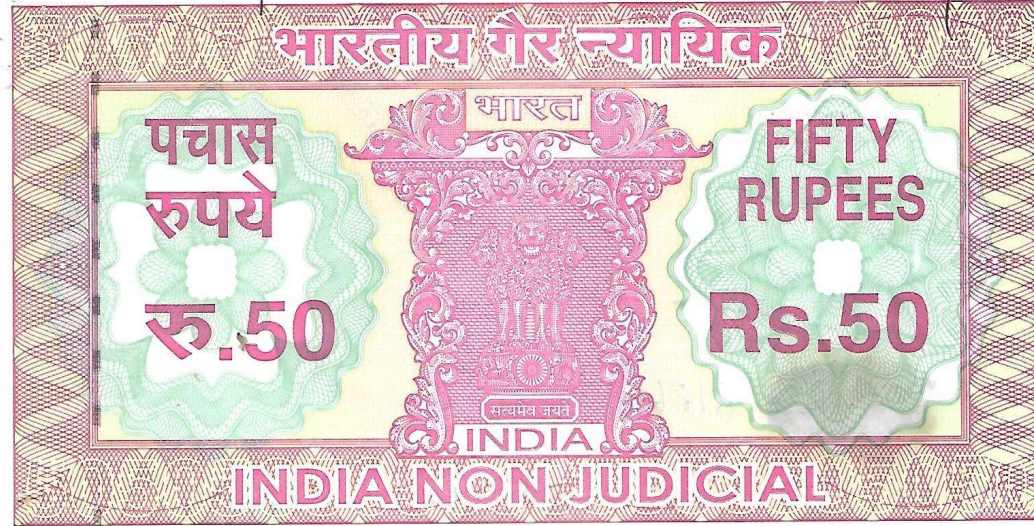


11953/2023

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certified that the Document is admitted to Registration. The Stamp, Seal and the endorsement sheets attached to this document are the part of the original.

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11/8/23

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11/8



Additional Registrar of Assurances-IV, Kolkata

8/128 657/23

Additional Registrar of Assurances-IV, Kolkata

18 AUG 2023

DEVELOPMENT POWER OF ATTORNEY

1. Date: 11<sup>th</sup> August 2023
2. Place: Kolkata
3. Parties

3076 11/8/23  
 Case No. 3076  
 J(1)- 250  
 J(2)- 150  
 Total 350  
 realized on

*Shyamendra Bikish Ghosh*  
 Shyamendra Bikish Ghosh

Shyamendra Bikish Ghosh

16 MAY 2023

Sl. NO. 7241 DATE  
NAME  
ADD.  
AMT. 502



— Jay L

6186

— Jay L

6187

*Chol*  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

— Shyamalendu Bikash Ghosh  
6188

— Pankaj Bhatta  
6189

— Nilan Kumar Baidya  
6190  
Swapan Kar.



ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
11 AUG 2023





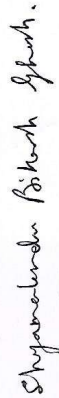



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19048001786551/2023

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	Shyamalendu Bikash Ghosh 198 Jodhpur Park, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068	Representative of Principal [THE BENGAL SECRETARIAT CO-OPERATIVE LAND MORTGAGE BANK AND HOUSING SOCIETY LIMITED]		 6187	 11.08.23
2	Probal Dutta 367 Jodhpur Park, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068	Representative of Principal [THE BENGAL SECRETARIAT CO-OPERATIVE LAND MORTGAGE BANK AND HOUSING SOCIETY LIMITED]		 6188	 11/08/2023

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
3	Milan Kumar Batabyal 356 Jodhpur Park, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700068	Representative of Principal [THE BENGAL SECRETARIAT CO- OPERATIVE LAND MORTGAGE BANK AND HOUSING SOCIETY LIMITED]		6189 	Milan Kumar Batabyal 11/08/23
4	Ajoy Sen 79B Rashbehari Avenue Kalighat, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Representative of Attorney [HI RISE APARTMENT MAKERS PRIVATE LIMITED]		6186 	Ajoy Sen 11/08/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Swapan Kar Son of R N Kar 96/1, Rajdanga School Road, City:- Kolkata, P.O:- E K T P, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700107	Shyamalendu Bikash Ghosh, Probal Dutta, Milan Kumar Batabyal, Ajoy Sen		6190 	Swapan Kar 11/8/23

(Mohul Mukhopadhyay)

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal

- 3.1 **Bengal Secretariat Co-operative Land Mortgage Bank And Housing Society Limited, (PAN AABAT2125R)** a Co-operative Society registered under the Bengal Co-operative Societies Act, 1940 vide registration No.4/1945, having its registered office at 1, Gariahat Road, Jodhpur Park, Police Station Lake, Kolkata-700068, represented by **Milan Kumar Batabyal, (PAN AFRPB3592G) (Aadhaar No. 3328 8060 4088)** Chairman, **Prabal Dutta, (PAN AAIPD1740N) (Aadhaar No. 6622 6217 1018)** Vice-Chairman and **Shyamalendu Bikash Ghosh, (PAN AEBPG4124Q) (Aadhaar No. 7562 8698 1595)** Secretary, duly authorized by unanimous resolution adopted in Board Meeting dated 7th October, 2018.

(Grantor, includes successors-in-interest)

And

- 3.2 **Hi-Rise Apartment Makers Private Limited, (PAN AAACH6689R)** a company duly incorporated under the Companies Act, 1956 bearing Registration No. 21-66420 of 1994, having its registered office at 79B, Rash Behari Avenue, Police Station Tollygunge, Kolkata-700026, represented by its Director **Ajay Sen, (PAN AJFPS6224A) (Aadhaar No. 6054 8063 3856)** son of Badal Krishna Sen, residing at 79B, Rash Behari Avenue, Kolkata-700026.

(Attorney/BOT Partner, includes successors-in-interest).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. **Background:**

- 4.1. **Ownership of Project Site/Premises:** The Grantor is the owner of **All That** piece and parcel of land measuring more or less 11 (eleven) cottah 14 (fourteen) chittack and 38 (thirty eight) square feet, more or less, equivalent to 8,588 (eight thousand five hundred and eighty eight) square feet, more or less, equivalent to 797.8252 (seven hundred and ninety seven point eight two five two) square meter, more or less, situate, lying at and being Municipal Premises No. 1, Gariahat Road, Jodhpur Park, Kolkata-700068, Police Station Lake, within the jurisdiction of Ward No. 93 of Kolkata Municipal Corporation, District South 24 Parganas, described in **Schedule "A"** below (**Project Site/Premises**).
- 4.2. **BOT Agreement:** The Grantor has entered into a BOT agreement of dated 26<sup>th</sup> June, 2023, registered in the office of Additional Registrar of Assurances IV, being Deed No. 190409459 for the year 2023 (**Said BOT Agreement**) with the Attorney, i.e., Hi-Rise Apartment Makers Private Limited (**Attorney/BOT Partner**) for development of the Project Site/Premises by construction of a new commercial cum office building thereon (**Proposed Building**), in the manner and on the terms and conditions contained in the Said BOT Agreement.
- 4.3. **Attorney/BOT Partner's Space:** The Said BOT Agreement provides that 53% (fifty three percent) constructed space of the Proposed Building **together with** 53% (fifty three percent) undivided share in the roof and common amenities and facilities of the Proposed Building **together with** 53% (fifty three percent) of the open and covered car parking spaces **and together with** 53% (fifty three percent) undivided share and interest in the land contained in the Project Site/Premises (collectively **Attorney/BOT Partner's Space**) shall belong exclusively to the Attorney/BOT Partner and the Attorney/BOT Partner shall be exclusively entitled to deal with and

Ajay Sen

Prabal Dutta

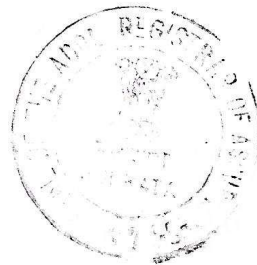
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Shyamalendu Bikash Ghosh  
Milan Kumar Batabyal

Prabal Dutta

Milan Kumar Batabyal

Shyamalendu Bikash Ghosh

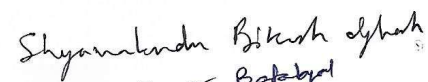


ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
11 AUG 2023

transfer the constructions relating to the Attorney/BOT Partner's Space and/or parts or portions thereof (collectively **Attorney/BOT Partner's Space Constructions**) and grant (on behalf of the Grantor) leases of the undivided, proportionate, impartible and indivisible land share attributable to the Attorney/BOT Partner's Space and/or parts and/or portions thereof (**BOT Partner's Land Share**), on terms specified in the Said BOT Agreement. The Attorney/BOT Partner's Space is described in **Schedule "C"** below, which is the subject matter of this Power of Attorney.

- 4.4. **Grantor's Space:** The Said BOT Agreement also provides that 47% (forty seven percent) constructed space of the Proposed Building **together with** 47% (forty seven percent) undivided share in the roof and common amenities and facilities of the Proposed Building **and together with** 47% (forty seven percent) of the open and covered car parking spaces **and together with** 47% (forty seven percent) undivided share and interest in the land contained in the Project Site/Premises (collectively **Grantor's Space**) shall belong exclusively to the Grantor and the Grantor shall be exclusively entitled to deal with and transfer the Grantor's Space. The Grantor's Space is described in **Schedule "B"** below.
- 4.5. **Powers Pursuant to Said BOT Agreement:** The Said BOT Agreement further provides that the Grantor shall grant all powers and authorities to the Attorney/BOT Partner or its director or its nominees for doing all things needful for the development of the Project Site/Premises by construction of the Proposed Building and transfer cum lease of the BOT Partner's Space. The Attorney/BOT Partner represented by its director receive the powers and authorities in terms of the Said BOT Agreement, along with the Attorney/BOT Partner. Hence, the Grantor is granting the following powers and authorities to the Attorney.
5. **Subject Matter of Power of Attorney:**
- 5.1 **Construction of Proposed Building:** Powers and authorities for construction of the Proposed Building on the Project Site/Premises in terms of the Said BOT Agreement.
- 5.2 **Transfer cum Lease:** Powers and authorities for dealing with the Attorney/BOT Partner's Space by way of transfer of the Attorney/BOT Partner's Space Constructions and lease of the Attorney/BOT Partner's Land Share, as defined in the Said BOT Agreement as well as Clause 4.3 above.
- 5.3 **Sanction of Building Plan:** Powers and authorities for causing sanction of the Building Plan and ancillary activities relating to the Premises.
6. **Appointment**
- 6.1. **Hereby Made:** The Grantor hereby nominates, constitutes and appoints the Attorney as the lawful Attorney of the Grantor, to jointly or severally do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantor.
7. **Powers and Authorities**
- 7.1 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the Proposed Building on the Project Site/Premises.

  
Pankaj Khatu

  
Shyamabandhu Bikash Chhabra  
Rishabh Kumar Batabyal

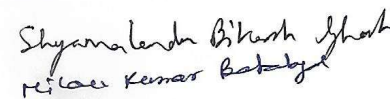




ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOLKATA  
11 AUG 2023

- 7.2 **Construction:** To construct temporary sheds and godowns for storage of old materials, building materials and running of site office and to construct the Proposed Building on the Project Site/Premises, in accordance with the Said BOT Agreement.
- 7.3 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts with any third party under terms and conditions as be deemed fit by the Attorney.
- 7.4 **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Project Site/Premises.
- 7.5 **Employment:** To employ architects, structural engineers, civil engineers, overseers, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.6 **Negotiation and Transfer:** To negotiate for dealing with the Attorney/BOT Partner's Space by way of transfer of the Attorney/BOT Partner's Space Constructions and lease of the Attorney/BOT Partner's Land Share, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute, deliver and register agreements and transfer cum lease deeds in this regard **provided however** it is expressly clarified that the Attorney shall be entitled to execute and register transfer cum lease deeds only after the Attorney/BOT Partner has delivered possession of the Grantor's Space to the Grantor.
- 7.7 **Receive Payments:** To receive and appropriate all payments with regard to the transfer cum lease of the Attorney/BOT Partner's Space and acknowledge receipt of the payments.
- 7.8 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into agreements and instruments including but not limited to clearance under Income Tax Act, 1961, for transfer cum lease of the Attorney/BOT Partner's Space.
- 7.9 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized and present for registration, admit execution, have registered and obtain original of all agreements and deeds of transfer cum lease as aforesaid.
- 7.10 **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 Attorney/BOT Partner's Space in the Proposed 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.
- 7.11 **Outgoings:** To pay all outgoing, including Municipal Taxes etc. in respect of the Project Site/Premises/Proposed Building and to collect receipts therefor.
- 7.12 **Sanction of Building Plan:** To cause the Building Plan to be prepared and submitted by appointing such architect and structural engineer as may be decided by the Attorney and then to have the same sanctioned, modified, altered, revised and/or re-validated by the KMC and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision and/or re-validation and upon completion of work, to obtain drainage connection, water connection and other certificates from the KMC and the Other Authorities.

  
Parvinder

  
Shyamalendu Bikash Ghosh  
Rishabh Kumar Batabyal





ADDITIONAL REGISTRAR  
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- 7.13 **Dealing with Authorities:** To deal with all authorities including but not limited to the KMC and the Other Authorities for sanction, modification, alteration, revision and/or 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 be required.
- 7.14 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.
- 7.15 **Regulatory Clearances:** To apply for and obtain requisite clearances, including but not limited to the clearance under the Urban Land (Ceiling & Regulation) 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.
- 7.16 **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 and/or re-validation of the Building Plan and obtaining all utilities and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.17 **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 and undertakings etc. as be required to enforce all powers and authorities contained herein.

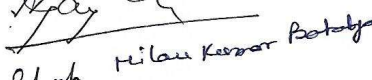
### 8. Ratification

- 8.1. **Hereby Made:** The Grantor hereby ratifies and confirms and agrees to ratify and confirm all actions of the Attorney in pursuance of this Power of Attorney **provided** regular written intimation is given by the Attorney about the actions taken by them in pursuance of and under this Power of Attorney.

  
Parko Khatto

  
Shyam Sunder Bishnoi

  
Ghosh

  
Nilan Kumar Patra



✓

ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
11 AUG 2023

**Schedule "A"**  
**(Project Site/Premises)**

**ALL THAT** piece and parcel of land measuring more or less 11 (eleven) cottah 14 (fourteen) chittack and 38 (thirty eight) square feet equivalent to 8,588 (eight thousand five hundred and eighty eight) square feet or 797.8252 (seven hundred and ninety seven point eight two five two) square meter, together with the existing building and structure thereon, situate, lying at and being Municipal Premises No.1, Gariahat Road, Jodhpur Park, Kolkata-700068, Police Station Lake, within the jurisdiction of Ward No.93 of Kolkata Municipal Corporation, District South 24 Parganas, is butted and bounded as follows:


- On the North** : Petrol pump of Indian Oil Corporation.  
**On the East** : Municipal Road, known as Gariahat Road.  
**On the South** : Municipal Road.  
**On the West** : Jodhpur Park Girls School.

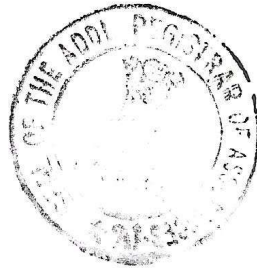
**Schedule "B"**  
**(Grantor's Space)**

**ALL THAT** 47% (forty seven percent) of the constructed area of the Proposed Building to be constructed on the Project Site/Premises. The Grantor's Space shall also include 47% (forty seven percent) (1) of all open car parking spaces in the Project Site/Premises and (2) undivided, impartible and indivisible share and/or interest in the Common Facilities And Amenities.

**Schedule "C"**  
**(Attorney/BOT Partner's Space)**  
**[Subject matter of this Power of Attorney]**

**ALL THAT** 53% (fifty three percent) of the constructed area of the Proposed Building to be constructed on the Project Site/Premises. The Attorney/BOT Partner's Space shall also include 53% (fifty three percent) (1) of all open car parking spaces in the Project Site/Premises and (2) undivided, impartible and indivisible share and/or interest in the Common Facilities And Amenities.

  
Pankaj Kumar  
Shyamalendu Bikash Ghosh  
reilax Kumar Botabagal



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
11 AUG 2023

**9. Execution and Delivery:**

9.1 **In Witness Whereof** the Grantor and the Attorney have executed this Power of Attorney on the above date.

The Bengal Secretariat Cooperative Land Mortgage Bank & Housing Society Limited

The Bengal Secretariat Cooperative Land Mortgage Bank & Housing Society Limited

Milan Kumar Batabyal  
Vice Chairman / Director  
**Milan Kumar Batabyal**  
(Chairman)

Prabal Dutta  
Vice Chairman / Director  
**Prabal Dutta**  
(Vice-Chairman)

The Bengal Secretariat Cooperative Land Mortgage Bank & Housing Society Limited

Shyamalendu Bikash Ghosh  
(Secretary)  
[Grantor]

Accepted:

**Hi-Rise Apartment Makers Private Limited**

Ajay Sen  
(Director)  
[Attorney]

**Drafted By:**

Anirban Sarkar  
Anirban Sarkar  
Advocate  
High Court at Calcutta  
F/436/313/2020

**Witnesses:**

Signature Swapan

Name Swapan Kar

Father's Name R.N. Kar

Address 7c, K.S. Roy Road  
Kolkata - 700 001

Signature S Ghosh

Name SUBHANKAR GHOSH

Father's Name LATE SANWAR KUMAR GHOSH

Address 295A, JODHPUR PARK  
KOLKATA - 700068














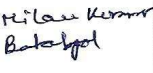











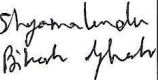












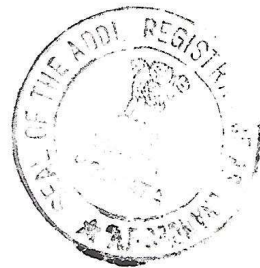


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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
11 AUG 2023
































### SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
11 AUG 2023

### SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little



✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOLKATA  
11 AUG 2023

### Major Information of the Deed

Deed No :	I-1904-11729/2023	Date of Registration	18/08/2023
Query No / Year	1904-8001786551/2023	Office where deed is registered	
Query Date	14/07/2023 3:00:35 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Swapan Kar 96/1, Rajdanga School Road,Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700107, Mobile No. : 9830308824, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 6,24,99,708/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190409459/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1, , Ward No: 093 Pin Code : 700068

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 14 Chatak 38 Sq Ft		6,24,99,708/-	Property is on Road , Project Name :
<b>Grand Total :</b>					<b>19.6808Dec</b>	<b>0 /-</b>	<b>624,99,708 /-</b>

#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>THE BENGAL SECRETARIAT CO-OPERATIVE LAND MORTGAGE BANK AND HOUSING SOCIETY LIMITED</b></p> <p>1, Gariahat Road, Jodhpur Park,, City:- Not Specified, P.O:- Lake, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 , PAN No.:: AAxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>HI RISE APARTMENT MAKERS PRIVATE LIMITED</b> 79B, Rash Behari Avenue, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: aaxxxxx9r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shyamalendu Bikash Ghosh</b> Son of Saraju Prasad Ghosh 198 Jodhpur Park, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxx4q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : THE BENGAL SECRETARIAT CO-OPERATIVE LAND MORTGAGE BANK AND HOUSING SOCIETY LIMITED (as Secretary)
2	<b>Probal Dutta</b> Son of Purnendu Dutta 367 Jodhpur Park, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxx0n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : THE BENGAL SECRETARIAT CO-OPERATIVE LAND MORTGAGE BANK AND HOUSING SOCIETY LIMITED (as Secretary)
3	<b>Milan Kumar Batabyal</b> Son of Sambhunath Batabyal 356 Jodhpur Park, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx2g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : THE BENGAL SECRETARIAT CO-OPERATIVE LAND MORTGAGE BANK AND HOUSING SOCIETY LIMITED (as Secretary)
4	<b>Ajoy Sen (Presentant )</b> Son of Badal Krishna Sen 79B Rashbehari Avenue Kalighat, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxx4a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HI RISE APARTMENT MAKERS PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Swapan Kar</b> Son of R N Kar 96/1, Rajdanga School Road, City:- Kolkata, P.O:- E K T P, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107			
Identifier Of Shyamalendu Bikash Ghosh, Probal Dutta, Milan Kumar Batabyal, Ajoy Sen			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	THE BENGAL SECRETARIAT CO- OPERATIVE LAND MORTGAGE BANK AND HOUSING SOCIETY LIMITED	HI RISE APARTMENT MAKERS PRIVATE LIMITED-19.6808 Dec



On 17-07-2023

**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 6,24,99,708/-



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

On 11-08-2023

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

Presented for registration at 17:50 hrs on 11-08-2023, at the Private residence by Ajoy Sen ,.

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

Execution is admitted on 11-08-2023 by Probal Dutta, Secretary, THE BENGAL SECRETARIAT CO-OPERATIVE LAND MORTGAGE BANK AND HOUSING SOCIETY LIMITED, 1, Gariahat Road, Jodhpur Park,, City:- Not Specified, P.O:- Lake, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068

Indetified by Mr Swapan Kar, , , Son of R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

Execution is admitted on 11-08-2023 by Milan Kumar Batabyal, Secretary, THE BENGAL SECRETARIAT CO-OPERATIVE LAND MORTGAGE BANK AND HOUSING SOCIETY LIMITED, 1, Gariahat Road, Jodhpur Park,, City:- Not Specified, P.O:- Lake, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068

Indetified by Mr Swapan Kar, , , Son of R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

Execution is admitted on 11-08-2023 by Ajoy Sen, Director, HI RISE APARTMENT MAKERS PRIVATE LIMITED, 79B, Rash Behari Avenue, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr Swapan Kar, , , Son of R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

Execution is admitted on 11-08-2023 by Shyamalendu Bikash Ghosh, Secretary, THE BENGAL SECRETARIAT CO-OPERATIVE LAND MORTGAGE BANK AND HOUSING SOCIETY LIMITED, 1, Gariahat Road, Jodhpur Park,, City:- Not Specified, P.O:- Lake, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068

Indetified by Mr Swapan Kar, , , Son of R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

On 18-08-2023

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7241, Amount: Rs.50.00/-, Date of Purchase: 16/05/2023, Vendor name: M GHOSH



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 568450 to 568470

being No 190411729 for the year 2023.



*Mm*  
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.08.25 17:07:05 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/08/25 05:07:05 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)