

16922/2023

I-14605/23



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12-57
16/10/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/2667117/23



ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Certified that the Document is admitted to Registration. The Signature sheet and the endorsement sheet are the part of this document.

Additional Registrar of Assurances II Kolkata

16 OCT 2023

DEVELOPMENT POWER OF ATTORNEY

We, 1. AMRITLAL KARAMCHAND SHAH alias AMRITLAL, PAN-AKFPS0420D, (AADHAAR No.- 438384403505), Son of Late Karamchand Lalchand Shah, by faith- Jain, by occupation- Business, by nationality- Indian, residing at 27, Allenby Road, near Northern Park, P.O.+P.S.- Bhowanipore, Kolkata -700 020,

28040

24 FEB 2003

No.....Rs. 100/- Date.....

Name : M.A. NURUL HAQUE, Advocate
26 K, Rustia Road, Kolkata-700039

Address : Enrolment No. WB/199/86

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Handwritten scribbles and numbers, possibly '2/3/3/3/3/3/3/3'.



Handwritten number '1'.

18 OCT 2003

2.RASIKLAL KARAMCHAND SHAH, PAN-AAHPS2082B,(AADHAAR No.- 444037927327), Son of Late Karamchand Lalchand Shah, by faith- Jain, by occupation- Business, by nationality- Indian, residing at the Imperial, North Tower, 3007, B.B. Nakashe Marg, Near A.C. Market, Tulsiwinti, Mumbai, Maharastra-400034, presently residing at 27, Allenby Road, near Northern Park, P.O.+P.S.- Bhowanipore, Kolkata-700020, **3.NIRMAL GULABCHAND SHAH,** PAN-AAUPS1198K,(AADHAAR No.- 365250424722), Son of Late Gulabchand Karamchand Shah, by faith- Jain, by occupation- Business, by nationality- Indian, residing at 33, Chitrakoot, Altamount Road, Cumballa Hill, Mumbai, Maharastra-400026, presently residing at 27, Allenby Road, near Northern Park, P.O.+P.S.- Bhowanipore, Kolkata-700020, hereinafter called and referred to as **"the OWNERS/PRINCIPALS"** (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include ourrespective heirs, heiress, executors, legal representatives and assigns) state and **SEND GREETINGS:**

WHEREAS by an indenture of conveyance made in the year 1936 registered in the Registrar of Assurances, Calcutta one Karamchand Lalchand, son of Lalchand purchased from one Mussammat Meher Nigar Banu, wife of Bashir Ahmed ALL THAT partly one storied and partly two storied brick built messuage hereditaments and premises and the godown with corrugated Iron roofings togetherwith the piece or parcel of revenue redeem gland thereunto belonging and on part whereof the same is erected and built containing by estimation an Area of 2 (Two) Bighas and 3 (Three) Cottahs more or less situate lying at and being Premises No. 33, Bow Bazar Street in the Town of Calcutta, being part of Block No. XVI, Holding No. 302 in



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

16 OCT 2020

the South Division of the Town of Calcutta, hereinafter referred to as the "said Property" and morefully described in the schedule there under written at or for the consideration mentioned therein paid by the said Karamchand Lalchand from his own funds. In the event of said purchase said Karamchand Lalchand became owner and possessor of the said premises No. 33, Bow Bazar Street together with structure thereon, being the said premises.

AND WHEREAS in the event of thus happened said Karamchand Lalchand while thus seized, possessed and sufficiently entitled to as absolute sole owner in respect of said property, being ALL THAT partly one storied and partly two storied brick built messuage hereditaments and premises and the godown with corrugated Iron roofings together with the piece or parcel of revenue redeem gland there unto belonging and on part whereof the same is erected and built containing by estimation an Area of 2 (Two) Bighas and 3 (Three) Cottahs more or less situate lying at and being Premises No. 33, Bow Bazar Street in the Town of Calcutta, being part of Block No. XVI, Holding No. 302 in the South Division of the Town of Calcutta made an Indenture dated 15.09.1953, duly registered in the Office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 85, Pages from 234 to 239, being No. 3444 for the year 1953, wherein said Karamchand Lalchand was mentioned as Settlor and the Owner/Vendor Nos. 1 and 2 herein alongwith their brother Gulabchand Karamchand were mentioned as Trustees. In the said Indenture dated 15.09.1953 it was mentioned that each of the owner/vendor Nos. 1 and 2 along with said Gulabchand Karamchand having a vested right or interest in 1/3rd share in the said property subject to discharging the obligations as regards creating fund to the extent of Rs. 25, 000/- (Rupees Twenty Five Thousands) only for the marriage of the two unmarried daughters of said Karamchand

Lalchand and sisters of owner/vendor Nos. 1 and 2 herein and said Gulabchand Karamchand, namely Krishna Kumari and Malati and also divide the residual income in four equal share, in which one share of income would have the wife of said Karamchand Lalchand and mother of the owner/vendor Nos. 1 and 2 and said Gulabchand Karamchand namely Gulab Bai for her natural life in lieu of maintenance.

AND WHEREAS as per the said conditions as mentioned in the said Indenture dated 15.09.1953 the owner/vendor Nos. 1 and 2 along with said Gulabchand Karamchand discharged their obligations as regards to create fund for marriage of their two unmarried sisters and their said two sisters had been married long ago. Furthermore their mother namely Gulab Bai alias Gulabbai Karamchand Shah also died on 23.10.1991 and thereupon the conditions of the said Trust had been fulfilled and/or ceased to exist. So the vendor Nos. 1 and 2 and their brother Gulabchand Karamchand, since deceased became absolute joint owners of the said property.

AND WHEREAS in the event of charged the obligations as per the indenture dated 15.09.1953 and death of said Gulab Bai alias Gulabbai Karamchand Shah the Amritlal Karamchand, being the Owner No. 1, Rashiklal Karamchand, being the Owner No. 2 and Gulabchand Karamchand, since deceased became absolute owners and persons in possession having each of them 1/3rd share in respect of said Property viz. ALL THAT partly one storied and partly two storied brick built messuage hereditaments and premises and the godown with corrugated Iron roofings together with the piece or parcel of revenue redeem gland thereunto belonging and on part whereof the same is erected and built containing by estimation an Area of 2 (Two) Bighas and 3 (Three) Cottahs more or less situate lying at and being

Premises No. 33, Bow Bazar Street in the Town of Calcutta, being part of Block No. XVI, Holding No. 302 in the South Division of the Town of Calcutta. It is clarified that after expiry of death of one of the Freedom Fighter namely Bipin Behari Ganguly the name of the said Bow Bazar Street had been renamed as Bipin BehariGnaguly Street by the then Government. So the name of the premises became 33, B.B. Ganguly Street.

AND WHEREAS in the event of thus happened while said Gulabchand Karamchand seized, possessed and sufficiently entitled to ALL THAT undivided 1/3rd share in the partly one storied and partly two storied brick built messuage hereditaments and premises and the godown with corrugated Iron roofings together with the piece or parcel of revenue redeem gland thereunto belonging and on part whereof the same is erected and built containing by estimation an Area of 2 (Two) Bighas and 3 (Three) Cottahs more or less situate lying at and being formerly Premises No. 33, Bow Bazar Street at present Premises No. 33, B.B. Ganguly Street in the Town of Calcutta, being part of Block No. XVI, Holding No. 302 in the South Division of the Town of Calcutta, died intestate on 02.06.2020 leaving behind his only son Nirmal Gulabchand Shah, being the Owner No. 3 herein as his sole legal heir and successor, who inherited the share in the said property left behind by said Gulabchand Karamchand Shah. It is mentioned herein that the wife of said Gulabchand Karamchand Shah predeceased (i.e. on 25.10.2013) of her husband namely Gulabchand Karamchand. Thereafter present owners applied for mutation and upon consideration of deed, documents and continuous possession of the owners the concerned authority of the K.M.C. mutated the names of the owners in respect of the said property viz. **ALL THAT** partly one storied and partly two storied brick built messuage hereditaments and premises and the godown with corrugated Iron roofings togetherwith

the piece or parcel of revenue redeem gland thereunto belonging and on part whereof the same is erected and built containing by estimation an Area of 2 (Two) Bighas and 3 (Three) Cottahs more or less situate lying at and being Premises No. 33, Bow Bazar Street in the Town of Calcutta, being part of Block No. XVI, Holding No. 302 in the South Division of the Town of Calcutta presently K.M.C. at present Premises No. 33, B.B. Ganguly Street, under Kolkata Municipal Corporation Ward No. 046, P.S.- Bow Bazar, Kolkata- 700 012 as owners under Assessee No. 110460400302.

AND WHEREAS in the event of thus happened the Owners/Vendors herein became absolute joint owners and persons in possession having each of them 1/3rd share in respect of the afore mentioned property **ALL THAT** partly one storied and partly two storied brick built messuage hereditaments and premises and the godown with corrugated Iron roofings togetherwith the piece or parcel of revenue redeem gland thereunto belonging and on part whereof the same is erected and built containing by estimation an Area of 2 (Two) Bighas and 3 (Three) Cottahs more or less situate lying at and being formerly Premises No. 33, Bow Bazar Street in the Town of Calcutta, being part of Block No. XVI, Holding No. 302 in the South Division of the Town of Calcutta presently K.M.C. Premises No. 33, B.B. Ganguly Street, under Kolkata Municipal Corporation Ward No. 046, P.S.- Bow Bazar, Kolkata- 700 012 under Assessee No. 110460400302, hereinafter referred to as the "said Property" and morefully described in the "**Schedule**" hereunder Written.

AND WHEREAS by a Development Agreement dated 16.10.2023, we, the Owners/ Principals jointly have entrusted upon **KIWI REALTY PRIVATE LIMITED**, CIN - U70109WB2022PTC252415 & PAN - AAJCK4028Q, a company registered under the Companies

Act, 1956, having its Registered Office at HA - 153, Salt Lake City, Sector - III, P.O. - IB Market, P.S. Bidhannagar South, Kolkata - 700 097 duly represented by **Mr. Radhe Shyam Saini**, (PAN-ATAPS2708J), (Aadhaar No. 3206-5704-9812) son of Motilal Saini, by faith Hindu, residing at Ward 1, Chandmari Road, Khetri, Jhunjhunu, Rajasthan 333503, who has been duly authorized by way of resolution of the Board of Directors to represent the Company **2. ANNPEEY ESTATES PRIVATE LIMITED**, CIN - U70200WB1999PTC089287, a company registered under the Companies Act, 1956, having its Registered Office at 267 B.B. Ganguly Street, P.O. & P.S.- Bow Bazar, Kolkata - 700 012, represented by one of its director, **ZAFAR AHMED KHAN**, (PAN- AIHPK8406F), (AADHAAR NO.- 407207225546), Son of Nasir Ahmed Khan, by faith - Muslim, by occupation- Business, by nationality - Indian, residing at 33, Belgachia Road, P.O.- Belgachia, P.S.- Tala, Kolkata- 700 037, who has been duly authorized by way of resolution of the Board of Directors to represent the Company, therein called and referred to as the "Developer" the work of development to the said property on terms and conditions contained therein and which document has been registered in the office of Additional Registrar of Assurances II, Kolkata, on 16.10.23 in Book No.I, Volume No._____, Pages from _____ to _____, Being No. 14596 for the year 2023.

AND WHEREAS by and under the said Development Agreement dated 16.10.23, we have agreed to execute a Development Power of Attorney in favour of the Developer to empower and authorize the Developer inter alia to perform execute and act for and on our behalf as hereunder mentioned all acts, deeds, and matters to the extent of Our said property, for due performance and completion of the terms and obligation under the said Development Agreement.

Handwritten notes in blue ink:
 1. Karna...
 2. ...
 3. ...
 4. ...

AND WHEREAS due to our constant work and busy schedule, it is not possible for ourselves to look after the day to day work of our aforesaid property and it has become expedient and necessary for us to appoint suitable constituted attorney to look after the affairs of the said property.

NOW KNOW WE AND THESE PRESENTS that in conformity with to the covenants mentioned in the said Development Agreement dated 16.10.2023 **We, (1).AMRITLAL KARAMCHAND SHAH alias AMRITLAL**, Son of Late Karamchand Lalchand Shah, by faith- Jain, by occupation- Business, by nationality- Indian, residing at 27, Allenby Road, near Northern Park, P.O.+P.S.- Bhowanipore, Kolkata-700020, **(2). RASIKLAL KARAMCHAND SHAH**, Son of Late Karamchand Lalchand Shah, by faith- Jain, by occupation- Business, by nationality- Indian, residing at the Imperial, North Tower, 3007, B.B. Nakashe Marg, Near A.C. Market, Tulsiwinti, Mumbai, Maharashtra-400034, presently residing at 27, Allenby Road, near Northern Park, P.O.+P.S.- Bhowanipore, Kolkata-700020, **(3). NIRMAL GULABCHAND SHAH**, Son of Late Gulabchand Karamchand Shah, by faith- Jain, by occupation- Business, by nationality- Indian, residing at 33, Chitrakoot, Altamount Road, Cumballa Hill, Mumbai, Maharashtra-400026, presently residing at 27, Allenby Road, near Northern Park, P.O.+P.S.- Bhowanipore, Kolkata-7000203, do hereby nominate, constitute and appoint **KIWI REALTY PRIVATE LIMITED**, CIN-U70109WB2022PTC252415 & PAN - AAJCK4028Q, a company registered under the Companies Act, 1956, having its Registered Office at HA - 153, Salt Lake City, Sector - III, P.O. - IB Market, P.S. Bidhannagar South, Kolkata - 700 097 duly represented by **MR. Radhe Shyam Saini**, (PAN-ATAPS2708J), (Aadhaar No. 3206-5704-9812) son of Motilal Saini,

by faith Hindu, residing at Ward 1, Chandmari Road, Khetri, Jhunjhunu, Rajasthan 333503, who has been duly authorized by way of resolution of the Board of Directors to represent the Company **2. ANNPEEY ESTATES PRIVATE LIMITED**, CIN-U70200WB1999PTC089287, a company registered under the Companies Act, 1956, having its Registered Office at 267 B.B. Ganguly Street, P.O. & P.S.- Bow Bazar, Kolkata - 700 012, represented by one of its director, **ZAFAR AHMED KHAN**, (PAN-AIHPK8406F), (AADHAAR NO.- 407207225546), Son of Nasir Ahmed Khan, by faith - Muslim, by occupation- Business, by nationality - Indian, residing at 33, Belgachia Road, P.O.- Belgachia, P.S.- Tala, Kolkata- 700 037, who has been duly authorized by way of resolution of the Board of Directors to represent the Company, as our lawful joint attorney in our names and on our behalf to do, inter alia, the following acts and deeds and things, relating to the Development Agreement of our said property at Premises No. 33, Bow Bazar Street in the Town of Calcutta, being part of Block No. XVI, Holding No. 302 in the South Division of the Town of Calcutta at present K.M.C. Premises No. 33, B.B. Ganguly Street, under Kolkata Municipal Corporation Ward No. 046, P.S. - Bow Bazar, Kolkata- 700 012 containing an area of 2 (Two) Bighas and 3 (Three) Cottahs i.e. to say :-

1. To hold, manage and maintain possession of the **said property**, to look after, supervise and administer construction of building to be built on the schedule property in accordance with the terms and conditions as contained in the said Development Agreement.
2. To approach all concerned authorities under Urban Land Ceiling and Regulations Act, 1976, K.I.T., Land Acquisition Collector, Fire Brigade, Kolkata Municipal Corporation and

all Government, Semi-Government authorities, private or public body and corporation in respect of the said schedule property and for that purpose to sign such application, papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities of the said departments and also preferring appeals pursuant to any order of the competent authority/authorities in connection with the said schedule premises.

3. To carry on correspondence with all concerned authority/authorities in respect of the said schedule property.
4. To appear and represent us before all concerned authority/authorities whether it is government, semi/government or any statutory bodies as may be necessary in connection with the said schedule property, provided however the same does not jeopardize the interest of the Owners in any manner whatsoever.
5. To execute and register deeds and documents as would be required for the purpose of submitting plan for sanction and for getting sanction plan in respect of said premises including giving undertaking for removal of encroachment of any portion of the present building over the KMC land, if there be any and also for donating roadside portion of the premises to the KMC for getting more F.A.R. and/or extra height and/or floor, if the occasion arises.
6. To sign, execute and register the Deed of Boundary Declaration in respect of the said property on our behalf. To appear before the Registering Authority for presentation of

the said Deed of Boundary Declaration in respect of the said property and registration of the same as we could do ourselves.

7. To take all steps for preparation of the building plan including survey, soil test etc.
8. To take all steps for appointment of labour contractor and other person(s), agent(s) for the purpose of construction building on the said property.
9. To sign and execute and register Agreements for Sale or Deeds for Sale, Assignment, Lease or Transfer in any form in respect of developer's allocation reserved by and under the said Development Agreement dated 16.10.23 at the schedule premises, fully described hereunder and receive earnest money or full consideration money and grant valid receipts and to execute and register Deeds for Sale, Assignment, Lease or any other document in respect of the Developer's allocation at the said premises and to represent us before the Registrar and receive consideration money and grant valid receipt and discharges.
10. To apply to the concerned Municipal Authority and/or any other authorities for Variation/alteration and/or modification on the plan or plans sanctioned or to be sanctioned by the concerned Municipal Authority and to sign such applications, maps and documents, bonds and representations as may be necessary as the said attorney shall think fit and proper for the said purpose.

11. To deposit any fee and/or any amount on our behalf which may have to be paid to the concerned Municipal authority and/or any other authority or authorities before commencing and/or in course of construction of the building or buildings at the **said property**.
12. To do all other acts, matters and things in respect of the said schedule premises including to represent before any department and/or court of law both judicial and quasi judicial in character.
13. To appoint solicitor, advocate, attorney or lawyer to appear and in any court of law or before any customs or Revenue or other office of any State Government or local authority in respect of the said schedule property and to revoke such appointments and to substitute any other in their place instead.
14. To sign, verify, execute, plaint, written statements, counter claims, appeals, revision, review, application affidavit, authorities and papers of every description that may be necessary in respect of the said schedule premises and to be signed verified and execute for the purpose of any suits actions, appeal and proceedings of any kind whatsoever, in connection with the said schedule property in any court of law or equity whether of original appellate, testamentary or equity whether of original appellate, testamentary or equity whether of original appellate, testamentary or Revisional jurisdiction or judicial authority established by lawful authority and do all acts and appearances and application in any such court aforesaid in any such Court aforesaid in any suits whatever.

15. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any court in connection with the said schedule premises whether civil or criminal or before whether any Tribunal or to execute Vakalatnama, to act and plead, to sign and verify plaints, written statements, petitions and other pleadings, including pleadings Under Article 226/227 of the Constitution of India in connection with the said schedule premises and also to present any Memorandum of Appeal, Inventory and to accept service of summons, notice and other Legal Processes and to all acts Deeds and things that may be necessary or requisite in connection therewith in terms of our said schedule premises.
16. To apply for sanction of drainage plan, internal water line, supply of water, sinking of tube well, permission for lift erection, supply of electricity, installation of transformer (if necessary) and other utilities as may be necessary for the convenience and enjoyment of the residential apartments in the said building to be constructed at the **said property** and to sign all documents on our behalf for the said purposes.
17. To negotiate with the tenants or occupiers of the schedule premises or to initiate legal proceedings against them as may be necessary, before the appropriate forum.
18. To file and execute any decree that may be passed by any court against the tenants or any occupier of the schedule premises and to take possession of the decretal property on our behalf.

19. To sign and submit proposed building plan for sanction before the concerned authority of the K.M.C. to deal with all the affairs relating to sanction and modification/alteration of sanction of building plan, to deposit the sanction fees for such plan and to receive the sanctioned plan from the K.M.C.
20. To apply to the concerned authorities including KIT, KMDA, Fire Department, police authority, electricity authority, KMC for obtaining the necessary permissions, sanctions, and clearances as may be required for sanctioning the Building Plan and to pay the necessary fees thereto and to take delivery of the permission and/or sanction thereof and also to deal with all the affairs relating thereto.
21. To appoint and dismiss or discharge Architect qualified Engineers or Licensed Building Surveyor as required in connection with the development of the said property.
22. To handover possession of the flat or flats on our behalf to the transferee(s).
23. To receive registered letters or any other documents in our names in respect of the **said property** and to grant proper receipts for the same.

AND GENERALLY to do all lawful acts, deeds and things necessary for the above mentioned purpose.

AND WE DO HEREBY AGREE to ratify and confirm all such deeds or assurance done or executed or made by our said Attorney pursuant to the power hereby entrusted under or by virtue of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO:**"Said Property"**

ALL THAT Bastu Land measuring an area of 2 (Two) Bighas and 3 (Three) Cottahs more or less together with about 86 years old One 1 storied brick built messuage hereditaments dwelling house comprised of 4 Bed Rooms, 2 Kitchen Rooms, 2 Baths and Privies 1 Hall Room and 1 Veranda having covered area about 5500 Sq. Ft. and one two storied brick built messuage hereditaments dwelling house comprised of 9 Bed Rooms, 6 Kitchen Rooms, 4 Baths and Privies 2 Hall Room and 1 Veranda, having 4500 Sq. Ft. in the Ground Floor and 4500 Sq. Ft on the first floor, being cemented floor, in total area about 14500 Sq. Ft. and 1 godown with corrugated Iron roofings comprised of several rooms and 3 bath and privy measuring total area of 3000 Sq. Ft. a little more or less, having cemented floor, and also path ways, drive way, boundary wall etc. together with the piece or parcel of revenue redeem gland thereunto belonging and on part whereof the same is erected and built containing by estimation an Area situate lying at and being formerly Premises No. 33, Bow Bazar Street in the Town of Calcutta, being part of Block No. XVI, Holding No. 302 in the South Division of the Town of Calcutta at present K.M.C. Premises No. 33, B.B. Ganguly Street, under Kolkata Municipal Corporation Ward No. 046, P.S. - Bow Bazar, Kolkata-700012 (Road Zone: Chitta Ranjan Avenue—Bentink St.) as owners under Assessee No.110460400302, which is clearly shown in the annexed site plan being delineated by RED colour which site plan is part and parcel of this deed, which is butted and bounded as follows:-

ON THE NORTH BY	B.B. Ganguly Street
ON THE SOUTH BY	Partly by 31, B.B. Ganguly Street and Partly by 54, Metcalfe Street.
ON THE EAST BY	Partly by 34, B.B. Ganguly Street and Partly by 3 Bow Street
ON THE WEST BY	Premises No. 32, B.B. Ganguly Street

IN WITNESS WHEREOF we have hereunto set and subscribed our hands and signatures on this the 16th day of OCTOBER, 2023.

SIGNED SEALED AND DELIVERED

At KOLKATA in presence of:

[Handwritten signatures of witnesses]

PRINCIPALS

WITNESSES :

1. *[Signature]*
Chetan Anvithal Shah
27 Allenby Road
Kolkata - 700020
2. Arindrajit Choudhury
275. B.B. Ganguly
Street Kolkata - 700012.

KIWI REALTY PRIVATE LIMITED

Radheshyam Saini
~~Director~~ / Authorized Signatory

ANNPEEY ESTATES PVT. LTD.

Zafar Ahmed Khan
Director

CONSTITUTED ATTORNEYS




Drawn by-

Santam Karmakar
Advocate
High Court, Calcutta.
F-345706

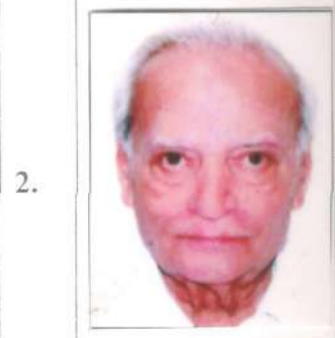
SPECIMEN FORM FOR TEN FINGERPRINTS


No. _____ Signature of the executants and/or purchaser Presents



					
	LITTLE	RING	MIDDLE	FORE	THUMB
	(LEFT HAND)				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	(RIGHT HAND)				

Antu Rana...



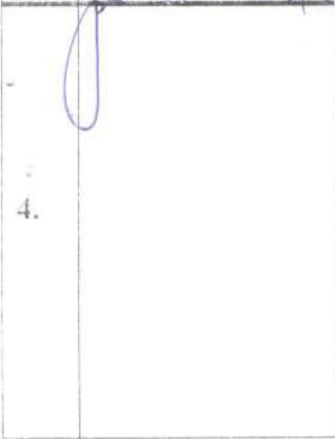
					
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	(LEFT HAND)				
					
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	(RIGHT HAND)				



Antu Rana...



					
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	(LEFT HAND)				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	(RIGHT HAND)				

Antu Rana...



					
	LITTLE	RING	MIDDLE	FORE	THUMB
	(LEFT HAND)				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	(RIGHT HAND)				

Thumb First finger Middle finger Ring Finger Small finger



LEFT HAND					
RIGHT HAND					

Name- RADHESHYAM SAINI

Signature-

KIWI REALTY PRIVATE LIMITED

Radheshyam Saini

Director/Authorised Signatory

Thumb First finger Middle finger Ring Finger Small finger



LEFT HAND					
RIGHT HAND					

Name- ZAFAR AHMED KHAN

Signature-

ANNPEEY ESTATES PVT. LTD.

Zafar Ahmed Khan

Director

DATED THIS DAY OF 2023

FROM

AMRITLAL KARAMCHAND SHAH
alias AMRITLAL & ORS.

TO

KIWI REALTY PRIVATE LIMITED &
ANR.

**DEVELOPMENT
POWER OF ATTORNEY**

Major Information of the Deed

Deed No :	I-1902-14605/2023	Date of Registration	16/10/2023
Query No / Year	1902-8002667117/2023	Office where deed is registered	
Query Date	16/10/2023 8:49:37 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	TAPAS KUMAR MAITY Thana : Bhagwanpur, District : Purba Midnapore, WEST BENGAL, Mobile No. : 9874112262, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 45,80,39,508/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190214596/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Bowbazar, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bipin Bihari Ganguly Street, Road Zone : (Chitta Ranjan Ave. Crossing – Bentink St. Crossing) , , Premises No: 33, , Ward No: 046, Holding No:302 Pin Code : 700012



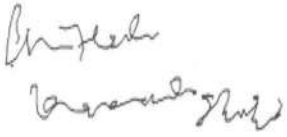


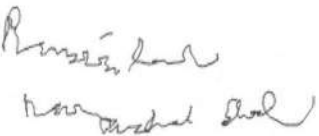
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	58.95 Dec		33,53,78,325/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2			Semi-Commerci al use	12 Dec		11,60,59,683/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :		70.95Dec	0 /-	4514,38,008 /-	
		Grand Total :		70.95Dec	0 /-	4514,38,008 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	5500 Sq Ft.	0/-	22,27,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 5500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 86 Years, Roof Type: Pucca, Extent of Completion: Complete					

S2	On Land L1, L2	9000 Sq Ft.	0/-	36,45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 4500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 86 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 4500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 86 Years, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1, L2	3000 Sq Ft.	0/-	7,29,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 86 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		17500 sq ft	0 /-	66,01,500 /-	

Principal Details :



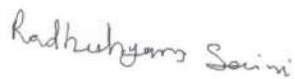


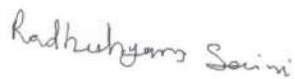


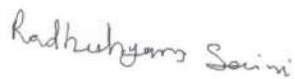
Sl No	Name, Address, Photo, Finger print and Signature			
1	<p>Name</p> <p>AMRITLAL KARAMCHAND SHAH, (Alias: AMRITLAL) Son of Late KARAMCHAND LALCHAND SHAH Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office</p>	 <p>16/10/2023</p>	 <p>LTI 16/10/2023 Captured</p>	 <p>16/10/2023</p>
<p>27, ALLENBY ROAD, NEAR NORTHERN PARK, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx0D, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office</p>				
2	<p>Name</p> <p>RASIKLAL KARAMCHAND SHAH Son of Late KARAMCHAND LALCHAND SHAH Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office</p>	 <p>16/10/2023</p>	 <p>LTI 16/10/2023 Captured</p>	 <p>16/10/2023</p>
<p>IMPERIAL, NORTH TOWER, 3007, B.B. NAKSHE MARG, NEAR A.C. MARKET, TULSIWINTI, MUMBAI,, City:- , P.O:- TULSIWINTI, P.S:-SHIVAJI NAGAR, District:-Mumbai, Maharashtra, India, PIN:- 400034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx2B, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office</p>				




3	Name Mr NIRMAL GULABCHAND SHAH Son of Late GULABCHAND KARAMCHAND SHAH Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	Photo  16/10/2023	Finger Print  Captured LTI 16/10/2023	Signature  16/10/2023
33, CHITRAKOOT, ALTAMOUNT ROAD, CUMBALLA HILL, MUMBAI, MAHARASHTRA, City:- , P.O:- CUMBALLA HILL, P.S:-BANDRA, District:-Mumbai, Maharashtra, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KIWI REALTY PRIVATE LIMITED HA-153, SALT LAKE CITY, SECTOR-III,, City:- , P.O:- IB MARKET, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	ANNPEEY ESTATES PRIVATE LIMITED 267, Bipin Bihari Ganguly Street, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 , PAN No.:: AAxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RADHE SHYAM SAINI Son of MOTILAL SAINI Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office </td> <td>  Oct 16 2023 9:00PM </td> <td>  Captured LTI 16/10/2023 </td> <td>  16/10/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr RADHE SHYAM SAINI Son of MOTILAL SAINI Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 Oct 16 2023 9:00PM	 Captured LTI 16/10/2023	 16/10/2023
Name	Photo	Finger Print	Signature						
Mr RADHE SHYAM SAINI Son of MOTILAL SAINI Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 Oct 16 2023 9:00PM	 Captured LTI 16/10/2023	 16/10/2023						
1, CHANDMARI ROAD, KHETRI, JHUNJHUNU, RAJASTHAN, City:- , P.O:- JHUNJHUNU, P.S:-BISAU, District:-Jhunjhunun, Rajasthan, India, PIN:- 333503, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx8J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KIWI REALTY PRIVATE LIMITED (as AUTHORISED SIGNATORY)									

2 Name	Photo	Finger Print	Signature
Zafar Ahmed Khan (Presentant) Son of Nasir Ahmed Khan Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office		 Captured	
	Oct 16 2023 8:59PM	LTI 16/10/2023	16/10/2023
33, Belgachia Road,, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: aixxxxx6f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNPEEY ESTATES PRIVATE LIMITED (as director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPAS KUMAR MAITY Son of Mr KANAI LAL MAITY MAHAMMADPUR, City:- , P.O:- MAHAMMADPUR, P.S:-Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN:- 721601		 Captured	
	16/10/2023	16/10/2023	16/10/2023
Identifier Of AMRITLAL KARAMCHAND SHAH, Mr RADHE SHYAM SAINI, Zafar Ahmed Khan, RASIKLAL KARAMCHAND SHAH, Mr NIRMAL GULABCHAND SHAH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	AMRITLAL KARAMCHAND SHAH	KIWI REALTY PRIVATE LIMITED-9.825 Dec,ANNPEEY ESTATES PRIVATE LIMITED-9.825 Dec
2	RASIKLAL KARAMCHAND SHAH	KIWI REALTY PRIVATE LIMITED-9.825 Dec,ANNPEEY ESTATES PRIVATE LIMITED-9.825 Dec
3	Mr NIRMAL GULABCHAND SHAH	KIWI REALTY PRIVATE LIMITED-9.825 Dec,ANNPEEY ESTATES PRIVATE LIMITED-9.825 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	AMRITLAL KARAMCHAND SHAH	KIWI REALTY PRIVATE LIMITED-2 Dec,ANNPEEY ESTATES PRIVATE LIMITED-2 Dec
2	RASIKLAL KARAMCHAND SHAH	KIWI REALTY PRIVATE LIMITED-2 Dec,ANNPEEY ESTATES PRIVATE LIMITED-2 Dec
3	Mr NIRMAL GULABCHAND SHAH	KIWI REALTY PRIVATE LIMITED-2 Dec,ANNPEEY ESTATES PRIVATE LIMITED-2 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	AMRITLAL KARAMCHAND SHAH	KIWI REALTY PRIVATE LIMITED-916.66666700 Sq Ft,ANNPEEY ESTATES PRIVATE LIMITED-916.66666700 Sq Ft
2	RASIKLAL KARAMCHAND SHAH	KIWI REALTY PRIVATE LIMITED-916.66666700 Sq Ft,ANNPEEY ESTATES PRIVATE LIMITED-916.66666700 Sq Ft
3	Mr NIRMAL GULABCHAND SHAH	KIWI REALTY PRIVATE LIMITED-916.66666700 Sq Ft,ANNPEEY ESTATES PRIVATE LIMITED-916.66666700 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	AMRITLAL KARAMCHAND SHAH	KIWI REALTY PRIVATE LIMITED-1500.00000000 Sq Ft,ANNPEEY ESTATES PRIVATE LIMITED-1500.00000000 Sq Ft
2	RASIKLAL KARAMCHAND SHAH	KIWI REALTY PRIVATE LIMITED-1500.00000000 Sq Ft,ANNPEEY ESTATES PRIVATE LIMITED-1500.00000000 Sq Ft
3	Mr NIRMAL GULABCHAND SHAH	KIWI REALTY PRIVATE LIMITED-1500.00000000 Sq Ft,ANNPEEY ESTATES PRIVATE LIMITED-1500.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	AMRITLAL KARAMCHAND SHAH	KIWI REALTY PRIVATE LIMITED-500.00000000 Sq Ft,ANNPEEY ESTATES PRIVATE LIMITED-500.00000000 Sq Ft
2	RASIKLAL KARAMCHAND SHAH	KIWI REALTY PRIVATE LIMITED-500.00000000 Sq Ft,ANNPEEY ESTATES PRIVATE LIMITED-500.00000000 Sq Ft
3	Mr NIRMAL GULABCHAND SHAH	KIWI REALTY PRIVATE LIMITED-500.00000000 Sq Ft,ANNPEEY ESTATES PRIVATE LIMITED-500.00000000 Sq Ft

Endorsement For Deed Number : I - 190214605 / 2023

On 16-10-2023

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 12:57 hrs on 16-10-2023, at the Office of the A.R.A. - II KOLKATA by Zafar Ahmed Khan

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 45,80,39,508/-

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

Execution is admitted on 16/10/2023 by 1. AMRITLAL KARAMCHAND SHAH, Alias AMRITLAL , Son of Late KARAMCHAND LALCHAND SHAH, 27, ALLENBY ROAD, NEAR NORTHERN PARK, P.O: BHOWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. RASIKLAL KARAMCHAND SHAH, Son of Late KARAMCHAND LALCHAND SHAH, IMPERIAL, NORTH TOWER, 3007, B.B. NAKSHE MARG, NEAR A.C. MARKET, TULSIWINTI, MUMBAI,, P.O: TULSIWINTI, Thana: SHIVAJI NAGAR, , Mumbai, MAHARASHTRA, India, PIN - 400034, by caste Hindu, by Profession Business, 3. Mr NIRMAL GULABCHAND SHAH, Son of Late GULABCHAND KARAMCHAND SHAH, 33, CHITRAKOOT, ALTAMOUNT ROAD, CUMBALLA HILL, MUMBAI, MAHARASHTRA, P.O: CUMBALLA HILL, Thana: BANDRA, , Mumbai, MAHARASHTRA, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr TAPAS KUMAR MAITY, , , Son of Mr KANAI LAL MAITY, MAHAMMADPUR, P.O: MAHAMMADPUR, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Others

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

Execution is admitted on 16-10-2023 by Mr RADHE SHYAM SAINI, AUTHORISED SIGNATORY, KIWI REALTY PRIVATE LIMITED, HA-153, SALT LAKE CITY, SECTOR-III,, City:- , P.O:- IB MARKET, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097

Indetified by Mr TAPAS KUMAR MAITY, , , Son of Mr KANAI LAL MAITY, MAHAMMADPUR, P.O: MAHAMMADPUR, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Others

Execution is admitted on 16-10-2023 by Zafar Ahmed Khan, director, ANNPEEY ESTATES PRIVATE LIMITED, 267, Bipin Bihari Ganguly Street, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012

Indetified by Mr TAPAS KUMAR MAITY, , , Son of Mr KANAI LAL MAITY, MAHAMMADPUR, P.O: MAHAMMADPUR, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Others


Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 28040, Amount: Rs.100.00/-, Date of Purchase: 24/02/2023, Vendor name: S Das


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 524426 to 524453
being No 190214605 for the year 2023.



fm

Digitally signed by SATYAJIT BISWAS
Date: 2023.11.06 13:04:55 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 06/11/2023

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.