18442/2024

18114/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

A.R.A. IV

AT 099333

8/307732/m
14:50

Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted of Registration. The SignatureSheet and the endorsement sheets attached to this document are the part this Document

Additional Registrar of Assurances-IV, Kolkata

GENERAL POWER OF ATTORNEY

- 4 DEC 2024

TO ALL OF WHOM THESE PRESENTS SHALL COME We, **1. SMT. MANJU JHUNJHUNWALA**, daughter of Late Radha Kishan Shroff and Wife of Late Ashok Jhunjhunwala, an Indian Citizen aged about 64 years, by faith Hindu, having **Aadhaar No. 2255 1553 1066, PAN No. ACXPJ3285H, Phone No. 9831197431,** residing at 18 Jatindra Mohan Avenue, Post Office & Police Station- Beadon Street, Kolkata, West Bengal-700006 **AND 2. SRI ADITYA JHUNJHUNWALA (Income Tax PAN: AEVPJ6366F) (ADHAR NO. 5927 9896 1541)** son of Late Ashok Jhunjhunwala by Faith Hindu by occupation Business and residing at 18. Jatindra Mohan Avenue, Police station: Burtolla, Post office: Beadon Street, Kolkata – 700 006 **and 3. SRI AMIT JHUNJHUNWALA (Income Tax PAN: AFRPJ5772Q) (ADHAR NO. 7921 1877 1444)** son of Late Ashok Jhunjhunwala by Faith Hindu by

203904

No. ..... Sold to Manju Jhunjhunwala.

Address 18, Jatindra Mohan Ave.

Rs. 03 DEC 2024 KOL-6

Date .....

SIPRA DEY
Licence No.: 18A
Code : 1070
1, N. S. Road, Kolkata-700 001

03 DEC 2024

03 DEC 2024

SEAL OF THE ADDL. REGISTRAR

04 DEC 2024

occupation Business and residing at 18. Jatindra Mohan Avenue, Police station: Burtolla, Post office: Beadon Street, Kolkata – 700 006 do hereby SEND **GREETINGS** AND **WE** do hereby jointly appoint, nominate and constitute **SRI Ashiwini Kumar Damani (Income Tax PAN no:..AVUPD0426C..) (Adhar NO.2934 6088 9208)** son of Late Shrawan Kumar Damani by faith Hindu, by occupation – Business and residing at 10.Lord Sinha Road, Flat no: 15B, 15th Floor, P.S. & P.O. Shakespear Sarani, Kolkata – 700071 as our **TRUE & LAWFUL ATTORNEY/S** to do execute and perform or cause to be done, execute and performed for and on our behalf and in our name the under mentioned acts deeds and things related to and/or arising out of sanction of building plan for **ALL THAT** piece and parcel of land measuring about **21 (Twenty one) cottahs ,29 (twenty Nine) sq.ft.** be the same a little more or less and on actual measurement **1404.682 Sq. Mtrs or 15114 sq.ft.** more or less consisting of a separate two storied brick built measuage tenanted house and corrugated iron shed standing thereon measuring 740 sq.ft. more or less and another structure being partly one storied and partly two storied brick built measuage tenement or tenanted house measuring 6640 sq.ft. more or less situate lying at and being premises Nos.82A, Nimtolla Ghat Street, Police station – Jorabagan Post office : Beadon street , Kolkata – 700 006 and within the limits of the Kolkata Municipal Corporation more fully and particularly mentioned, described, explained, enumerated, provided and given in the **"SCHEDULE"** hereunder written and hereinafter referred to as **"SAID LAND"**.

WHEREAS ASHOK JHUNJHUNWALA , SRI ADITYA JHUNJHUNWALA , SMT. MANJU JHUNJHUNWALA and SRI AMIT JHUNJHUNWALA were the absolute owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT** the said lands measuring a **total area of 22 (Twenty Two) Cottahs ,14 (fourteen) sq.ft. more or less** being the messuage land hereditaments and premises being Nos. 81,81/1,82A and 82B, Nimtolla Ghat Street, Calcutta more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the said Premises or the said properties) by various Deeds of conveyances signed and registered in their favour ;

AND WHEREAS out of the aboverferred premises no: 82A, 82B and 81/1 Nimtolla Ghat street under an amalgamation order passed by the Kolkata Municipal Corporation Under Letter no: AC(N)/Div-viii/2156/11-12 and has since been amalgamated and renumbered as 82A Nimtolla Ghat Street and morefully described in the Part-I, Part-II respectively and the amalgamated premises in Part-III of the First Schedule mentioned hereunder, and the total area of the amalgamated

SEAL OF THE ADDL. REGISTRAR

ADDL. REGISTRAR

- 4 DEC 2024

premises is about **21 (Twenty one) cottahs,29 (twenty Nine) sq.ft.**be the same a little more or less and on actual measurement **1404.682 Sq. Mtrs or 15114 sq.ft.** more or less ;

AND WHEREAS under an Agreement for Development dated 20th February,2020 the said **SRI ASHOK JHUNJHUNWALA , SRI ADITYA JHUNJHUNWALA , SMT. MANJU JHUNJHUNWALA and SRI AMIT JHUNJHUNWALA as the** Owners had entrusted the said **ALL THAT** piece and parcel of land measuring about **21 (Twenty one) cottahs ,29 (twenty Nine) sq.ft.** be the same a little more or less and on actual measurement **1404.682 Sq. Mtrs or 15114 sq.ft.** more or less consisting of a separate two storied brick built measuage tenanted house and corrugated iron shed standing thereon measuring 740 sq.ft. more or less and another structure being partly one storied and partly two storied brick built measuage tenement or tenanted house measuring 6640 sq.ft. more or less situate lying at and being premises Nos.82A, Nimtolla Ghat Street, Police station – Jorabagan Post office : Beadon street , Kolkata – 700 006 and within the limits of the Kolkata Municipal Corporation for development more fully and particularly mentioned, described, explained, enumerated, in the **"SCHEDULE"** hereunder written unto and forever in favour of **M/S DAMANI BUILDERS PRIVATE LIMITED** being the Developer herein and therein for development as per the terms conditions and covenants mentioned therein and the Confirming Party herein and therein (Being the erstwhile Developer) assigned all its rights title an interest in favour of the Developer herein and therein and the said Development Agreement was registered at the office of the Additional Registrar of Assurances - ..... at Kolkata and recorded in Book no: I , Cd volume no:...1901-2020., Pages 38214..to 38284. And being Document no: 190100819 for the year 2020;

AND WHEREAS the owners herein had also signed executed a registered Power of Attorney dated 25th February,2020 in favour of the Authorized Representative of the Developer herein and registered at the office of the Additional Registrar of Assurances at Kolkata and recorded in Book no: I , Cd volume no:...1901-2020, Pages 38648..to 38689. And being Document no: 190100832 for the year 2020;

AND WHEREAS the owners for the sake of brevity state and clarify that the owners and the confirming party had earlier signed an Agreement for development dated 4th June,2010 and the owners also executed and registered a Power of Attorney dated 4th May,2018 in favour of the confirming party. However, since the confirming party could not proceed with construction work due to financial constraints and had therefore not been able to make any progress in the construction of a new Building

or otherwise and the said Development Agreement dated 4th June,2010 and Power of Attorney dated 4th May,2018 could not be acted upon (Both the Development Agreement dated 4th June,2010 and Power of Attorney dated 4th May,2018 have since been cancelled/Revoked) and the confirming party under the Agreement for Development dated 20th February,2020 surrendered all its rights title and interest under Agreement for development dated 4th June,2010 and Power of Attorney dated 4th May,2018 in favour of the Developer herein pursuant however and subject to MOU dated 7th December,2019 signed between the owners and the Confirming Party herein ;

AND WHEREAS the owners further state that the owners under the said MOU dated 7th December,2019 and signed with the confirming Party herein therein mentioned as the Second part wherein the owners have agreed to transfer a share of ...10...% (Ten percent) out of their entitlement under the Agreement for Development dated 20th February,2020 to the confirming **party in lieu of certain works done by them including sanctioning of plan from the Kolkata Municipal corporation at their expenses during the subsistence of the Agreement for development dated 4th June,2010 ;**

AND WHEREAS under an supplementary Agreement for Development dated **14TH July,2021** signed between the owners and the Developer herein wherein M/S Jhunjhunwala Developers Pvt. Ltd. was also added as a party at the instance of the Owners wherein the owners have confirmed that they shall part with/transfer a share of ...10% ... (Ten Percent) to the said M/S Jhunjhunwala Developers Pvt. Ltd. as agreed between the owners and the said M/S Jhunjhunwala Developers Pvt. Ltd. under MOU dated 7th December,2019 and the said Supplementary Agreement was registered at the office of the Additional Registrar of Assurances –IV at Kolkata and recorded in Book no: I, Cd volume no: 1904-2021 Pages 289948 to 289986 and being Deed no: 190405967 for the year 2021 ;

AND WHEREAS The Developer has since started the construction of a **Basement plus Ground plus Four (B+G+4)** storied Building consisting of commercial and Residential portions as per the plan sanctioned for construction of a **Basement plus Ground plus Four (B+G+4)** storied Building consisting of commercial and Residential portions vide plan no: 2014020010 dated 2014 or as modified from time to time from the Kolkata Municipal Corporation;

AND WHEREAS in the meantime one of the Owners ASHOK JHUNJHUNWALA died intestate on 29th September, 2024, leaving behind his wife SMT. MANJU

SEAL OF THE ADDL. REGISTRAR OF ...
KOLKATA

ADDL. REGISTRAR
... KOLKATA

- 4 DEC 2024

JHUNJHUNWALA, his daughter NARAYANI JHUNJHUNWALA, and his two sons namely SRI ADITYA JHUNJHUNWALA and SRI AMITJHUNJHUNWALA as his only heirs who jointly became entitled to his undivided share in ALL THAT piece and parcel of land measuring about 21 (Twenty one) cottahs, 29 (twenty Nine) sq.ft. be the same a little more or less and on actual measurement 1404.682 Sq. Mtrs or 15114 sq.ft. more or less consisting of a separate two storied brick built measuage tenanted house and corrugated iron shed standing thereon measuring 740 sq.ft. more or less and another structure being partly one storied and partly two storied brick built measuage tenement or tenanted house measuring 6640 sq.ft. more or less situate lying at and being premises Nos.82A, Nimtolla Nimtolla Ghat Street, Police station- Jorabagan Post office: Beadon street Kolkata- 700 006 and within the limits of the Kolkata Municipal Corporation morefully described in the schedule mentioned hereunder ;

AND WHEREAS by a Deed of Gift Dated 19th November,2024 the said NARAYANI JHUNJHUNWALA, and SRI ADITYA JHUNJHUNWALA and SRI AMITJHUNJHUNWALA gifted transferred and assigned their undivided share each (Received from their Late Father Ashok Jhunjhunwala) unto and in favour of their Mother Smt. Manju Jhunjhunwala in respect of Land and Building morefully described in the Schedule mentioned hereunder and registered the same at the office of the Additional Registrar of Assurances –IV, Kolkata and recorded in Book no: I, Cd volume no: 1901-2024 Pages 287166 to 187197 and being Deed no: 190107416 for the year 2024 SUBJECT HOWEVER TO Agreement for Development dated 20th February,2020 and also read with supplementary Agreement for Development dated **14TH July,2021** ;

AND WHEREAS in view of the Gift as made above the Principals herein under an supplementary Agreement for Development dated .....04.12.2024 have confirmed the new ownership ratio and registered the same at the office of the Additional Registrar of Assurances - IV And recorded In Book no: I and being Deed no: 18104.. For the year 2024;

AND WHEREAS in view of the above referred Development Agreement and read together with supplementary Agreements we have decided to execute and register this Power of Attorney in favour of **SRI Ashwini Kumar Damani (Income Tax PAN no:..AVUPD0426C..) (Aadhaar NO.2934 6088 9208)** son of Late Shrawan Kumar Damani by faith Hindu, by occupation – Business and residing at 10.Lord Sinha Road, Flat no: 15B, 15th Floor, P.S. & P.O. Shakespeare Sarani, Kolkata – 700071 as our **TRUE & LAWFUL ATTORNEY/S** as below ;

Manju Jhunjhunwala

Aditya Jhunjhunwala

NOW KNOW BY THESE PRESENTS that we **1. SMT. MANJU JHUNJHUNWALA,** daughter of Late Radha Kishan Shroff and Wife of Late Ashok Jhunjhunwala, an Indian Citizen aged about 64 years, by faith Hindu, having **Aadhaar No. 2255 1553 1066, PAN No. ACXPJ3285H, Phone No. 9831197431**, residing at 18 Jatindra Mohan Avenue, Post Office & Police Station- Beadon Street, Kolkata, West Bengal-700006 **AND 2. SRI ADITYA JHUNJHUNWALA (Income Tax PAN: AEVPJ6366F) (ADHAR NO. 5927 9896 1541)** son of Late Ashok Jhunjhunwala by Faith Hindu by occupation Business and residing at 18. Jatindra Mohan Avenue, Police station: Burtolla, Post office: Beadon Street, Kolkata – 700 006 **and 3. SRI AMIT JHUNJHUNWALA (Income Tax PAN: AFRPJ5772Q) (ADHAR NO. 7921 1877 1444)** son of Late Ashok Jhunjhunwala by Faith Hindu by occupation Business and residing at 18. Jatindra Mohan Avenue, Police station: Burtolla, Post office: Beadon Street, Kolkata – 700 006 do hereby nominate constitute and appoint the said **SRI Ashwini Kumar Damani (Income Tax PAN no:..AVUPD0426C..) (Adhar NO.2934 6088 9208)** son of Late Shrawan Kumar Damani by faith Hindu, by occupation – Business and residing at 10.Lord Sinha Road, Flat no: 15B, 15th Floor, P.S. & P.O. Shakespeare Sarani, Kolkata – 700071 as our **TRUE & LAWFUL ATTORNEY/S** to do sign and exercise singly or jointly, if required all or any of the powers enumerated hereunder and cause and/or to execute and perform or cause to be done, executed and performed for and on our behalf and in our name with power to act and to do exercise, carry out, execute or perform any of the acts, deeds, things, powers or authorities in anywise relating to the said Land including those as contained hereinafter, being the under mentioned acts deeds and things related to and / or arising out of sanction of building plan in relation to **ALL THAT** piece and parcel of land measuring about **21 (Twenty one) cottahs ,29 (twenty Nine) sq.ft.** be the same a little more or less and on actual measurement **1404.682 Sq. Mtrs or 15114 sq.ft.** more or less consisting of a separate two storied brick built measuage tenanted house and corrugated iron shed standing thereon measuring 740 sq.ft. more or less and another structure being partly one storied and partly two storied brick built measuage tenement or tenanted house measuring 6640 sq.ft. more or less situate lying at and being premises Nos.82A, Nimtolla Ghat Street, Police station – Jorabagan Post office: Beadon street, Kolkata – 700 006 and within the limits of the Kolkata Municipal Corporation more fully and particularly mentioned, described, explained, enumerated, provided and given in the **"SCHEDULE"** hereunder written and hereinafter referred to as **"SAID LAND"** mentioned hereunder and to do the any acts including as mentioned hereinafter.

1. To sign and apply for all permissions as may be required or sign all and any documents in any matter in respect of the said Land. The Attorney here is fully authorized to sign and present all documents and/or use and exercise all powers mentioned hereunder in respect of and relating to the said land and interalia sign all forms, documents, Affidavits, present himself at any or all Government offices or otherwise .

2. To appear before the LD. Additional District Magistrate, Or District Magistrate or Urban land Ceiling Authorities or before any other Central or State Government officers or before any Judicial Authority or Quasi Judicial Authority or Otherwise before any Government or Semi Government Authorities or Private bodies or any company or otherwise as required in connection with Mutation, Conversion of Land, Permission from Urban Land Ceiling Authorities etc.,if applicable and sign and present all forms documents ,affidavits ,make submissions oral or written and present himself before any or all authorities .

3. To apply for Electricity Line/connection, Drainage line, sewerage lines and all or any other work as may be necessary on the said Land after conversion or otherwise as the Attorney may deem fit and proper.

4. To appear before any Central or state Government offices and to take all steps in connection with the Land for any other purpose deemed fit by the said Attorney for the purpose of construction as per the Development Agreement.

5. To apply for and obtain electricity, gas, water, sewerage, drainage and other connection of any other utility in the said property and/or to make alteration therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers applications documents and to do all other acts, deeds and things as may be deemed fit and proper by our said Attorney.

6. To pay all rents, taxes, charges, expenses and other outgoings whatsoever payable for and on behalf of the said property or any part thereof at our costs.

7. To file and submit declarations, statements, applications, and/or returns make commitments and give undertakings to the necessary authority or authorities in connection with the matters herein contained.

8. To enter into any Agreement with any other person/s on our behalf (Developer's Allocation only) and to sign and execute all other Deed , Documents including Agreement for sale, Deed of conveyances , Declaration Deeds, Boundary declaration , Transfer deeds or instruments on our behalf and receive consideration thereon and in that matters appear and to sign ,execute ,register , present all or any documents and represent us before any Notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, District sub-Registrar , Metropolitan Magistrate and other officer or officers or Authority or Authorities having jurisdiction and to execute, present for registration and to acknowledge and register or have registered and perfected all Agreements for sale , Deed/s of conveyances , any other instruments and writings by whatsoever name called and which shall be executed and signed by our said Attorney in any manner concerning the said property in accordance with the above referred Agreement for developers share of allocation .

9. The Attorney holders herein are hereby fully authorized to register in favour of prospective purchasers all Flats/office space/shops/Godowns Car parking areas and /or other spaces in the Building towards Developer's Allocation only including our undivided share of land in the said Land and along with various common areas in the said Land as they deem fit and proper and accept and receive all moneys thereon save and except the owners allocation.

10. To accept notices and service of papers from the Kolkata Municipal Corporation Postal and/or other authorities and/or persons, Govt., semi-Govt., Public body or body corporate/private organizations in relation to the said land etc.

11. To appoint any Professional/Skilled/Unskilled labour and/or other men and agents for construction over the said property and / or to make construction and look after our said property and also to fix up remuneration thereto.

12. To pay all outgoings, including Municipal Tax, Urban Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the said property.

13. To look after control manage and supervise the administration of the said property.

14. To represent ourselves before the Kolkata Municipal Corporation and/or other bodies/authorities/Statutory bodies Municipalities /Panchayat /individuals in all respects which may interalia include the following :-

a. To appoint duly licensed and registered Architect or Architects, Surveyor or Surveyors or other persons for the purpose of preparation and submission of Plans, Drawings, Elevations and all other related documents and papers as may be required for the modification/sanction of the and all other appropriate and concerned Authorities .

b. To apply for sign, affirm and submit in our name all required Plans, Drawings /Revised Drawings and all other related documents, affidavits, declarations, papers, writings, forms or others by whatever name called before the Kolkata Municipal Corporation, Kolkata Municipal Development Authority, Kolkata Improvement Trust and / or Municipality/Kolkata Municipal Corporation any other related authorities and / or Government Bodies or Panchayat or as may be reasonably required in accordance with law for the purpose of or related to or arising for the purpose of getting the plans sanctioned /sanction of plans .

c. To apply and / or deposit all necessary fees, charges, levies or other and / or make required deposits to the Appropriate Authorities in connection with or arising out of or related to for sanction of plans and all other related matters thereon.

d. To withdraw any due amounts, fees and / or entitlements or refund of fees from any authority or person and give valid receipt and discharge therefore.

e. To receive all approved and sanctioned Plans, Specifications, Drawings and other related documents and papers from the Authorities and grant valid discharge therefore.

f. To apply for and receive completion certificates and / or occupancy certificate from the Kolkata Municipal Corporation/Municipality and / or otherwise from any applicable Municipality/Authority as required.

g. To take all actions and proceeding so that the Plans and Drawings that may be sanctioned and to settle and compromise all actions and proceedings on such terms, conditions, or covenants and for such consideration as our said Attorney may deem fit, appropriate, expedient and proper.

h. To represent us before any Court of Law, whether civil, criminal, revenue, writ, arbitration or any other jurisdiction of whatsoever nature, Tribunal, District/City Court/High Court/Barasat/Sealdah / Supreme/Alipore court and or any other court in the state of West Bengal and /or any other court /Quasi Judicial Authority or any other Authority, Statutory or otherwise to all intents, purpose or nature and to institute, prosecute, file, initiate, carry on, defend, resist, settle, compromise, or to do any other acts deeds or things relating to or arising out of the property/building at the said Land or otherwise and to sign all Plaints of terms of settlement and / or no objection certificates and / or any other declarations and / or other related documents as may be required to be filed before the Hon'ble High Court at Calcutta and / or any other court in relation to the pending partition suit, written statements, petitions, affidavits, vakalatnamas, warrants, or any other pleadings or whatsoever nature, instruments, documents, terms of settlement, compromise, receipts, from or any other writing or papers as may be required and to receive, accept and acknowledge receipt of all services, summons, notices, processes, legal papers, payments, documents, instruments, writing or otherwise by whatever name called, described or distinguished and to engage, appoint, discharge, change, dismiss lawyers, counsel, advocates, pleaders, agents, or any other person or body, firm or otherwise on such terms and conditions as he may deem fit and expedient.

i. To apply for, sign, affirm and submit in my name all required Plans, Drawings and all other related documents papers, writings, forms or others by whatever name called as may be reasonably required in accordance with law for the purpose of or related to or arising out of erection, at the said Land from the Kolkata Municipal corporation and or Municipality/Kolkata Municipal Corporation as may be required under the Building Rules of the Kolkata Municipal corporation and or Municipality/Kolkata Municipal Corporation and/or any other Municipality /Corporation and register the same for getting sanction of plan and to appear and represent us before all authorities and all of its departments, Kolkata Improvement Trust, Urban Land Ceiling Authorities, CESC Ltd. any other Authority or Authorities or

Tribunal or otherwise relating to and / or arising out of any permission, no objection, clearance or otherwise, as may be required so as to obtain sanction and approvals relating thereto and to make, sign, execute, verify, affirm all or any documents, papers, forms, affidavits, declarations or others and to accept services of all notices or communications or otherwise and also to produce original documents for their verification including the Government Department and / or Officers and also all other State, Executive, Judicial or quasi-judicial authorities for having the amalgamation and mutation if necessary, effected in all public records and with all authorities and/or persons and for fixation and finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents including building plan /revised Buildings plans and/or any modifications thereto and to do all other acts, deeds and things as our said Attorney may deem it fit and proper.

j. To apply for Mutation and obtain all other required permissions, approvals, consents or otherwise by whatever name called from every Authorities and/or Bodies.

k. To sign and submit plans, revised plans, drawings, elevations or other related document or papers that may be required from time to time by the concerned authorities in accordance with law so as to obtain sanction and approvals for erection, construction and completion of the Building at the said Land.

l. To apply and/or deposit all necessary fees, charges, levies or others and/or make required deposits to the Appropriate Authorities in connection with or arising out of related to erection and completion of the said Building and every part thereof.

m. To withdraw all due amounts, fees and/or entitlements from any authority or person and give valid receipt and discharge therefore.

n. To receive all approved and sanctioned Plans, Specifications, Drawings and other related documents and papers from the Authorities and grant valid discharges therefore.

o. To appear before the Kolkata Municipal Corporation and all of its departments, Kolkata Improvements Trust, Urban Land Ceiling Authorities,

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

- 4 DEC 2024

CESC Ltd; any other Authority or Authorities or Tribunal or otherwise relating to and/or arising out of any permission, no objection, clearance or otherwise, clearances or otherwise as may be required so as to obtain sanctions an approvals relating thereto and to make, sign, execute, verify affirm all or any documents, papers, forms, affidavits, declarations or others and to accept services of all notices or communications or otherwise and also to produce original documents for their verifications.

p. To take all actions and proceedings as per Plans and Drawings that may be sanctioned and to settle compromise all actions and proceedings on such terms, conditions, or covenants and for such consideration as our said Attorney may deem fit, appropriate, expedient and proper.

15. To appear before the appropriate Authorities, including C. E. S. C. Ltd; and to apply for and obtain necessary permissions and approvals for electricity, water and sanitation connections and supply of all other infrastructural facilities at the said proposed Building and to apply for and obtain Completion Certificate and to pay and deposit all required payments therein.

16. **AND GENERALLY** to do all acts, deeds and things as may be required to be done, executed and performed for the purpose of erection, construction and completion of the building at the said Land in accordance with law on our behalf .

17. To negotiate for sale, lease and transfer with the intending purchaser or purchasers of various Flats/office space/shops/Godowns Car parking areas and /or other spaces in the Building of the said Land in the new building for Developer's Allocation only morefully described in the schedule hereunder written and for the purpose to sign, execute and enter into agreement for sale with such intending purchasers and to receive earnest money and consideration amounts.

18. To receive from such intending purchaser or purchasers any earnest money and/or advances and also the balance consideration money including the entire consideration money and give valid receipts and discharge for the same.

19. To appear before any Registering Authority in West Bengal or any concerned Registration office for the time being in force and to present all Agreement/s

for sale /Deeds of conveyances/Rectifications Deeds/Declaration etc and to sign, present and register all such documents in person and register the same in favour of any prospective purchaser/s with regard to the developers allocation including appearing on our behalf for transfer of undivided share of land.

20. It is again clarified for that the Attorney holders shall have all authority to act singly in respect of all or any of the powers enumerated hereinabove and also jointly if so required by the Statute.

21. Be it noted that this Power of attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this Power of Attorney

AND WHEREAS the said Attorney shall have the power to do all such other acts, deeds and things relating to the said property, in all manners whatsoever, on our behalf as we could have lawfully done if personally present.

AND WE DO HEREBY RATIFY AND CONFIRM and agree to ratify and confirm at all times hereafter of all act, deeds and things of whatsoever nature the said Attorney shall lawfully do, execute and perform by virtue of these presents.

AND THAT for the purpose of proper and effective identifications of the Attorney his signature has hereunto been authenticated by us.

THE SCHEDULE ABOVEREFERRED TO :-

ALL THAT piece and parcel of land measuring about **21 (Twenty one) cottahs ,29 (twenty Nine) sq.ft.** be the same a little more or less and on actual measurement **1404.682 Sq. Mtrs or 15114 sq.ft.** more or less consisting of a separate two storied brick built measuage tenanted house and corrugated iron shed standing thereon measuring 740 sq.ft. more or less and another structure being partly one storied and partly two storied brick built measuage tenement or tenanted house measuring 6640 sq.ft. more or less situate lying at and being premises Nos.82A, Nimtolla Nimtolla Ghat Street, Police station – Jorabagan Post office : Beadon street , Kolkata – 700 006 and within the limits of the Kolkata Municipal Corporation which is butted and bounded as follows:-

ASSISTANT REGISTRAR
DEPARTMENT, KOLKATA
4 DEC 2024

ON THE NORTH: Md. Ram Jan Lane

ON THE SOUTH: Nimtolla Ghat Street

ON THE EAST: 80.Nimtolla Ghat Street

ON THE WEST: Common passage

IN WITNESS WHEREOF We, the owners herein have hereunto set, subscribed, signed and delivered this Power the 4th day of December (2024)

SIGNED SEALED AND DELIVERED

By the within named **EXECUTANTS**

At Kolkata in the presence of:

1. Mousita Dey.
2, Gariahat Place
KOL- 1.

2. Gajanan Rout
2 Gariahat Place
KOL-1

Manjit Jhunjhunwala
Aditya Jhunjhunwala
Amit Jhunjhunwala

The Signature of Sri Ashwini Kumar Damani is hereby attested and who have Accepted this power.

SIGNATURE OF ATTORNEY

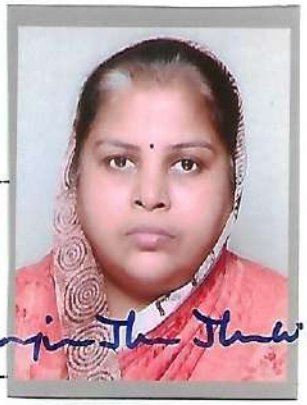
Drafted by me:
Sanjay Dr. Roy
Advocate, High Court Calcutta
F/1407/1500/2001

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 4 DEC 2024

NAME MANJU JHUNJHUNWALA

SIGNATURE Manju Jhunjhunwala



Manju Jhunjhunwala

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

NAME ADITYA JHUNJHUNWALA

SIGNATURE Aditya Jhunjhunwala

Aditya Jhunjhunwala

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 4 DEC 2024

NAME AMIT JHUNJHUNWALA

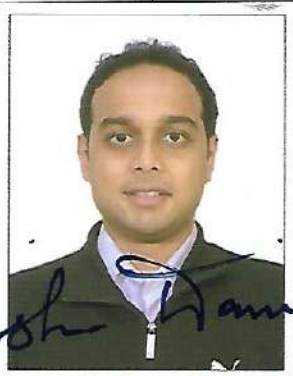
SIGNATURE

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

NAME ASHWINI KUMAR DAMANI

SIGNATURE



LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 4 DEC 2024

Major Information of the Deed

Deed No :	**I-1904-18114/2024**	**Date of Registration**	**04/12/2024**
Query No / Year	**1904-8003077132/2024**	**Office where deed is registered**	
Query Date	**04/12/2024 2:31:53 PM**	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Gouranga Raul 1, Old Court House Corner,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7044088903, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 7,81,55,575/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 11/- (Article:E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190418104/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Jorabagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nimtala Ghat Street, , Premises No: 82A, , Ward No: 020 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		21 Katha 29 Sq Ft		7,44,19,450/-	Property is on Road , Project Name :
	Grand Total :				**34.7165Dec**	**0 /-**	**744,19,450 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	740 Sq Ft.	0/-	3,74,625/-	Structure Type: Structure
	Gr. Floor, Area of floor : 740 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L1	6640 Sq Ft.	0/-	33,61,500/-	Structure Type: Structure
	Gr. Floor, Area of floor : 6640 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**7380 sq ft**	**0 /-**	**37,36,125 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs MANJU JHUNJHUNWALA Wife of Late ASHOK JHUNJHUNWALA Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	 04/12/2024	Captured LTI 04/12/2024	04/12/2024
	18,JATINDRA MOHAN AVENUE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ACxxxxxx5H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ADITYA JHUNJHUNWALA Son of Late ASHOK JHUNJHUNWALA Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	 04/12/2024	Captured LTI 04/12/2024	04/12/2024
	18,JATINDRA MOHAN AVENUE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AExxxxxx6F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr AMIT JHUNJHUNWALA Son of Late ASHOK JHUNJHUNWALA Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	 04/12/2024	Captured LTI 04/12/2024	04/12/2024
	18,JATINDRA MOHAN AVENUE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx2Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office			
4	**JHUNJHUNWALA DEVELOPERS PRIVATE LIMITED** 18,JATINDRA MOHAN AVENUE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**DAMANI BUILDERS PRIVATE LIMITED** 138,canning Street, City:- Kolkata, P.O:- Khangrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx8f,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ASHWINI KUMAR DAMANI (Presentant) Son of Late SHARWAN KUMAR DAMANI Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	 Dec 4 2024 3:15PM	Captured LTI 04/12/2024	04/12/2024
	10,LORD SINHA ROAD, Flat No: 15B, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx6C,Aadhaar No Not Provided Status : Representative, Representative of : DAMANI BUILDERS PRIVATE LIMITED (as DIRECTOR)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr AMIT JHUNJHUNWALA Son of Late ASHOK JHUNJHUNWALA Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	 Dec 4 2024 3:17PM	Captured LTI 04/12/2024	04/12/2024
	18,JATINDRA MOHAN AVENUE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2Q,Aadhaar No Not Provided Status : Representative, Representative of : JHUNJHUNWALA DEVELOPERS PRIVATE LIMITED			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JEETENDRA KUMAR SINGH Son of Late MUNDRIKA SINGH , VILL- DARIHAT, City:- , P.O:- DARIHAT, P.S:-DARIHAT, District:-Rohtas, Bihar, India, PIN:- 821306		Captured	
	04/12/2024	04/12/2024	04/12/2024
Identifier Of Mrs MANJU JHUNJHUNWALA, Mr ADITYA JHUNJHUNWALA, Mr AMIT JHUNJHUNWALA, Mr ASHWINI KUMAR DAMANI, Mr AMIT JHUNJHUNWALA			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs MANJU JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-11.5722 Dec
2	Mr ADITYA JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-11.5722 Dec
3	Mr AMIT JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-11.5722 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs MANJU JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-246.66666700 Sq Ft
2	Mr ADITYA JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-246.66666700 Sq Ft
3	Mr AMIT JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-246.66666700 Sq Ft
Transfer of property for S2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs MANJU JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-2213.33333300 Sq Ft
2	Mr ADITYA JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-2213.33333300 Sq Ft
3	Mr AMIT JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-2213.33333300 Sq Ft

Endorsement For Deed Number : I - 190418114 / 2024

On 04-12-2024

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.

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

Presented for registration at 14:50 hrs on 04-12-2024, at the Office of the A.R.A. - IV KOLKATA by Mr ASHWINI KUMAR DAMANI ,.

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 7,81,55,575/-

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

Execution is admitted on 04/12/2024 by 1. Mrs MANJU JHUNJHUNWALA, Wife of Late ASHOK JHUNJHUNWALA, 18,JATINDRA MOHAN AVENUE, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 2. Mr ADITYA JHUNJHUNWALA, Son of Late ASHOK JHUNJHUNWALA, 18,JATINDRA MOHAN AVENUE, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Mr AMIT JHUNJHUNWALA, Son of Late ASHOK JHUNJHUNWALA, 18,JATINDRA MOHAN AVENUE, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Mr JEETENDRA KUMAR SINGH, , , Son of Late MUNDRIKA SINGH, , VILL- DARIHAT, P.O: DARIHAT, Thana: DARIHAT, , Rohtas, BIHAR, India, PIN - 821306, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 04-12-2024 by Mr ASHWINI KUMAR DAMANI, DIRECTOR, DAMANI BUILDERS PRIVATE LIMITED, 138,canning Street, City:- Kolkata, P.O:- Khangrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr JEETENDRA KUMAR SINGH, , , Son of Late MUNDRIKA SINGH, , VILL- DARIHAT, P.O: DARIHAT, Thana: DARIHAT, , Rohtas, BIHAR, India, PIN - 821306, by caste Hindu, by profession Law Clerk

Execution is admitted on 04-12-2024 by Mr AMIT JHUNJHUNWALA, DIRECTOR, JHUNJHUNWALA DEVELOPERS PRIVATE LIMITED, 18,JATINDRA MOHAN AVENUE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Mr JEETENDRA KUMAR SINGH, , , Son of Late MUNDRIKA SINGH, , VILL- DARIHAT, P.O: DARIHAT, Thana: DARIHAT, , Rohtas, BIHAR, India, PIN - 821306, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11.00/- (E = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 11.00/-

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 203954, Amount: Rs.100.00/-, Date of Purchase: 03/12/2024, Vendor name: S Dey

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 913040 to 913065

being No 190418114 for the year 2024.

Seal of the Additional Registrar of Assurances-IV, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.12.06 16:33:34 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 06/12/2024

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

DATED THIS 4th DAY OF December 2024

POWER OF ATTORNEY

BETWEEN

SMT. MANJU JHUNJHUNWALA & ORS.

PRINCIPALS

AND

SRI ASHWINI KUMAR DAMANI

ATTORNEY

S.K.DAGA(ADVOCATE),
2, GARSTIN PLACE
1ST FLOOR
KOLKATA – 700 001
PH : 22313145/46 /22439138