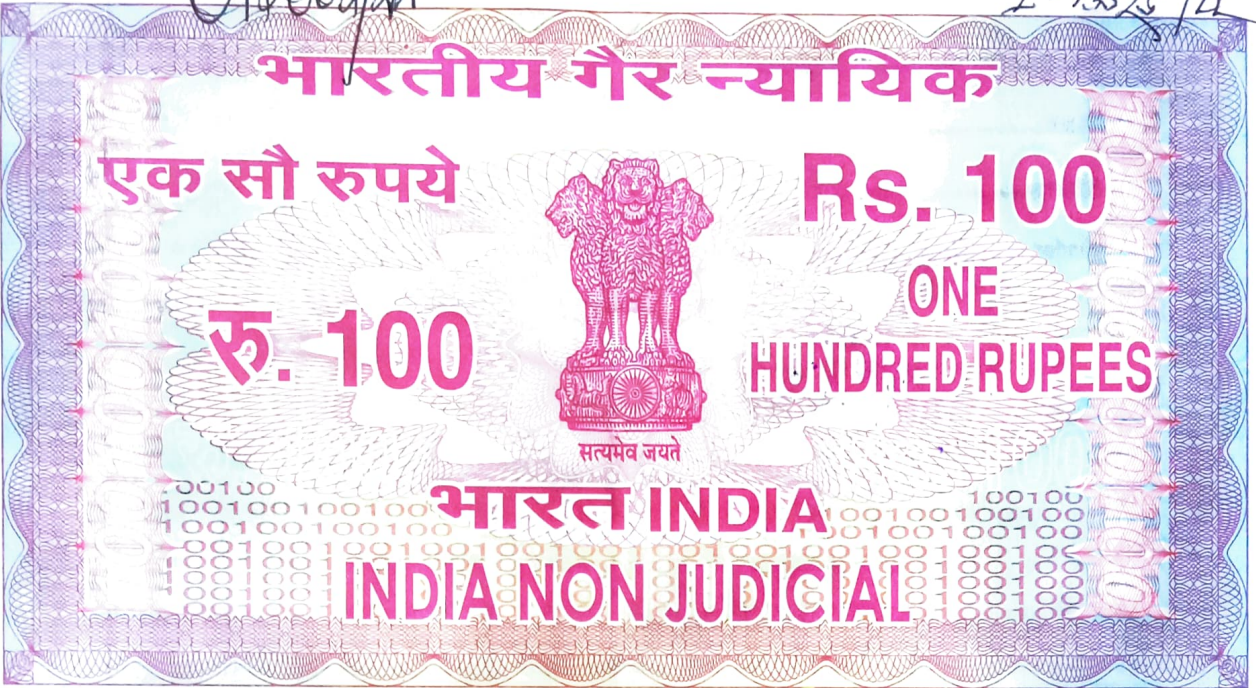


013885/22

E-13525/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 611226

18/11/2022  
 8003278106/2022  
 5-15 P.M.

Certified that the document is admitted the  
 signature sheets and the  
 prescribed sheets attached with the  
 document as part of this document.

Dist. Sub-Registrar  
 Registrar Office  
 Registration No.  
 Alkandy, South 24 Parganas  
 22 NOV 2022  
 18-11-22  
 22-11-22

**POWER OF ATTORNEY AFTER EXECUTION OF REGISTERED  
 DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT I SWAPAN KUMAR  
 DASGUPTA, (Phone No. 9830017026) having PAN ACHPD4916H, Aadhar Card  
 No. 4645 3232 7490, son of late Bani Kantha Dasgupta, by faith:- Hindu, by  
 Occupation: Retired, residing at B- 20/7, Abhyudoy Co-Operative Housing Society  
 Ltd. EKTP Phase-IV, Police Station:- Anandapur, Post office:- Tiljala, Kolkata:- 700  
 107, SEND GREETINGS:-

5-15 Pm  
 18/11/22

No. 1389 09/11/22 cot

Name.....

Address.....

Vendor.....

SUBIR KUMAR DUTTA  
ADVOCATE  
ALIPORE POLICE COURT  
KOLKATA - 700 027

L. K. DAS  
Licenced Stamp Vendor  
Alipore Criminal Court

*[Handwritten signature]*



8570

For HI-RISE APARTMENT MAKERS PVT. LTD.

*[Handwritten signature]*  
Director

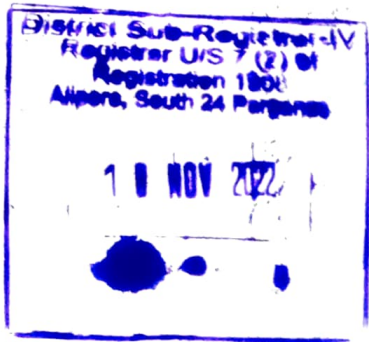


8571



*[Handwritten signature]*

Identified by me  
Mehya Mitra  
Adv.  
Alipore Police Court  
Kol-27.



**AND WHEREAS** The Owner thus has the exclusive right, title and interest in the Subject property by virtue of Devolution of Title described in the said Development Agreement being **ALL THAT** the piece and parcel of land with two one-storied buildings and other structures, outhouses and other structures erected thereon admeasuring an area of **4 Cottahs 01 Chittaks and 14 Square Feet** equivalent to **6.74 Decimals** equivalent to **2939 sq. ft.** be the same a little more or less **Premises No. 28 Kalibari Lane**, Post Office:- Jadavpur, Police Station:- Jadavpur, Kolkata:- 70 032, District – South 24 Parganas, West Bengal, India within Kolkata Municipal Corporation Ward No. 96, **Assessee Nos. 21-096-05-0075-1** and became the Owner of the undemarcated undivided shares of the said premises as more fully described in the **FIRST SCHEDULE** below, hereinafter referred to as ‘the **Subject Property**’, free from all kinds of encumbrances, attachments, charges, any other claims and demands acquisitions, requisitions trusts whatsoever.

**AND WHEREAS** I have entered into a registered Development Agreement on     day of November, 2022 for construction of a multi-storied building upon the said Subject Property with Hi Rise Apartment Makers Private Limited, a company having its registered office at 79B, Rash Behari Avenue, Kolkata 700 026, represented by its Director namely Sri Ajoy Sen, son of Late Badal Krishna Sen residing at 79B, Rash Behari Avenue, Police Station Tollygunge, Kolkata – 700026, and for the terms and conditions contained therein mentioned. The said Development Agreement dated ..... day of November, 2022 was duly registered at D.S.R. IV, Alipore District 24 Parganas (South) and recorded in Book No. I , Being No. .... for the year 2022;

**AND WHEREAS** due to my old age and restricted movements it will not be possible for me to take all steps for development of the said Subject Property and as such in accordance with the aforesaid Development Agreement I hereby appoint, nominate and constitute Sri Ajoy Sen son of Late Badal Krishna Sen, residing at 79B, Rash Behari Avenue, Kolkata – 700026, by faith Hindu, by Occupation Business, by Nationality Indian, also Director of Hi Rise Apartment Makers Private Limited having its office at 79B, Rash Behari Avenue, Police Station – Tollygunge , Post office Tollygunge , Kolkata 700 026 as my true and lawful constituted Attorney to do the following acts, deeds, things and matters in my name and on my behalf i.e. to say:-



Office of the Dist. Sub-Registrar  
South 24 Parganas, Alipur, KOL-27

10 NOV 2022

1. To look after, supervise, manage and control all the affairs in respect of the said Subject Property, more-fully and particularly described in the **FIRST SCHEDULE** below in my name and on my behalf.
2. To apply for mutation and conversion of the land of my name and assessment thereof in respect of the said property under B.L & L.R.O. (if any) , Kolkata Municipal Corporation upon payment of all rates, rents, and taxes and to represent me in all hearings in the said office with regard to such mutation and conversion or that of Annual Assessment of General Re-valuation and to submit all applications, petitions or objections and all sorts of plans and accept or receive and take delivery of the orders/s and approval of the same upon deposit of requisite fees and charges and also to prefer appeal before the tribunal by appointing Advocates' in my name on my behalf .
3. To settle all disputes, if any with "**NAGARIK COMMITTEE**" or any other local or statutory authority including Police Stations, Fire Brigade also to bring electric connection from CESC, water, drainage and sewerage connections from the office of the KMC for the said Subject Property, more-fully and particularly described in the **FIRST SCHEDULE** below upon deposit of requisite fees in my name and on my behalf.
4. To enter into Agreement/s for sale with the interested party /parties in respect of the Developers allocation in the proposed New Building to be constructed at the said Subject Property or any part thereon upon receipt of the entire consideration or part thereof and my said Attorney may receive all the consideration whatsoever from the intending purchaser/ purchasers in accordance with law.
5. To sign and execute any Deed of Conveyance/s and present the same for registration upon receipt of the consideration from the purchaser/s in respect of Developers allocation and for that purpose to appear before the concerned Registrar on my behalf.
6. To execute and present for registration all deed of documents and gift in favour of the KMC in my name and on my behalf.



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

10 NOV 2022

7. To sign and apply for and obtain the Sanction Building plan and further alteration and addition or modifications of the said proposed building plan from KMC Building Department in my name on my behalf as my said Attorney may require in accordance with law.

8. To appear before every legal proceedings, pertaining to the Subject Property, more particularly described in the Second Schedule given hereunder, which may initiated by or against me and to sign all plaints, petitions, applications, verification, swear affidavits, written statements, objection, memo of appeal and adduce evidence in every Court of law and to submit and withdraw all documents and to receive awards/compensation on my behalf and to appoint Advocate/s or Agent/s on my behalf by signing Vakalatnama .

9. To deal with the correspondence with CESC for obtaining the connection and other incidental requirements which may be required for the purpose of the aforesaid Subject Property and in that event my said Attorney shall have absolute right to sign all letters, applications undertakings terms and conditions as may be required from time to time or as may be required by the concerned authority in my name on behalf of me.

10. To represent me in every Private, Public or Undertakings offices including the office of the KMC, Kolkata Improvement Trust, Survey Department, Kolkata Metropolitan Development Authority, Registration offices , Police Stations, Income tax, etc. in respect of any issue arising out of the aforesaid Development Agreement and/or concerning the Subject property, more particularly described in the Second Schedule given hereunder and to submit all applications by signing the same on my behalf.

11. Be it expressly stated that this power of Attorney create, constitute, assure all kind of transfer in respect of the Developer's allocation in favour of the attorney.

12. That my said Attorney shall sign the building plan on behalf of me and obtain the sanction plan from the KMC in accordance with law and if necessary revised plan to be submitted before the Building Department on behalf of me and my said Attorney shall do all the constructions works of multi-storied building whatsoever upon the Subject Property, more particularly described in the Second Schedule given hereunder by the said by Attorney on my behalf .



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

18 NOV 2022



**AND GENERALLY** to do all other acts, deeds and things in respect of my said property, more-fully and particularly described in the **FIRST SCHEDULE** below in my name and on my behalf.

**AND I**, hereby ratify and confirm and agree to ratify and confirm the acts to be done by my said Attorney and same shall be constructed as the acts done by me being personally present.

**BE IT STATED HERE** that all the right, title and interest whatsoever in respect of the Developers allocation is being conferred upon the Attorney by this General power of Attorney.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

**(Description of the Subject Property)**

**ALL THAT** the piece and parcel of land admeasuring an area of **4 Cottahs 01 Chittaks and 14 Square Feet** equivalent to **6.74 Decimals** equivalent to **2939 sq. ft.** be the same a little more or less with two one-storied building erected thereon measuring 1470 Sq. Ft. more or less erected on the First Building and 1469 Sq. Ft. erected on the another building, lying situate at **Mouza: Jadavpur Gram , J. L. No. 35, R. S. Khatian No. 46 R. S. Dag Nos. 42** situated at Municipal Premises No. **28, Kalibari Lane** , Post Office:- Jadavpur, Police Station:- Jadavpur, Kolkata:- 700 032, District – South 24 Parganas, West Bengal, India within Kolkata Municipal Corporation Ward No. 96, Assessee No s. 21-096-05-0075-1 butted and bounded in the manner as follows:

**ON THE NORTH** : By House of Mr. Dinesh Chandra Ganguly

**ON THE EAST** : By KMC Black top Road

**ON THE SOUTH** : By House of Mr. Sunil Mukherjee

**ON THE WEST** : By House of Mr. Chittaranjan Dutta



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

18 NOV 2022

IN WITNESS WHEREOF I the principal herein put my signature on this the      day of  
November, 2022 (Two Thousand and Twenty Two)

**SIGNED, SEALED & OWNER** by the  
within named parties at Kolkata in the  
presence of :-

**WITNESSES:-**

1. Manjula Das gupta  
B-20/7, Abhyudoy Co-Operative  
Housing Society Ltd., EKTP  
Phase-IV, Kolkata-700107.



**SIGNATURE OF THE EXECUTANT**

2. Joy Chatterjee  
10, middle Road,  
Kol-700075.

For HI-RISE APARTMENT MAKERS PVT. LTD.



Director

Accepted the Power with full satisfaction


**SIGNATURE OF THE ATTORNEY**

Prepared by me

SUBIR KUMAR DUTTA

Advocate

Alipore Police Court,  
Kolkata - 700027.



WB 2165/99



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

11 NOV 2022

POWER OF ATTONEY  
KALIBARI LANE



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

Name **SWAPAN KUMAR DASGUPTA**  
Signature



	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

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



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






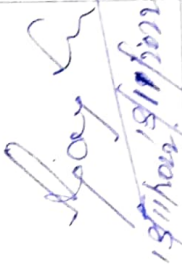
10 NOV 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16048003278106/2022

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	Mr SWAPAN KUMAR DASGUPTA ABHYUDAY CO OPERATIVE HOUSING SOCIETY LTD. Block/Sector- EKTP PHASE IV Flat No. B-20/7. ANANDAPUR. City - Not Specified. P.O - TILJALA P.S - Tiljala, District - South 24-Parganas West Bengal, India PIN - 700107	Principal			 18/11/2022
2	Mr AJAY SEN 79B, Rash Behan Avenue, City - Not Specified. P.O - KALIGHAT, P.S - Tollygunge District - South 24-Parganas, West Bengal, India, PIN - 700026	Representative of Attorney [Hi Rise Apartment Makers Private Limited]			 18/11/2022

N  
C  
N





Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt Mahuya Mitra Wife of Mr Rajat Suvhara Paul Alipore Police Court, City:- , P.O.- Alipore, P.S.-Alipore, District:- South 24-Parganas, West Bengal, India, PIN- 700027	Mr SWAPAN KUMAR DASGUPTA, Mr AJOY SEN			<i>Mahuya Mitra</i> 18/11/22.

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





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

**e-Assessment Slip**

Query No / Year	8003278106/2022	Office where deed will be registered
Query Date	18/11/2022 1:24:21 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9830034264, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 20,00,000/-	Rs. 69,29,060/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article 48(g))	Rs. 39/- (Article:E, M(b,))	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 160413291/2022	

**Land Details :**

District South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalibari Lane, Mouzã Dnaku, Premises No: 28, , Ward No: 096 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	R-35		Bastu	4 Katha 1 Chatak 14 Sq Ft	10,00,000/-	55,10,625/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>6.7352Dec</b>	<b>10,00,000 /-</b>	<b>55,10,625 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On L and L1	2939 Sq Ft.	10,00,000/-	14,18,435/-	Structure Type: Structure

Gr. Floor, Area of floor : 1470 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 46 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1469 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 46 Years, Roof Type: Pucca, Extent of Completion: Complete

<b>Total :</b>	<b>2939 sq ft</b>	<b>10,00,000 /-</b>	<b>14,18,435 /-</b>
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**Principal Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr SWAPAN KUMAR DASGUPTA Son of Late BANI KNTHA DASGUPTAABHYUDYOY CO OPERATIVE HOUSING SOCIETY LTD, Block/Sector: EKTP PHASE IV, Flat No B-20/7, ANANDAPUR, City - Not Specified, P O - TILJALA, P S - Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.:: ACxxxxx6H,Aadhaar No Not Provided, Status Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Attorney Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Hi Rise Apartment Makers Private Limited 79B, Rash Behari Avenue, City:- Not Specified, P.O - Kalighat, P.S - Tollygunge, District -South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AAxxxxx9R,Aadhaar No Not Provided, Status Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr AJAY SEN Son of Late BADAL KRISHNA SEN79B, Rash Behari Avenue, City:- Not Specified, 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.:: AJxxxxx4A,Aadhaar No Not Provided	Hi Rise Apartment Makers Private Limited (as DIRECTOR)

**Identifier Details :**

Name & address
Smt Mahuya Mitra Wife of Mr Rajat Suvhara Paul Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex Female, By Caste Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SWAPAN KUMAR DASGUPTA, Mr AJAY SEN

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DASGUPTA	Hi Rise Apartment Makers Private Limited-6.73521 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DASGUPTA	Hi Rise Apartment Makers Private Limited-2939.00000000 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 18-12-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 18-12-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) 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.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
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.

स्थायी लेखा संख्या)

PERMANENT ACCOUNT NUMBER

ACHPD4916H



नाम NAME

SWAPANKUMAR DASGUPTA

पिता का नाम / FATHER'S NAME

BANIKANTHA DASGUPTA

जन्म तिथि / DATE OF BIRTH

11-01-1944

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कम्प्यूटर केंद्र)

Commissioner of Income-tax (Computer Operations)



ভারত সরকার  
Unique Identification Authority of India  
Government of India

আধার কার্ডের আইডি / Enrollment No 1040/20511/63450

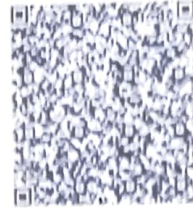
16/04/2014

To  
SWAPAN KUMAR DASGUPTA  
স্বপন কুমার দাসগুপ্ত  
B-20/7 ABHYUDYOY CO-OP HOUSING SOCIETY E K T P I  
E K T  
E k I, Kolkata  
West Bengal 700107



KL870576065FT

07057600



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4645 3232 7490**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



স্বপন কুমার দাসগুপ্ত  
SWAPAN KUMAR DASGUPTA  
পিতা : বানিকান্থ দাসগুপ্ত  
Father Banikantha Dasgupta

জন্মতারিখ/DOB 11/01/1944  
পুরুষ / Male

**4645 3232 7490**



আধার - সাধারণ মানুষের অধিকার



## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ 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.



ঠিকানা  
বৈ. অধ্যুদয় কো-অপারেটিভ হাউসিং  
সমসংস্কৃতি ই.ক.টি পি.কেন.এ. ই.ক.টি  
ই.ক.টি, কলকাতা পশ্চিম বঙ্গ

অনন্যকারী পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India

Address B-207  
ABHYUDAY CO-OP  
HOUSING SOCIETY E K T P  
PHASE-IV E K T Kolkata E  
K T, West Bengal 700107

4645 3232 7490





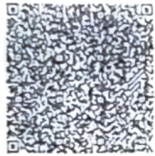
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAACH6689R



17382018

नाम / Name  
HI RISE APARTMENT MAKERS  
PRIVATE LIMITED

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

यदि कार्ड खोने/पाने पर कृपया सूचित करें/कीमत:  
आयकर विभाग, इलाहाबाद  
5/वीं मंजिल, एन.ए. रोड  
प्रायतः 344, नंबर 177/14  
महानगरपालिका, इलाहाबाद  
फोन - 431016



If this card is lost / someone's card is found,  
please inform / return to  
Income Tax PAK Service Unit  
5th floor, Main Station  
Plot No. 344, Sector 177/14  
Muz. Colony, Allahabad  
Phone - 431016

101912017418/18/01/17382018  
E-mail: hml@itd.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AJOY SEN  
BADAL KRISHNA SEN  
28/09/1955

Permanent Account Number

AJFPS6224A

Signature



आयकर विभाग  
Income Tax Department  
New Delhi - 110 014



सत्यमेव जयते  
যাতে যকো



आधार



ভারত সরকার

Unique Identification Authority of India

Government of India

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

To

অজয় সেন

Ajoy Sen

10/09/2016

S/O: Badal Krishna Sen

79B, RASHBEHARI AVENUE

Kalighat

Kalighat

Circus Avenue Kolkata

West Bengal 700026

9830075889

396167806



MA961678064FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6054 8063 3856**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government 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



## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ 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 .



আধার

ঠিকানা:

এস/ও: বাদল কৃষ্ণ সেন, 79বি,  
রশবিহারী এডুনিউ, কালিঘাট,  
কোলকাতা, কালিঘাট, পশ্চিম বঙ্গ,  
700026

Address:

S/O: Badal Krishna Sen, 79B,  
RASHBEHARI AVENUE, Kalighat,  
Kolkata, Kalighat, West Bengal,  
700026

ভারতীয় পরিচয় প্রমাণীকরণ

Unique Identification Authority of India

6054 8063 3856



1947



help@uidai.gov.in



www.uidai.gov.in

## Major Information of the Deed

Deed No :	I-1604-13525/2022	Date of Registration	22/11/2022
Query No / Year	1604-8003278106/2022	Office where deed is registered	
Query Date	18/11/2022 1:24:21 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 69,29,060/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160413291/2022 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: Kalibari Lane  
Mouza: Dhakuria, Premises No: 28, , Ward No: 096 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-35		Bastu	4 Katha 1 Chatak 14 Sq Ft	10,00,000/-	55,10,625/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>6.7352Dec</b>	<b>10,00,000 /-</b>	<b>55,10,625 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2939 Sq Ft.	10,00,000/-	14,18,435/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1470 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 46 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1469 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 46 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>2939 sq ft</b>	<b>10,00,000 /-</b>	<b>14,18,435 /-</b>	

**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SWAPAN KUMAR DASGUPTA</b> Son of Late BANI KNTHA DASGUPTA ABHYUDYOY CO OPERATIVE HOUSING SOCIETY LTD, Block/Sector: EKTP PHASE IV, Flat No: B-20/7, ANANDAPUR, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx6H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence

**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:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr AJJOY SEN (Presentant )</b> Son of Late BADAL KRISHNA SEN 79B, Rash Behari Avenue, City:- Not Specified, 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 Not Provided Status : Representative, Representative of : Hi Rise Apartment Makers Private Limited (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Smt Mahuya Mitra</b> Wife of Mr Rajat Suvhara Paul Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr SWAPAN KUMAR DASGUPTA, Mr AJJOY SEN			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DASGUPTA	Hi Rise Apartment Makers Private Limited-6.73521 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DASGUPTA	Hi Rise Apartment Makers Private Limited-2939.00000000 Sq Ft

On 18-11-2022

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

Presented for registration at 17:15 hrs on 18-11-2022, at the Private residence by Mr AJAY 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 69,29,060/-

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

Execution is admitted on 18/11/2022 by Mr SWAPAN KUMAR DASGUPTA, Son of Late BANI KNTHA DASGUPTA, ABHYUDOY CO OPERATIVE HOUSING SOCIETY LTD, Sector: EKTP PHASE IV, Flat No: B-20/7, Road: ANANDAPUR, , P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Retired Person

Indetified by Smt Mahuya Mitra, , , Wife of Mr Rajat Suvhara Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, 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 18-11-2022 by Mr AJAY SEN, DIRECTOR, Hi Rise Apartment Makers Private Limited, 79B, Rash Behari Avenue, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Smt Mahuya Mitra, , , Wife of Mr Rajat Suvhara Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 22-11-2022

**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 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1389, Amount: Rs.100.00/-, Date of Purchase: 09/11/2022, Vendor name: L K Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 413964 to 413979  
being No 160413525 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.12.05 13:35:59 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2022/12/05 01:35:59 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)