

7479/19

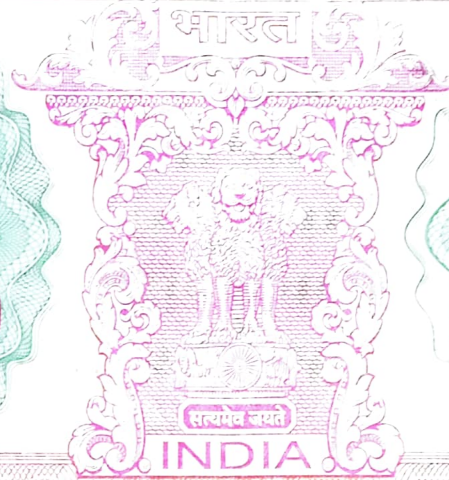
I-684/19

भारतीय गैर न्यायिक

पचास

रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 385672

Notarized that the document is admitted to registration. The signature sheet and the certificate sheet attached herewith are the part of this document.

Notary Public
24-Parganas (South) District

3 - DEC 2019

POWER OF ATTORNEY

29.11.19
18:45
1605/000
243660/19

KNOWN ALL MEN BY THESE PRESENTS that We,

(1) SMT. ARUNA BOSE (PAN-AGRPB8234E), daughter of Late Provat Kumar De and wife of Sri Ajay Kumar Bose by faith : Hindu, by nationality : Indian, by occupation : Housewife &

(2) SMT. KALPANA MAJUMDER, (PAN-BEMPM0900G), daughter of Late Provat Kumar De and wife of Sri Kanu Majumdar, by faith : Hindu, by nationality : Indian, by occupation : Housewife,

both are residing at 31, Haripada Dutta Lane, Police Station : Jadavpur, Kolkata : 700033, do hereby nominate constitute and appoint

SRI 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, Director of HI-RISE APARTMENT MAKERS PRIVATE LIMITED (PAN No. AAACH6689R), a company incorporated under the Companies Act, 1956, having its registered office at 79B, Rash Behari Avenue, P.S. Tollygunge, P.O. Rash Behari Avenue, Kolkata : 700026, to be our true and lawful ATTORNEY for us in our names and on our behalf to do all or any of the following acts, deeds and things, that is to say :-

1.. **Background:**

1.1 **Ownership of Property:** The Executants are the joint owners of land measuring an area of 5 (five) Cottahs, more or less, together with two storied pucca building standing thereon comprised in Mouza : Chandpur, J.L. No. 41, R.S. No. 40, Touzi No. 56 and Khatian No. 57, lying, situate at and being Premises No. 31, Haripada Dutta Lane, Police Station : Jadavpur, Kolkata : 700033, within the limits of the Kolkata Municipal Corporation, in its Ward No. 94, District : 24-Parganas (South) described in the Schedule below (Said Property).

Aruna Bose

Kalpana Majumder.

Ajoy Sen

389087

10 AUG 2019

Rs.....Date.....

Name:- ARJUN GOPE, Advocate
Address:- Alipur Police Court, Kol-27

Vendor:-.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001

Arjun Gope



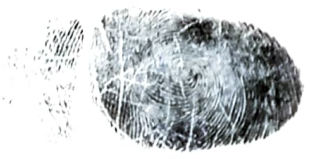
4841

Arjun Gope



4842

Aseena Bose



4843

Kalpna Majumder



Addl. Dist. Sub-Registrar
Alipore
29 NOV 2019
South 24 Parganas
Kolkata-700027

Identified by me
Malay Das Advocate
S/o Late Apit Das
Alipore Judges Court
Kolkata-700027

- 1.2 **Development Agreement** : The Executants 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 Additional District Sub-Registrar, Alipore, South 24 Parganas, in Book No. ...X..., Being Deed No. 5026 for the year 2019.
 - 1.3 **Developer's Allocation**:: The Developer on complying with and fulfilling Clause 11.1 of the Development Agreement and its other obligations under the said Development Agreement shall be fully and completely entitled to 50% of F.A.R. of the flats and proportionate of the car parking spaces of the newly constructed building along with proportionate share of undivided, impartible and indivisible share in the Common Portions.
 - 1.4 **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 tenable condition and according to the Building Plan 50% of F.A.R. of the flats and proportionate of the car parking spaces of the newly constructed building along with proportionate share of undivided, impartible and indivisible share in the Common Portions and the land contained in the Said Premises and underneath the Said Premises (collectively Owners' Allocation.).
 - 1.5 **Powers Pursuant to Said Development Agreement**: The said Development Agreement further provides that the Executants 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 Mr. Ajoy Sen as its Attorney to receive the powers and authorities in terms of the said Development Agreement. Hence, the Executants is granting the powers and authorities as described herein below to the Attorney.
 - 1.6 **Building Plan**: For construction of a new building on the Said Property, the Executants requires a 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).
 - 1.7 **Reason for Granting of Powers** : It is not possible for the Executants to take the steps necessary for sanction of the Building Plan and hence the Executants are granting the following powers and authorities to Mr. Ajoy Sen the Developers' Attorney in relation to causing sanction of the Building Plan by the KMC and the Other Authorities and accordingly the Executants are granting certain powers and authorities in respect thereof to Mr. Ajoy Sen the Developers' Attorney by this Power of Attorney.
- 2.. **Subject Matter of Power of Attorney** :
- 2.1 **Sanction of Building Plan** : Powers and authorities for causing sanction of the Building Plan and ancillary activities relating to the Said Property.
 - 2.2 **Construction of New Building**: Powers and authorities for construction of the New Building on the Said Property in terms of the said Development Agreement.
 - 2.3 **Sale**: Powers and authorities for sale of the Developer's Allocation as defined in the Said Development Agreement as well as Clause 1.3 herein above.
- 3.. **Appointment**
- 3.1 **Hereby Made**: The Executants do hereby nominate, constitute and appoint the Attorney as their lawful Attorney, to jointly or severally do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Executants.
- 4.. **Powers and Authorities** :
- 4.1 **Preparatory Work** : To cause survey, test soil, do excavation and other preparatory works for construction of the New Building on the Said Property.
 - 4.2 **Sanction of Building Plan** : To cause the Building Plan to be prepared and submitted by

Aswina Bose
Kalpna Majumder .

Ajoy Sen

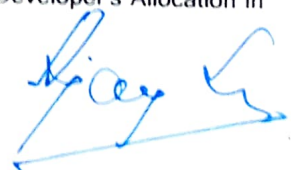


Addl. Dist. Sub-Registrar
Alipore
29 NOV 2019
South 24 Parganas
Kolkata- 700027

Kulka...

- appointing a licensed architect and structural engineer and to have the same sanctioned / modified / altered / revised / re-validated by KMC and 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.
- 4.3 **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.
 - 4.4 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.
 - 4.5 **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.
 - 4.6 **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.
 - 4.7 **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.
 - 4.8 **Demolition and Construction:** To demolish the existing buildings and structures on the Said Property and to construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Building and/or any other structure on the Said Property, in accordance with the said Development Agreement.
 - 4.9 **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.
 - 4.10 **Watch and Ward :** To employ and appoint watchmen, guards, and other security personnel for the Said Property.
 - 4.11 **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.
 - 4.12 **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.
 - 4.13 **Receive Payments:** To receive all payments with regard to the sale of the Developer's Allocation and acknowledge receipt of the payments.
 - 4.14 **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 Laws, for sale of the Developer's Allocation.
 - 4.15 **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.
 - 4.16 **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

Aruna Bose
Kalpana Majumder.





Addl. Dist. Sub-Registrar
Alipore
29 Nov 2019
South 24 Parganas
Kolkata-700027

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.

4.17 **Outgoings:** To pay all outgoings, including Municipal Taxes etc. in respect of the Said Property/New Building and to collect receipts therefor.

5. **Ratification :**

5.1 **Hereby Made:** The Executants 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 does 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.

SCHEDULE
(Said Premises)

ALL THAT piece and parcel of land measuring an area of 5 (five) Cottahs, more or less, together with two storied pucca building standing thereon measuring 1750 square feet, out of which Ground Floor having 1000 Square feet and First Floor having 750 square feet comprised in Mouza : Chandpur, J.L. No. 41, R.S. No. 40, Touzi No. 56 and Khatian No. 57, lying, situate at and being Premises No. 31, Haripada Dutta Lane, Police Station : Jadavpur, Kolkata : 700033, within the limits of the Kolkata Municipal Corporation, in its Ward No. 94, District : 24-Parganas (South), which is butted and bounded as follows:-

- ON THE NORTH : By Premises No. 34/1, Haripada Dutta Lane, Kolkata : 700033 ;
- ON THE SOUTH : By Premises No. 30, Haripada Dutta Lane, Kolkata : 700033 ;
- ON THE EAST : By property of Probodh Chandra Ghosh and Amal Chakrabarty ;
- ON THE WEST : By 20'-0" wide Haripada Dutta Lane ;

7. **Execution and Delivery:**

7.1 **In Witness Whereof** the Grantor and the Attorney have executed this Power of Attorney on the date said herein above. *Dated 29/11/2019*

Aruna Bose
Smt. Aruna Bose

Kalpna Majumdar
Smt. Kalpana Majumdar

[Collectively Grantors]

Accepted :

Ajoy Sen
Ajoy Sen
[Attorney]

WITNESS

1. *D. SEN*
19, Lake Road
Kolkata - 700029
Drafted by :
Malay Das
Malay Das
Advocate,
Court,
Alipore Judges' Court

2. *Malay Das*
Advocate
Alipore Judges' Court
Kolkata - 700027

Computer prints by :
"Onkar"
D. Sen
Alipore Judges'



Addl. Dist. Sub-Registrar
Aripore
29 NOV 2019
South 24 Parganas
Kolkata - 700027



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

Name

AJOY SEN

Signature

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

Name

Signature

Azeena Bose



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

Name

Signature

Kalpana Majumder

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

Name

Signature



Addl. Dist. Sub-Registrar
Alipore
29 NOV 2019
South 24 Parganas
Kolkata 7





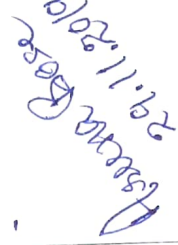


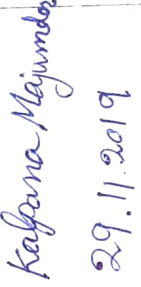



Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas




Signature / LTI Sheet of Query No/Year 16051000243660/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs ARUNA BOSE 31, Haripada Datta Lane, P O - Jadavpur, P S - Jadavpur, District -South 24-Parganas, West Bengal, India, PIN - 700033	Principal			
2	Mrs KALPANA MAJUMDER 31, Haripada Datta Lane, P O - Jadavpur, P S - Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033	Principal			
3	Mr Ajoy Sen 79B Rash Behari Avenue, P O:- Kalighat, P S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Representative of Attorney [HI RISE APARTMENT MAKERS PRIVATE LIMITED]			

Sl. No. Name and



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Malay Das Son of Late Ajit Das Alipore Police Court, P O - Alipore, P S - Alipore, Kolkata District -South 24- Parganas West Bengal, India, PIN - 700027	Mrs ARUNA BOSE, Mrs KALPANA MAJUMDER, Mr Ajoy Sen			 29/11/2019

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



INCOME TAX DEPARTMENT
KALPANA MAJUMDER
PRABHAT KUMAR DEY



04/08/1947

Permanent Account Number

BEMPM0900G

Kalpna Majumder

Signature

Kalpna Majumder

Unique Identification Authority of India
Government of India

Enrollment No.: 1528/69386/00628

To
Kalpana Majumder
W/O: Kenaram Majumder
L/X-4 O.D.R.C (Behala)
Sahapur
Sahapur
Circus Avenue Kolkata
West Bengal 700038
9830271654

01/05/2017

36341204



MD363412045FH



आपका आधार क्रमांक / Your Aadhaar No. :

4034 5095 4448

मेरा आधार, मेरी पहचान

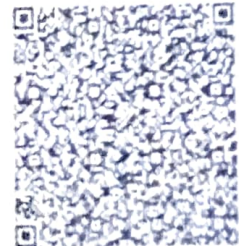


भारत सरकार

Government of India



Kalpana Majumder
Husband : Kenaram Majumder
DOB : 04/08/1947
Female



4034 5095 4448

मेरा आधार, मेरी पहचान

INCOME TAX DEPARTMENT
KALPANA MAJUMDAR
PRADESH KOLKATA DEPT

04/08/1947

Permanent Account Number

BEMPM0900G

Kalpana Majumdar

Signature

Kalpana Majumdar

Unique Identification Authority of India
Government of India

Enrollment No.: 1528/69386/00628

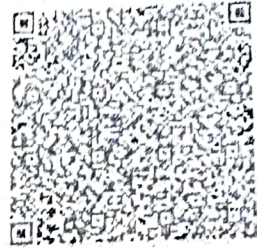
To
Kalpana Majumder
W/O: Kenaram Majumder
L/X-4 O D R C (Behala)
Sahapur
Sahapur
Circus Avenue Kolkata
West Bengal 700038
9830271654

01/05/2017

36341204



MD363412045FH



आपका आधार क्रमांक / Your Aadhaar No. :

4034 5095 4448

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

Kalpana Majumder
Husband : Kenaram Majumder
DOB : 04/08/1947
Female



4034 5095 4448

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARUNA BOSE
PROBHAT KUMAR DE
24/10/1944

PAN CARD

AGRPB8234E

Aruna Bose

Signature



In case this card is lost/stolen, kindly inform concerned
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CBD Badli,
New Mumbai - 400 611.
या कार्ड नुकले/चोरी झाल्यास क्वचित्/संशय :
आयकर पत्र (PAN) सेवा, UTTISI,
प्लॉट नं. 3, सेक्टर 11, सीडी बॅडली,
नवी मुंबई - 400 611.



ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19837/28488

To
অরুনা বোস
ARUNA BOSE
31 HARIPADA DUTTA LANE
P.O.TOLLYGUNGE Tollygunge H.O
Tollygunge Kolkata
West Bengal 700033

18340050



MN183400505DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2083 8149 4544

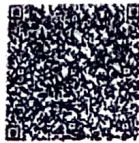
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অরুনা বোস
ARUNA BOSE
পিতা : প্রভাত কুমার দে
Father : PRABHAT KUMAR DEY
জন্ম মাস / Year of Birth : 1949
মহিলা / Female



2083 8149 4544

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

18340050



অনুষ্ঠানিক পরিচয় প্রাপ্তিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৩১, হরিনন্দ দত্ত লেন,
পি.ও.টোলীগঞ্জ, টোলীগঞ্জ এইচ.ও.,
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০৩৩

Address:
31, HARIPADA DUTTA
LANE, P.O.TOLLYGUNGE,
Tollygunge H.O, Tollygunge,
Kolkata, West Bengal,
700033

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJOY SEN

BADAL KRISHNA SEN

28/09/1955

Permanent Account Number

AJFPS6224A


Signature



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Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खोया/प्राप्त हो, कृपया सूचित करें/वापस करें :
आयकर पैन सेवा इकाई, UTIISL
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,
नवी मुंबई - 400 614



सत्यमेव जयते
भारत सरकार



आधार

भारत सरकार

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1490/50086/07584

To

অজয় সেন

Ajoy Sen

S/O: Badal Krishna Sen

79B, RASHBEHARI AVENUE

Kalighat

Kalighat

Circus Avenue Kolkata

West Bengal 700026

9830075889

10/09/2016

396167806



MA961678064FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6054 8063 3856

আমার আধার, আমার পরিচয়



অজয় সেন

Ajoy Sen

পিতা : বাদল কৃষ্ণ সেন

Father : Badal Krishna Sen

জন্মতারিখ / DOB : 28/09/1955

পুরুষ / Male



6054 8063 3856

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/21054/31029

18/03/2014

To
Malay Das
মলয় দাস
63 W
TOLLYGUNGE ROAD
Tollygunge
Tollygunge, Kolkata
West Bengal - 700033



KL827888649FT

82788864



আপনার আধার সংখ্যা / Your Aadhaar No. :

4002 7376 2059

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মলয় দাস
Malay Das
পিতা : অজিত দাস
Father : Ajit Das

জন্মতারিখ/DOB: 01/12/1962
পুরুষ / Male

4002 7376 2059



আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1605-06841/2019	Date of Registration	03/12/2019
Query No / Year	1605-1000243660/2019	Office where deed is registered	
Query Date	21/11/2019 3:56:50 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Malay Das Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433183455, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,84,00,000/-	Rs. 1,84,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160505026/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Haripada Datta Lane, , Premises No: 31, , Ward No: 094 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha	1,50,00,000/-	1,50,00,000/-	Property is on Road , Project Name :
Grand Total :				8.25Dec	150,00,000 /-	150,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1750 Sq Ft.	34,00,000/-	34,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	1750 sq ft	34,00,000 /-	34,00,000 /-	
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Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs ARUNA BOSE Wife of Mr Ajay Kumar Bose 31, Haripada Datta Lane, P O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: AGRPB8234E, Aadhaar No: 20xxxxxxxx4544, Status :Individual, Executed by: Self, Date of Execution: 29/11/2019 , Admitted by: Self, Date of Admission: 29/11/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/11/2019 , Admitted by: Self, Date of Admission: 29/11/2019 ,Place : Pvt. Residence</p>
2	<p>Mrs KALPANA MAJUMDER Wife of Mr Kanu Majumdar 31, Haripada Datta Lane, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: BEMPM0900G, Aadhaar No: 40xxxxxxxx4448, Status :Individual, Executed by: Self, Date of Execution: 29/11/2019 , Admitted by: Self, Date of Admission: 29/11/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/11/2019 , Admitted by: Self, Date of Admission: 29/11/2019 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>HI RISE APARTMENT MAKERS PRIVATE LIMITED 79B, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAACH6689R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Ajoy Sen (Presentant) Son of Mr Badal Krishna Sen 79B, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJFPS6224A, Aadhaar No: 60xxxxxxxx3856 Status : Representative, Representative of : HI RISE APARTMENT MAKERS PRIVATE LIMITED (as DIRECTOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Malay Das Son of Late Ajit Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027</p>			

Identifier Of Mrs ARUNA BOSE, Mrs KALPANA MAJUMDER, Mr Ajoy Sen

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ARUNA BOSE	HI RISE APARTMENT MAKERS PRIVATE LIMITED-4. 125 Dec
2	Mrs KALPANA MAJUMDER	HI RISE APARTMENT MAKERS PRIVATE LIMITED-4. 125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs ARUNA BOSE	HI RISE APARTMENT MAKERS PRIVATE LIMITED-875.00000000 Sq Ft
2	Mrs KALPANA MAJUMDER	HI RISE APARTMENT MAKERS PRIVATE LIMITED-875.00000000 Sq Ft

Endorsement For Deed Number : I - 160506841 / 2019

On 21-11-2019

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 1,84,00,000/-



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

On 29-11-2019

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

Presented for registration at 18:45 hrs on 29-11-2019, at the Private residence by Mr Ajoy Sen .

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


Execution is admitted on 29/11/2019 by 1. Mrs ARUNA BOSE, Wife of Mr Ajay Kumar Bose, 31, Road: Haripada Datta Lane, , P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 2. Mrs KALPANA MAJUMDER, Wife of Mr Kanu Majumdar, 31, Road: Haripada Datta Lane, , P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife

Indetified by Mr Malay Das, , Son of Late Ajit Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-11-2019 by Mr Ajoy Sen, DIRECTOR, HI RISE APARTMENT MAKERS PRIVATE LIMITED, 79B, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Malay Das, , Son of Late Ajit Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town:
KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 03-12-2019

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 7/- (E = Rs 7/-) and Registration Fees paid
by Cash Rs 7/-

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 389087, Amount: Rs.50/-, Date of Purchase: 10/08/2019, Vendor name: I
Chakraborty



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 233274 to 233294
being No 160506841 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.12.09 16:25:21 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2019/12/09 04:25:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)