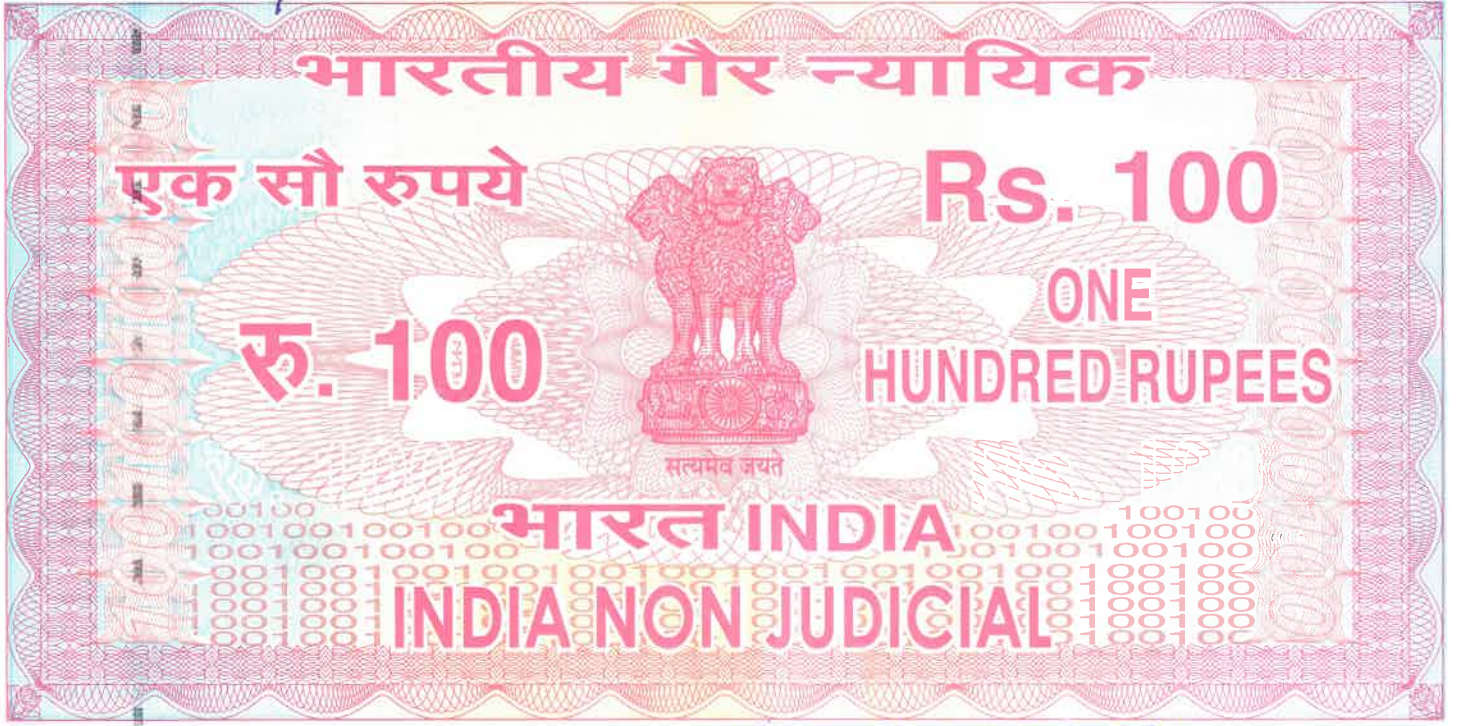


1159/2025

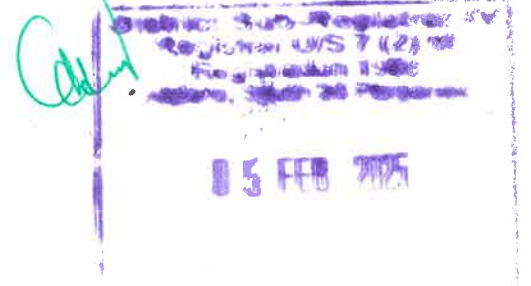
I-1132/2025



पश्चिम बंगाल WEST BENGAL

Certified that the document is executed for
the purpose of the signature shown and the
document is the property of the document
AV 065232

05/02/2025
8000351702/2025



THIS POWER OF ATTORNEY is made this 05th day of February Two Thousand and
Twenty Five **BY** (i) **SUGITA MUKHOPADHYAY** (PAN ATQPM2348J & Aadhaar No.
4938 4115 0766) wife of Mr. Shyamal Sankar Mukhopadhyay of 5, A. G. Colony Kadru,
Post – Doranda, Kadru, Ranchi 834 002, (ii) **SUMITA GANGULY** (PAN AXWPG4848B
& Aadhaar No. 8778 4002 1552) wife of Mr. Raja Ram Ganguly, presently residing at

NAME.....
ADD.....
RS.....
30 JAN 2025
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

Subhasis Dasgupta
Advocate
Alipore Judge Court

30 JAN 2025
30 JAN 2025



Soumya
SOUMYA MUKHERJEE
130 R.N. Tagore Road
Purbachal, Kolkata-700063
Sevicey

District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration Act
Kolkata, South 24 Parganas
05 FEB 2025

No. E/6, Banaful Abasan, P. C. Ghosh Road, Sreebhumi, Kolkata 700 048 PO Sreebhumi, PS Lake Town, (iii) **MADHUMITA MUKHERJEE** (PAN ATVPM4895M & Aadhaar No. 2480 9532 7290) daughter of Late Swapan Kumar Mukherjee, presently residing at No. 29, Parkside Road, Kolkata 700 026 PO Kalighat, PS Tollygunge, and (iv) **SUPARNA CHAKRABORTY** (PAN ADPPC2544P & Aadhaar No. 5314 0451 7721) wife of Mr. Ashish Kumar Chakraborty, presently residing at Ashrampara, Jalpaiguri Ward No. 10, Jalpaiguri, West Bengal 735 101, PO & PS Jalpaiguri hereinafter collectively referred to as the "**OWNERS**" 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 Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to an undivided 62.50% part and/or share into or upon **ALL THAT** the piece or parcel of land containing by measurement an area of about **05 cottahs 15 chittacks and 20 sq. ft.** be the same a little more or less together with four storied building thereon 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 (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**) each one of them having undivided equal shares.
- B. By an Agreement dated 05th February 2025 and registered with the District Sub – Registrar – IV, South 24 Parganas, Alipore in Book No. I, Volume No. 1604 – 2025, being No. 1604 1089 of 2025 (hereinafter referred to as the said **AGREEMENT**) Owners have granted the exclusive right of development in respect



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

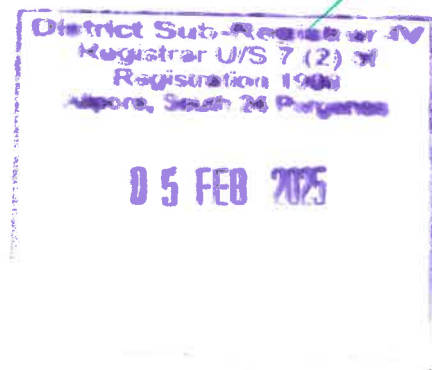
05 FEB 2025

of their undivided 62.50% part and/or share in the said Premises unto and in favour of the Attorney herein.

C. The Owners, thus, in compliance of and in terms of the said Agreement are desirous of appointing nominating and constituting the Attorney herein as their true and lawful Attorney for and on behalf of the Owners in their 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 **WE**, (i) **SUGITA MUKHOPADHYAY** (PAN ATQPM2348J & Aadhaar No. 4938 4115 0766) wife of Mr. Shyamal Sankar Mukhopadhyay of 5, A. G. Colony Kadru, Post – Doranda, Kadru, Ranchi 834 002, (ii) **SUMITA GANGULY** (PAN AXWPG4848B & Aadhaar No. 8778 4002 1552) wife of Mr. Raja Ram Ganguly, presently residing at No. E/6, Banaful Abasan, P. C. Ghosh Road, Sreebhumi, Kolkata 700 048 PO Sreebhumi, PS Lake Town, (iii) **MADHUMITA MUKHERJEE** (PAN ATVPM4895M & Aadhaar No. 2480 9532 7290) daughter of Late Swapan Kumar Mukherjee, presently residing at No. 29, Parkside Road, Kolkata 700 026 PO Kalighat, PS Tollygunge, and (iv) **SUPARNA CHAKRABORTY** (PAN ADPPC2544P & Aadhaar No. 5314 0451 7721) wife of Mr. Ashish Kumar Chakraborty, presently residing at Ashrampara, Jalpaiguri Ward No. 10, Jalpaiguri, West Bengal 735 101, PO & PS Jalpaiguri the **OWNERS** as aforesaid do 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 our true and lawful attorney for and on our behalf and in our 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 Agreement.



2. To apply for and obtain modification and/or re-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.
3. 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.
4. 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 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 representation for and on our behalf before the authorities concerned.
6. To appear and represent the Owners before the necessary authorities including the Authority under the Urban Land (Ceiling & Regulation) Act, Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police, Forest Department, Government of West Bengal and/or any other Local, State and/or Central authority, agency, department in connection with the sanction modification or alteration of the plans and to sign all papers and documents in connection therewith including anything related to and/or in respect of the said Premises.



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

05 FEB 2025

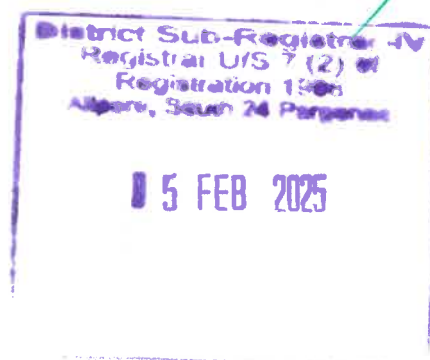
7. To apply for and obtain all necessary permissions, approvals, no objection certificates, sanctions whatsoever and/or howsoever before any department having jurisdiction in respect of the same including but not limited to Department of Forests, Government of West Bengal and/or appropriate department of Kolkata Municipal Corporation, for trimming, felling, removing, relocating, replanting, planting, affixing of any tree/s, plant, sapling, bush, shrub and/or anything by whatever name called that maybe necessary or be required for the development of the said Premises and for that to sign all applications, papers, letters, requisitions, questionnaire, instruments, declarations, affidavits, plans, maps whatsoever and/or howsoever and pay and bear such amount towards the same and upon issue thereof receive the same.
8. 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, document and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney.
9. 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.
10. 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.
11. 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 and to accept rent and grant receipt thereof.



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

5 FEB 2025

12. To enter into agreement for sale, transfer or otherwise in respect of the said Premises or any part hereof.
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 said Premises or any part hereof, upon fulfilment of the terms of the said Agreement.
14. 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 said Premises or any part hereof.
15. To cause any Deed of Conveyance or document or instrument in respect of the said Premises 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. The deed of conveyance shall be executed by the Attorney after completion of payment in terms of the said Agreement.
16. 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 Owners 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.
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 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 Owners could have done lawfully under her own hands if present personally AND I the said Owners 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.

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.** (i.e. 4295 sq. ft.) be the same a little more or less together with the three storied building and other structures (having an aggregate area of about 9129 sq. ft. i.e. 2913 sq. ft. on the ground floor, 3028 sq. ft. on the first floor, 3028 sq. ft. on the second floor and 160 sq. ft. other structures) 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.

(Share of the Owners in the said Premises)

ALL THAT undivided 62.50% part and/or share into or upon the said Premises referred to above i.e. land area of 2684.375 sq. ft. and constructed area of about 5705 sq. ft. i.e. 1820 sq. ft. on the ground floor, 1892 sq. ft. on the first floor, 1892 sq. ft. on the second floor and 100 sq. ft. other structures)



District Sub-Registrar-IV
Registrar (US 7 (2) of
Registration Act)
Alappur, South Malabar District, Kerala

05 FEB 2025

IN WITNESS WHEREOF we the said Owners 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 abovementioned **OWNERS**

at **Kolkata** in the presence of:

✓ *Engita Mukhopadhyay*

✓ *Sumita Ganguly.*

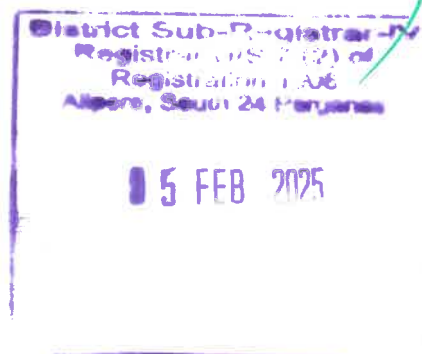
17 *Soumya*
SOUMYA MUKHERJEE
130 R.N. Tagore Road
Purbachal, Kolkata-700063

✓ *Madhumita Mukherjee*

✓ *Snparna Chakraborty*

27 *Samrat Saha*
SAMRAT SAHA
BATANAGAR, KOL- 700140

Dilip Kumar Goel
DILIP KUMAR GOEL
Advocate
Alipore Court
F/373/793/99



SPECIMEN FORM FOR TEN FINGERPRINTS



Sugita Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sumita Ganguly

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



S. Madhumita Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sujana Chakraborty

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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

05 FEB 2025



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	8000351702/2025	Office where deed will be registered
Query Date	05/02/2025 1:07:50 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Uday Jalan , 21/2, Ballygunge Place, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value	Market Value	
	Rs. 2,67,77,984/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, E, E,)	
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]:- 160401089/2025	

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 ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2684.38 Sq Ft		2,42,33,977/-	Property is on Road , Project Name :
Grand Total :				6.1517Dec	0 /-	242,33,977 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5705 Sq Ft.	0/-	25,44,007/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 1821 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1892 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1892 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
	Total :	5705 sq ft	0 /-	25,44,007 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	<p>Mrs Sugita Mukhopadhyay</p> <p>Wife of Mr Shyamal Shankar Mukhopadhyay, 5, A G Colony Kadru, City:- , P.O:- Doranda, P.S:-DORANDA, District:-Ranchi, Jharkhand, India, PIN:- 834002</p> <p>Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: atxxxxxx8j, Aadhaar No: 49xxxxxxxx0766, Status :Individual, Executed by: Self</p> <p>To be Admitted by: Self</p>	Individual	<p>Executed by: Self</p> <p>To be Admitted by: Self</p>
2	<p>Mrs Sumita Ganguly</p> <p>Wife of Mr Raja Ram GangulyE/6, Banaful Abasan, P C Ghosh Road, City:- South Dum Dum, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048</p> <p>Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: axxxxxxx8b, Aadhaar No: 87xxxxxxxx1552, Status :Individual, Executed by: Self</p> <p>To be Admitted by: Self</p>	Individual	<p>Executed by: Self</p> <p>To be Admitted by: Self</p>
3	<p>Mrs Suparna Chakraborty</p> <p>Wife of Mr Ashish Kumar Chakraborty, Ashrapara, Jalpaiguri, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101</p> <p>Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: adxxxxxx4p, Aadhaar No: 53xxxxxxxx7721, Status :Individual, Executed by: Self</p> <p>To be Admitted by: Self</p>	Individual	<p>Executed by: Self</p> <p>To be Admitted by: Self</p>
4	<p>Ms Madhumita Mukherjee</p> <p>Daughter of Late Swapn Mukherjee, 29, Parside Road, City:- Kolkata, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026</p> <p>Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: abxxxxxx5m, Aadhaar No: 24xxxxxxxx7290, Status :Individual, Executed by: Self</p> <p>To be Admitted by: Self</p>	Individual	<p>Executed by: Self</p> <p>To be Admitted by: Self</p>

Major Information of the Deed

Deed No :	I-1604-01132/2025	Date of Registration	05/02/2025
Query No / Year	1604-8000351702/2025	Office where deed is registered	
Query Date	05/02/2025 1:07:50 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Uday Jalan , 21/2, Ballygunge Place, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 2,67,77,984/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 53/- (Article:E, E, E,)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160401089/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



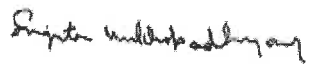


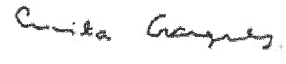



District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Park Side Road, , Premises No: 29, , Ward No: 084 Pin Code : 700026




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
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Floor No: 1, Area of floor : 1892 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1892 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5705 sq ft	0 /-	25,44,007 /-	

Principal Details :



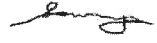
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Sugita Mukhopadhyay (Presentant) Wife of Mr Shyamal Shankar Mukhopadhyay Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office	Photo  05/02/2025	Finger Print  Captured LTI 05/02/2025	Signature  05/02/2025
, 5, A G Colony Kadru, City:- , P.O:- Doranda, P.S:-DORANDA, District:-Ranchi, Jharkhand, India, PIN:- 834002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: atxxxxxx8j, Aadhaar No: 49xxxxxxxx0766, Status :Individual, Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office				
2	Name Mrs Sumita Ganguly Wife of Mr Raja Ram Ganguly Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office	Photo  05/02/2025	Finger Print  Captured LTI 05/02/2025	Signature  05/02/2025
E/6, Banaful Abasan, P C Ghosh Road, City:- South Dum Dum, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: axxxxxxx8b, Aadhaar No: 87xxxxxxxx1552, Status :Individual, Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office				
3	Name Mrs Suparna Chakraborty Wife of Mr Ashish Kumar Chakraborty Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office	Photo  05/02/2025	Finger Print  Captured LTI 05/02/2025	Signature  05/02/2025
, Ashrapara, Jalpaiguri, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: adxxxxxx4p, Aadhaar No: 53xxxxxxxx7721, Status :Individual, Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office				

Name	Photo	Finger Print	Signature
Ms Madhumita Mukherjee Daughter of Late Swapan Mukherjee Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office	 05/02/2025	 Captured LTI 05/02/2025	 05/02/2025
, 29, Parside Road, City:- Kolkata, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: atxxxxxx5m, Aadhaar No: 24xxxxxxxx7290, Status :Individual, Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Swastic Projects Pvt Ltd City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX5 , PAN No.: aaxxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Saumya Mukherjee Son of Mr Ranjit Mukherjee ,, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063	 05/02/2025	 Captured 05/02/2025	 05/02/2025
Identifier Of Mrs Sugita Mukhopadhyay, Mrs Sumita Ganguly, Mrs Suparna Chakraborty, Ms Madhumita Mukherjee			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Sugita Mukhopadhyay	Swastic Projects Pvt Ltd-1.64066 Dec
2	Mrs Sumita Ganguly	Swastic Projects Pvt Ltd-1.64004 Dec
3	Mrs Suparna Chakraborty	Swastic Projects Pvt Ltd-1.23034 Dec
4	Ms Madhumita Mukherjee	Swastic Projects Pvt Ltd-1.64066 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Sugita Mukhopadhyay	Swastic Projects Pvt Ltd-1521.52350000 Sq Ft
2	Mrs Sumita Ganguly	Swastic Projects Pvt Ltd-1520.95300000 Sq Ft
3	Mrs Suparna Chakraborty	Swastic Projects Pvt Ltd-1141.00000000 Sq Ft
4	Ms Madhumita Mukherjee	Swastic Projects Pvt Ltd-1521.52350000 Sq Ft

Endorsement For Deed Number : I - 160401132 / 2025

On 05-02-2025

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 13:28 hrs on 05-02-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mrs Sugita Mukhopadhyay , one of the Executants.

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 2,67,77,984/-

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

Execution is admitted on 05/02/2025 by 1. Mrs Sugita Mukhopadhyay, Wife of Mr Shyamal Shankar Mukhopadhyay, , 5, A G Colony Kadru, P.O: Doranda, Thana: DORANDA, , Ranchi, JHARKHAND, India, PIN - 834002, by caste Hindu, by Profession House wife, 2. Mrs Sumita Ganguly, Wife of Mr Raja Ram Ganguly, E/6, Banaful Abasan, P C Ghosh Road, P.O: Sreebhumi, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 3. Mrs Suparna Chakraborty, Wife of Mr Ashish Kumar Chakraborty, , Ashrapara, Jalpaiguri, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession House wife, 4. Ms Madhumita Mukherjee, Daughter of Late Swapan Mukherjee, , 29, Parside Road, P.O: Kalighat, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service
Indetified by Mr Saumya Mukherjee, , , Son of Mr Ranjit Mukherjee, , , P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 351075, Amount: Rs.100.00/-, Date of Purchase: 30/01/2025, Vendor name: Suranjan Mukherjee



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

Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 38871 to 38888

being No 160401132 for the year 2025.



(Signature)

Digitally signed by Anupam Halder
Date: 2025.02.12 15:43:20 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 12/02/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.