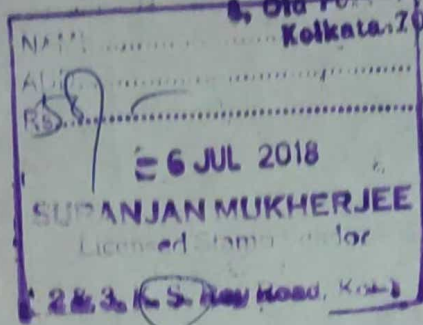
94817/8020

SANJAY KUMAR BAID

Advocate

ce Street

8, Old Post Office Street  
Kolkata-700 001



- 6 JUL 2018

- 6 JUL 2018

*[Handwritten signature]*



*[Handwritten signature]*

SOUMYA PRIYA MUKHERJEE

Addl. Dist. Sub-Registrar  
Alipore

24 DEC 2018

South 24 Parganas  
Kolkata-700027

Sisir Mondal  
S/O - Sadar Mondal  
21/2, Ballygunge place  
Kolkata - 19.



**WHEREAS:**

- A. The Owner along with Nilima Banerjee, Sugita Mukhopadhyay, Sumita Ganguly, Madhumita Mukherjee, Sudhi Priya Mukherjee and Suparna Chakraborty are 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 **15** chittacks and **20** sq. ft. be the same a little more or less lying situate at and/or being municipal premises No. 29, Parkside Road, Kolkata 700 026 PS Tollygunge, in ward No. 84 of the Kolkata Municipal Corporation (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 19<sup>th</sup> December 2018 registered with ADSR Alipore in Book No. 1, being No. 08211 for the year 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 referred to as the **DEVELOPER**) and in terms thereof the Owner is required to grant power of attorney to the Director of the Attorney herein.
- C. The Owner is thus, in compliance of and in terms of the said Development Agreement, desirous of appointing, nominating and constituting the Attorney herein as 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.



Addl. Dist. Sub-Registrar  
Alipore  
**24 DEC 2018**  
South 24 Parganas  
Kolkata-700027

**NOW KNOW YE ALL THESE PRESENTS WITNESSETH** that I, **COLONEL SOUMYA PRIYA MUKHERJEE** (PAN AEMPM1437K) son of Late Shibapriya Mukherjee, presently residing at No. 29, Parkside Road, Kolkata 700 026 PO Kalighat, PS Tollygunge the **OWNER** as aforesaid doth hereby nominate appoint and constitute **SATWIC VIVEK RUIA** son of Mr. Vivek Ruia of No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat PO Ballygunge in his capacity as Director/ Nominee of Swastic Projects Private Limited 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 apply for mutation of the names of the present owners 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 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 owners before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the owners 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 owners 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 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 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.



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Kolkata- 700027



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 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 on compliance of the pre-conditions of the said Development Agreement, to be registered and for the said purposes to sign



Addl. Dist. Sub-Registrar  
Alipore  
**24 DEC 2018**  
South 24 Parganas  
Kolkata-700

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 is 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 plaints, 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 whatsoever and the said Attorney shall lawfully do and/or cause to do in accordance herewith in good faith and keeping the interest of the Owner into consideration. ~~This Power of Attorney shall remain valid during the validity of the said Development Agreement.~~

HKS



Deed No :  
Query No :  
O :



7

Addl. Dist. Registrar  
Kolkata  
24 DEC 2018  
South 24 Parganas  
Kolkata

THE SCHEDULE ABOVE REFERRED TO(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 05 cottahs 15 chittacks and 20 sq. ft. <sup>about 2500 sq ft Street hr.</sup> ~~be the same a little more or less~~ lying situate at and/or being municipal premises No. 29, Parkside Road, Kolkata 700 026 PS Tollygunge, in ward No. 84 of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows: -

ON THE NORTH: By KMC road named as Parkside Road;

ON THE SOUTH: By municipal premises No. 20A, Deshpriya Park Road;

ON THE EAST: By municipal premises No. 27, Parkside Road;

ON THE WEST: By KMC road named as Deshpriya Park Road;

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

IN WITNESS WHEREOF I the said Owner has set and subscribed my hands to these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the above mentioned OWNER

at **Kolkata** in the presence of:

*Soumya Priya Mukherjee*  
SOUMYA PRIYA MUKHERJEE

*Shri. Mondel*  
2/2, Ballygange-  
Place,  
Kal-19.

*Nand Lal Mondel*  
Aipore Police Const  
Cst-27

Left

Right



*Drafted by me*

*Ratan Lal, Writhe*  
Advocate  
WB/277/83  
Aipore Criminal Court  
Kolkata - 27



Handwritten signature or mark.

Addl. Dist. Sub-Registrar  
Atp, 2018  
**24 DEC 2018**  
South 24 Parganas  
Kolkata- 700027



## Major Information of the Deed

Deed No :	I-1605-08219/2018	Date of Registration	24/12/2018
Query No / Year	1605-1000329745/2018	Office where deed is registered	
Query Date	24/12/2018 2:21:56 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	S P Mukherjee 29 Park Side Road, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, 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. 3,94,00,773/-		
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]:- 160508211/2018 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: Park Side Road, Premises No: 29, , Ward No: 084 Pin Code : 700026



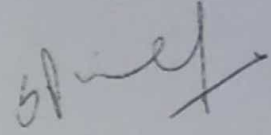
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 15 Chatak 20 Sq Ft	1/-	3,75,25,773/-	Property is on Road , Project Name :
Grand Total :				9.8427Dec	1 /-	375,25,773 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	1/-	18,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2500 sq ft	1 /-	18,75,000 /-	

Major Information of the Deed :- I-1605-08219/2018-24/12/2018

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SOUMYA PRIYA MUKHERJEE (Presentant )</b> Son of Late SHIBAPRIYA MUKHERJEE Executed by: Self, Date of Execution: 24/12/2018 , Admitted by: Self, Date of Admission: 24/12/2018 ,Place : Office	<b>Photo</b> 	<b>Fringingerprint</b> 	<b>Signature</b> 
	24/12/2018	LTI 24/12/2018	24/12/2018	
29 PARKSIDE ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AEMPM1437K, Status :Individual, Executed by: Self, Date of Execution: 24/12/2018 , Admitted by: Self, Date of Admission: 24/12/2018 ,Place : Office				

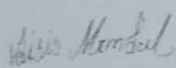
## Attorney Details :

Sl 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	<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 Sisir Mondal Son of Mr Jadav Mondal 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: Others, Citizen of: India, , Identifier Of Mr SOUMYA PRIYA MUKHERJEE, Mr Satwic Vivek Ruia	
	24/12/2018

Major Information of the Deed :- I-1605-08219/2018-24/12/2018



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMYA PRIYA MUKHERJEE	SWASTIC PROJECTS PVT LTD-9.84271 Dec
<b>Transfer of property for S1</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr SOUMYA PRIYA MUKHERJEE	SWASTIC PROJECTS PVT LTD-2500.00000000 Sq Ft

**Endorsement For Deed Number : I - 160508219 / 2018**

**On 24-12-2018**

**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.

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

Presented for registration at 13:48 hrs on 24-12-2018, at the Office of the A.D.S.R. ALIPORE by Mr SOUMYA PRIYA MUKHERJEE ,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 3,94,00,773/-

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

Execution is admitted on 24/12/2018 by Mr SOUMYA PRIYA MUKHERJEE, Son of Late SHIBAPRIYA MUKHERJEE, 29 PARKSIDE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others

Indetified by Mr Sisir Mondal, , , Son of Mr Jadav Mondal, 21/2 Ballygunge Place, P.O: Ballygunge, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

**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/-

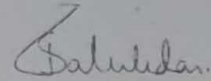
Major Information of the Deed :- I-1605-08219/2018-24/12/2018



**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 44817, Amount: Rs.50/-, Date of Purchase: 06/07/2018, Vendor name: S Mukherjee



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

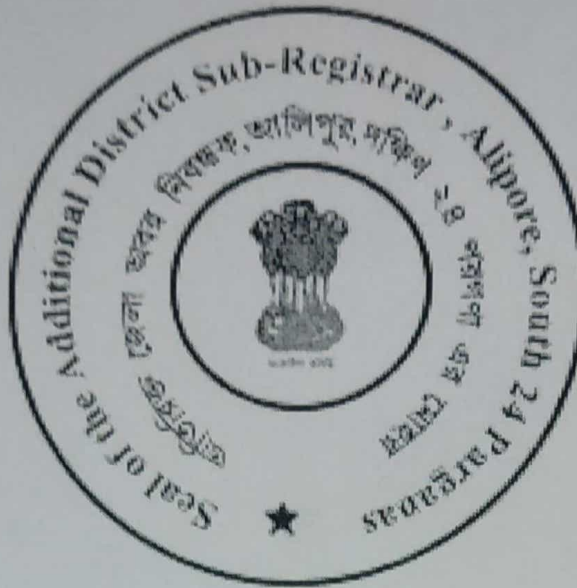
Major Information of the Deed :- I-1605-08219/2018-24/12/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 661 to 673

being No 160508219 for the year 2018.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR

Date: 2019.01.02 15:00:39 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 02/01/2019 15:00:17  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)