

709/2021

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भारतीय गैर न्यायिक

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FIFTY
RUPEES

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INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 677874

Dm. 1903-8-125363/2021.

Seal of the Registrar
and to
and to be attached to the document
are the part of this Document.

Additional Registrar



22 JAN 2021

POWER OF ATTORNEY

1. Date: 19th January 2021
2. Place: Kolkata
3. Parties:

S. K. Dasgupta
S. K. Dasgupta
S. K. Dasgupta
S. K. Dasgupta

S. K. Dasgupta
S. K. Dasgupta
S. K. Dasgupta

4 2314

SAHA & RAY

Advocates

NAME 3A/1, 3rd Floor, Hastings Chambers
ADD 7C, Kiran Shankar Roy Road
Kolkata - 700001

30 SEP 2020
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. G. Court
223, K. P. Road, Kolkata - 700001

30 SEP 2020

30 SEP 2020

[Signature]
Additional Secretary of
Assurance, Kolkata

19 JAN 2021

- 3.1 **Anindya Mukherjee**, son of Gobinda Prasad Mukherjee, by faith Hindu, by nationality Indian, by occupation Service, residing at 6, Tinkari Ghosh Lane, 83 Kalighat, Kolkata-700026, Post Office Kalighat, Police Station Kalighat, District South 24 Parganas, West Bengal [PAN ANLPM4374R] [AADHAAR 6584 4108 5980]
- 3.2 **Atish Mukherjee**, son of Gobinda Prasad Mukherjee, by faith Hindu, by nationality Indian, by occupation Service, residing at Flat No. 515, Sri Tirumala Harmony, Jai Jawan Colony, Kapra Saket Road, Telangana-500062, Post Office Jai Jawan Colony, Police Station Kachiguda, District Hyderabad, Andhra Pradesh [PAN ATLPM1547L][AADHAAR 5207 2545 4870]
- 3.3 **Anish Mukherjee**, son of Gobinda Prasad Mukherjee, by faith Hindu, by nationality Indian, by occupation Service, residing at 6, Tinkari Ghosh Lane, 83 Kalighat, Kolkata-700026, Post Office Kalighat, Police Station Kalighat, District South 24 Parganas, West Bengal [PAN CFMPM6162G] [AADHAAR 5369 6201 2815]

(collectively, **Grantors**)

- 3.4 **Hi Rise Apartment Makers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 79B, Rash Behari Avenue, Kolkata-700026, Post Office Kalighat, Police Station Tollygunge, District South 24 Parganas, West Bengal (PAN AAACH6689R) represented by its Director, **Ajoy Sen**, son of Late Badal Krishna Sen, by faith Hindu, by nationality Indian, by occupation Business, residing at 79B, Rash Behari Avenue, Kolkata-700026, Post Office Kalighat, Police Station Tollygunge, District South 24 Parganas, West Bengal (PAN AJFPS6224A)[AADHAAR 6054 8063 3856]

(Attorney)

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

- 4.1 **Ownership of Atul Chandra Gangopadhyay:** By an Indenture dated 11th March, 1935, registered from the office of the District Sub-Registrar, Alipore, South 24 Parganas, recorded in Book No. I, Volume No.15, at Pages 245-250, Being No. 915 for the year 1935, Bijoy Krishna Haldar and Ajoy Krishna Haldar sold, transferred and conveyed land measuring 6 (six) *cottah* 14 (fourteen) *chittack*, more or less, together with dwelling structure lying and situated at Municipal Premises No. 24B, Ishwar Ganguly Lane, Kolkata (presently known as Municipal Premises No.3A, Iswar Ganguiy Street) (**Larger Premises**), to Atul Chandra Gangopadhyay, free from all encumbrances.
- 4.2 **Re-numbered of Larger Premises:** Subsequently, Atul Chandra Gangopadhyay has re-numbered the Larger Premises i.e. from Municipal Premises No. 24B, Ishwar Ganguly Lane, Kolkata to 3A, Ishwar Ganguly Street, in the records of the Kolkata Municipal Corporation, bearing Assesses No.110831400031, as the sole and absolute owner of the Larger Premises.
- 4.3 **Demise of Bhupendra Nath Gangopadhyay:** Bhupendra Nath Gangopadhyay, son of Atul Chandra Gangopadhyay, who was a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate in the year 1934, leaving



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behind him surviving (1) his father, Atul Chandra Gangopadhyay, (2) his wife, Panchanani Debi, (3) his son, Santosh Kumar Ganguly and (4) his 2 (two) daughters, namely Subrita and Rama as his only legal heirs, heiress, successors and representatives.

- 4.4 **Demise of Atul Chandra Gangopadhyay:** Thereafter, Atul Chandra Gangopadhyay, who was a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate on 16th June, 1945, leaving behind him surviving (1) his son, Khogendra Nath Gangopadhyay, (2) his daughter-in-law, Panchanani Debi, wife of Late Bhupendra Nath Gangopadhyaya, (3) his grandson, Santosh Kumar Ganguly, son of Late Bhupendra Nath Gangopadhyaya and (4) 2 (two) grand-daughter, namely, Subrita and Roma, both daughter of Late Bhupendra Nath Gangopadhyaya as his only legal heirs, heiress, successors and representatives. Sarojani Debi Gangopadhyay, wife of Atul Chandra Gangopadhyay pre-deceased him.
- 4.5 **Demise of Khogendra Nath Gangopadhyay:** Khogendra Nath Gangopadhyay, who was a Hindu, governed by the *Dayabhaga* School of Hindu Law, being issueless, died intestate on 11th May, 1951, leaving behind him surviving his wife, Sarbamangala Debi, who solely inherited the 50% (fifty percent) share of the Larger Premises (i.e. total share of Late Khogendra Nath Gangopadhyay in the Larger Premises).
- 4.6 **Will of Sarbamangala Debi:** Said Sarbamangala Debi, wife of Late Khogendra Nath Gangopadhyay, during her lifetime executed and published her last will and testament dated 8th August, 1978 (**Said Sarbamangala's Will**), whereby and whereunder Sarbamangala Debi gave and bequeathed, her total 50% (fifty percent) share of the Larger Premises (mentioned in Clause 4.5 above) to (1) her daughter-in-law, Bani Ganguly, wife of Santosh Kumar Ganguly, son of Late Bhupendra Nath Gangopadhyaya, (2) Kalyan Ashis Ganguly, (3) Debasish Gangopadhyay and (4) Subhasish Gangopadhyay, all sons of Santosh Kumar Ganguly.
- 4.7 **Demise of Sarbamangala Debi:** Said Sarbamangala Debi, died on 2nd day of July, 1979 and after her demises, Said Sarbamangala's Will, was duly applied for grant of probate before the Learned District Delegate at Alipore, bearing Case No. 251/81 of 1981 (Probate), which was granted by the Learned District Delegate at Alipore.
- 4.8 **50% Ownership of Larger Premises:** In the above-mentioned circumstances, (1) Bani Ganguly, wife of Santosh Kumar Ganguly, (2) Kalyan Ashis Ganguly, (3) Debasish Gangopadhyay and (4) Subhasish Gangopadhyay, all sons of Santosh Kumar Ganguly, became the joint and absolute owners of the 50% (fifty percent) share of the Larger Premises (mentioned in Clause 4.5 above).
- 4.9 **Will of Santosh Kumar Ganguly:** Thereafter, Santosh Kumar Ganguly, son of Bhupendra Nath Gangopadhyaya, during his lifetime executed and published his last will and testament dated 6th December, 1977 (**Said Santosh's Will**), whereby and whereunder Santosh Kumar Ganguly, gave and bequeathed, his 50% (fifty percent) share of the Larger Premises (i.e. balance share of the Larger Premises) to his wife, Bani Ganguly.
- 4.10 **Demise of Santosh Kumar Ganguly:** Subsequently, Said Santosh Kumar Ganguly, died on 27th January, 1980 and after his demises, Said Santosh's Will, was duly applied for grant of probate before the Learned District Delegate at Alipore,



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bearing Case No. 244/81 (Probate), which was granted on 29th July, 1994, by the Learned District Delegate at Alipore.

- 4.11 **Ownership of Bani Ganguly:** In the above-mentioned circumstances, Bani Ganguly, wife of Late Santosh Kumar Ganguly, became the sole and absolute owners of the 50% (fifty percent) share of the Larger Premises (i.e. balance share of the Larger Premises) (**Bani's Share**).
- 4.12 **Demise of Bani Ganguly:** Thereafter, Bani Ganguly, who was a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate on 3rd January, 2018 leaving behind her surviving her 3 (three) sons, namely (1) Kalyan Ashis Ganguly, (2) Debasish Gangopadhyay and (3) Subhasish Gangopadhyay and (4) 1 (one) daughter, Anuradha Mukherjee, who jointly and equally inherited the Bani's Share in respect of the Larger Premises.
- 4.13 **Demise of Kalyan Ashis Ganguly:** Kalyan Ashis Ganguly, who was a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate on 17th May, 2018, leaving behind his surviving (1) his wife, Sarmila Ganguly, (2) his son, Raj Kumar Ganguly, and (3) 2 (two) daughters namely, Kasturi Ganguly and Chaitali Banerjee, who jointly and equally inherited the 1/4th (one-fourth) Share of Late Kalyan Ashis Ganguly in respect of the Larger Premises.
- 4.14 **Deed of Gift:** By a Deed of Gift dated 6th June, 2019, registered from the office of the Alipore, South 24 Parganas, Sarmila Ganguly wife of Late Kalyan Ashis Ganguly, Kasturi Ganguly and Chaitali Banerjee, both daughter of Late Kalyan Ashis Ganguly, have jointly gifted their respective share in the Larger Premises to Raj Kumar Ganguly, son of Late Kalyan Ashis Ganguly.
- 4.15 **Ownership of the Larger Premises:** In the above-mentioned circumstances, (1) Debasish Gangopadhyay, (2) Subhasish Gangopadhyay, (3) Rajkumar Ganguly and (4) Anuradha Mukherjee, became the joint and absolute owners of the Larger Premises, bearing Assesses No.110831400031, within the Ward no. 83, under KMC.
- 4.16 **Ownership of the Said Premises:** In the above-mentioned circumstances, Anuradha Mukherjee, became the owner of the undivided land measuring 1 (one) *cottah* 10 (ten) *chittack* out of total land measuring 6 (six) *cottah* 14 (fourteen) *chittack* together with structures thereon, having area in Ground Floor 600 (six hundred) square feet, out of 2618 (two thousand six hundred and eighteen) square feet, 1st Floor measuring 400 (four hundred) square feet, out of 2529 (two thousand five hundred and twenty nine) square feet, and 2nd Floor measuring 317 (three hundred and seventeen) square feet, out of 1580 (one thousand five hundred and eighty) square feet, situate, lying at and being Municipal Premises No. 3A, Iswar Ganguly Street, (previously known as 24B, Iswar Ganguly Lane), Kolkata-700026, Police Station Kalighat, Sub-Registry Alipore, 24 Parganas within ward No. 83 of the Kolkata Municipal Corporation (**Said Premises**) and more fully described in the **Schedule** below.
- 4.17 **Development Agreement:** Thereafter, with the intention of developing and commercially exploiting the Said Premises by constructing the new building thereon and selling the flats/spaces, other covered and open spaces therein, Anuradha Mukherjee has entered into a Development Agreement dated 7th June, 2019 with the Hi-Rise Apartment Makers Private Limited (as developer, therein and Attorney, herein) registered from the Office of Additional District Sub-Registrar, Alipore,



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recorded in Book No. I, Volume No. 1605-2019, at Pages 150212 to 150241, Being No. 160504368 for the year 2019 (**Development Agreement**). In terms of the Development Agreement, Anuradha Mukherjee has given development power of attorney, dated on 6th August, 2019, registered from the Office of Additional District Sub-Registrar, Alipore, recorded in Book No. I, Volume No. 1605-2020, at Pages 65577 to 65592, Being No. 160501720 for the year 2020 (**Power of Attorney**), to the Hi-Rise Apartment Makers Private Limited (as attorney, therein) in respect of the Said Premises.

4.18 **Developer's Allocation:** The Developer on complying with and fulfilling Clause 12.1 and its other obligations under the Development Agreement and also the Supplemental Development Agreement:

- (1) Such number of units in the New Building as in aggregate have 50% (fifty percent) of the built, up area of all the units in the New Building;
- (2) Proportionate share of the covered car parking spaces in the New Building/Said Premises and;
- (3) Undivided proportionate share area of the roof of the New Building, after setting apart the area for access to common portions on the roof (collectively **Developer's Allocation**). The Developer's Allocation shall include undivided, impartible and indivisible proportionate share in the common portions contained in the Said Premises.

4.19 **Owners' Allocation:** Subject to the provisions of the Development Agreement and also the Supplemental Development Agreement, the Developer, therein, 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 flat/s

- (1) one flat measuring 750 (seven hundred fifty) square feet, built-up area.
- (2) proportionate share of the roof of the New Building, after setting apart 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 Said Premises. The Actual demarcation of unit/s will be recorded in a separate agreement after the sanction of the plan.

4.20 **Demises of Anuradha Mukherjee:** Subsequently, Anuradha Mukherjee, who was a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate on 1st January, 2021 leaving behind her surviving her 3 (three) sons, namely (1) Anindya Mukherjee, (2) Atish Mukherjee and (3) Anish Mukherjee and (4) her husband, Gobinda Prasad Mukherjee who jointly and equally inherited the Anuradha's share i.e the Said Premises.

4.21 **Gift Deed by Gobinda Prasad Mukherjee:** By a Deed of Gift dated 15th January, 2021, registered from the office of the Additional Registrar of Assurances-III, Kolkata, recorded in Book No. I, Volume No. 1903-2021, Being No. 190300436, for the year 2021, (**Gift Deed**) Gobinda Prasad Mukherjee gifted his entire share to his all sons (i.e. Anindya Mukherjee, Atish Mukherjee and Anish

Mukherjee, the Grantors, herein) in respect of the Said Premises.

4.22 **Ownership of Grantors:** In the above-mentioned circumstances, the Grantors are joint owners of the Said Premises, described in the **Schedule** below. It is further clarified that the Grantors are entitled to Owners' Allocation of the Supplemental Development Agreement.

4.23 **Interest from Supplemental Development Agreement:** By virtue of the Supplemental Development Agreement, dated 15th January, 2021, registered from the office of the Additional Registrar of Assurances-III, Kolkata, recorded in Book No. I, Volume No. 1903-2021, Being No. 190300437, for the year 2021, the Grantors have acquired the interest on the Owners' Allocation in respect of the Said Premises, with the Developer, i.e. Hi-Rise Apartment Makers Private Limited, (**Developer**), the Attorney, herein, 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 Development Agreement and the Supplemental Development Agreement.

4.24 **Powers Pursuant to Supplemental Development Agreement:** The Supplemental Development Agreement provides that the Grantors shall grant all powers and authorities to the Developer and/or its nominees for doing all things needful for development of the Said Premises by construction of the New Building and sale of the constructed units of New Building allocated to the Developer as per Clause 12 and 13 of the Supplemental Development Agreement i.e. Developer's Allocation.

4.25 **Nomination by Grantors:** The Grantors have nominated the Attorney to receive the aforesaid powers and authorities in terms of the Supplemental Development Agreement.

4.26 **Reason for Granting of Powers:** In the circumstances, the Grantors are granting the following powers and authorities 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 preparation, submission and sanction/revalidation/modification/alteration of the Plans (**Building Plan**) of the New Building on the Said Premises by the Kolkata Municipal Corporation and all other concerned authorities like Police, Department of Fire Services, Directorate of Electricity etc. (collectively **Planning Authorities**).

5.2 **Construction of New Building:** Powers and authorities for construction of the New Building on the Said Premises in terms of the Development Agreement and also in the Supplemental Development Agreement.

5.3 **Sale:** Powers and authorities for booking, entering into agreements, sale and granting conveyances of the Developer's Allocation as mentioned in the Development Agreement and also in the Supplemental Development Agreement.

6. **Appointment**

6.1 **Hereby Made:** The Grantors hereby, nominate constitute and appoint the Attorney as the lawful attorney of the Grantors, to do all acts, deeds and things



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mentioned below, for, in the name of and on behalf of the Grantors.

7. Powers and Authorities

- 7.1 **Mutation and Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for obtaining mutation and amalgamation of the Said Premises in the name of the Grantors the owners within of adjoining premises from the Kolkata Municipal Corporation and to pay fees, costs and charges for that purpose.
- 7.2 **Regulatory Clearances:** To apply for and obtain all requisite clearances, including but not limited to the clearance under the Urban Land (Ceiling & Regulations) Act, 1976 in the name of the Grantor and co-owners and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.3 **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/alterd/revised/re-validated by the Planning 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 and certificates from the Planning Authorities.
- 7.4 **Raising of Funds:** To mortgage the Developer's Allocation either in part or in full to obtain construction loan strictly for the purpose of successfully completing the Project, as mentioned in the Development Agreement and also the Supplemental Development Agreement.
- 7.5 **Dealing with Authorities:** To deal with all authorities, obtain regulatory clearances from concerned department, sanction/modification/alteration/revision/re-validation of the Building Plan, obtain drainage connection, water connection and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers as be required in this regard.
- 7.6 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.
- 7.7 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, for and in connection with mutation and amalgamation of the Said Premises, obtaining regulatory clearances from ULC department, sanction/modification/alteration/revision/re-validation of the Building Plan, obtaining drainage connection, water connection and certificate and changing of the records of the Kolkata Municipal Corporation with regard to the nature of the Said Premises and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.8 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all

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plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers as be required to enforce all powers and authorities contained herein.

7.9 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of New Building on the Said Premises.

7.10 **Demolition and Construction:** To demolish the existing buildings and structures on the Said Premises 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 Premises, in accordance with the Development Agreement and also the Supplemental Development Agreement.

7.11 **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 on terms and conditions as be deemed fit by the Attorney.

7.12 **Negotiation and Sale:** To negotiate for sale and to sell the entirety or any part or portion or proportionate share of the Developer's Allocation and all other entitlements of the Developer under the Development Agreement and also the Supplemental Development Agreement, on such terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements, deeds and conveyances in this regard.

7.13 **Receive Payments:** To receive all payments with regard to the sale of the Developer's Allocation and all other entitlements of the Developer under the Development Agreement and also the Supplemental Development Agreement and acknowledge receipt of payments.

7.14 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into and executing agreements, deeds and conveyances for sale of the Developer's Allocation and all other entitlements of the Developer under the Development Agreement and also the Supplemental Development Agreement.

7.15 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized and present for registration, admit execution, have registered and obtain original of all agreements, deeds and conveyances as aforesaid.

7.16 **Legal Proceedings:** To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or with respect to the entirety of the Said Premises or in any other matter in which the Grantors are now or may hereafter be interested or concerned and also if thought fit with such intent as aforesaid to compromise, refer to arbitration, abandon, submit to judgement or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue, any Tribunals, Land Reform Office, etc. and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.

7.17 **Outgoings:** To pay all outgoings, including Municipal Taxes etc. in respect of the Said Premises/Project and to collect receipts thereof.



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8. Covenants and Ratification

- 8.1 **Covenants:** The Attorney agrees and covenant with the Grantors that (1) all the costs, charges and expenses for the exercise of any power or authority under this Power of Attorney shall be borne and paid by the Attorney (2) no financial or other liability shall be created on the Grantors by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and (3) the liabilities and obligations of the Grantors shall continue to remain the same as mentioned in the Development Agreement and also in the Supplemental Development Agreement, irrespective of grant of this Power of Attorney.
- 8.2 **Hereby Made:** Subject to the above, The Grantors hereby ratify and confirm and agree to ratify and confirm all actions of the Attorney made in pursuance of this Power of Attorney.

**Schedule
(Said Premises)**

All that piece and parcel of land measuring undivided land measuring 1 (one) *cottah* 10 (ten) *chittack* out of total land measuring 6 (six) *cottah* 14 (fourteen) *chittack* together with structures thereon, having area in Ground Floor 600 (six hundred) square feet, out of 2618 (two thousand six hundred and eighteen) square feet, 1st Floor measuring 400 (four hundred) square feet, out of 2529 (two thousand five hundred and twenty nine) square feet, and 2nd Floor measuring 317 (three hundred and seventeen) square feet, out of 1580 (one thousand five hundred and eighty) square feet, situate, lying at and being Municipal Premises No. 3A, Iswar Ganguly Street, (previously known as 24B, Iswar Ganguly Lane), Kolkata-700026, Police Station Kalighat, Sub-Registry Alipore, 24 Parganas within Ward No. 83 of the Kolkata Municipal Corporation and bounded as follows:

- On the North** : By Road named Iswar Ganguly Street, Kolkata-700026;
On the East : By 1, Iswar Ganguly Street, Kolkata-700026;
On the South : By 2A, Apurba Mitra Road, Kolkata-700026;
On the West : By 3B, Iswar Ganguly Street, Kolkata-700026.

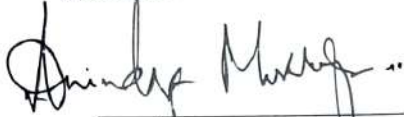


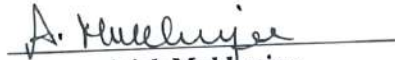
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15.05.2021

9. Execution and Delivery

9.1 In Witness Whereof the Grantors have executed this Power of Attorney on the above date.


Anindya Mukherjee


Atish Mukherjee


Anish Mukherjee

[Grantor]

We Accept:


For HI-RISE APARTMENT MAKERS PVT. LTD.


Director

Hi Rise Apartment Makers Private Limited
represented by its Director
Ajoy Sen
[Attorney]

Drafted by:
Mobina Ali
F/508/371/2019
Advocate, at High Court, Calcutta.

Witnesses:

Signature 
Name Santanu Majumdar
Father's Name P. Majumdar
Address Fe. K.S. Roy Road
Kolkata - 700001

Signature S. Ray
Name Sourav Ray
Father's Name Swapam Ray
Address Fe. K.S. Roy Road
Kolkata - 01.

Sl. No.	Signature of the executant's principal



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1234567890

SPECIMEN FORM TEN FINGER PRINTS

SI. No.

Signature of the executants and/or purchaser Presentants





















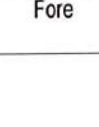

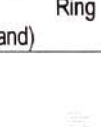

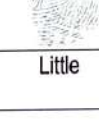
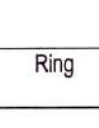
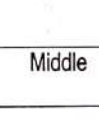
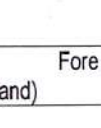
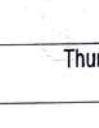
Ray G.



Aminda Phung



A. Kuehupie

				
Little	Ring	Middle (Left Hand)	Fore	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring	Little
				
Little	Ring	Middle (Left Hand)	Fore	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring	Little
				
Little	Ring	Middle (Left Hand)	Fore	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring	Little

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19 JAN 2021



Addition
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9 JAN 2021








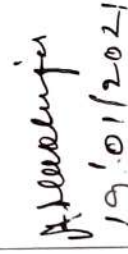


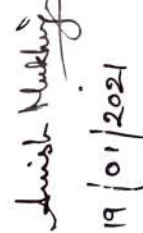
Government of West Bengal

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

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



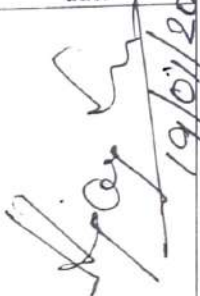


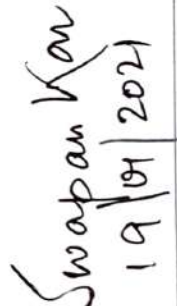
Signature / LTI Sheet of Query No/Year 19038000125363/2021

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	Anindya Mukherjee 6, Tinkari Ghosh Lane, 83 Kalighat, P.O:- Kalighat, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Principal		343 	 19/01/2021
2	Atish Mukherjee Sri Tirumala Harmony, Flat No: 515, P.O:- Jai Jawan Colony, P.S:- KACHIGUDA, District:- Hyderabad, Andhra Pradesh, India, PIN - 500062	Principal		344 	 19/01/2021
3	Anish Mukherjee 6, Tinkari Ghosh Lane, 83 Kalighat, P.O:- Kailghat, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Principal		345 	 19/01/2021



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
4	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]		343 	 19/01/2021
SI No.	Name and Address of identifier	Ident	Photo	Finger Print	Signature with date
1	SWAPAN KAR Son of R N KAR , 96/1, RAJDANGA SCHOOL ROAD, P.O:- EKTP, P.S:- Kasba, District:- South 24-Parganas, West Bengal, India, PIN - 700107	Anindya Mukherjee, Atish Mukherjee, Anish Mukherjee, Ajoy Sen		346 	 19/01/2021

(Probir Kumar Golder)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 III KOLKATA
 Kolkata, West Bengal



[Handwritten signature]
[Faint, illegible text]



ভারত সরকার

Unique Identification Authority of India
Government of India

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

Ray S.

To

অজয় সেন

Ajoy Sen

S/O: Badal Krishna Sen

79B, RASHBEHARI AVENUE

Kalighat

Kalighat

Circus Avenue Kolkata

West Bengal 700026

9830075889

396167808



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

आयकर विभाग
INCOME TAX DEPARTMENT
ANINDYA MUKHERJEE
GOBINDA PRASAD MUKHERJEE
22/06/1982
Permanent Account Number
ANLPM4374R
Anindya Mukherjee
Signature

भारत सरकार
GOVT. OF INDIA



06/07/2005

Anindya Mukherjee
19/01/2021



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 1067/28180/01036

To
अनिंदय मुखर्जी
Anindya Mukherjee
S/O: Gobinda Prasad Mukherjee
h.no.6 linkari ghosh lane kalighat, kolkata
Kalighat
Kalighat
Circus Avenue Kolkata
West Bengal 700026
9970990127
349790299



MA497902995FT



आपला आधार क्रमांक / Your Aadhaar No. :

6584 4108 5980

माझे आधार, माझी ओळख



भारत सरकार
Government of India



अनिंदय मुखर्जी
Anindya Mukherjee
जन्म तारीख / DOB : 22/06/1982
पुरुष / Male



6584 4108 5980

माझे आधार, माझी ओळख

Anindya Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ATISH MUKHERJEE
GOBINDA PRASAD MUKHERJEE

28/08/1984

Permanent Account Number

ATLPM1547L

A. Mukherjee
Signature

A. Mukherjee



1
28/08/84



सत्यमेव जयते
भारत सरकार



आधार

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమాధి సంఖ్య / Enrollment No. : 0000/00563/49639

To

Atish Mukherjee

అతిష్ ముఖర్జీ

C/O Gobinda Prasad Mukherjee

Flat No 515 Sri Tirumala Harmony

Jai Jawan Colony Kapra Saket Road

Near Landmark Apartments

Kapra

Secunderabad

Ecil, Hyderabad,

Telangana - 500062

9989273165

01/07/2014

78972456



KA789724568FH



A. Mukherjee

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5207 2545 4870

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

Government of India



అతిష్ ముఖర్జీ

Atish Mukherjee

పుట్టిన తేదీ / DOB: 23/08/1984

పురుషుడు / Male



5207 2545 4870

నా ఆధార్, నా గుర్తింపు

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANISH MUKHERJEE

GOBINDA PRASAD MUKHERJEE

27/07/1994

Permanent Account Number

CFMPM6162G

Anish Mukherjee

Signature



28/07/2013



ভারত সরকার

Government of India

অশীশ মুখার্জী

Anish Mukherjee

পিতা : গোবিন্দ প্রসাদ মুখার্জী

Father : Gobinda Prasad
Mukherjee

জন্মতারিখ / DOB : 27/07/1994
পুরুষ / Male



5369 6201 2815

আমার আধার, আমার পরিচয়



আধার

ভারতীয় বিনিয়োগ প্রতিষ্ঠান
Unique Identification Authority of India

ঠিকানা: প্র/৩: গোবিন্দ প্রসাদ
মুখার্জী, ৬, তিনকারি লেন,
কালিঘাট, কোলকাতা, ভারত
৭০০০২৬
Address: S/O. Gobinda Prasad
Mukherjee, 6, TINKARI GHOSH
LANE, Kalighat Kolkata, Kalighat,
West Bengal, 700026

5369 6201 2815



1947



thead@uidai.gov.in



www.uidai.gov.in

Amish Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJOY SEN

BADAL KRISHNA SEN

28/09/1955

Permanent Account Number

AJFPS6224A

Signature



Ajoy Sen

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खाने/पाने पर कृपया सूचित करें/होटाएँ :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर
नवी मुंबई-400 614

संघीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LMN5028709



निर्वाचक नाम : सुमन खर

Elector's Name : Suman Khar

पिता का नाम : रवीन्द्रनाथ खर

Father's Name : Ratanprasad Khar

लिंग / Sex : पुरुष / M

जन्म तिथि / Date of Birth : 15/06/1963

Suman Khar

LMN5028709

पते पर:

श्री. रमेशचन्द्र गुप्त जी, आचार्य संकुल, पंजाब
राज्य, जयपुर जिला 302001

Address:

301 Rajendra School Road, Khar
Municipal Corp, Jaipur 302001
RAJASTHAN 302001

[Signature]

Date: 12/02/2008

114-संयोजक निर्वाचन आयोग, निर्वाचन विभाग

फैसलाबाद, जयपुर जिला

Facsimile Signature of the Electoral
Registration Officer for

114-Jaipur Constituency

नियम: निर्वाचक को अपने पते का बदलाव होने पर
तुरंत नए पते का पत्र निर्वाचन आयोग को भेजना
होगा और वह निर्वाचन आयोग को सूचित करेगा।
In case of change of address, member should send
in the relevant form for including new name in the
roll at the changed address and to retain the card
with same number.

Major Information of the Deed

Deed No :	I-1903-00704/2021	Date of Registration	22/01/2021
Query No / Year	1903-8000125363/2021	Office where deed is registered	
Query Date	19/01/2021 12:07:16 PM	1903-8000125363/2021	
Applicant Name, Address & Other Details	SWAPAN KAR 96/1, RAJDANGA SCHOOL ROAD,Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700107, Mobile No. : 9830308824, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 50,50,251/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 73/- (Article:E, M(a), M(b), I)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190300437/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Iswar Ganguly Street, , Premises No: 3A, , Ward No: 083 Pin Code : 700026

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	1 Katha 10 Chatak		40,62,501/-	Property is on Road , Project Name :
Grand Total :				2.6813Dec	0 /-	40,62,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1317 Sq Ft.	0/-	9,87,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 317 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1317 sq ft	0 /-	9,87,750 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Anindya Mukherjee Son of Gobinda Prasad Mukherjee 6, Tinkari Ghosh Lane, 83 Kalighat, P.O:- Kalighat, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ANxxxxxx4R, Aadhaar No: 65xxxxxxxx5980, Status :Individual, Executed by: Self, Date of Execution: 19/01/2021 , Admitted by: Self, Date of Admission: 19/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/01/2021 , Admitted by: Self, Date of Admission: 19/01/2021 ,Place : Pvt. Residence
2	Atish Mukherjee Son of Gobinda Prasad Mukherjee Sri Tirumala Harmony, Flat No: 515, P.O:- Jai Jawan Colony, P.S:- KACHIGUDA, District:-Hyderabad, Andhra Pradesh, India, PIN - 500062 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATxxxxxx7L, Aadhaar No: 52xxxxxxxx4870, Status :Individual, Executed by: Self, Date of Execution: 19/01/2021 , Admitted by: Self, Date of Admission: 19/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/01/2021 , Admitted by: Self, Date of Admission: 19/01/2021 ,Place : Pvt. Residence
3	Anish Mukherjee Son of Gobinda Prasad Mukherjee 6, Tinkari Ghosh Lane, 83 Kalighat, P.O:- Kailghat, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CFxxxxxx2G, Aadhaar No: 53xxxxxxxx2815, Status :Individual, Executed by: Self, Date of Execution: 19/01/2021 , Admitted by: Self, Date of Admission: 19/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/01/2021 , Admitted by: Self, Date of Admission: 19/01/2021 ,Place : Pvt. Residence

Attorney Details :

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ajoy Sen (Presentant) Son of 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.:: AJxxxxxx4A, Aadhaar No: 60xxxxxxxx3856 Status : Representative, Representative of : Hi Rise Apartment Makers Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
SWAPAN KAR Son of R N KAR , 96/1, RAJDANGA SCHOOL ROAD, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Anindya Mukherjee	Hi Rise Apartment Makers Private Limited-0.89375 Dec
2	Atish Mukherjee	Hi Rise Apartment Makers Private Limited-0.89375 Dec
3	Anish Mukherjee	Hi Rise Apartment Makers Private Limited-0.89375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Anindya Mukherjee	Hi Rise Apartment Makers Private Limited-439.00000000 Sq Ft
2	Atish Mukherjee	Hi Rise Apartment Makers Private Limited-439.00000000 Sq Ft
3	Anish Mukherjee	Hi Rise Apartment Makers Private Limited-439.00000000 Sq Ft

at 17:45 hrs on 19-01-2021, at the Private residence by Ajoy Sen ..
(3) 46(1), W.B. Registration Rules, 1962)
et Value(WB PUVI rules of 2001)

arket value of this property which is the subject matter of the deed has been assessed at Rs


uction (Under Section 58, W.B. Registration Rules, 1962)

ed on 19/01/2021 by 1. Anindya Mukherjee, Son of Gobinda Prasad Mukherjee, 6, Tinkari Ghosh
P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by
ofession Service, 2. Atish Mukherjee, Son of Gobinda Prasad Mukherjee, Sri Tirumala Harmony,
Jai Jawan Colony, Thana: KACHIGUDA, , Hyderabad, ANDHRA PRADESH, India, PIN - 500062,
Profession Service, 3. Anish Mukherjee, Son of Gobinda Prasad Mukherjee, 6, Tinkari Ghosh
P.O: Kailghat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by
ofession Service

PAN KAR, , , Son of R N KAR, , 96/1, RAJDANGA SCHOOL ROAD, P.O: EKTP, Thana: Kasba, ,
S, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

uction (Under Section 58, W.B. Registration Rules, 1962) [Representative]

ted on 19-01-2021 by Ajoy Sen, Director, Hi Rise Apartment Makers Private Limited, 79B, Rash
O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026
PAN KAR, , , Son of R N KAR, , 96/1, RAJDANGA SCHOOL ROAD, P.O: EKTP, Thana: Kasba, ,
S, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

missibility(Rule 43,W.B. Registration Rules 1962)

rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
mp Act 1899.

s
quired Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M
d Registration Fees paid by Cash Rs 73/-

mp Duty

quired Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
amp
Impressed, Serial no 42314, Amount: Rs.50/-, Date of Purchase: 30/09/2020, Vendor name: Suranjan



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 46389 to 46429

being No 190300704 for the year 2021.



Digitally signed by PROBIR KUMAR
GOLDER

Date: 2021.02.06 13:35:12 +05:30

Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/02/06 01:35:12 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)