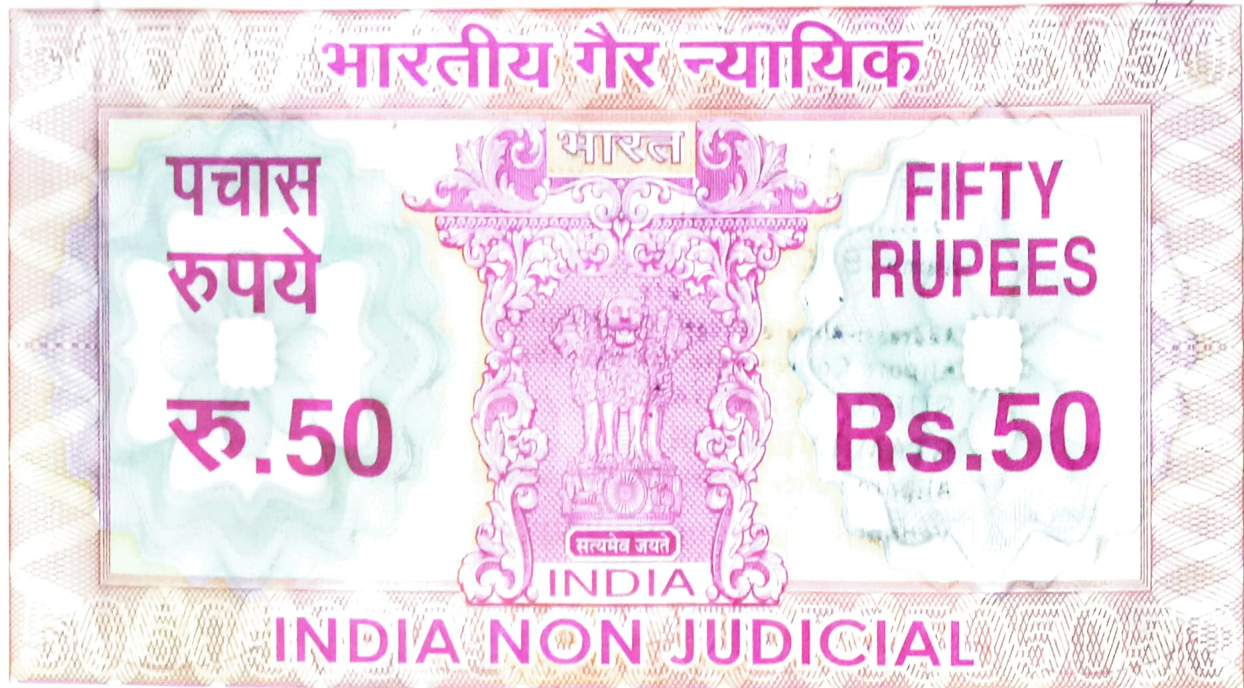


02958/17

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 1602-1000129810/17

U 637598

Mha
72.30
13/4/17

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

Mha

District Sub-Registrar-II
Alipore, South 24 Parganas

22 MAY 2017

Cmy

1. Date: 13.04.2017 POWER OF ATTORNEY

2. Place: Kolkata

3. Parties:

- 3.1 **Vinita Roy**, (PAN-AJOPR6270I.) wife of Late Somnath Roy, residing at Flat No. 9A & B, 9th Floor, "Lake Towers", 87, Dr. Meghnad Saha Sarani, Kolkata-700029
- 3.2 **Sourov Roy**, (PAN-ADCP3737J) son of Late Somnath Roy, residing at Flat No. 9A & B, 9th Floor, "Lake Towers", 87, Dr. Meghnad Saha Sarani, Kolkata-700029
- 3.3 **Sajeev Roy**, (PAN-AEKPR6709R) son of Late Somnath Roy, residing at Flat No. 9A & B, 9th Floor, "Lake Towers", 87, Dr. Meghnad Saha Sarani, Kolkata-700029..

(Collectively **Grantors**, which expression shall unless excluded by or repugnant to the context be deemed to include his successors-in-interest, representatives and assigns)

4138

07 APR 2017

Rs. 50/- Date.....

Name:-B. C. LAHIRI

Advocate

Address:-Alipore Judge's Court, Kol-27

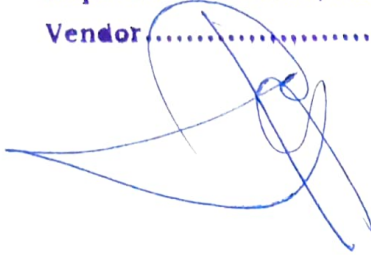
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor.....



Subhankar Das
S/o. Mr. Parimal Das
Alipore Police Court.
Kol-27.

District Sub-Registrar-II
Alipore, South 24 Parganas

13 APR 2017

And

3.4 **Mr. Ajoy Sen**, (PAN-AJFPS6224A) son of Sri Badal Krishna Sen, residing at 79B, Rash Behari Avenue, P.S. Tollygunge, P.O. Rash Behari Avenue, Kolkata-700026.

(Attorney)

NOW THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

4. Background:

- 4.1 **Ownership of Property:** The **Grantors** are the joint owners of the land admeasuring **11 (eleven) cottah 7 (seven) chittack** together with structures thereon, situate, lying at and being Municipal Premises No. 249B, Upendra Nath Banerjee Road, Kolkata – 700 060, Police Station– Behala, within Ward No. 131 of the Kolkata Municipal Corporation (**KMC**), Sub-Registration District Alipore, District South 24 Parganas described in the **Schedule** below (**Said Property**).
- 4.2 **Development Agreement:** The Grantors have entered into a development agreement (**Said Development Agreement**) with Hi-Rise Apartment Makers Private Limited (**Developer**) for development of the Said Premises by constructing ready-to-use new residential building (**New Building**) on the Said Premises (**Project**) in the manner and on the terms and conditions contained in the Said Development Agreement. The Said Development Agreement has been registered in the Office of the District Sub-Registrar, Alipore, South 24 Parganas, in Book No. 1, Being Deed No. **2876** for the year 2017.
- 4.3 **Developer's Allocation :** The Developer on complying with and fulfilling Clause 11.1 and its other obligations under this Agreement **(1)** certain Flats as under are (collectively **Developer's Allocation**) and 65% of Car Parking Spaces in the Ground Floor.

BLOCK	1	1	2	2	3	3
FLOOR	1	3	1	1	2	2
FLAT NO	1A & 1B	3A & 3B	1C & 1D	3C & 3D	2E & 2F	3E & 3F

(2) Proportionate share of the ground floor in the New Building after adjusting the car parking spaces and **(3)** Undivided Proportionate share in the roof of the New Building including the area for access to Common Portions on the roof (collectively **Developer's Allocation**). It is clarified that the Developer's Allocation shall include undivided, impartible and indivisible proportionate share in **(1)** the Common Portions and **(2)** the land contained in the Premise and **(d) 65%** (sixty five percent) undivided, impartible and indivisible share in the Common Portions and the land contained in the Said Premises..

- 4.4 **Owners' Allocation:** Subject to the provisions of agreement, **(1)** the Developer shall, at its own costs and expenses, construct, finish, complete in all respect and make available to the Owners in tenantable condition and according to the Building Plan their respective flats as under in the New Building (collectively **Owners' Allocation**) and 35% of Car Parking Spaces in the Ground Floor.

BLOCK	1	1	2	2	3	3
FLOOR	2	2	2	2	1	1
FLAT NO	2A	2B	2C	2D	1E	1F

(2) Proportionate share of the ground floor in the New Building on the New Building after adjusting the car parking spaces and **(3)** Undivided Proportionate share in the roof of the New Building including the area for access to Common Portions on the roof (collectively **Owners' Allocation**). It is clarified that the Owners' Allocation shall include undivided, impartible and indivisible proportionate share in **(1)** the Common Portions and **(2)** the land contained in the Premise **(d) 35%** (thirty five percent) undivided, impartible and indivisible share in the Common Portions and the land contained in the Said Premises and underneath the Said Premises



District Spd Registrar-II
Alipore, South 24 Parganas

13 APR 2017

- 4.5 **Powers Pursuant to Said Development Agreement:** The said Development Agreement further provides that the Grantors shall grant all powers and authorities to the Developer or its directors or its nominees for doing all things needful for development of the Said Property by construction of the New Building and transfer of the Developer's Allocation. The Developer has nominated the Attorney to receive the powers and authorities in terms of the said Development Agreement. Hence, the Grantors is granting the powers and authorities as described herein below to the Attorney.
- 4.6 **Building Plan:** For construction of a new building on the Said Property, the Grantors shall use building plan (**Building Plan**) to be sanctioned by the Kolkata Municipal Corporation (**KMC**) and other statutory authorities including but not limited to Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Traffic Department, Directorate of Fire Services, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, CESC Limited etc. (collectively **Other Authorities**).
- 4.7 **Reason for Granting of Powers:** It is not possible for the Grantors to take the steps necessary for sanction of the Building Plan and hence the Grantors is desirous of granting the following powers and authorities to the Attorney in relation to causing sanction of the Building Plan by the KMC and the Other Authorities and accordingly the Grantors is granting certain powers and authorities in respect thereof to the Attorney by this Power of Attorney.
5. **Subject Matter of Power of Attorney:**
- 5.1 **Sanction of Building Plan:** Powers and authorities for causing sanction of the Building Plan, modification of same and ancillary activities relating to the Said Property.
- 5.2 **Construction of New Building:** Powers and authorities for construction of the New Building on the Said Property in terms of the said Development Agreement.
- 5.3 **Sale:** Powers and authorities for sale of the Developer's Allocation as defined in the Said Development Agreement as well as Clause 4.3 herein above.
6. **Appointment:**
- 6.1 **Hereby Made:** The Grantors does hereby nominate, constitute and appoint the Attorney as the lawful Attorney of the Grantors, to jointly or severally do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.
7. **Powers and Authorities:**
- 7.1 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Building on the Said Property.
- 7.2 **Sanction of Building Plan:** To cause the sanctioned Building Plan to be modified/alterd/revised/re-validated by KMC and the Other Authorities and to pay fees, costs and charges for such sanction/modification/alteration/revision/re-validation and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from KMC and the Other Authorities.
- 7.3 **Dealing with Authorities:** To deal with all authorities including but not limited to KMC and the Other Authorities for sanction/modification/alteration/revision/re-validation of the Building Plan and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as may be required.
- 7.4 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.
- 7.5 **Regulatory Clearances:** To apply for and obtain requisite clearances, including but not limited to the clearance under the Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.



3
District Sub-Registrar-II
Alipore, South 24 Parganas

13 APR 2017

- 7.6 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction/modification/alteration/revision/re-validation of the Building Plan and obtain all permissions and clearances as may be required for the same.
- 7.7 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities, to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as may be required to enforce all powers and authorities contained herein.
- 7.8 **Contracts for Demolition and Construction:** In relation to such demolition and construction, to sign, execute and register any kind of contracts with any third party under the terms and conditions as be deemed fit by the Attorney.
- 7.9 **Watch and Ward:** To employ and appoint watchmen, guards, and other security personnel for the Said Property.
- 7.10 **Employment:** To employ architects, structural engineers, civil engineers, overseers, solicitors, advocates, chartered accountants and/or such other agents, consultants and employees as may be required for effectually discharging the powers and authorities granted herein.
- 7.11 **Negotiation and Sale:** To negotiate for sale and to sell the entire or any portion or share or shares of the Developer's Allocation, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements, conveyances and other instruments in this regard.
- 7.12 **Receive Payments:** To receive all payments with regard to the sale of the Developer's Allocation and acknowledge receipt of the payments.
- 7.13 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into agreements, conveyances and instruments including but not limited to the clearance under Income Tax Act, 1976, for sale of the Developer's Allocation.
- 7.14 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, conveyances and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements, conveyances and other instruments for sale of the Developer's Allocation.
- 7.15 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property/Developer's Allocation in the New Building and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.16 **Outgoings:** To pay all outgoings, including Municipal Taxes etc. in respect of the Said Property/New Building and to collect receipts therefor.

8 **Validity:**

8.1 **Period:** ~~This Power of Attorney shall remain valid till disposal of the Developers' Allocated portion in the proposed newly constructed building~~

9. **Ratification:**

9.1 **Hereby Made:** The Grantors hereby ratify and confirm and agree to ratify and confirm all actions of the Attorney in pursuance of this Power of Attorney.

This Power of Attorney dose not create, constitute, assume any kind of transfer or enjoyment in favour of the Attorney ~~and the Attorney shall not and/or hereby obtain any power for development~~

Sajeev Raj
Sankar Raj

Sajeev Raj
Sankar Raj



District Sub-Registrar-II
Alipore, South 24 Parganas

13 APR 2017

Schedule
(Said Property)

Land admeasuring 11 (eleven) cottah 7 (seven) chittack together with structures thereon measuring 250 sqft., situate, lying at and being Municipal Premise No. 249B, Upendra Nath Banerjee Road, Kolkata - 700 060, Police Station- Behala, within Ward No. 131 of the Kolkata Municipal Corporation (KMC), Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

On The North	:	By land of Paresh Manna
On The East	:	By a two storied building
On The South	:	By Municipal Road Upendra Nath Banerjee Road,
On The West	:	By Land of Ratan Mondal.

together with all easement rights and other rights, appurtenances and inheritances for access and use of the Said Property.

10. Execution and Delivery:

10.1 **In Witness Whereof** the Grantors and the Attorney have executed this Power of Attorney on the date said herein above.

Vinita Roy

Sourov Roy
(collectively Grantors)

Sajeev Roy

Accepted :

Ajoy Sen
[Attorney]

In Presence of:

1.
Alipore Police Court.
Vol. 27.

2. Ratan Das
Alipore Police Court
Vol. 27.

(SUBIR KUMAR DUTTA)
Alipore Police Court. WB-2165/99.
Vol. 27.



	Thumb	1st Finger	Middle Fimnger	Ring Finger	Small Finger
Left Hand					
Right hand					

Name

Vinita Roy

Signature

Vinita Roy



	Thumb	1st Finger	Middle Fimnger	Ring Finger	Small Finger
Left Hand					
Right hand					

Name

Suresh Roy

Signature

Suresh Roy



	Thumb	1st Finger	Middle Fimnger	Ring Finger	Small Finger
Left Hand					
Right hand					

Name

SAJEEV ROY

Signature

Sajeev Roy



	Thumb	1st Finger	Middle Fimnger	Ring Finger	Small Finger
Left Hand					
Right hand					

Name

AJOY SEN

Signature

Ajoy Sen



District Sub-Register-II
Alipore, South 24 Parganas

13 APR 2017

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADCPR3737J


नाम /NAME
SOURAV ROY

पिता का नाम /FATHER'S NAME
SOMNATH ROY

जन्म तिथि /DATE OF BIRTH
03-03-1971

हस्ताक्षर /SIGNATURE
Sourav Roy

आयकर आयुक्त, प.ब. XI
COMMISSIONER OF INCOME-TAX, W.B. - XI



Sourav Roy

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, चौरंगी 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.





Government of West Bengal
Directorate of Registration & Stamp Revenue

S. 1251/17

e-Assessment Slip

Query No / Year	1602-1000129810/2017	Office where deed will be registered
Query Date	13/04/2017 12:17:54 PM	D.S.R - II SOUTH 24-PARGANAS, District South 24-Parganas
Applicant Name, Address & Other Details	SUBIR KUMAR DUTTA Thana Alipore, District South 24 Parganas, WEST BENGAL, Mobile No 9836974709, Status Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property Declaration [No of Declaration 2]	
Set Forth value	Market Value	
Rs 2/-	Rs. 1,85,27,574/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs 50/- (Article 48(g))	Rs 53/- (Article E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 160202876/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)	

Land Details :

District South 24 Parganas P S - Behala, Corporation KOLKATA MUNICIPAL CORPORATION, Road Upendra Nath Banerjee Road Road Zone (Banamali Naskar rd -- Khudiram Bose Sarani) . , Premises No 249B, Ward No 131

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	11 Katha 7 Chatak	1/-	1,84,52,574/-	Width of Approach Road 12 Ft.
Grand Total :					18.8719Dec	1/-	184,52,574 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft	1/-	75,000/-	Structure Type Structure
Total :		250 sq ft	1/-	75,000 /-	

Gr. Floor, Area of floor 250 Sq Ft Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Tiles Shed, Extent of Completion Complete



Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	VINITA ROY Wife of Late SOMNATH ROYLAKE TOWERS , 87 DR MEGHNAD SAHA SARANI, P.O - LAKE, P S - Lake, District - South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No : AJOPR6270L Status :Individual, Executed by: Self , To be Admitted by. Self, Date of Execution. 13/04/2017	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 13/04/2017
2	SOURAV ROY Son of Late SOMNATH ROYLAKE TOWERS , 87 DR MEGHNAD SAHA SARANI, P.O - LAKE, P S - Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No : ADCPR3737J Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution. 13/04/2017	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 13/04/2017
3	SAJEEV ROY Son of Late SOMNATH ROYLAKE GARDENS , 87 DR MEGHNAD SAHA SARANI, P O:- LAKE, P S - Lake, District - South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No : AEKPR6709R Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution. 13/04/2017	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 13/04/2017

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	HI RISE APARTMENT MAKERS PRIVATE LIMITED 79B RASH BEHARI AVENUE, P.O:- ALIPORE, P.S:- Chetla District -South 24-Parganas, West Bengal, India, PIN - 700026 PAN No : AAACH6689R Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr AJOY SEN (Presentant) Son of Mr BADAL KRISHNA SEN 79B RASH BEHARI AVENUE, P.O.- KALIGHAT, P S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No : AJFPS6224A	HI RISE APARTMENT MAKERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr PRADEEP ROY Son of Late PARIMAL ROY ALIPORE POLICE COURT, P O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of VINITA ROY, SOURAV ROY, SAJEEV ROY, Mr AJOY SEN

N



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJOY SEN

BADAL KRISHNA SEN

28/09/1955

Permanent Account Number

AJFPS6224A


Signature





In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, औ.सी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.






भारत सरकार
GOVERNMENT OF INDIA



सजीव राय
Sajeev Roy

जन्म वर्ष / Year of Birth: 1971
पुरुष / Male

8433 4638 3401 

आधार – आम आदमी का अधिकार

Sajeev Roy

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

- Aam Aadmi Ka Adhikaar





भारत सरकार
GOVERNMENT OF INDIA

অনুষ্ঠান
বিশেষ
স্মারক
পত্র
সংখ্যা
সংক্রান্ত



2806 9554 7204

অধিকার সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

স্মারক
সংক্রান্ত
সংক্রান্ত
সংক্রান্ত

Address
87 SOUTHERN AVENUE
SARAT BOSE ROAD Sarat
Bose Road S.O. Sarat Bose
Road, Kolkata, West Bengal
700020



www



Vinita Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	VINITA ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-6.29063 Dec
2	SOURAV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-6.29063 Dec
3	SAJEEV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-6.29063 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	VINITA ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-83.3333 Sq Ft
2	SOURAV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-83.3333 Sq Ft
3	SAJEEV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-83.3333 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 13/05/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 27/05/2017) for registration
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 50,000/- or Registration Fees payable is more than 5,000/- or both w e f 1st September 2016
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.



Major Information of the Deed

Deed No :	I-1602-04251/2017	Date of Registration	22/05/2017
Query No / Year	1602-1000129810/2017	Office where deed is registered	
Query Date	13/04/2017 12:17:54 PM	D.S.R. - I I SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	SUBIR KUMAR DUTTA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836974709, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,85,27,574/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(g))	Rs. 39/- (Article: E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160202876/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Upendra Nath Banerjee Road, Road Zone : (Banamali Naskar rd – Khudiram Bose Sarani) , , Premises No. 249B, Ward No: 131

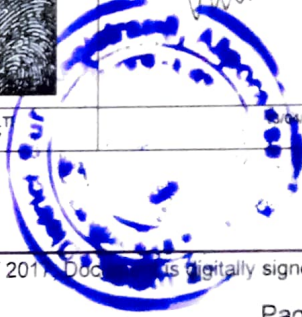
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		11 Katha 7 Chatak	1/-	1,84,52,574/-	Width of Approach Road 12 Ft.
Grand Total :					18.8719Dec	1/-	184,52,574 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft ,Residential Use, Cemented Floor, Age of Structure : 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		250 sq ft	1 /-	75,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	VINITA ROY Wife of Late SOMNATH ROY Executed by: Self, Date of Execution: 13/04/2017 , Admitted by: Self, Date of Admission: 13/04/2017 ,Place : Office	 <small>13/04/2017</small>	 <small>LT 13/04/2017</small>	 <small>13/04/2017</small>



LAKE TOWERS , 87 DR MEGHNAD SAHA SARANI, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJOPR6270L, Status :Individual

Name	Photo	Fingerprint	Signature
SOURAV ROY Son of Late SOMNATH ROY Executed by: Self, Date of Execution: 13/04/2017 , Admitted by: Self, Date of Admission: 13/04/2017 ,Place : Office	 13/04/2017	 LTI 13/04/2017	 13/04/2017

LAKE TOWERS , 87 DR MEGHNAD SAHA SARANI, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADCPR3737J, Status :Individual










Name	Photo	Fingerprint	Signature
SAJEEV ROY Son of Late SOMNATH ROY Executed by: Self, Date of Execution: 13/04/2017 , Admitted by: Self, Date of Admission: 13/04/2017 ,Place : Office	 13/04/2017	 LTI 13/04/2017	 13/04/2017

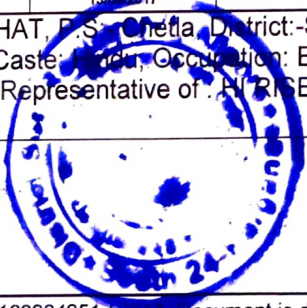
LAKE GARDENS , 87 DR MEGHNAD SAHA SARANI, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AEKPR6709R, Status :Individual

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HI RISE APARTMENT MAKERS PRIVATE LIMITED 79B RASH BEHARI AVENUE, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAACH6689R, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr AJOY SEN (Presentant) Son of Mr BADAL KRISHNA SEN Date of Execution - 13/04/2017, , Admitted by: Self, Date of Admission: 13/04/2017, Place of Admission of Execution: Office </td> <td>  Apr 13 2017 12:45PM </td> <td>  LTI 13/04/2017 </td> <td>  13/04/2017 </td> </tr> </tbody> </table> <p>79B RASH BEHARI AVENUE, P.O:- KALIGHAT, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJFPS6224A Status : Representative, Representative of : HI RISE APARTMENT MAKERS PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Mr AJOY SEN (Presentant) Son of Mr BADAL KRISHNA SEN Date of Execution - 13/04/2017, , Admitted by: Self, Date of Admission: 13/04/2017, Place of Admission of Execution: Office	 Apr 13 2017 12:45PM	 LTI 13/04/2017	 13/04/2017
Name	Photo	Finger Print	Signature						
Mr AJOY SEN (Presentant) Son of Mr BADAL KRISHNA SEN Date of Execution - 13/04/2017, , Admitted by: Self, Date of Admission: 13/04/2017, Place of Admission of Execution: Office	 Apr 13 2017 12:45PM	 LTI 13/04/2017	 13/04/2017						



Identifier Details :

Name & address

Mr PRADEEP ROY
 Son of Late PARIMAL ROY
 ALIPORE POLICE COURT P O - ALIPORE P S - Alipore District -South 24-Parganas West Bengal India PIN
 700027 Sex Male By Caste Hindu Occupation Business Citizen of India Identifier Of VINITA ROY SOURAV ROY
 SAJEEV ROY Mr AJOY SEN

13/04/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	VINITA ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-6 29063 Dec
2	SOURAV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-6 29063 Dec
3	SAJEEV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-6 29063 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	VINITA ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-83 3333 Sq Ft
2	SOURAV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-83 3333 Sq Ft
3	SAJEEV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-83 3333 Sq Ft

Endorsement For Deed Number 1 - 160204251 / 2017

On 13-04-2017

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

Presented for registration at 11:38 hrs on 13/04/2017 at the Office of the D S R - 11 SOUTH 24 PARGANAS by Mr AJOY SEN

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 85 27 574/-

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

Execution is admitted on 13/04/2017 by 1 VINITA ROY Wife of Late SOMNATH ROY LAKE TOWERS 87 DIR MEGHNAD SAHA SARANI P O LAKE Thana Lake South 24-Parganas WEST BENGAL India PIN 700029 by caste Hindu by Profession House wife 2 SOURAV ROY Son of Late SOMNATH ROY LAKE TOWERS 87 DIR MEGHNAD SAHA SARANI P O LAKE Thana Lake South 24-Parganas WEST BENGAL India PIN 700029 by caste Hindu by Profession Others 3 SAJEEV ROY Son of Late SOMNATH ROY LAKE GARDENS 87 DIR MEGHNAD SAHA SARANI P O LAKE Thana Lake South 24-Parganas WEST BENGAL India PIN 700029 by caste Hindu by Profession Others

Indetified by Mr PRADEEP ROY Son of Late PARIMAL ROY ALIPORE POLICE COURT P O ALIPORE Thana Alipore South 24-Parganas WEST BENGAL India PIN - 700027 by caste Hindu by profession Business

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

Execution is admitted on 13-04 2017 by Mr AJOY SEN DIRECTOR HI RISE APARTMENT MAKERS PRIVATE LIMITED 79B RASH BEHARI AVENUE P O - ALIPORE P O - SOUTH 24 PARGANAS West Bengal India PIN - 700026



Indetified by Mr PRADEEP ROY, , Son of Late PARIMAL ROY, ALIPORE POLICE COURT, P.O. ALIPORE, Thana Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 4138, Amount: Rs.50/-, Date of Purchase: 07/04/2017, Vendor name: Subhankar Das

Md Shadman

Md Shadman
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 22-05-2017

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.

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2017, Page from 120889 to 120906
being No 160204251 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.05.24 12:12:04 +05:30
Reason: Digital Signing of Deed.

(R) Chaudhury.

(Rina Chaudhury) 24/05/2017 12:12:03
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)