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Certified that the Document is admitted to Registration. The Stamp, Seal and the endorsement sheets are the part of the Document.

Additional Registrar  
of Assurances-IV, Kolkata

Additional Registrar of  
Assurances-IV, Kolkata

- 1 SEP 2021

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) SUDARSHAN KUMAR MAHESWARI, son of Late Hiralal Maheswari, by religion Hindu, by occupation businessman, Citizen of India, residing at 45, Garcha Road, Police Station Gariahat, Post Office Ballygunge, Kolkata 700 019 and having Income

Val Case No. 1770 of 30.02.21  
J (1)--- 250  
J (2)--- 100  
Total 350/-  
Received on

ARA-IV  
Kolkata

25887

R. GINODIA & CO. Advocates  
Ground Floor  
6, Church Lane  
KOLKATA-700 001.

NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
16 JUN 2021  
SURANJAN MUKHERJEE  
Learnerd Stamp Vendor  
C. C. Court  
28-3 K. S. Roy Road, Howrah

16 JUN 2021

16 JUN 2021



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

30 JUL 2021

Gauri Sankar  
87/1 Komala Kanti Roy  
6, Church Lane  
Kolkata  
Sonjee








Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19048001308259/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sudershan Kumar Mheswari 45, Garcha Road, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Principal		3555 	 30/7/2021
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Sudershan Kumar Maheswari 45, Garcha Road, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Principal [Lumiere Reallech Private Limited] ,[Little Star Tie-up Private Limited]			 30/7/2021










ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

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I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Vijay Narayan Rathi 1, Garstin Place, City:- Kolkata, . P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Represent ative of Attorney [Tirupati Tower Private Limited ]		3557 	 30/7/21
4	Mr Anand Neotia , 1, Garstin Place, City:- Kolkata, . P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Represent ative of Attorney [Tirupati Tower Private Limited ]		3554 	Anand Neotia 30/7/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gouri Sankar Rana Son of Late K K Rana 6, Church Lane, City:- Kolkata, . P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mr Sudershan Kumar Mheswari, Mr Sudershan Kumar Maheswari, Mr Vijay Narayan Rathi, Mr Anand Neotia		3558 	Gouri Sankar Rana 30/7/21

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



ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOLKATA

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Tax Permanent Account Number AERPM1077N, having Aadhaar No. 2655 7266 3422 (2) **LUMIERE REALTECH PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at 41/A, A.J.C. Bose Road, Police Station Park Street, Post Office Park Circus, Kolkata 700 017 and Income Tax Permanent Account Number AACCL6193N represented by its Director **Sudarshan Kumar Maheswari**, son of Late Hiralal Maheswari, by religion Hindu, by occupation businessman, Citizen of India, residing at 45, Garcha Road, Police Station Gariahat, Post Office Ballygunge, Kolkata 700 019 and having Income Tax Permanent Account Number AERPM1077N, having Aadhaar No. 2655 7266 3422 and (3) **LITTLE STAR TIE-UP PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at 41/A, A.J.C. Bose Road, Police Station Park Street, Post Office Park Circus, Kolkata 700 017 and Income Tax Permanent Account Number AACCL1596R, represented by its Director **Sudarshan Kumar Maheswari**, son of Late Hiralal Maheswari, by religion Hindu, by occupation businessman, Citizen of India, residing at 45, Garcha Road, Police Station Gariahat, Post Office Ballygunge, Kolkata 700 019 and having Income Tax Permanent Account Number AERPM1077N, having Aadhaar No. 2655 7266 3422 (hereinafter collectively referred to as "**the Appointors**") **SEND GREETINGS**

A. The Appointors are together the lawful lessees in respect of and are fully seized and possessed of and otherwise fully and sufficiently entitled to ALL THAT the piece or parcel of land measuring about 5 bighas 2 cottahs 15 chittacks and 38 square feet more or less having brick built messuages buildings tenements hereditaments and other structures erected thereon situate, lying at and being Premises No. 58/3, Barrackpore Trunk Road, Kolkata 700 002, Police Station Sinthi (previously Cossipore), under Ward No. 2 of the Kolkata Municipal Corporation, and morefully described in the **Schedule** hereunder written and hereinafter referred to as "**the said Premises**" for the period upto 10<sup>th</sup> October, 2122 together with the first right for extension and/or renewal and/or grant of a fresh lease.

B. The Appointors and Orbit Projects Private Limited ("**Orbit**") had agreed for the development of the said Premises by making construction of new buildings and marketing and sub-leasing / assigning / transferring / disposing off the Units and other rights therein ("**Project**") on the terms and conditions recorded in a Development Agreement dated 14<sup>th</sup> February, 2020 registered at the office of the Additional Registrar of Assurance III, Kolkata in Book No. I, Volume No. 1903-2020, Pages 55184 to 55238, Being No. 190301007 for the year 2020. Pursuant to and in terms of the said Development Agreement dated 14<sup>th</sup> February, 2020 the Appointors had executed a Power of Attorney dated 22<sup>nd</sup> February, 2020 registered at the office of the Additional Registrar of Assurance III, Kolkata in Book No. I, Volume No. 1903-2020,

Pages 66559 to 66596, Being No. 190301185 for the year 2020 in favour of Orbit and Anand Neotia. Orbit took steps for development of the said Premises including making payment of the total Deposit payable under the Development Agreement dated 14<sup>th</sup> February, 2020, obtaining Green Building Certification, No Objection Certificate from Airports Authority of India, Revised Fire Safety Recommendation from the Director, West Bengal Fire and Emergency Services, sanction of Building Plan from the Kolkata Municipal Corporation, etc. and commenced construction of the Project and piling was being made. Subsequent to the above, Orbit transferred its rights and benefits in the Project to Tirupati Tower Private Limited (hereinafter referred to as "**the Developer**") on a slump sale basis as a going concern on "as is where is basis" on the terms and conditions recorded in an Agreement made between them. Orbit has issued a letter intimating the aforesaid transfer to the Lessees and requesting them to execute and register a fresh Development Agreement as also a Power of Attorney in favour of the Developer on similar terms and conditions as the earlier Development Agreement dated 14<sup>th</sup> February, 2020 and the earlier Power of Attorney without Orbit being required to be a party thereto since the Developer has now become the developer of the Project in the place of Orbit. The Developer also countersigned the said letter by way of its confirmation and acceptance of the above. Accordingly, Orbit shall not have any further involvement with the Project in any manner whatsoever.

C. Pursuant to the above, the Appointors have executed a fresh Development Agreement dated 21<sup>st</sup> June, 2021 in favour of the Developer for development of the said Premises on the terms and conditions recorded therein (hereinafter referred to as "**the Development Agreement**") which has been registered at the office of the Additional Registrar of Assurances-IV, Kolkata in Book No. 1, Being No. 190405881 for the year 2021. In terms of the Development Agreement, the Appointors have agreed to make available for the purpose of development their leasehold rights and interest in the said Premises with a good and marketable leasehold right and interest free from any and all encumbrances and liabilities whatsoever capable of being developed, constructed upon and sub-leased / assigned / transferred / disposed off and the Developer has agreed at its own costs to develop the said Premises and construct new buildings thereon in accordance with the plans ("**Building Plans**") to be sanctioned and/or revised from time to time by the Kolkata Municipal Corporation ("**KMC**") as residential-cum-commercial buildings with specified areas, amenities and facilities to be enjoyed in common ("**New Buildings**") as per mutually agreed specifications in the manner envisaged in the Development Agreement. The constructed spaces/apartments/flats and other rights in the New Buildings ("**Units**") are proposed to be transferable in favour of intending transferees ("**Transferees**") and the Transfer Proceeds thereof have been agreed to be allocated between the





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Appointors and the Developer in the manner mentioned in the Development Agreement.

D. Under the Development Agreement the Appointors are required to grant a Power of Attorney in favour of the Developer and/or its authorized representatives and this Power of Attorney is being granted in terms thereof for facilitating the development and construction on the said Premises as also the marketing and sub-leasing / assigning / transferring / disposing off the Units and other rights therein in favour of the Transferees.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESS** that We, the Appointors herein do hereby jointly and severally nominate, constitute and appoint (1) Tirupati Tower Private Limited, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Garstin Place, Post Office General Post Office Kolkata, Police Station Hare Street, Kolkata 700 001 and having Income Tax Permanent Account No. AABCT0495N represented by its Director Vijay Narayan Rathi, son of Late Satya Narayan Rathi, of 1, Garstin Place, P.O. GPO, P. S. Hare Street, Kolkata-700 001, by religion Hindu, by occupation Business, citizen of India, having Income Tax Permanent Account No. ADKPR4359L, Aadhaar No. 802144673611 and (2) Anand Neotia son of Arvind Kumar Neotia, by religion Hindu, by occupation businessman, Citizen of India, of 1, Garstin Place, Post Office GPO, Police Station Hare Street, Kolkata 700 001 and having Income Tax Permanent Account No. ABOPN7190F, having Aadhaar No. 9098 6614 5631 as nominated by the Developer and hereinafter collectively referred to as "**the said Attorneys**" to be our true and lawful Attorneys, jointly and/or severally, for us and in our names and on our behalf to act and/or do, perform, exercise and execute or cause to be done, performed, exercised and executed the following acts, deeds, matters and things relating to the said Premises and to exercise all or any of the following powers and authorities relating to the Project and/or the development and the marketing and sub-leasing / assigning / transferring / disposing off the Units and other rights therein in favour of the Transferees in terms of the Development Agreement:

1. To look after, maintain, manage, administer and protect the said Premises and the possession thereof and for the said purpose to appear and represent us before all government departments, relevant statutory and other authorities, bodies, entities, officers, etc. including the Kolkata Municipal Corporation ("**KMC**"), KMDA, etc. ("**Authorities**") in respect of the said Premises and the Project and



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ADDITIONAL REGISTRAR  
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to take all steps and do all acts, deeds, matters and things as the said Attorneys shall think fit and proper.

2. To demolish, erect, construct and/or repair the boundary walls in and around the said Premises or any portion thereof.
3. To have the land comprised in the said Premises to be surveyed and the soil tested and for the aforesaid purpose to do all other acts deeds and things as may be necessary and/or required.
4. To appear and represent the Appointors before all authorities/ departments including those under the KMC for fixation and/or finalisation of the annual valuation of the said Premises and/or for getting the nature, character and use of the said Premises or any portion thereof converted if required for enabling development and construction on the said Premises and for that purpose to prepare, sign, execute, submit and file all papers, documents, forms, returns, applications and declarations regarding the same and to do all other acts, deeds and things as may be required.
5. To apply for and obtain, if required, from the relevant authorities under the Urban Land (Ceiling and Regulation) Act, 1976 any permission, clearance, approval, exemption, no objection and/or declaration in respect of the said Premises as may be deemed necessary including for sanction of the Building Plans and enabling construction of New Buildings on the said Premises.
6. To apply for and obtain from all Authorities all necessary sanctions, permissions, approvals, clearances, exemptions, consents, no objections, registrations, licences, declarations, etc. (collectively "**Approvals**") relating to the said Premises or any portion thereof and/or required for the Project including the development, construction and/or marketing and sub-leasing / assigning / transferring / disposing off the Units and other rights therein in favour of the Transferees.
7. To make, prepare, sign, submit, apply for, obtain and get sanctioned and/or approved from the KMC and/or any other concerned Authority the Building Plans for construction of the New Buildings and/or fresh, modified or revised plans in respect of the said Premises or any portion thereof as also to apply for regularization/approval of any deviations/modifications thereof as also to apply for extension of the Building Plans and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans,





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drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to sanction and/or modifications and/or revision and/or extension of plans as aforesaid and/or ancillary and/or incidental thereto and to present, submit and/or deliver the same or any of them to the KMC and/or to other concerned authority or body as may be deemed necessary by the said Attorneys and to appear before any of the authorities and to fully and effectually represent the Appointors in all matters and proceedings relating to the above.

8. To make, prepare, sign, submit, apply for, obtain and get registered and/or approved the Project from the concerned authority under the West Bengal Housing Industry Regulation Act, 2017 or the Real Estate (Regulation and Development) Act, 2016 and/or any other applicable real estate law and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, no objections, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to registration and/or approval and/or extension of registration of the Project from the concerned authority under the West Bengal Housing Industry Regulation Act, 2017 or the Real Estate (Regulation and Development) Act, 2016 and/or any other applicable real estate law and/or ancillary and/or incidental thereto and to appear before any of the authorities and to fully and effectually represent the Appointors in all matters and proceedings relating to the above.
9. To deposit and/or pay sanction and/or other fees, charges, expenses, etc. relating to the said Premises and/or the Project to any authority or body including the KMC and to withdraw fees and documents and receive refund of the excess amount, if any, paid to such authority or body and to give valid receipts and discharges thereof.
10. To sign, execute and if necessary register the deeds, documents and papers for availing Project Finance in terms of the said Development Agreement by creating mortgage/charge over the said Premises or any portion thereof in favour of the Financier for raising of the Project Finance by the Developer in accordance with the provisions of Clause 13.1 of the Development Agreement and to deposit the Original Title Documents of the said Premises with the

Financier as security for the same in terms thereof. The power under this clause is to be exercised in terms of Clause 13.1 of the Development Agreement.

11. To appoint Engineers, Architects, Surveyors, Contractors, Sub-Contractors and other Consultants, etc. for the Project as the said Attorneys shall think fit and proper and to make payment of their fees and charges.
12. To apply for and obtain quotas, entitlements and other allocations, permissions, licences, etc. for cement, steel, bricks and other building materials and inputs and facilities/equipment required for the construction of the New Buildings.
13. To take all steps and to do all acts, deeds, matters and things that may be necessary or required for enabling the Developer to obtain the Approvals and to construct and complete the New Buildings and to market and sub-lease / assign / transfer / dispose off the Units and other rights therein in favour of the Transferees in terms of the Development Agreement.
14. To construct and complete the New Buildings and to apply for regularization/approval of any deviations/modifications and to apply for and obtain Partial and/or Full Completion/Occupation Certificate and to take all steps regarding the above.
15. To take all steps for development on the said Premises, for construction and completion of the New Buildings thereon, for marketing, sub-leasing, assigning, transferring, disposing off and transferring the Units and other rights therein in favour of the Transferees in terms of the Development Agreement including any addition, amendment, modification and/or alteration thereof.
16. To apply for and obtain all necessary Approvals and connections (temporary or permanent) from the Authorities relating to the said Premises or any portion thereof including those relating to electricity, sewerage, drainage, water, telephone, gas, lift and other utility connections/facilities from the respective relevant authorities and/or for making alterations therein and for the said purposes to appear and represent the Appointors and to do and perform all acts, deeds, matters and things and to prepare, sign, execute, verify, affirm and submit all maps, plans, applications, letters, communications, documents, petitions, affidavits, papers and writings for, and on behalf of and in the names of the Appointors as may be deemed necessary by the said Attorneys from time to time.



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30.11.2024



17. To appear and represent the Appointors before the KMC, Building Tribunal and other authorities concerned regarding any notice received or served in respect of the said Premises and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and papers and to appear and make representation for and on behalf of the Appointors before the authorities concerned.
18. To appear and represent the Appointors in all matters relating to the said Premises and/or the Project before all Authorities including the KMC (including its Survey, Drainage, Water and other Departments), Kolkata Metropolitan Development Authority, Fire Services Department, Police Authorities, C.E.S.C etc. and for such purposes to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.
19. To make payment of all rates, taxes, revenues, statutory dues, charges, expenses and other outgoings whatsoever payable in respect of the said Premises or any part thereof to the KMC and/or any other authority or authorities and for that purpose to sign execute and submit all papers, statements, etc. as may be required.
20. To appear and represent the Appointors relating to the said Premises before the Authorities including the concerned departments and officers of KMC for all purposes relating to the said Premises including for getting the Units in the New Buildings separately assessed and/or mutated in the names of the Transferees and for fixation, finalization, revaluation and/or assessment of the annual valuation of the said Premises and/or any portion thereof and/or the New Buildings and/or the Units therein and/or the municipal taxes payable regarding the same at any time hereafter and for such purposes to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.
21. To accept receive sign and acknowledge all notices and service of papers/summons from any Court, Tribunal, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels, etc. relating to the said Premises.
22. To issue letters and/or notices to such persons and entities as may be deemed necessary by the said Attorneys and to file, institute, commence, continue, prosecute, enforce, be added as a party to, defend, conduct, answer, oppose,



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contest and continue all suits, actions, arbitration proceedings and other legal proceedings concerning the said Premises (connected to development in terms of the said Development Agreement) as may be deemed necessary by the said Attorneys in the Union of India in any Court of law or before any Arbitral Tribunal or before any authority, Civil, Criminal or Revenue, both original and appellate, and to appear and fully represent the Appointors before all magistrates and other officers and to give evidence and tender and file documents, and to compromise, settle, refer to arbitration, abandon, submit to judgment, discontinue or become non-suited in any such suit action or proceeding and to take all such steps and to sign, verify, declare, affirm, execute, make and file all Vakalatnamas, Plaints, Written Statements, Statements of Claim, Counter Statements, petitions, affidavits, Memorandum of Appeals, accounts, inventories, applications and other pleadings, documents and papers that may be necessary, to prefer appeals and to apply for reviews, revisions, execution of decrees, orders, awards, to draw moneys from any Court, Accountant General, Official Receiver, Receivers, Liquidator and/or other authorities and to give effectual receipts and discharges for the same, to accept service of Writ of Summons, subpoenas, summons, notices and other legal processes and generally to completely represent the Appointors and act on their behalf before all Courts, magistrates and other judicial and/or criminal and/or revenue and other authorities in the Union of India relating to the said Premises or any portion thereof and/or required for the Project.

23. To compromise and/or settle any dispute and/or legal proceeding concerning or relating to the said Premises or any portion thereof and/or the Project (connected to development in terms of the said Development Agreement) as may be deemed necessary by the said Attorneys.
24. To sign, execute, enter into, modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation for and on behalf of and in the names of the Appointors to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, assignment deeds, transfer deeds, nominations, assignments, rectifications, declarations, affidavits, applications and other documents relating to sanction of Building Plans, obtaining of Project Finance and creating of mortgage/charge for the same, construction of the New Buildings and sub-lease/assignment/transfer/disposal of all Units in the New Buildings or any portion thereof in favour of the Transferees in terms of the Development Agreement.



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25. To deal with and / or dispose of all Units in the New Buildings or any portion thereof in any manner whatsoever and to take all steps for sub-lease/assignment/transfer/disposal of all Units in the New Buildings including the undivided proportionate share in land in respect thereof in favour of the Transferees in accordance with the terms and conditions recorded in the Development Agreement including Clauses 11.1 and 11.2 thereof.
26. To ask, demand, sue for, receive, recover, realize and collect all money or monies that may be receivable as and by way of premiums, rents, considerations, advances, part payments, construction costs, deposits, payments, compensations, interests, damages, electricity charges, municipal rates and taxes, service and maintenance charges and all other sum or sums relating to or on account of all or any of the Units in the New Buildings which are or may be due or payable by or recoverable from any person or persons or authority or authorities relating to or on account of all or any of the Units in the New Buildings including in respect of the undivided proportionate share in land in respect thereof by getting cheques / demand drafts / pay orders issued by the Transferees directly in the name of the Developer and/or receiving cash and making over the same to the Developer who shall deal with and/or distribute the same in the manner contained in Development Agreement.
27. To issue and deliver valid and effectual receipts and discharges on behalf of the Appointors for all monies and consideration in respect of all Units in the New Buildings and to make over all such monies and consideration to the Developer.
28. To join in as party, sign, execute and if necessary, register all agreements and deeds for sub lease, assignment, transfer and/or disposal of the Units in the New Buildings and confirming thereunder the rights and entitlements of the Developer under the Development Agreement, including Agreements for Sub-Lease/Assignment/Transfer and Deeds of Sub-Lease/Assignment/Transfer relating to all Units in the New Buildings or any portion thereof and the undivided proportionate share in land in respect thereof in favour of the Transferees, and for such purpose to appear before the relevant authorities having jurisdiction including the Notary Public, Registrar, District Registrar, Sub-Registrar, Joint Sub-Registrar, Registrar of Assurances, and to appear and represent the Appointors before the said authorities at all times as may be necessary and to present documents and to admit the execution of the said agreements and deeds, documents as well as to admit the receipt of consideration on behalf of the Appointors and to take all necessary steps to do all necessary acts, deeds, matters and things including preparing, filling up,



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completing, signing and submitting all papers, documents, forms, declarations, statements, memo of consideration and writings to be submitted at the time of registration of the said agreements and deeds which may be required for fully, properly and effectually sub-leasing, assigning, transferring or otherwise disposing of all Units in the New Buildings with undivided proportionate share in land in favour of the Transferees and for getting the relevant deeds and, agreements in respect thereof duly and properly registered under the Indian Registration Act, 1908, if necessary, in accordance with the said Development Agreement.

29. To enforce any term, condition, covenant, indemnity, liability and/or obligation contained in any Agreement, Deed of Sub-Lease/Assignment/Transfer, or any other deeds or documents executed by the Appointors or by the said Attorneys by virtue of the powers hereby conferred and to exercise all rights and entitlements thereunder.
30. To terminate at the directions of the Developer any of the aforesaid contracts or agreements with any person or persons in relation to construction, marketing and sub-leasing/assigning/transferring/disposing of the Project and to deal with the relevant spaces and rights of such person or persons in such manner as the Developer may deem fit and proper.
31. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain, appoint and employ Advocates, Solicitors, lawyers, etc. relating to the said Premises and/or the Project and to pay their fees and costs.
32. To pay, incur and deposit such sum or sums of money for any of the purposes mentioned herein relating to the said Premises as the said Attorneys may deem fit and proper including Court fees, stamp and registration fees, other fees etc., and to receive refunds thereof and to grant valid receipts and discharges in respect thereof.
33. For all or any of the purposes hereinbefore stated to appear and fully represent the Appointors in relation to the said Premises and/or any portion thereof before all concerned authorities and officials, Central and State Government Departments and/or its officers and also all other State Executive Judicial or Quasi Judicial, Municipal and other authorities bodies or persons and also all Courts, Magistrates and Tribunals having jurisdiction and to sign, execute and



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3 JUL 2004

submit all papers, deeds, agreements, declarations, maps, plans, documents etc. relating to the said Premises.

34. For all and/or any of the purposes mentioned and/or intended herein, to sign, execute, verify and/or affirm for and on behalf of and in the names of the Appointors all maps, plans, applications, letters, communications, undertakings, indemnities, declarations, assurances, agreements, deeds, documents, papers, writings and pleadings as may be deemed necessary by the said Attorneys.
35. For all or any of the purposes mentioned and/or intended herein, to represent the Appointors and to do all acts, deeds, things and matters concerning or connected with or touching or relating to the same and/or the said Premises and/or the Project and/or ancillary and/or incidental thereto.
36. In general to do all other acts deeds matters and things whether specified or not, for us in our names and on our behalf relating to the said Premises as the said Attorneys shall think fit and proper as amply and effectually and to all intents and purposes as we could do notwithstanding no express power or authority in that behalf being herein provided.

**AND** it is expressly made clear that the terms that have not been defined herein shall have the same meaning as defined in the Development Agreement.

**AND** it is expressly made clear that this Power of Attorney is being granted by the Appointors jointly and severally and as such this Power of Attorney shall remain valid and subsisting for each of the Appointors independently.

**AND** it is expressly made clear that all the powers and authorities granted hereby can be exercised by any one of the said Attorneys and it shall not be necessary for all of them to act jointly.

**AND** it is further made clear that the powers and authorities hereby given and granted to and conferred upon our said Attorney shall be available for exercise and may be exercised by any director, officer or senior authorized representative of the said Attorney who may be authorized by its Directors from time to time.

**AND** it is further made clear that immediately upon execution and registration of this Power of Attorney the earlier Power of Attorney dated 22<sup>nd</sup> February, 2020 shall cease to be valid provided however that all acts, deeds and things done and all powers, authorities and steps exercised pursuant to the earlier Power of Attorney dated 22<sup>nd</sup>



*[Handwritten signature]*  
ADDITIONAL REGISTRAR  
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30 JUL 2014



February, 2020 till the date of execution and registration of this Power of Attorney shall continue to be valid, subsisting and binding on the Appointors as if the same have been done pursuant to this Power of Attorney.

**AND** notwithstanding anything to the contrary contained in this Power of Attorney, it is expressly made clear that the respective responsibilities, obligations and rights of the Appointors (in their capacity as the lessees of the said Premises) and the Developer shall continue to be as per the Development Agreement, including as regards costs and expenses.

**AND** we do hereby ratify and confirm and agree and undertake to ratify and confirm all the acts, deeds, matters, things, powers and authorities that the said Attorneys shall lawfully do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or in exercise of the powers and authorities hereunder conferred upon and/or intended in favour of the said Attorneys and the same shall be binding upon us in the same manner as if the same were done by us.

**AND** the said Attorneys have accepted the powers and authorities conferred on them by these presents and in acknowledgement thereof have signed at the end of these presents.

**THE SCHEDULE ABOVE REFERRED TO:**

("the said Premises")

ALL THAT the piece or parcel of land measuring about 5 bighas 2 cottahs 15 chittacks and 38 square feet more or less having brick built messuages buildings tenements hereditaments and other structures (together measuring about 5000 square feet) erected thereon situate, lying at and being Premises no. 58/3, Barrackpore Trunk Road, Kolkata 700002, Police Station Sinthi (previously Cossipore), under Ward no. 2 of the Kolkata Municipal Corporation and butted and bounded in the following manner:

On the North :	By more than 9 meters wide road;
On the East :	By Premises No. 58/2, Barrackpore Trunk Road and the passage;
On the South :	By road; and
On the West :	By Premises No. 58/4, Barrackpore Trunk Road.



✓

REGISTRAR  
OF ASSURANCES, KOLKATA

30 JUL 2009

**OR HOWSOEVER OTHERWISE** the same may be butted, bounded, called, known, numbered, described or distinguished.

The said Premises is delineated on the **Plan** attached and bordered in **GREEN** colour thereon.

**IN WITNESS WHEREOF** the Appointors have executed these presents this 21<sup>st</sup> day of JUNE, two thousand and twenty one.

Sankar Rana  
For LUMIERE REALTECH PVT. LTD.  
Sankar Rana  
Director

For Little Star Tie-up Pvt. Ltd.  
Sankar Rana  
Director

**APPOINTORS**

TIRUPATI TOWER PVT. LTD.  
[Signature]  
Director

[Signature]

**ATTORNEYS**

**Witnesses:**

Signature Gouri Sankar Rana  
Name GOURI SANKAR RANA  
Father's Name Ch. Kamala Kanti Rana  
Address 6, Church Lane  
KOLKATA-1

Signature Abhijeet Saha  
Name Abhijeet Saha  
Father's Name Lak. J. K. Saha  
Address 1, Granthi Tower  
Kolkata - 700001

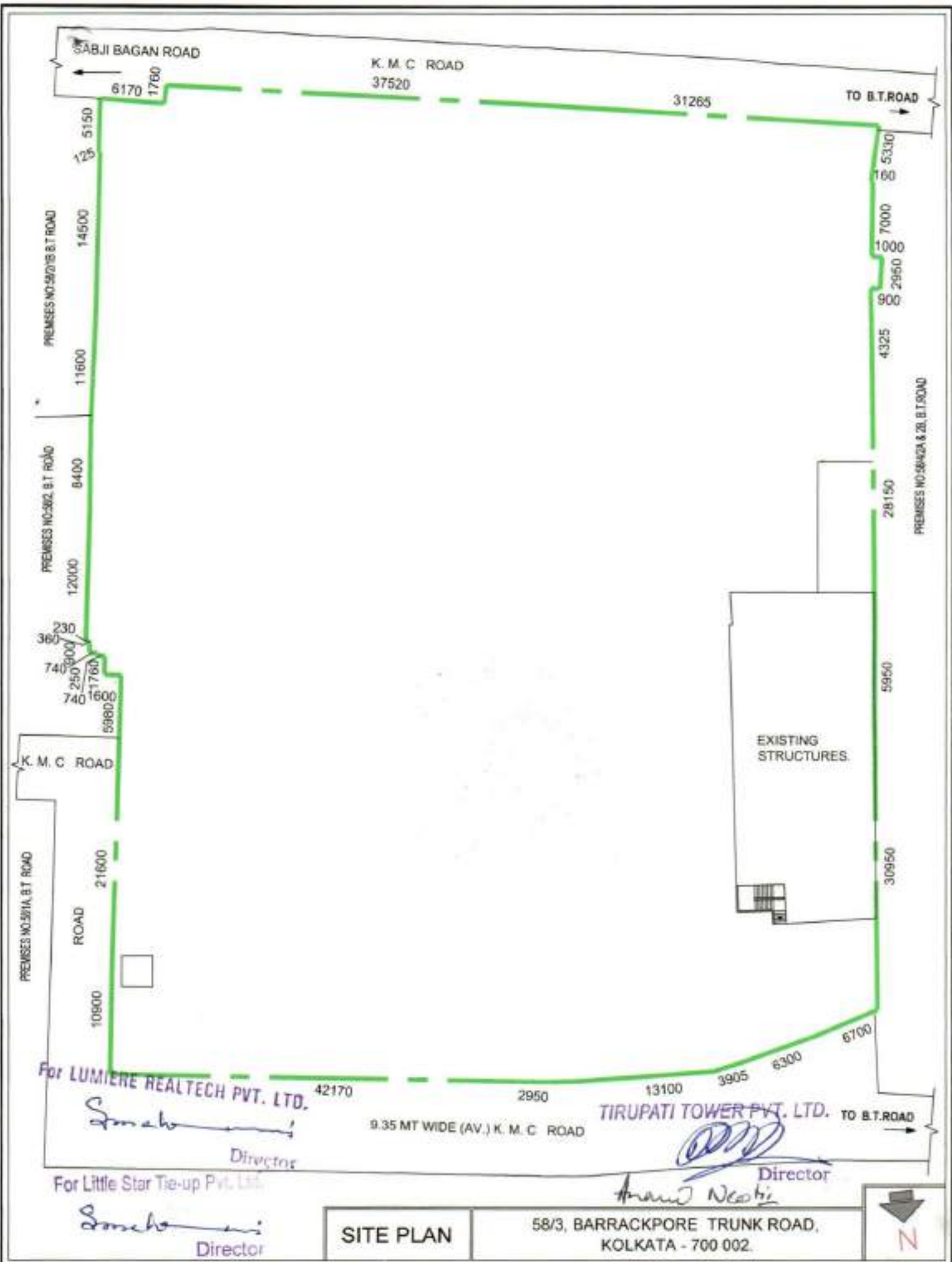
Prepared by : Vikramjit Mullick  
Mr. Vikramjit Mullick, Advocate  
Enrollment No. F/262/1215/2021  
R. Ginodia & Co., Advocates  
Ground Floor, 6, Church Lane,  
Kolkata-700 001.



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-KOLKATA

30 JUL 2021



**SITE PLAN**

58/3, BARRACKPORE TRUNK ROAD,  
KOLKATA - 700 002.



*Somchoani*















✓

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

30 JUL 2021



**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants and or purchaser Presentants					
		<b>(Left Hand)</b>				
		Little	Ring	Middle	Fore	Thumb
						
		<b>(Right Hand)</b>				
		Thumb	Fore	Middle	Ring	Little
						

Signature :

		<b>(Left Hand)</b>				
		Little	Ring	Middle	Fore	Thumb
						
		<b>(Right Hand)</b>				
		Thumb	Fore	Middle	Ring	Little
						

Signature :

		<b>(Left Hand)</b>				
		Little	Ring	Middle	Fore	Thumb
						
		<b>(Right Hand)</b>				
		Thumb	Fore	Middle	Ring	Little
						

Signature : *Anand Netti*



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

30 JUL 2021



*[Illegible text]*

*[Illegible text]*  
L. M. C. *[Signature]*



For the Cash  
*Samuel [Signature]*  
Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AABCT0495N



नाम /NAME  
TIRUPATI TOWER PVT LTD

संस्थापित/संस्थापित की तिथि /DATE OF INCORPORATION/INFORMATION  
26-02-1996

*B. Das*

अधीक्षक आयकर, 14 (XI)

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

Tirupati Tower Pvt Ltd

*[Handwritten Signature]*  
D: - 14/11/2014

*[Handwritten mark]*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

VIJAY NARAYAN BATHI

SATYA NARAYAN BATHI

02/10/1958  
Permanent Account Number

ADKPR4359L

Signature



*[Handwritten signature]*

*[Handwritten mark]*





विद्यार्थी पहचान पत्र



विद्यार्थी का नाम  
Vivek Narayan Rathi  
आवृत्ति/DOB: 02/10/1968  
SEX: MALE



8021 4467 3611

VP: 210 1399 9424 0216

आचार्य आशुतोष, आचार्य परिषद





কেন্দ্রীয় কার্যালয়  
কলকাতা

ঠিকানা:  
৪৭১ বি এ, লেক টাউন (এ), দক্ষিণ দুর্গ, কলকাতা  
পশ্চিমবঙ্গ - ৭০০০৪৯

**Address:**  
P-671 LAKE TOWN BL-A, South Dum Dum  
(M). North 24 Parganas,  
West Bengal - 700089



QR Code with eSignature

8021 4467 3611

VID: 9181178866240228

১৯৯৭

১৯৯৭

১৯৯৭

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

ABOPN7190F



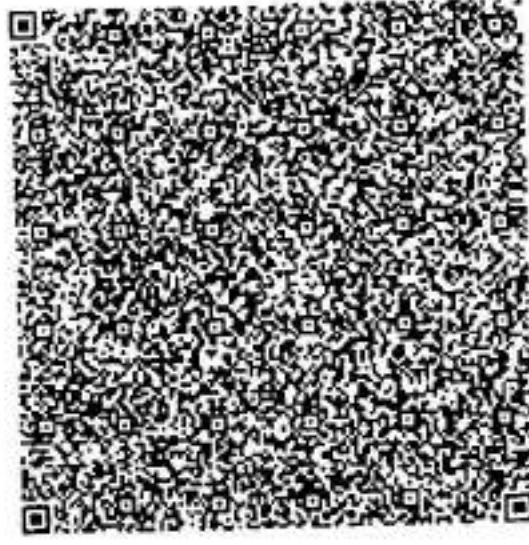
नाम / Name  
ANAND NEOTIA

पिता का नाम / Father's Name  
ARVIND KUMAR NEOTIA

जन्म की तारीख  
Date of Birth  
17/12/1979

*Anand Neotia*

*Anand Neotia*



11062019

PAN Application Digitally Signed, Card  
Not Valid unless Physically Signed.



भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम/ Enrolment No.: 1088/95053/00298

To  
श्री/ श्रीमती  
Anand Neelja  
S/O: Arvind Kumar Neelja  
Tirupati Enclave, 4th Floor, 90N, Block-E  
New Alipore  
New Alipore  
Kolkata West Bengal - 700053  
9903069348

Consent Form: 28/09/2018

Signature valid



Verification ID: 990 9900 9900

आपका आधार क्रमांक / Your Aadhaar No. :

**9098 6614 5631**

UID : 9135 6367 2027 1349

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



नाम/ Name  
Anand Neelja  
जन्म तिथि/DOB: 17/12/1979  
लिंग/ GENDER: MALE



**9098 6614 5631**

UID : 9135 6367 2027 1349

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं के साथ उद्वेग से उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



एनयूआई विनिश्चय निकाय प्राधिकरण  
Unique Identification Authority of India

पता:

आपका: अरविन्द कुमार नेलजा, शिवाजी  
एनक्लेव, 4थ फ्लोर, 90एन, ब्लॉक-ई, नई अलिपोर, नई  
अलिपोर, कोलकाता,  
पश्चिम बंगाल - 700053

Address:  
S/O: Arvind Kumar Neelja, Tirupati  
Enclave, 4th Floor, 90N, Block-E, New  
Alipore, New Alipore, Kolkata,  
West Bengal - 700053



UID: 9135 6367 2027 1349

**9098 6614 5631**

UID : 9135 6367 2027 1349

Anand Neelja

**INCORPORATED LAW SOCIETY OF CALCUTTA  
HIGH COURT, CALCUTTA**

**MEMBER'S EMPLOYEES IDENTITY CARD**



Name **GOURI SANKAR RANA**

Employed by **R. GINODIA & CO.**

Advocate's Signature *R. Gindia*

*Gouri Sankar Rana*  
NON SECRETARY

Signature of  
the Card Holder

DVS  
REGISTRATION  
ADMINISTRATION  
HIGH COURT, A.S.

CARD NO. ME 230 Date 17 MAY 2013

ADDRESS Office 4E&F, HASTINGS CHAMBERS  
7C, K.S. ROY ROAD, KOLKATA-1

Residence C/O. SUDHADEB BASU, 23/2, F.C.

GHOSH LANE, GHOSHPARA, HOWRAH-4

(Office) 2248 8498 (Res) 9903443553  
2248 0108

Blood Group

*Gouri Sankar Rana*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUDARSHAN KUMAR MAHESWARI

HIRALAL MAHESWARI

13/11/1948

आयकर विभाग, नई दिल्ली

AERPM1077N

*Sudharshan*



यदि इस कार्ड को खोना / खोने का सुझाव मिले / मिले  
आयकर विभाग, नई दिल्ली, भारत की एक  
सर्वोपयोगी सेवा के तहत, नई दिल्ली, भारत, 110002, के  
द्वारा जारी किया गया है।

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSIC,  
5th Floor, Maxis Centre,  
Plot No. 341, Connoy No. 9978,  
Model Colony, Near Deep Bunglow Flats,  
New Delhi-110002

प: 011-2612721 सड़क: पिन 110002, नई दिल्ली  
www.incometax.gov.in

*Sudharshan*





भारत सरकार  
Government of India



2655 7266 3422

- साधारण मानुषेर अधिकार

Unique Identification Authority of India

2655 7266 3422

www

S. Chandra

## Major Information of the Deed

Deed No :	I-1904-08718/2021	Date of Registration	01/09/2021
Query No / Year	1904-8001308259/2021	Office where deed is registered	
Query Date	29/07/2021 5:41:16 PM	1904-8001308259/2021	
Applicant Name, Address & Other Details	GOURI SANKAR RANA 7C, KIRAN SHANKAR ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874363905, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 43,34,62,460/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 190405881/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B.T. Road, Road Zone : (KMC area -- KMC area) . . Premises No: 58/3. . Ward No: 002 Pin Code : 700002

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	5 Bigha 2 Katha 15 Chatak 38 Sq Ft		43,00,87,460/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>				<b>169.934Dec</b>	<b>0 /-</b>	<b>4300,87,460 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	0/-	33,75,000/-	Structure Type: Structure

Gr. Floor. Area of floor : 5000 Sq Ft.,Residential Use. Cemented Floor, Age of Structure: 0Year. Roof Type: Pucca, Extent of Completion: Complete

<b>Total :</b>	<b>5000 sq ft</b>	<b>0 /-</b>	<b>33,75,000 /-</b>	
----------------	-------------------	-------------	---------------------	--

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sudershan Kumar Mheswari</b> Son of Late Hiralal Maheswari 45, Garcha Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7N, Aadhaar No: 26xxxxxxxx3422, Status :Individual, Executed by: Self, Date of Execution: 21/06/2021 Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/06/2021 Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Pvt. Residence
2	<b>Lumiere Realtech Private Limited</b> 41/A, A. J. C. Bose Road, City:- Kolkata, , P.O:- Park Circus, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>Little Star Tie-up Private Limited</b> 41/A, A. J. C. Bose Road, City:- , P.O:- Park Circus, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 . PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Tirupati Tower Private Limited</b> 1, Garstin Place, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sudershan Kumar Maheswari</b> Son of Late Hiralal Maheswari 45, Garcha Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7N, Aadhaar No: 26xxxxxxxx3422 Status : Representative, Representative of : Lumiere Realtech Private Limited (as Director), Little Star Tie-up Private Limited (as Director)
2	<b>Mr Vijay Narayan Rathi</b> Son of Late Satya Narayan Rathi 1, Garstin Place, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9L, Aadhaar No: 80xxxxxxxx3611 Status : Representative, Representative of : Tirupati Tower Private Limited (as Director)
3	<b>Mr Anand Neotia (Presentant)</b> Son of Mr Arvind Kumar Neotia , 1, Garstin Place, City:- Kolkata, , P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx0F, Aadhaar No: 90xxxxxxxx5631 Status : Representative, Representative of : Tirupati Tower Private Limited (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Gouri Sankar Rana</b> Son of Late K K Rana 6 Church Lane, City- Kolkata, P.O.- G P.O. P.S-Hare Street, District -Kolkata, West Bengal, India. PIN- 700001			

Identifier Of Mr Sudershan Kumar Mheswari, Mr Sudershan Kumar Maheswari, Mr Vijay Narayan Rathi, Mr Anand Neotia

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Sudarshan Kumar Mheswari	Tirupati Tower Private Limited-56.6447 Dec
2	Lumiere Realtech Private Limited	Tirupati Tower Private Limited-56.6447 Dec
3	Little Star Tie-up Private Limited	Tirupati Tower Private Limited-56.6447 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Sudershan Kumar Mheswari	Tirupati Tower Private Limited-1666.66666700 Sq Ft
2	Lumiere Realtech Private Limited	Tirupati Tower Private Limited-1666.66666700 Sq Ft
3	Little Star Tie-up Private Limited	Tirupati Tower Private Limited-1666.66666700 Sq Ft

On 29-07-2021

**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 43.34.62.460/-

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

On 30-07-2021

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

Presented for registration at 16:05 hrs on 30-07-2021, at the Private residence by Mr Anand Neotia ,

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

Execution is admitted on 30/07/2021 by Mr Sudershan Kumar Mheswari, Son of Late Hiralal Maheswari, 45, Road: Garcha Road, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Identified by Mr Gouri Sankar Rana, , Son of Late K K Rana, 6, Church Lane, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 30-07-2021 by Mr Sudershan Kumar Maheswari, Director, Lumiere Realtech Private Limited, 41/A, A. J. C. Bose Road, City:- Kolkata, , P.O:- Park Circus, P.S.-Park Street, District:-Kolkata, West Bengal, India, PIN - 700017; Director, Little Star Tie-up Private Limited, 41/A, A. J. C. Bose Road, City:- , P.O - Park Circus, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Mr Gouri Sankar Rana, , Son of Late K K Rana, 6, Church Lane, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 30-07-2021 by Mr Vijay Narayan Rathi, Director, Tirupati Tower Private Limited, 1, Garstin Place, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Gouri Sankar Rana, , Son of Late K K Rana, 6, Church Lane, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 30-07-2021 by Mr Anand Neotia, DIRECTOR, Tirupati Tower Private Limited, 1, Garstin Place, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Gouri Sankar Rana, , Son of Late K K Rana, 6, Church Lane, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

On 01-09-2021

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- , I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 25887, Amount: Rs.100/-, Date of Purchase: 16/06/2021, Vendor name: S Mukherjee

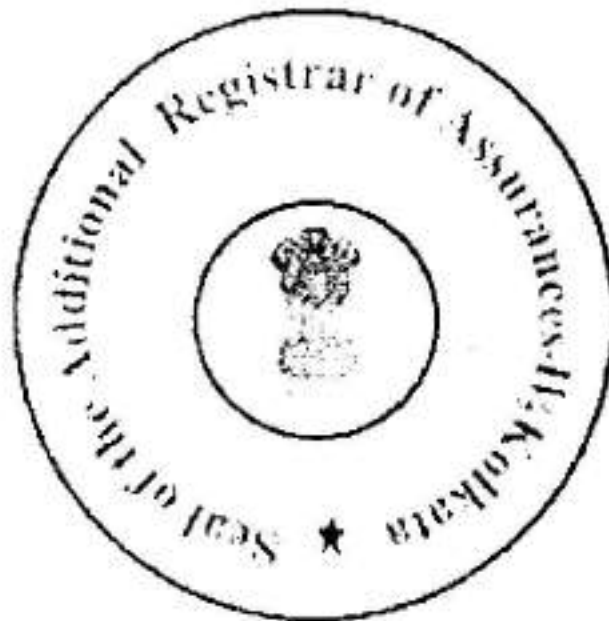
**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 372407 to 372445

being No 190408718 for the year 2021.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.09.01 12:45:10 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/09/01 12:45:10 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



DATED THIS 9<sup>th</sup> DAY OF June, 2021

FROM

SUDARSHAN KUMAR MAHESWARI  
LUMIERE REALTECH PRIVATE LIMITED  
LITTLE STAR TIE-UP PRIVATE LIMITED

TO

TIRUPATI TOWER PRIVATE LIMITED &  
ANR.

POWER OF ATTORNEY

R. Ginodia & Co.  
Advocates  
Ground Floor, 6, Church Lane,  
Kolkata- 700 001.