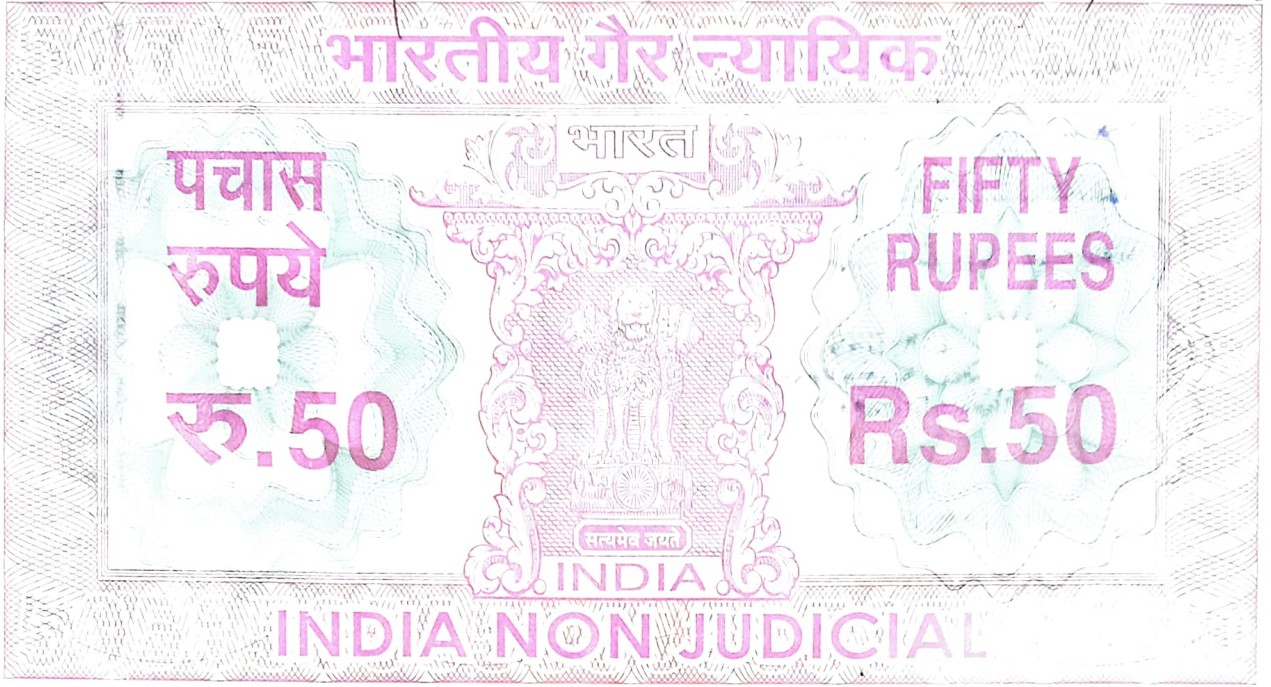


3892/2020

I-3508/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 469723

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Addl. Dist Sub-Registrar
Alipore, South 24 Parganas
15 DEC 2020

POWER OF ATTORNEY

1. **Date:** 15/12/2020
2. **Place:** Kolkata
3. **Parties:**

3.1 **Ashis Kumar Bagchi** (PAN-ADXPB3565D) son of Late Arya Kumar Bagchi, by faith -Hindu, by Occupation - Business, residing at 11/A, Sultan Alam Road, Kolkata - 700033, Police Station - Charu Market & Post Office -Tollygunge, within the Ward No. 089 within the limits of The Kolkata Municipal Corporation, AADHAAR 453520718154.

3.2 **Anjan Kumar Bagchi** (PAN-ADXPB6845Q) son of Late Arya Kumar Bagchi, by faith -Hindu, by Occupation - Business, residing at 11/A, Sultan Alam Road, Kolkata - 700033 Police Station - Charu Market & Post Office - Tollygunge, within the Ward No. 089 within the limits of The Kolkata Municipal Corporation, AADHAAR 313910652342.

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

No. 2960 m. 14/12/20
Name S. G. Dutta
Address Alipore
Vendor

L. K. DAS
Licence Stamp Vendor
Alipore Criminal Court



Identified by me
Sub-Registrar
Alipore

Addl. Dist. Sub-Registrar
Alipore
15 DEC 2020
South 24 Parganas
West Bengal

And

- 3.3 **Sri Ajoy Sen** (PAN-AJFPS6224A), son of Late Badal Krishna Sen, residing at 79B, Rash Behari Avenue, Kolkata – 700 026, PS-Tollygunge, PO-Kalighat, AADHAAR-605480633856, Director of Hi-Rise Apartment Makers Private. Limited having office at 79B, Rash Behari Avenue, PS-Tollygunge, PO-Kalighat, Kolkata – 700 026

(Attorney)

NOW THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

4. Background:

- 4.1 **Ownership of Property:** The **Grantors** are the owners of the land admeasuring **4 Cottah 15 Chittack 15 Square feet** together with structures thereon, situate, lying at and being Municipal Premises No. 11/A, Sultan Alam Road, Kolkata – 700 033, under Police Station – Charu Market, Post Office – Tollygunge, within ward no. 089 under the Kolkata Municipal Corporation having Assesse no. **21-089-1900-17-0** described in the **Schedule** below (**Said Property**).
- 4.2 **Development Agreement:** The erstwhile owner Late Arya Kumar Bagchi 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. I, Being Deed No. 07561 for the year 2013.
- 4.3 **Supplementary Agreement:** After demise of erstwhile Owner Arya Kumar Bagchi, his two sons have executed a "Supplementary Development Agreement" dated 15/12/2020 which is registered in the Office of the Additional District Sub-Registrar, Alipore, South 24 Parganas, in Book No. I, Being Deed No. 03489 for the year 2020.

5 Allocation:

- 5.1 **Developer's Allocation:** The Developer on complying with and fulfilling with its obligations of these presents shall be fully and completely entitled to its allocation as described above:
- 5.1.1 **Floors:** Entire **1st** and **2nd** Floors and 50% (fifty percent) i.e. Half of the **4th** Floor, if sanctioned by KMC as G+4.
- 5.1.2 **Share of Land :** The Developer's allocation shall include undivided, impartible and indivisible proportionate share of land attributable to the Developer allocated portion which is to be transferred to the ultimate purchaser through POA.
- 5.1.3 **Car Parking Spaces: 4** (four) nos. covered Car Parking Spaces on the ground level of the Ground Floor plus additional **1** (one) Covered Car Parking Space, if the additional floor being sanctioned by KMC on and upon the G+3 in the proposed new Building.
- 5.1.4 the Common Portions and



Handwritten signature in blue ink.

Additional District Registrar
Alipore
15 DEC 2020
South 24 Parganas
Kolkata- 700027

- 5.1.5 the land contained in the Said Premises with right to common areas and utilities to be used with the other Flat Owners.
- 5.2 **Owner's Allocation:** The Developer shall, construct, finish, complete and make available the Project to the Owners in tenable condition and according to the sanctioned Building Plan:-
- 5.2.1 **Floors:** Owners will be entitled to the entire **3rd** Floor as mentioned in Development Agreement and demarcated 50% (fifty percent) i.e. half of the **4th** Floor of the proposed building, if the same is sanctioned by the KMC as G+4.
- 5.2.2 **Share of Land:** It is clarified that the Owners' allocation shall include undivided, impartible and proportionate share of land attributable to the Owners allocated portion;
- 5.2.3 **Car Parking Spaces:** **3** (three) nos. covered Car Parking Spaces on the ground level of the Ground Floor plus additional **1** (one) Covered Car Parking Space, if the additional floor being sanctioned by KMC on and upon the G+3 in the proposed new Building.
- 5.2.4 the Common Portions and
- 5.2.5 the land contained in the Said Premises with right to common areas and utilities to be used with the other Flat Owners of the Developer's Allocation.
- 6 **Powers Pursuant to Said Development Agreement:** The said Supplementary 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 are granting the powers and authorities as described herein below to the Attorney.
- 7 **Building Plan:** For construction of a new building on the Said Property, the Grantors 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**).
- 8 **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 are granting certain powers and authorities in respect thereof to the Attorney by this Power of Attorney.
- 9 **Subject Matter of Power of Attorney:**
- 9.1 **Sanction of Building Plan:** Powers and authorities for causing sanction of the Building Plan and ancillary activities relating to the Said Property.



Registrar
Kolkata
15 DEC 2020
South 24 Parganas
Kolkata-700027

- 9.2 **Construction of New Building:** Powers and authorities for construction of the New Building on the Said Property in terms of the said Development Agreement.
- 9.3 **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.
- 10 **Appointment:**
- 10.1 **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.
- 11 **Powers and Authorities:**
- 11.1 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Building on the Said Property.
- 11.2 **Sanction of Building Plan:** To cause the Building Plan to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned/modified/altereD/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.
- 11.3 **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.
- 11.4 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.
- 11.5 **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.
- 11.6 **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.
- 11.7 **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.



Addl. Dist. Sub-Registrar
Alipore
15 DEC 2020
South District Registrar
Alipore

- 11.8 **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.
- 11.9 **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.
- 11.10 **Watch and Ward:** To employ and appoint watchmen, guards, and other security personnel for the Said Property.
- 11.11 **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.
- 11.12 **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.
- 11.13 **Receive Payments:** To receive all payments with regard to the sale of the Developer's Allocation and acknowledge receipt of the payments.
- 11.14 **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 Act, 1976, for sale of the Developer's Allocation.
- 11.15 **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.
- 11.16 **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 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.
- 11.17 **Outgoings:** To pay all outgoings, including Municipal Taxes etc. in respect of the Said Property/New Building and to collect receipts.
- 12 **Ratification:**
- 12.1 **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.



Addl. Dist. Sub-Registrar
Aapure
15 DEC 2020
South 24 Parganas
KOLKATA-700027

All that piece or parcel of
more or less **4 Cottah 1**
Premises No. 11/A, Sultan
under the Kolkata Municipa
- Panchannogram, Division
No. 40 within Touzi

**Schedule
(Said Property)**

All that piece or parcel of revenue free land containing by estimation an approximate area of more or less **4 Cottah 15 Chittack 15 Square feet** situated at and being the Municipal Premises No. 11/A, Sultan Alam Road, Kolkata - 700 033, within the limit of Ward no. 069 under the Kolkata Municipal Corporation, and comprised in Mouza Kanklia Dak Mutiagara, Dihi - Panchannogram, Division - VI, Sub-Division - "S", Holding No. 6 (formerly No. 26), bearing J.L. No. 40, within Touzi No. 1298/2833, Khatian Nos. 370, 373 and 376, Dag Nos. 19, 21, 22, 23, 30 & 33, Police Station - Tollygunge, Sub-Registration Office, Alipore in the District of South 24 Parganas and being butted and bounded as: *Two Store of Building having 2525 sq ft*

is the ~~area~~ Ground floor and 2310 sq ft in the first floor.

- On the North: Sultan Alam Road;
- On the East: 12 feet wide Common Passage;
- On the West: 7 feet wide Common Passage;
- On the South: By Municipal Premises No. 11/B, Sultan Alam Road.

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

14 Execution and Delivery:

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

Ashis Kumar Bagchi
Ashis Kumar Bagchi

Anjan Kumar Bagchi
Anjan Kumar Bagchi

[collectively **Grantors**]

Accepted :

Ajoy Sen
Ajoy Sen
[Attorney]
2.

In Presence of: 1.

1. *Debasish Sen*
Debasish Sen
S/o. Late S. S. Sen
19, Lake Road
Kolkata, 700 029

2. *Gouram Chandra*
Gouram Chandra
Alipore Police Const
Kal-2A

Prepared by
Subhojit Kumar Das
Subhojit Kumar Das
Alipore Police Const
Kal-2A
WB 2465/29



Addl. Dist. Sub-Registrar
Aizpore
15 DEC 2020
South 24 Parganas
Kolkata-700037

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	Left Hand					
	Right hand					












Name

ASHIS KUMAR BAGCHI

Signature

Ashis Kumar Bagchi.



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	Left Hand					
	Right hand					


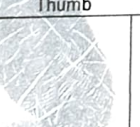
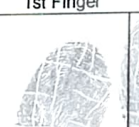





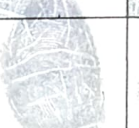
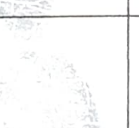

name

ANJAN KUMAR BAGCHI

Signature

Anjan Kumar Bagchi



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	Left Hand					
	Right hand					

Name

AJOY SEN

Signature

Ajoy Sen

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	Left Hand					
	Right hand					

Name

Signature



C

Addl. Dist. Sub-Registrar
Alipore
15 DEC 2020
South 24 Parganas
Kolkata-700027



ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1214/70003/07107

To
আশিস কুমার বাগচী
Ashis Kumar Bagchi
11A Sultan Alam Road
Kolkata
Tollygunge Kolkata
West Bengal 700033
9830031233

53653



UH000536536IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4535 2071 8154

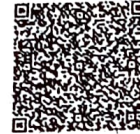
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার



আশিস কুমার বাগচী
Ashis Kumar Bagchi
পিতা : আর্য় কুমার বাগচী
Father : Arya Kumar Bagchi
জন্ম সাল / Year of Birth : 1955
পুরুষ / Male



4535 2071 8154

আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADXPB3565D



नाम /NAME

ASHIS KUMAR BAGCHI

पिता का नाम /FATHER'S NAME

ARYA KUMAR BAGCHI

जन्म तिथि /DATE OF BIRTH

01-05-1955

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(मदति 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.



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1214/70003/07105

To
অঞ্জন কুমার বাগচী
Anjan Kumar Bagchi
11A Sultan Alam Road
Kolkata
Tollygunge Kolkata
West Bengal 700033
9836400896

17327016



UG17327016SIN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3139 1065 2342

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অঞ্জন কুমার বাগচী
Anjan Kumar Bagchi
পিতা / Father : অর্ধ কুমার বাগচী
জন্ম সাল / Year of Birth : 1962
পুরুষ / Male



3139 1065 2342

আধার - সাধারণ মানুষের অধিকার

Anjan Kumar Bagchi
Anjan Kumar Bagchi

INCOME TAX DEPARTMENT



GOVT. OF INDIA

ANJAN KUMAR BAGCHI

ARYA KUMAR BAGCHI

30/09/1962

Permanent Account Number
ADXB66450

Handwritten scribbles



Signature

ADXB66450

आजान कुमार बग़ची, 30/09/1962
अनंजय कुमार बग़ची, 30/09/1962
आर्य कुमार बग़ची, 30/09/1962
आर्य कुमार बग़ची, 30/09/1962
आर्य कुमार बग़ची, 30/09/1962

If this card is used for any purpose
please inform the Income Tax Officer
concerned.
Toll-free 1-800-1234567
e-mail: 123456@78901

Anjan Kumar Bagchi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या फार्म
Permanent Account Number Card

AAACH6689R



17082018

नाम / Name
HI RISE APARTMENT MAKERS
PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
08/12/1994

इस कार्ड के खोने/पाने पर तुरन्त सूचित करें/सौंपें:
आयकर सेवा केंद्र, एन एच सी फ्लोर
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/3,
मॉडल कॉलोनी, डीप बंगला चौक, पुणे - 411 016



*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/3,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারত সরকার
Unique Identification Authority of India
Government of India
ভাঙ্গিকালুজির 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
396167806
10/09/2016
396167806
MA961678064FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6054 8063 3856

আমার আধার, আমার পরিচয়

ভারত সরকার
Unique Identification Authority of India

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

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, UTITSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौटाप :

आयकर पैन सेवा यूनिट, UTITSI
प्लॉट नं: 3, सेक्टर 11, सीबीडी, बेलपुर,
नवी मुंबई-400 614.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 156 / 231040

পরিচয় পত্র



Elector's Name	Dutta Subir
নির্বাচকের নাম	দত্ত সুবীর
Father/Mother/ Husband's Name	Biswanath
পিতা/মাতা/স্বামীর নাম	বিশ্বনাথ
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	33
১.১.১৯৯৫-এ বয়স	৩৩

Address

29 Mahendra Sarkar Street, Calcutta.

ঠিকানা

২৯ মহেন্দ্র সরকার স্ট্রীট, কলিকাতা।

Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক

For 156 -SEALDAH

Assembly Constituency

১৫৬ -শিয়ালদহ

বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta

স্থান কলিকাতা

Date 09.06.95

তারিখ ০৯.০৬.৯৫

Major Information of the Deed

No / Year	I-1605-03508/2020	Date of Registration	15/12/2020
Deed No / Year	1605-8001693465/2020	Office where deed is registered	1605-8001693465/2020
Deed Date	15/12/2020 1:18:33 PM		
Applicant Name, Address & Other Details	Subir Dutta Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 5,23,500/-		
Stamp duty Paid(SD)	Rs. 50/- (Article:48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160503489/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		
	Additional Transaction	Market Value	Rs. 1,85,01,252/-
		Registration Fee Paid	Rs. 7/- (Article:E)



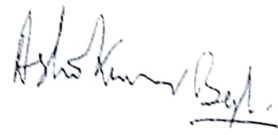

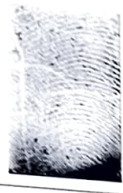
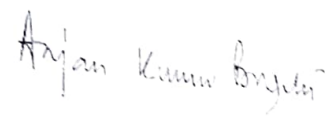
Land Details :

District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sultan Alam Road, , Premises No: 11/A, , Ward No: 089 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	4 Katha 15 Chatak 15 Sq Ft	40,000/-	1,48,75,002/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				8.1813Dec	40,000 /-	148,75,002 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4835 Sq Ft.	4,83,500/-	36,26,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2525 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2310 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4835 sq ft	4,83,500 /-	36,26,250 /-	

Name	Photo	Finger Print	Signature	
Mr Ashis Kumar Bagchi Son of Late Arya Kumar Bagchi Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office	 15/12/2020	 LTI 15/12/2020	 15/12/2020	
11A, Sultan Alam Road, P.O:- CHARU MARKET, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5D, Aadhaar No: 45xxxxxxxx8154, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office				
2	Mr Anjan Kumar Bagchi Son of Late Arya Kumar Bagchi Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office	 15/12/2020	 LTI 15/12/2020	 15/12/2020
11A, Sultan Alam Road, P.O:- CHARU MARKET, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5Q, Aadhaar No: 31xxxxxxxx2342, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HIRISE 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.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr. AJOY SEN (Presentant) Son of Late BADAL KRISHNA SEN Date of Execution - 15/12/2020. Admitted by: self, Date of Admission: 15/12/2020. Place of Admission of Execution: Office	 Dec 15 2020 4:28PM	 L11 15/12/2020	 15/12/2020

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 AJXXXXXX4A, Aadhaar No: 60XXXXXXXX3856 Status : Representative, Representative of : HIRISE APARTMENT MAKERS PRIVATE LIMITED (as director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subir Kumar Dutta Son of Late Biswanath Dutta Alipore Police Court, P.O - Alipore, P.S:- Alipore, Kolkata, District, South 24-Parganas, West Bengal, India, PIN - 700027	 15/12/2020	 15/12/2020	 15/12/2020

Identifier Of Mr Ashis Kumar Bagchi, Mr Anjan Kumar Bagchi, Mr AJOY SEN

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashis Kumar Bagchi	HIRISE APARTMENT MAKERS PRIVATE LIMITED-4 09062 Dec
2	Mr Anjan Kumar Bagchi	HIRISE APARTMENT MAKERS PRIVATE LIMITED-4 09062 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashis Kumar Bagchi	HIRISE APARTMENT MAKERS PRIVATE LIMITED-2417.50000000 Sq Ft
2	Mr Anjan Kumar Bagchi	HIRISE APARTMENT MAKERS PRIVATE LIMITED-2417.50000000 Sq Ft

2020

Rate 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 of Indian Stamp Act 1899.

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

Presented for registration at 13:45 hrs on 15-12-2020, at the Office of the A.D.S.R. ALIPORE 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 1,85,01,252/-

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

Execution is admitted on 15/12/2020 by 1. Mr Ashis Kumar Bagchi, Son of Late Arya Kumar Bagchi, 11A, Road: Sultan Alam Road, P.O: CHARU MARKET, Thana: Charu Market, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 2. Mr Anjan Kumar Bagchi, Son of Late Arya Kumar Bagchi, 11A, Road: Sultan Alam Road, P.O: CHARU MARKET, Thana: Charu Market, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Indetified by Mr Subir Kumar Dutta, Son of Late Biswanath Dutta, 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 15-12-2020 by Mr AJOY SEN, direcor, HIRISE APARTMENT MAKERS PRIVATE LIMITED, 79B, Rash Behari Avenue, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr Subir Kumar Dutta, Son of Late Biswanath Dutta, 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

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 2960, Amount Rs 50/-, Date of Purchase: 14/12/2020, Vendor name: L K DAS



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 1605-2021, Page from 1143 to 1163

being No 160503508 for the year 2020.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.01.18 13:06:01 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/01/18 01:06:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)