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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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Certified that the Document is admitted to Registration. The Signature Sheet and the Endorsement sheets attached to this document are the part of this Document.

23784/18

Additional Registrar
 of Assurances-III, Kolkata

Development Power of Attorney

Additional Registrar of
 Assurances III, Kolkata

28 AUG 2018

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) **Pratibha Sen** w/o Late Bijan Kumar Sen, by religion Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AZQPS0901F (2) **Sanjay Kumar Sen** s/o Late Bijan Kumar Sen, by religion Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AUBPS6559B hereinafter jointly referred to as the "Owners in Group A" (which term or expression shall unless excluded by or repugnant to the context, include their heirs,

32991

Serial NO.

Name. Pratibha Sen Goss

Address. 33, Jnan Roswami Sagar I, Kol-53

Prop:- Srikant Tiwari
Licenced Stamp Vendor
BACHAN GANGA
2 & 3, Bankshall Street
Kolkata - 700 011

24 AUG 2018




Additional Registrar of
Assurances III Kolkata

27 AUG 2018

executors, administrators, legal representatives and assigns) of the First Part -
- **AND- (3) Sanjukta Sen** w/o Late Ranjan Kumar Sen by religion - Hindu, residing at residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AKOPS2977G (4) **Aniruddha Sen** s/o Late Ranjan Kumar Sen by religion - Hindu, residing at residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN COKPS7492N hereinafter jointly referred to as the "**Owners in Group B**" (which term or expression shall unless excluded by or repugnant to the context, include their heirs, executors, administrators, legal representatives and assigns) of the Second Part -- **AND- (5) Tripti Sen** w/o Late Satyendra Kumar Sen by religion - Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AKKPS7757A (6) **Sreyashi Sen** d/o Late Satyendra Kumar Sen by religion - Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN DWPPS8880A hereinafter jointly called the "**Owners in Group C**" (which term or expression shall unless excluded by or repugnant to the context, include their heirs, executors, administrators, legal representatives and assigns) of the Third Part - **AND -(7) Manjurini Ray** w/o Late Sumit Ray by religion - Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN ADEPR5642L hereinafter called the "**Owners in Group D**" (which term or expression shall unless excluded by or repugnant to the context, include her heirs, executors, administrators, legal representatives and assigns) of the Fourth Part -**AND- (8) Indrani Dasgupta** w/o Asok Kumar Dasgupta by religion - Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AEAPG9387C hereinafter called the "**Owners in Group E**" (which term or expression shall unless excluded by or repugnant to the context, includes her heirs, executors, administrators, legal representatives and assigns) **SEND GREETINGS.:**

Additional Registrar of
Assurances III Kolkata

27 AUG 2011

WHEREAS :

- A. We the above named are the sole and absolute Owners of All That Premises No. 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P. S. New Alipore, Kolkata - 700053 containing a land area of 8.74 Cottahs (Approx.) morefully described in the **THE SCHEDULE** hereto (hereafter called 'the Premises') free from all mortgages, claims, demands, liabilities, attachments, charges, liens, lispence, acquisitions, requisitions, and/or any other encumbrance of whatsoever nature.
- B. We are contemplating to construct and/or causing to construct new building/s at the Premises aforesaid in terms of the Development Agreement dated 27/08/2018 with **M/s Tirupati Tower Private Limited.**, having its registered office at 1, Garstin Place, Kolkata - 700001 which was registered at the office of A. P. A — I vide Deed No. 6705 for the year 2018.
- C. We have decided to retain the areas mentioned in the said Development Agreement (hereafter called 'the Retained Areas); **RETAINED AREA** shall mean the 50% share or interest in the New Building at the Premises together with undivided proportionate share or interest in the land at the Premises.
- D. For the purpose of dealing with Municipal Authorities and other authorites for sanction of Building plans and/or carrying any revision and/or modification thereof and for the purpose of at the Premises we are desirous of appointing **M/s Tirupati Tower Private Limited** a Company registered under the Companies Act, 1956, having its registered office at 1, Garstin Place, Kolkata-700001, having its PAN **AABCT0495N**, represented by its director **Basant Kumar Parakh** son of **Shri R.L.Parakh** having PAN **AFRPP9480P** by Occupation Business residing at 50, Haraprasad Sastri Sarani, P.O & P.S New Alipore, Kolkata - 700053, as our true and lawful Attorney;



Additional Registrar of
Insurance, Kolkata

27 AUG 2019

NOW KNOW YE BY THESE PRESENTS that We (1) **Pratibha Sen** w/o Late Bijan Kumar Sen, by religion Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AZQPS0901F (2) **Sanjay Kumar Sen** s/o Late Bijan Kumar Sen, by religion Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AUBPS6559B hereinafter jointly referred to as the "**Owners in Group A**" (which term or expression shall unless excluded by or repugnant to the context, include their heirs, executors, administrators, legal representatives and assigns) of the First Part -- **AND-** (3) **Sanjukta Sen** w/o Late Ranjan Kumar Sen by religion - Hindu, residing at residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AKOPS2977G (4) **Aniruddha Sen** s/o Late Ranjan Kumar Sen by religion - Hindu, residing at residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN COKPS7492N hereinafter jointly referred to as the "**Owners in Group B**" (which term or expression shall unless excluded by or repugnant to the context, include their heirs, executors, administrators, legal representatives and assigns) of the Second Part -- **AND-** (5) **Tripti Sen** w/o Late Satyendra Kumar Sen by religion - Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AKKPS7757A (6) **Sreyashi Sen** d/o Late Satyendra Kumar Sen by religion - Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN DWPPS8880A hereinafter jointly called the "**Owners in Group C**" (which term or expression shall unless excluded by or repugnant to the context, include their heirs, executors, administrators, legal representatives and assigns) of the Third Part - **AND -**(7) **Manjurini Ray** w/o Late Sumit Ray by religion - Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN ADEPR5642L hereinafter called the "**Owners in Group D**" (which term or expression shall unless excluded by or repugnant to the context, include her heirs, executors, administrators, legal representatives and assigns) of the Fourth Part -**AND-** (8) **Indrani Dasgupta** w/o Asok Kumar Dasgupta by religion - Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AEAPG9387C hereinafter called the "**Owners in Group E**" do hereby nominate, constitute and appoint **M/s Tirupati Tower Private Limited** a Company registered under the Companies Act, 1956, having its

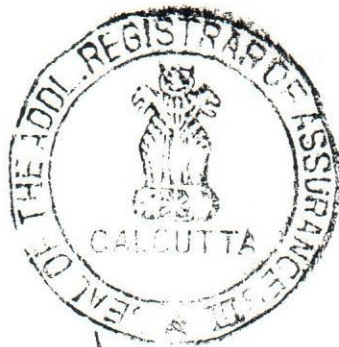


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registered office at 1, Garstin Place, Kolkata-700001, having its PAN **AABCT0495N**, represented by its director Basant Kumar Parakh son of Shri R.L.Parakh having PAN **AFRPP9480P** by Occupation Business residing at 50, Haraprasad Sastri Sarani, P.O & P.S New Alipore, Kolkata - 700053, as my true and lawful Attorney and agent for us in our name and on our behalf to do all or any of the following acts, deeds and things:

1. To guard possession of the Premise or part thereof from time to time.
2. To have prepared and sanctioned by the Corporation the proposed Building Plans as may be required and also to have the same modified and/or altered by the Corporation and/or other authorities and in connection therewith, to make, sign, execute and submit necessary plans, forms, applications, declarations, original deeds including title deeds, documents and give undertakings, pay fees, obtain and receive sanctions and such orders and permissions as be expedient subject to our approval and on our behalf.
3. To appear before all necessary authorities including the Calcutta Municipal Corporation, Fire Brigade, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Police and Court) in connection with the sanctioning of the Plans, obtaining licenses for lifts and other equipments and all and every matter in connection therewith.
4. To apply for and to obtain electricity, gas, water sewerage drainage, telephone & other utility in the said Premises and/or to make alternation therein and to close down and/or have disconnected the same and for that sign, execute, submit all papers, applications, documents and plans and to do all other acts, deeds & things as may be deemed fit and proper by the said attorney.
5. To warn off and prohibit, and if necessary, proceed against in due form of law, against all or any trespassers on the Premises or any parts thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisances, if found any.
6. To settle and pay all outgoing including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever payable in respect of

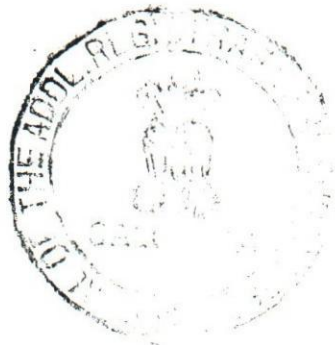


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the Premises and receive refund and other monies including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and/or discharges there for.

7. To sign, execute, modify, cancel, alter, exchange, draw, approve and present for registration, and have registered, all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with amalgamation and for the sanction of the Plans of the Building/s on the Premises.
8. To appear before the Corporation and other authorities and Government Departments and/or officers and also all other State, Executive, Judicial or Quasi-judicial, Municipal and other authorities and also all courts and Tribunals, for all matters connected with the Premises and connections of utilities and sanctioning of the Plans and other matters relating to the Premises.
9. To accept notice/s and service/s of papers from any Court, Tribunal, Postal and/or other authority and/or persons.
10. To affirm, sign and verify all complaints, petitions, written statements, consent petitions, affidavits, documents, vakalatnamas, warrant of attorney, Memorandum of Appeal in any proceedings in any way concerned with the Subject Premises or proceedings and to represent or cause to be represented us before any Munsiff, Asst. District Judge, District Judge, Magistrates, High Court or any other Courts to all intents and purposes in connection with the Premises.
11. To appear for and act in all Department, i.e. Building Department, Law Department, Collection Department, Assessment Department, Drawing Department and all other Department in the Calcutta Municipal Corporation and to file application or applications petition or petitions forms, declarations, Indemnity Bond, Affidavits, Deed, documents, Indentures, signed by the said Attorney on my behalf in connection with building plan to be sanctioned by Building Department, Calcutta Municipal Corporation for sanction.



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12. That to take delivery of building plan sanctioned by the Kolkata Municipal Corporation and to sign good and valid receipt for acceptance of such sanctioned plan.
13. To pay fee obtain sanction and such other orders & permissions from the necessary authorities as be expedient for sanction, modification and/or alternation of the plan and also to submit and take delivery of title deeds concerning the said Premises and other papers & documents subject to accountable receipts as may be required by the necessary authorities.
14. To appear and to represent the grantor before all authorities including the Calcutta Municipal Corporation for fixation and/or finalisation of the annual valuation of the said Premises and for that to sign, execute & submit necessary papers, documents and to do all other acts, deeds and things as the said attorney/s may deem fit and proper.
15. To engage and appoint any solicitor, advocates, or counsel and/or attorney and agents to act and plead and otherwise to conduct the court case and also can engage contractor, engineer, architect, surveyor and/or any other person/s or professional whenever our said attorney shall think proper such appointments at their sole discretion.
16. To compromise, compound or withdraw cases or be non-suited to refer to arbitration all disputes and differences if so needed.
17. To deal with any claimant if any in respect of the premises and to the claim in all manner whatsoever, including steps to obtain confirmation and/or release and for the purpose, to appear before the Corporation and other authorities and Government Departments and/or officers and all other State Executives, Judicial or quasi judicial Municipal Officers and other authorities and all courts and tribunals to give undertakings, assurances and indemnities, as be required for the purposes aforesaid.
18. To enter into agreement in respect of the Residual Area as allocated to Developer in the land building premises and rights & properties appurtenant thereat to sale out, lease out, let out, create charge, transfer and/or any other way dispose of the same containing such



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provisions and with such person/s and/or institution as may be decided by the Attorney and receive all money therefrom and to grant valid receipt for all such money to be received by the Attorney.

19. To apply for and obtain such certificates and other permissions and clearances, as may be required for execution and/or registration of the conveyances and any documents of transfer in respect of the Residual Area at the Premises and/or parts thereof.
20. To execute, present for registration, admit execution and have registered the Agreements, Deeds of Conveyance, Deeds of Lease and/or Deeds of Transfer, and/or any other deed/s or document/s in respect of Residual Area in the Premises either executed by me or by the Attorney and to sign, lodgment receipts and to get back the documents registered from Registration Office and delivering them to the Purchaser.
21. To engage and appoint any solicitor, advocates, or counsel and/or attorney and agents to act and plead and otherwise conduct the said court case whenever our said attorney shall think proper.
22. To employ Advocates, Deed Writers' and/or any professionals as may be required in the said matter in respect of residual areas only.
23. To sign and submit all papers applications and documents for having the mutation affected in all public records and with all authorities and/or persons including Municipality in respect of the residual area or the premises or any portions thereof and to deal with such authority and/or authorities and to have mutation duty affected to.

AND GENERALLY, the Attorney shall have the power to do all such other acts, deeds and things as be required for and/or in connection with the aforesaid as we ourselves could have done.

AND, we do hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the Attorney shall lawfully do or cause to be done in or about the Building as aforesaid.



Additional Registrar of
Assurances in Kolkata

27 AUG 2019

THE SCHEDULE

(The Premises)

ALL THAT messuage, tenement, building, structure of about 12000 sq. ft. erected/situated thereon structure and piece and parcel of land containing an area of 8.74 cottahs (approx.) situate, lying at and being Premises No. 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P. S. New Alipore, Kolkata - 700053 P.S. New Alipore, Sub-Registration office at Alipore, Ward No.81, of the Calcutta Municipal Corporation and butted and bounded as follows that is to say;

ON THE NORTH	: By Premises No.34 Jnan Goswami Sarani;
ON THE EAST	: By 40 ft. wide road ;
ON THE SOUTH	:By 40 ft. wide road ;
ON THE WEST	: By Premises No.32 Jnan Goswami Sarani;



Additional Registrar of
Assurances, Kolkata

27 AUG 2010

IN WITNESS WHEREOF, we have executed these presents on this the 27th day of August 2018.

EXECUTED AND DELIVERED
in the presence of:

~~Witness~~
(Asit Kumar)

Asit Kumar
1 Ganstin place
Kolkata - 70001

Pratibha Sen.
Naraj Kumar Sen
Sanyal Sen
Sundelta Sen
Tripti Sen
Sreyashi Sen
Manjiviray Ray
Indrani Das

EXECUTED AND DELIVERED
in the Presence of:

~~Witness~~
(Asit Kumar)

Asit Kumar
1 Ganstin place
Kolkata - 70001

For TIRUPATI TOWER PVT. LTD.

(Signature)

Director

Drafted by me
Abhijit Saha
Advocate, High Court
Calcutta
F/327/160/2009



Additional Registrar of
Assurances in Kolkata

27 AUG 2010