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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 652149

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

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

17 FEB 2022

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY dated this 17TH
 day of February, 2022.

17/2
 8-8/533488

8000530488/22



[Faint handwritten text in Bengali script]

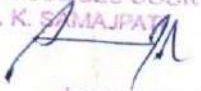
17 FEB 2022
17 FEB 2022

NO. 3596 DATE _____ RS. 100

NAME _____

ADDRESS _____

ALIPORE JUDGES COURT
A. K. SAMAJPATI



SIGNATURE

SHIVEN RAY
Advocate
High Court, Calcutta
Mob: 9874826600
Email: shivenraylegal@gmail.com



Identified by:
Pintu Masunder.

(PINTU MASUNDER)

S/O NETAI MASUNDER

Alipore Police Comt.

Kolkata - 700027.

Professional.

District Sub-Registrar-II
Alipore, South 24 Parganas
17 FEB 2022

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) Rajat Ray s/o Lt. Sumit Ray and Late Manjurini Ray, by religion Hindu, residing at APT 26E, Tower IV, South City Residency, 375, Prince Anwar Shah Road, Kolkata - 700 068, P.O. Jodhpur Park, P.S. Jadavpur, Dist. South 24 Pgs., West Bengal having PAN ACIPR4182Q and Aadhaar No. 695378008970 and (2) Sushmita Ray wife of Rana Ray and daughter of Lt. Pradyot Kumar Gupta, residing at 104B, Block-F P.O & P. S. New Alipore, Kolkata - 700053 having PAN ATDPR7091N and Aadhaar No. 401567323837 hereinafter jointly and severally referred to as "the Appointers" (which term or expression shall unless excluded by or repugnant to the context, include their respective heirs, executors, administrators, legal representatives and assigns) SEND GREETINGS.:

W H E R E A S:

- A. One Smt. Manjurini Ray, (since deceased) during her lifetime was bequeathed with All That the flat on the second floor of the annexe building along with a living room and bathroom on the roof of the old building situated at No. 104 B, Block F, New Alipore, Kolkata - 700053 now known as 33, Jnan Goswami Sarani Kolkata (which entire premises is hereinafter referred to as the "said Premises" and is more fully and particularly described in the Schedule as hereinafter appearing) and measuring 1722 sq. ft. together with undivided proportionate impartible share in the Land in the said premises attributable to the said Flat together with all common parts and portions forming part of the said premises (hereinafter referred to as "the said Flat and the properties appurtenant thereto") by virtue of the Will of her Late Father Sisir Kumar Sen which was duly Probated by an order dated 17th April, 1999 passed by the Hon'ble High Court, Calcutta in PLA No.58 of 1699.



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- B. The said Smt. Manjurini Ray along with other Owners of the said premises, namely Pratibha Sen, Sanjay Kumar Sen, Sanjukta Sen, Aniruddha Sen, Tripti Sen, Shreyasi Sen, Indrani Dasgupta entered into a Development Agreement dated 27th August, 2018 (hereinafter referred to as the "said Development Agreement") with Tirupati Tower Private Limited (now known as Orbit Tirupati Towers Private Limited and hereinafter referred to as "the Developer") to develop the said Premises on the terms and conditions contained therein and the same was duly registered with the Additional Registrar of Assurances-I in Book No.I, Volume No.1901-2018, Pages 279792 to 279850, Being No.190106705 for the year 2018.
- C. The said Smt. Manjurini Ray along with the said other Owners executed and registered a Power of Attorney dated 27th August, 2018 in favour of the Developer (hereinafter referred to as the "said Power of Attorney") to act and do the things necessary for development of the said Premises as fully mentioned therein and which was duly registered with the Additional Registrar of Assurances-III in Book No.IV, Volume No.1903-2018, Pages 153230 to 153273, Being No.190305384 for the year 2018.
- D. Pursuant to the said Development Agreement and the said Power of Attorney steps have been taken for development of the said Premises by the Developer. The said Development Agreement and the said Power of Attorney are and continue to be valid and subsisting.
- E. The said Manjurini Ray died intestate on 28th April, 2021 leaving behind her surviving her two sons namely Rana Ray and Rajat Ray, who thus, became entitled to the entirety of the estate of Late Manjurini Ray including the said Flat and the properties appurtenant thereto with each of them being entitled to an



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undivided 50% share in the said Flat and the properties appurtenant thereto.

- F. By two separate Deed of Gifts both dated 15TH February, 2022 registered with the District Sub Registrar II at Alipore, Rana Ray gifted the entirety of his undivided 50% share in the said Flat and the properties appurtenant thereto to Rajat Ray vide Deed No: I - 160201870 / 2022 and Sushmita Ray vide Deed No: I - 160201869 / 2022 in the following manner:
- i) 80% of his undivided share to his wife Sushmita Ray i.e. 688.2 sq. ft.
 - ii) 20% of his undivided share to his Brother Rajat Ray i.e. 172.2 sq. ft.

G. Pursuant to the above, the Appointers have thus become entitled to the said Flat and the properties appurtenant thereto and/or the right, title, interest and entitlements of the said Manjurini Ray in terms of the Development Agreement in the following manner:

- i. Rajat Ray - undivided 60% share i.e. 1033.8 sq. ft.
- ii. Sushmita Ray - undivided 40% share 688.2. sq. ft.
(hereinafter referred to as their "Respective Shares").

H. Pursuant to the above, the Appointers have, immediately prior to the signing of this Deed, executed a Supplementary Development Agreement dated 17th of February, 2022 registered with the District Sub Registrar II at Alipore for substitution of their names in the said Development Agreement in the place and stead of Late Manjurini Ray and for recording and declaring that the Appointers are entitled to all benefits, accruals, entitlements and are liable and responsible for liabilities and obligations in terms of the said Development Agreement in their said Respective Ratios as stated above and are bound by all the terms and

Rajat Ray



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conditions of the said Development Agreement including all liabilities, obligations and performances as stated therein.

- I. For the purpose of dealing with Municipal Authorities and other authorities for sanction of Building plans and/or carrying any revision and/or modification thereof and/or for the purpose of authorizing and empowering the Developer to take all steps and sign all deeds, agreements and documents for the development, construction, marketing and sales of the New Building at the said Premises in terms of the Development Agreement we are desirous of appointing M/s Orbit Tirupati Towers Private Limited (formerly Tirupati Tower Pvt. Ltd.) 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 Arvind Kumar Neotia son of Lt. Ramgopal Neotia having PAN ABOPN4054E by Occupation Business residing at 90N, Block E, New Alipore, P.O & P.S New Alipore, Kolkata - 700053, as our true and lawful Attorney;

NOW KNOW YE BY THESE PRESENTS that We , (1) Rajat Ray s/o Late Sumit Ray, by religion Hindu, residing at APT 26E, Tower IV, South City Residency, 375, Prince Anwar Shah Road, Kolkata - 700 068, P.O. Jodhpur Park, P.S. Jadavpur, Dist. South 24 Pgs., West Bengal 700045 having PAN ACIPR4182Q and Aadhaar No. 695378008970 and (2) Sushmita Ray daughter of Pradyot Kumar Gupta, residing at 104B, Block-F P.O & P. S. New Alipore, Kolkata - 700053 having PAN ATDPR7091N and Aadhaar No. 401567323837 hereinafter jointly and severally referred to as "the Appointers"(which term or expression shall unless excluded by or repugnant to the context, include their respective heirs, executors, administrators, legal representatives and assigns) do hereby nominate, constitute and appoint M/s Orbit Tirupati Towers Private Limited (formerly Tirupati Tower Pvt. Ltd.) a Company registered under the



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Companies Act, 1956, having its registered office at 1, Garstin Place, Kolkata-700001, having its PAN AABCT0495N, represented by its director Arvind Kumar Neotia son of Lt. Ramgopal Neotia having PAN ABOPN4054E by Occupation Business residing at 90N, Block E, New Alipore, P.O & P.S New Alipore, Kolkata - 700053 and hereinafter referred to as "the said Attorney", as our 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 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 equipment 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



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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 outgoings including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever payable in respect of 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 for the same.
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/or 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.



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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 Munsif, 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 our behalf in connection with building plan to be sanctioned by Building Department, Kolkata Municipal Corporation.
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.



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14. To appear and to represent the Appointer before all authorities including the Kolkata Municipal Corporation for fixation and/or finalization 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 its 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 contest the claim in all manner whatsoever, including taking 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 agreements and deeds of conveyance in respect of the Residual Area as allocated to Developer under the Development Agreement in the land building and premises and the rights & properties appurtenant thereto and to sellout, lease out, let out, create charge, transfer and/or any other way deal with and/or dispose of the same on such terms, conditions and provisions and



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with such person/s and/or institution/s as may be decided by the said Attorney and to receive all money and consideration in respect of the same and to make over the same to the Developer and to grant valid receipt for all such money and consideration to be received by the Attorney. *save and accept owners allocation*

19. To apply for and obtain such certificates and other permissions and clearances, as may be required and sign all deeds 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 for Sale/Lease, 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 and/or for creation of charge/mortgage and/or any other encumbrances in respect of the Residual Area/ Developer's Area and/or for financing of the project, whether executed by the Appointers or by the Attorney and to sign, acknowledgment receipts and to get back the documents registered from Registration Office and delivering them to the Purchaser/concerned entities.
21. To engage and appoint any solicitor, advocates, or counsel and/or attorney and agents to act and plead and otherwise conduct any 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 or the premises.

Major Law



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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 Kolkata Municipal Corporation 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.

~~24. Same and accept owners allocation~~

AND GENERALLY, the said 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 premises and/or for the purposes of development thereof as we ourselves could have done.

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

Rajashree



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THE SCHEDULE ABOVE REFERRED TO:

(The "Premises")

ALL THAT messuage, tenement, building, structure of about 12000 sq. ft. together with the 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;



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IN WITNESS WHEREOF, the Appointers and the Attorney have executed these presents on this the 17th day of February, 2022.

① *Rajat Ray*

EXECUTED AND DELIVERED

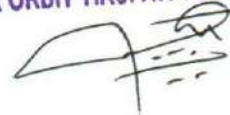
By the within-named Appointers
at Kolkata in the presence of:

② *Shay*

EXECUTED AND ACCEPTED

By the within-named Attorneys
at Kolkata in the presence of:

FOR ORBIT TIRUPATI TOWERS PVT. LTD.



Director

WITNESSES:

Shri. Anil Kumar Datta
Advocate
High Court, Calcutta
Kol. - 700001. (9674220760)

27

Drafted and Identified by:



Shiven Ray
Advocate,
High Court, Calcutta,
Kolkata 700001;
F/WB- 1141/911/2021



District Sub-Registrar-II
Alipore, South 24 Parganas

17 FEB 2022

DATED THIS 17th DAY OF February
2022

FROM

Rajat Ray & Ors.

.....Owners

Orbit Tirupati Towers Pvt. Ltd.

... The
Attorney

Power of Attorney



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17 FEB 2022

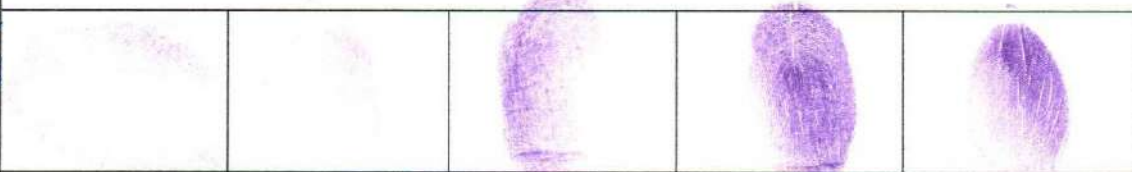
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Alipore, South 24 Parganas

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ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AABCT0495N

नाम / Name	ORBIT TIRUPATI TOWERS PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	26/02/1996
	
	Signature Not Verified Digitally signed by Income Tax Deptt. Date: 2021.09.04 01:38:33 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>AABCT0495N</p> <p>नाम / Name ORBIT TIRUPATI TOWERS PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 26/02/1996</p>	<p>भारत सरकार GOVT. OF INDIA</p> 	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटें: आयकर पैन सेवा इकाई, एन.एस.डी.एल. 5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, NSDL, 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1325/13561/08991

To
ARVIND KUMAR NEOTIA
90N BLOCK E
NEW ALIPORE
New Alipore S.O
New Alipore
Kolkata
West Bengal 700053
9831066972

01/11/2012
92901105



MD929011052FH



आपका आधार क्रमांक / Your Aadhaar No. :

6448 5692 0375

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



ARVIND KUMAR NEOTIA
Father : RAMGOPAL NEOTIA
DOB : 22/05/1950
Male



6448 5692 0375

मेरा आधार, मेरी पहचान

आयकर विभाग

INCOME TAX DEPARTMENT

ARVIND KUMAR NEOTIA

RAM GOPAL NEOTIA

22/05/1950

Permanent Account Number

ABOPN4054E


Signature



भारत सरकार

GOVT. OF INDIA



18042013





भारत सरकार
GOVERNMENT OF INDIA



ರಾಜ್ ರಾಜ್
Rajat Ray
ಜನ್ಮ ದಿನಾಂಕ/ DOB: 28/03/1971
ಪುರುಷ / MALE



6953 7800 8970

ನನ್ನ ಆಧಾರ್. ನನ್ನ ಗುರುತು

Rajat Ray



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

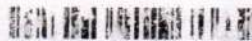
Download Date: 08/03/2017

ವಿಳಾಸ:
ಸಿ/ಒ / ಸುಮಿತ್ ರಾಜ್, #A-1703 New
1203 ವಾಲ್ಟರ್ ರಸ್ತೆ - 301 ಮಹಾನಗರ
ಮಾನ್ಯಾಪುರ, ಬೆಂಗಳೂರು ನಗರ,
ಕರ್ನಾಟಕ, ಬೆಂಗಳೂರು ನಗರ,
ಕರ್ನಾಟಕ - 560018

Address

S/O: Sumit Ray, #A-1703 New
W/O: Smt NCC Manje Heights, 3
Naarayanapura, Manjodeva
Bangalore South, Bengaluru
Karnataka - 560018

6953 7800 8970



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Rajat Ray

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACIPR4182Q

नाम / Name
RAJAT RAY

पिता का नाम / Father's Name
SUMIT RAY

जन्म की तारीख / Date of Birth
28/03/1971

हस्ताक्षर / Signature



Rajat Ray

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Rajat Ray

Major Information of the Deed

Deed No :	I-1602-01949/2022	Date of Registration	17/02/2022
Query No / Year	1602-8000533488/2022	Office where deed is registered	
Query Date	17/02/2022 5:16:56 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shiven Ray Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874826600, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 5,30,33,267/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160201940/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gyan Goswami Sarani, , Premises No: 33, , Ward No: 081 Pin Code : 700053



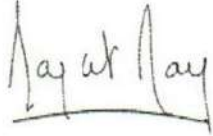



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8.74 Katha		4,38,53,267/-	Property is on Road , Project Name :
Grand Total :				14.421Dec	0 /-	438,53,267 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	12000 Sq Ft.	0/-	91,80,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 4000 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 4000 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 4000 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		12000 sq ft	0 /-	91,80,000 /-	



Principal Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJAT RAY (Presentant) Son of Late Sumit Ray Executed by: Self, Date of Execution: 17/02/2022 , Admitted by: Self, Date of Admission: 17/02/2022 ,Place : Office			
	17/02/2022	LTI 17/02/2022	17/02/2022	
APT 26E, Tower IV, South City Residency, 375, Prince Anwar Shah Road, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2Q, Aadhaar No: 69xxxxxxxx8970, Status :Individual, Executed by: Self, Date of Execution: 17/02/2022 , Admitted by: Self, Date of Admission: 17/02/2022 ,Place : Office				
2	Name Mrs SUSHMITA RAY Daughter of Late Pradyot Kumar Gupta Executed by: Self, Date of Execution: 17/02/2022 , Admitted by: Self, Date of Admission: 17/02/2022 ,Place : Office			
	17/02/2022	LTI 17/02/2022	17/02/2022	
104B, Block-F, City:- Not Specified, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx1N, Aadhaar No: 40xxxxxxxx3837, Status :Individual, Executed by: Self, Date of Execution: 17/02/2022 , Admitted by: Self, Date of Admission: 17/02/2022 ,Place : Office				

Attorney Details :



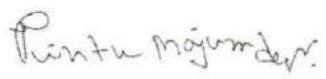
SI No	Name,Address,Photo,Finger print and Signature			
1	ORBIT TIRUPATI TOWERS PRIVATE LIMITED 1, Garstin Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAXxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARVIND KUMAR NEOTIA Son of Late Ram Gopal Neotia Date of Execution - 17/02/2022, , Admitted by: Self, Date of Admission: 17/02/2022, Place of Admission of Execution: Office	 Feb 17 2022 5:34PM	 LTI 17/02/2022	 17/02/2022
90N, Block E, New Alipore, City:- Not Specified, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx4E, Aadhaar No: 64xxxxxxxx0375 Status : Representative, Representative of : ORBIT TIRUPATI TOWERS PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pintu Majumder Son of Late Netai Majumder Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	17/02/2022	17/02/2022	17/02/2022
Identifier Of Mr RAJAT RAY, Mrs SUSHMITA RAY, Mr ARVIND KUMAR NEOTIA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr RAJAT RAY	ORBIT TIRUPATI TOWERS PRIVATE LIMITED-7.2105 Dec
2	Mrs SUSHMITA RAY	ORBIT TIRUPATI TOWERS PRIVATE LIMITED-7.2105 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr RAJAT RAY	ORBIT TIRUPATI TOWERS PRIVATE LIMITED-6000.00000000 Sq Ft
2	Mrs SUSHMITA RAY	ORBIT TIRUPATI TOWERS PRIVATE LIMITED-6000.00000000 Sq Ft



On 17-02-2022

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 17:25 hrs on 17-02-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr RAJAT RAY , one of the Executants.

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 5,30,33,267/-

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

Execution is admitted on 17/02/2022 by 1. Mr RAJAT RAY, Son of Late Sumit Ray, APT 26E, Tower IV, South City Residency, 375, Prince Anwar Shah Road, P.O: Jodhpur Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business, 2. Mrs SUSHMITA RAY, Daughter of Late Pradyot Kumar Gupta, 104B, Block-F, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by Mr Pintu Majumder, , Son of Late Netai Majumder, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Professionals

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

Execution is admitted on 17-02-2022 by Mr ARVIND KUMAR NEOTIA, Director, ORBIT TIRUPATI TOWERS PRIVATE LIMITED, 1, Garstin Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Pintu Majumder, , Son of Late Netai Majumder, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 652149, Amount: Rs.100/-, Date of Purchase: 17/02/2022, Vendor name: A K Samajpati



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 89924 to 89950

being No 160201949 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.03.03 17:22:39 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/03/03 05:22:39 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)