

02958/17

(17)

I. 4251/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1602-1800/298107/19

U 637598

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

*[Signature]*  
District Sub-Registrar-II  
Alipore, South 24 Parganas

22 MAY 2017

## POWER OF ATTORNEY

1. Date: 13.04.2017.

2. Place: Kolkata

3. Parties:

- 3.1 Vinita Roy, (PAN-AJOPR6270L) wife of Late Somnath Roy, residing at Flat No. 9A & B, 9<sup>th</sup> Floor, "Lake Towers", 87, Dr. Meghnad Saha Sarani, Kolkata-700029
- 3.2 Sourov Roy, (PAN-ADCPR3737J) son of Late Somnath Roy, residing at Flat No. 9A & B, 9<sup>th</sup> Floor, "Lake Towers", 87, Dr. Meghnad Saha Sarani, Kolkata-700029
- 3.3 Sajeev Roy, (PAN-AEKPR6709R) son of Late Somnath Roy, residing at Flat No. 9A & B, 9<sup>th</sup> Floor, "Lake Towers", 87, Dr. Meghnad Saha Sarani, Kolkata-700029..

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

4138

07 APR 2017

Rs. 50/- Date.....

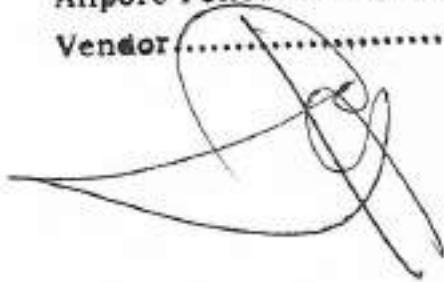
Name:- B. C. LAHIRI  
Advocate

Address:- Alipore Judge's Court, Kol-27  
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS  
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor.....



District Sub-Registrar-II  
Alipore, South 24 Parganas

13 APR 2017

Subhankar Das  
St. St. Parimal Das  
Alipore Police Court.  
Kol-27.



And

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

(Attorney)

**NOW THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:**

**4. Background:**

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

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

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

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

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

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



2  
District Sub-Registrar-II  
Alipore, South 24 Parganas

13 APR 2017



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

**Schedule  
(Said Property)**

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

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

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

**10. Execution and Delivery:**


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

  
Vinita Roy

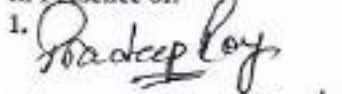
  
Sourov Roy  
(collectively Grantors)

  
Sajeev Roy


Accepted :

  
Ajoy Sen  
[Attorney]

In Presence of:

1.   
Alipore Police Court.  
Vol-27.

2. Ratan Das  
Alipore Police Court  
Vol-27.

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



Name

Signature

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

Vinita Roy

Vinita Roy



Name

Signature

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

Suren Roy

Suren Roy



Name

Signature

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

SAJEEV ROY

Sajeev Roy



Name

Signature

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

AJOY SEN

Ajoy Sen



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	VINITA ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-6.29063 Dec
2	SOURAV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-6.29063 Dec
3	SAJEEV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-6.29063 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	VINITA ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-83.3333 Sq Ft
2	SOURAV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-83.3333 Sq Ft
3	SAJEEV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-83.3333 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 13/05/2017) for e-Payment, Assessed market value & Query is valid for 44 days (i.e. upto 27/05/2017) for registration
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.





### Major Information of the Deed

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

### Land Details :

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

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

### Structure Details :

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

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

Total :	250 sq ft	1 /-	75,000 /-
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### Principal Details :

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



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

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

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




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

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

#### Attorney Details :


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

#### Representative Details :

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



**Identifier Details :**

Name & address	
Mr PRADEEP ROY Son of Late PARIMAL ROY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of VINITA ROY, SOURAV ROY, SAJEEV ROY, Mr AJOY SEN	
	13/04/2017

**Transfer of property for L1**

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

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	VINITA ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-83.3333 Sq Ft
2	SOURAV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-83.3333 Sq Ft
3	SAJEEV ROY	HI RISE APARTMENT MAKERS PRIVATE LIMITED-83.3333 Sq Ft

**Endorsement For Deed Number : I - 160204251 / 2017****On 13-04-2017****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

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

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,85,27,574/-

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

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

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

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

Execution is admitted on 13-04-2017 by Mr AJOY SEN, DIRECTOR, HI RISE APARTMENT MAKERS PRIVATE LIMITED, 79B RASH BEHARI AVENUE, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700026



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

**Payment of Fees**


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

**Payment of Stamp Duty**

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

**Description of Stamp**

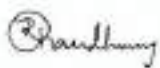
1. Stamp: Type: Impressed, Serial no 4138, Amount: Rs.50/-, Date of Purchase: 07/04/2017, Vendor name: Subhanakar Das

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

On 22-05-2017

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

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

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 120889 to 120906  
being No 160204251 for the year 2017.



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

*R. Chaudhury*

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



(This document is digitally signed.)