

12/15/2023

I-10493/23



1 5-10 P.M. 5/10 PM 26/7/23  
पश्चिम बंगाल WEST BENGAL



AH 194574

2/1883585/23

Additional Registrar of Assurances-II  
Kolkata

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.

Additional Registrar  
of Assurances

28 JUL 2023

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) SMT. AMITA SEN, wife of Late Sibaji Sen, by faith Hindu, by occupation Housewife, citizen of India, residing at 16, Loudon Street (now known as Dr. U. N. Brahmachari Street), Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata 700 017 and having Income Tax Permanent Account Number BEHPS8010Q and Voter

Visit Case No. 2437 26 7/23  
J(1) 250/  
J(2) 100/  
Total  
Refund on

92532

30 MAR 2023

TO.....DATE.....  
SOLD TO.....  
ADDRESS.....  
RS.....

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

CODE NO. (1087)  
LICENCED NO.  
20 & 20A / 1973

ANJUSHREE BANERJEE  
L. S. VENDOR (O.S.)  
HIGH COURT, KOLKATA-700 001

30 MAR 2023

7390










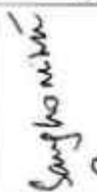



Government of West Bengal

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

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





Signature / LTI Sheet of Query No/Year 19022001883585/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Amita Sen 16, Dr. U. N. Brahmachari Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700017	Principal		7391 	 26.07.23.
2	Smt Sanghomitra Sen OCI Card No. A3353635, Of 310 Dolcetto CT Austin TX 78738, City:- , United States,	Principal		7392 	 26.07.23
3	Mr Vijay Narayan Rath 1, Garstin Place, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001	Representative of Attorney [Orbit Tirupati Towers Private Limited]		7390 	 26/7/23



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Arihant Raj Parakh 1, Garstin Place, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Represent ative of Attorney [Orbit Tirupati Towers Private Limited]			7394 Arihant Parakh 26.07.2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gouri Sankar Rana Son of Late Kamala Kanta Rana 6, Church Lane, City:- Kolkata, P.O:- Kolkata GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Smt Amita Sen, Smt Sanghomitra Sen, Mr Vijay Narayan Rathi			7394 Gouri Sankar 26/07/2023

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



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260720232014310350

## GRIPS Payment Detail

GRIPS Payment ID:	260720232014310350	Payment Init. Date:	26/07/2023 11:01:49
Total Amount:	75041	No of GRN:	1
Bank/Gateway:	ICICI Bank	Payment Mode:	Online Payment
BRN:	2003834408	BRN Date:	26/07/2023 11:04:51
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: ORBIT TIRUPATI TOWERS PVT LTD  
Mobile: 9830242270

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240143103511	Directorate of Registration & Stamp Revenue	75041
Total			75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240143103511

GRN Details

GRN:	192023240143103511	Payment Mode:	Online Payment
GRN Date:	26/07/2023 11:01:49	Bank/Gateway:	ICICI Bank
BRN :	2003834408	BRN Date:	26/07/2023 11:04:51
GRIPS Payment ID:	260720232014310350	Payment Init. Date:	26/07/2023 11:01:49
Payment Status:	Successful	Payment Ref. No:	2001883585/3/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	ORBIT TIRUPATI TOWERS PVT LTD
Address:	1 GARSTIN PLACE KOLKATA, West Bengal, 700001
Mobile:	9830242270
Depositor Status:	Attorney of Claimant
Query No:	2001883585
Applicant's Name:	Mr Gouri Sankar Rana
Identification No:	2001883585/3/2023
Remarks:	Sale, Development Power of Attorney
Period From (dd/mm/yyyy):	26/07/2023
Period To (dd/mm/yyyy):	26/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001883585/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2001883585/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

PAID



Identity Card Number WB/23/146/081235 and (2) **SMT. SANGHOMITRA SEN**, wife of Upayan Sengupta and daughter of Late Sibaji Sen, by faith Hindu, by occupation Professional, citizen of the United States of America, residing at 310 Dolcetto Court Austin TX 78738 and of 16, Loudon Street (now known as Dr. U. N. Brahmachari Street), Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata 700 017 and having Income Tax Permanent Account Number BWDPS1973C and Overseas Citizen of India Card Number A3353635 and hereinafter jointly referred to as **"the Appointors"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) **SEND GREETINGS**

**WHEREAS:**

A. The Appointors along with Surajit Sen, since deceased, were the absolute lawful owners of and fully seized and possessed of and otherwise well and sufficiently entitled to ALL THAT the two storied brick built messuage tenement or dwelling house and other outhouses and structures measuring about 9761 square feet together with the piece and parcel of land thereunto belonging and whereon or on part whereof the same is erected and built containing by estimation 1 Bigha 1 Cottah 5 chittacks 12 square feet be the same a little more or less situate, lying at and being entire premises no. 16, Loudon Street (now known as Dr. U. N. Brahmachari Street), Kolkata 700 017 under Police Station Shakespeare Sarani within Ward No. 63 of the Kolkata Municipal Corporation ("**KMC**") enclosed within boundary walls on all sides being part of holding no.15, Block V and VI in the South Division of the town of Calcutta and morefully described in the **Schedule** hereunder written and is hereinafter referred to as **"the said Property"**.

B. The Appointors along with the said Surajit Sen, since deceased, had granted development rights in respect of the said Property to Orbit Tirupati Towers Private Limited (hereinafter referred to as **"the Developer"**) on the terms and conditions recorded in a Development Agreement dated 5<sup>th</sup> August, 2022 registered at the office of the Additional Registrar of Assurance – II, Kolkata, in Book No. I, Volume No. 1902-2022, Pages 333170 to 333215, Being No. 190209164 for the year 2022 (hereinafter referred to as **"the Development Agreement"**). Pursuant to and in terms of the said Development Agreement dated 5<sup>th</sup> August, 2022 the Appointors along with the said Surajit Sen, since deceased, had executed a Power of Attorney dated 5<sup>th</sup> August, 2022 registered at the office of the Additional Registrar of Assurance – II, Kolkata in Book No. I, Volume No. 1902-2022, Pages 333038 to 333079, Being No. 190209168 for the year 2022 in favour of the Developer and Arihant Raj Parakh.

C. In terms of the Development Agreement, the Appointors and the said Surajit Sen, since deceased, have already made available for the purpose of development the said Property with a good and marketable title free from all encumbrances and liabilities whatsoever and capable of being developed, constructed upon and sold. The Developer has already taken steps for development of the said Property and construction of a residential building thereon in accordance with the plans ("**Building Plans**") that may be sanctioned and/or revised from time to time by the Kolkata Municipal Corporation ("**KMC**") with specified areas, amenities and facilities to be enjoyed in common ("**Residential Building**") as per mutually agreed specifications in the manner envisaged in the

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Development Agreement. The saleable constructed spaces/apartments/flats and other rights in Residential Building ("Units") shall be demarcated between the Appointors and the Developer as mentioned in the Development Agreement and the Appointors' Allocation and the Developer's Allocation shall be transferable in favour of the intending buyers ("Transferees").

D. The said Surajit Sen has died intestate on 17<sup>th</sup> July, 2023 leaving behind his mother, namely, Smt. Amita Sen (being the Appointor No. 1 herein) as his only heir and legal representative who inherited and became the absolute lawful owner of his undivided one-third share in the said Property. Prior to his death, the said Surajit Sen and his wife were divorced on mutual consent. The said Surajit Sen and his wife did not have any children. The said Surajit Sen did not remarry. Apart from the Appointor No. 1 herein, there is no other heir or legal representative of the said Surajit Sen.

E. Accordingly, at present the Appointors herein are the absolute lawful owners of and fully seized and possessed of and otherwise well and sufficiently entitled to the said Property. The Appointor No. 1 herein is the owner of an undivided 2/3<sup>rd</sup> share or interest in the said Property while the Appointor No. 2 is the owner of an undivided 1/3<sup>rd</sup> share or interest in the said Property. The Development Agreement continues to remain valid, subsisting and binding on the Appointors herein and the Developer.

F. In view of the aforesaid change in ownership due to demise of Surajit Sen, the Appointors are granting this fresh Power of Attorney, as a document coexistent and coterminous with the Development Agreement dated 5<sup>th</sup> August, 2022 in favour of the Developer and/or its authorized representative Arihant Raj Parakh, for facilitating the development and construction on the said Property as also the marketing and sale of the Developer's Allocation and other rights therein by the Developer in favour of the Transferees.

G. Immediately upon execution and registration of this Power of Attorney, the earlier Power of Attorney dated 5<sup>th</sup> August, 2022 shall cease to be valid provided however that all acts, deeds and things done and all powers, authorities and steps exercised pursuant to the earlier Power of Attorney dated 5<sup>th</sup> August, 2022 till the date of execution and registration of this Power of Attorney shall continue to be valid, subsisting and binding on the Appointors as if the same have been done pursuant to this Power of Attorney.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESS** that We, the Appointors herein do hereby, jointly and severally, nominate, constitute and appoint (1) the Developer under the Development Agreement dated 5<sup>th</sup> August, 2022, namely Orbit Tirupati Towers Private Limited, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Garstin Place, Post Office General Post Office Kolkata, Police Station Hare Street, Kolkata 700 001 and having Income Tax Permanent Account Number AABCT0495N represented by its Director Vijay Narayan Rathi, son of Late Satya Narayan Rathi, by religion Hindu, by occupation Businessman, citizen of India, of 1, Garstin Place, Post Office General Post Office Kolkata, Police Station Hare Street, Kolkata 700 001 and having Income Tax Permanent Account Number ADKPR4359L and Aadhaar Number 8021 4467



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3611 and (2) the authorized representative of Developer under the Development Agreement dated 5<sup>th</sup> August, 2022, namely Arihant Raj Parakh, son of Basant Kumar Parakh, by religion Hindu, by occupation businessman, citizen of India, of 1, Garstin Place, Post Office General Post Office Kolkata, Police Station Hare Street, Kolkata 700 001 and having Income Tax Permanent Account Number APRPP7250B and Aadhaar Number 3603 1182 4111 and hereinafter jointly referred to as **"the said Attorneys"** to be our true and lawful Attorneys, jointly and/or severally, for us and in our names and on our behalf to act and/or do, perform, exercise and execute or cause to be done, performed, exercised and executed the following acts, deeds, matters and things relating to the said Property and to exercise all or any of the following powers and authorities relating to the Project and/or the development and the marketing and sale of the Developer's Allocation and other rights therein in favour of the Transferees by the Developer

1. To look after, maintain, manage, administer and protect the said Property and the possession thereof and for the said purpose to appear and represent us before all government departments, relevant statutory and other authorities, bodies, entities, officers, etc. including the Kolkata Municipal Corporation ("**KMC**"), Kolkata Metropolitan Development Authority ("**KMDA**") Kolkata Improvement Trust ("**KIT**"), etc. ("**Authorities**") in respect of the said Property and the Project and to take all steps and do all acts, deeds, matters and things as the said Attorneys shall think fit and proper.
2. To demolish, erect, construct and/or repair the boundary walls in and around the said Property or any portion thereof.
3. To have the land comprised in the said Property to be surveyed and the soil tested and for the aforesaid purpose to do all other acts deeds and things as may be necessary and/or required.
4. To apply for and get the said Property duly mutated in the joint names of the Appointors in the records of the KMC and for the aforesaid purpose, with the express written consent of the Appointors, to do all acts deeds and things as may be necessary and/or required.
5. To appear and represent the Appointors before all authorities/ departments including those under the KMC for fixation and/or finalisation of the annual valuation of the said Property with the express written consent of the Appointors and for that purpose to prepare, sign, execute, submit and file all papers, documents, forms, returns, applications and declarations regarding the same and to do all other acts, deeds and things as may be required.
6. To appear and represent the Appointors before all authorities/ departments including those under the KMC for getting the nature, character and use of the said Property or any portion thereof converted if required for enabling development and construction on the said Property and for that purpose to prepare, sign, execute, submit and file all papers, documents, forms, returns, applications and declarations regarding the same and to do all other acts, deeds and things as may be required.





7. To apply for and obtain from all Authorities all necessary sanctions, permissions, approvals, clearances, exemptions, consents, no objections, registrations, licences, declarations, etc. (collectively "**Approvals**") relating to the said Property or any portion thereof and/or required for the Project including the development, construction and/or marketing and sale of the Developer's Allocation and other rights therein by the Developer in favour of the Transferees.
8. To make, prepare, sign, submit, apply for, obtain and get sanctioned and/or approved from the KMC and/or any other concerned Authority the Building Plans for construction of the Residential Building and/or fresh, modified or revised plans in respect of the said Property or any portion thereof as also to apply for regularization/approval of any deviations/modifications thereof as also to obtain the Approvals and for the said purposes to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be necessary or required and also to take all steps and to do all acts, deeds, things and matters concerning or relating to sanction and/or modifications and/or revision of plans as aforesaid and/or ancillary and/or incidental thereto and to present, submit and/or deliver the same or any of them to the KMC and/or to other concerned authority or body as may be deemed necessary by the said Attorneys and/or for enabling the Developer to obtain the Approvals and to develop, construct and complete the Residential Building and to market, sell and transfer the Developer's Allocation and other rights therein in favour of the Transferees in terms of the Development Agreement including any addition, amendment, modification and/or alteration thereof and to appear before any of the Authorities and to fully and effectually represent the Appointors in all matters and proceedings relating to the above.
9. To make, prepare, sign, submit, apply for, obtain and get registered and/or approved the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to registration and/or approval and/or extension of registration of the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and/or ancillary and/or incidental thereto and to appear before any of the authorities and to fully and effectually represent the Appointors in all matters and proceedings relating to the above.
10. To deposit and/or pay sanction and/or other fees, charges, expenses, etc. relating to the said Property and/or the Project to any authority or body including the KMC and to withdraw fees and documents and receive refund of the excess amount, if any, paid to such authority or body and to give valid receipts and discharges thereof.





11. To sign, execute and if necessary register the deeds, documents and papers for creating mortgage/charge over the Developer's Allocation or any portion thereof in favour of the Financier for taking loan in accordance with the provisions of Clause 15 of the Development Agreement.
12. To appoint Engineers, Architects, Surveyors, Contractors, Sub-Contractors and other Consultants, etc. for the Project as the said Attorneys shall think fit and proper and to make payment of their fees and charges.
13. To apply for and obtain quotas, entitlements and other allocations, permissions, licences, etc for cement, steel, bricks and other building materials and inputs and facilities/equipment required for the construction of the Residential Building.
14. To demolish the existing building and other structures at the said Property in the manner agreed under the Development Agreement and to construct and complete the Residential Building and to apply for regularization/approval of any deviations/modifications and to apply for and obtain Partial and/or Full Completion/Occupation Certificate and to take all steps regarding the above.
15. To apply for and obtain all necessary Approvals and connections (temporary or permanent) from the Authorities relating to the said Property or any portion thereof including those relating to electricity, sewerage, drainage, water, telephone, gas, lift and other utility connections/facilities from the respective relevant authorities and/or for making alterations therein and for the said purposes to appear and represent the Appointors and to do and perform all acts, deeds, matters and things and to prepare, sign, execute, verify, affirm and submit all maps, plans, applications, letters, communications, documents, petitions, affidavits, papers and writings for, and on behalf of and in the names of the Appointors as may be deemed necessary by the said Attorneys from time to time.
16. To appear and represent the Appointors in all matters before all Authorities including the KMC (including its Survey, Drainage, Water and other Departments), Building Tribunal, Kolkata Metropolitan Development Authority, Fire Services Department, Police Authorities, C.E.S.C, etc. concerned in respect of the said Property and/or the Project including regarding any notice received or served and to make representations, prefer appeals, reviews and revisions and for such purposes to sign, execute and submit all papers, documents, appeals, applications and papers and to appear and make representation for and on behalf of the Appointors before the authorities concerned and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.
17. To make payment of all revenues, statutory dues, charges, expenses and other outgoings whatsoever payable in respect of the said Property or any part thereof to the KMC and/or any other authority or authorities and for that purpose to sign execute and submit all papers, statements, etc. as may be required.

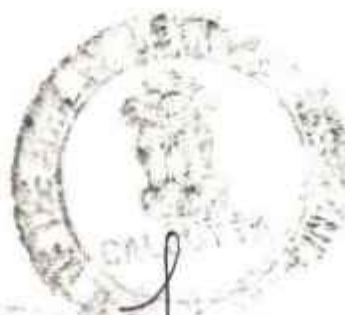


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18. To appear and represent the Appointors relating to the said Property before the Authorities including the concerned departments and officers of KMC for all purposes relating to the said Property including for getting the Units in the Residential Building separately assessed and/or mutated in the names of the Transferees and for fixation, finalization, revaluation and/or assessment of the annual valuation of the said Property and/or any portion thereof and/or the Residential Building and/or the Units therein and/or the municipal taxes payable regarding the same at any time hereafter and for such purposes to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.
19. To accept receive sign and acknowledge all notices and service of papers/summons from any Court, Tribunal, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels, etc. relating to the said Property provided however such notices/papers/summons are communicated to the Appointors within 7 (seven) days of being received.
20. In respect of the Developer's Allocation, to issue letters and/or notices to such persons and entities as may be deemed necessary by the said Attorneys and to file, institute, commence, continue, prosecute, enforce, be added as a party to, defend, conduct, answer, oppose, contest and continue all suits, actions, arbitration proceedings and other legal proceedings as may be deemed necessary by the said Attorneys.
21. In respect of the Developer's Allocation, to compromise and/or settle any dispute and/or legal proceeding as may be deemed necessary by the said Attorneys.
22. To sign, execute, enter into, modify, cancel, alter, draw, approve, rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, assignment deeds, transfer deeds, nominations, assignments, rectifications, declarations, affidavits, applications and other documents relating to sanction of Building Plans, obtaining of Project Finance and creating of mortgage/charge for the same, construction of the Residential Building and sale/transfer of all saleable spaces comprised in the Developer's Allocation in the Residential Building or any portion thereof in favour of the Transferees in terms of the Development Agreement.
23. To deal with and / or dispose of all saleable spaces comprised in the Developer's Allocation in the Residential Building or any portion thereof in any manner whatsoever and to take all steps for transfer of all saleable spaces comprised in the Developer's Allocation in the Residential Building including the undivided proportionate share in land in respect thereof in favour of the Transferees in accordance with the terms and conditions recorded in the Development Agreement.
24. To ask, demand, sue for, receive, recover, realize and collect all money or monies that may be receivable as and by way of sale considerations, advances, part payments, construction costs, deposits, payments, compensations, interests,





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damages, electricity charges, municipal rates and taxes, service and maintenance charges and all other sum or sums relating to or on account of all or any of saleable spaces comprised in the Developer's Allocation in the Residential Building which are or may be due or payable by or recoverable from any person or persons or authority or authorities relating to or on account of all or any of saleable spaces comprised in the Developer's Allocation in the Residential Building including in respect of the undivided proportionate share in land in respect thereof by getting cheques / demand drafts / pay orders issued by the Transferees directly in the name of the Developer and/or receiving cash and making over the same to the Developer.

25. To issue and deliver valid and effectual receipts and discharges on behalf of the Appointors for all monies and consideration in respect of all saleable spaces comprised in the Developer's Allocation in the Residential Building and to make over all such monies and consideration to the Developer.
26. To join in as party, sign, execute and if necessary, register all agreements and deeds for sale, transfer and/or disposal of the Units comprised in the Developer's Allocation in the Residential Building and confirming thereunder the rights and entitlements of the Developer under the Development Agreement, including Agreements for Sale/Transfer and Deeds of Conveyance/Transfer relating to all saleable spaces comprised in the Developer's Allocation in the Residential Building or any portion thereof and the undivided proportionate share in land in respect thereof in favour of the Transferees, and for such purpose to appear before the relevant authorities having jurisdiction including the Notary Public, Registrar, District Registrar, Sub-Registrar, Joint Sub-Registrar, Registrar of Assurances, and to appear and represent the Appointors before the said authorities at all times as may be necessary and to present documents and to admit the execution of the said agreement and deeds, documents as well as to admit the receipt of consideration on behalf of the Appointors and to take all necessary steps to do all necessary acts, deeds, matters and things including preparing, filling up, completing, signing and submitting all papers, documents, forms, declarations, statements, memo of consideration and writings to be submitted at the time of registration of the said agreements and deeds which may be required for fully, properly and effectually selling, transferring conveying or otherwise disposing of all saleable spaces comprised in the Developer's Allocation in the Residential Building with undivided proportionate share in land in favour of the Transferees and for getting the relevant deeds and agreements in respect thereof duly and properly registered under the Indian Registration Act, 1908, if necessary.
27. In respect of the Developer's Allocation, to enforce any term, condition, covenant, indemnity, liability and/or obligation contained in any Agreement, Deed of Conveyance/transfer, or any other deeds or documents and to exercise all rights and entitlements thereunder.
28. To terminate at the directions of the Developer any of the aforesaid contracts or agreements with any person or persons in relation to construction, marketing and sale of the Project and to deal with the relevant spaces and rights of such person or persons in such manner as the Developer may deem fit and proper.



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29. To join in as party, sign, execute and if necessary, register the Deed of Transfer for transfer of undivided proportionate title in the Common Areas in favour of the Association and to present the Deed of Transfer and to admit the execution of the said Deed of Transfer on behalf of the Appointors and to take all necessary steps to do all necessary acts, deeds, matters and things including preparing, filling up, completing, signing and submitting all papers, documents, forms, declarations, statements, memo of consideration and writings to be submitted at the time of registration of the said Deed of Transfer which may be required for fully, properly and effectually transferring the undivided proportionate title in the Common Areas in favour of the Association and for getting the Deed of Transfer in respect thereof duly and properly registered under the Indian Registration Act, 1908.
30. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain, appoint and employ Advocates, Solicitors, lawyers, etc. relating to the said Property and/or the Project and to pay their fees and costs.
31. To pay, incur and deposit such sum or sums of money for any of the purposes mentioned herein relating to the said Property as the said Attorneys may deem fit and proper including Court fees, stamp and registration fees, other fees etc., and to receive refunds thereof and to grant valid receipts and discharges in respect thereof.
32. For all or any of the purposes hereinbefore stated to appear and fully represent the Appointors in relation to the said Property and/or any portion thereof before all concerned authorities and officials, Central and State Government Departments and/or its officers and also all other State Executive, Executive Magistrate, Municipal and other authorities bodies or persons having jurisdiction and to sign, execute and submit all papers, deeds, agreements, declarations, maps, plans, documents etc. relating to the said Property.
33. For all and/or any of the purposes mentioned and/or intended herein, to sign, execute, verify and/or affirm for and on behalf of and in the names of the Appointors all maps, plans, applications, letters, communications, undertakings, indemnities, declarations, assurances, agreements, deeds, documents, papers, writings and pleadings as may be deemed necessary by the said Attorneys.
34. For all or any of the purposes mentioned and/or intended herein, to represent the Appointors and to do all acts, deeds, things and matters concerning or connected with or touching or relating to the same and/or the said Property and/or the Project and/or ancillary and/or incidental thereto.

**AND** it is expressly made clear that all costs and expenses that are required to be incurred for exercise of all and any of the powers and authorities herein contained shall be borne in the manner agreed under the Development Agreement dated 5<sup>th</sup> August, 2022.



*[Handwritten signature]*

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

**AND** it is expressly made clear that this Power of Attorney is being granted by the Appointors jointly and severally and as such this Power of Attorney shall remain valid and subsisting for both of the Appointors independently and in the unfortunate event of demise of any of the Appointors this Power of Attorney shall remain valid and subsisting in respect of the other Appointor.

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

**AND** it is further made clear that the powers and authorities hereby given and granted to and conferred upon our said Attorneys, shall in case of the first named Attorney being Orbit Tirupati Towers Private Limited be available for exercise, may be exercised by any director, officer or authorized representative of the said Attorney who may be authorized by its Directors from time to time.

**AND** notwithstanding anything to the contrary contained in the Development Agreement and/or this Power of Attorney, it is expressly made clear that the respective responsibilities, obligations and rights of the Appointors (in their capacity as the joint owners of the said Property) and the Developer shall continue to be as per the Development Agreement.

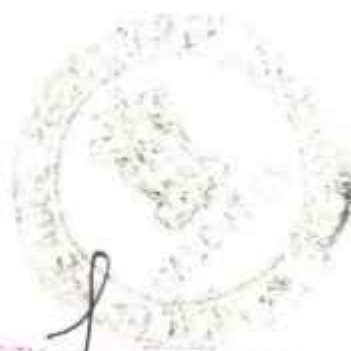
**AND** we do hereby ratify and confirm and agree and undertake to ratify and confirm all the acts, deeds, matters, things, powers and authorities that the said Attorneys shall do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or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

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

**THE SCHEDULE ABOVE REFERRED TO:**  
**("the said Property")**

All That the two storied brick built messuage tenement or dwelling house, and other outhouses and structures measuring about 9761 square feet together with the piece and parcel of land thereunto belonging and whereon or on part whereof the same is erected and built containing by estimation 1 Bigha 1 Cottah 5 chittacks 12 square feet, be the same a little more or less, situate, lying at and being entire premises no. 16, Loudon Street (now known as Dr. U. N. Brahmachari Street), Kolkata 700 017 under Police Station Shakespeare Sarani within Ward No. 63 of the Kolkata Municipal Corporation enclosed within boundary walls on all sides being part of holding no.15, Block V and VI in the South Division of the town of Calcutta and butted and bounded as follows:





On the North : By Premises No. 16/1, Loudon Street;

On the East : By Premises No. 16/1, Loudon Street;

On the South : Partly by 16/1, Loudon Street and partly by  
31, Theatre Road (now Shakespeare Sarani);  
and

On the West : By 18 meters wide Loudon Street.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Appointors have executed these presents this  
26<sup>th</sup> day of July, two thousand and twenty three.



Sanghomi Prasad Sen

APPOINTORS

Orbit Tirupati Towers Private Limited



Director

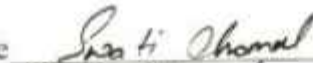
ORBIT TIRUPATI TOWERS PVT. LTD.


Aruhant Parakh

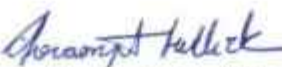
Authorized Signatory

ATTORNEYS

Witnesses:

Signature   
Name Swati Choral  
Father's Name K.G. Choral  
Address 7C H.S. Roy Road  
Kolkata-1












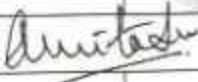











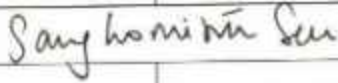












Signature   
Name GOURI SANKAR RANA  
Father's Name Lt Kamala Kanta Rana  
Address 6, Church Lane  
Kolkata-1

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





**SPECIMEN FORM FOR TEN FINGERPRINTS**












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



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

26 JUL 2022

# SPECIMEN FORM FOR TEN FINGERPRINTS

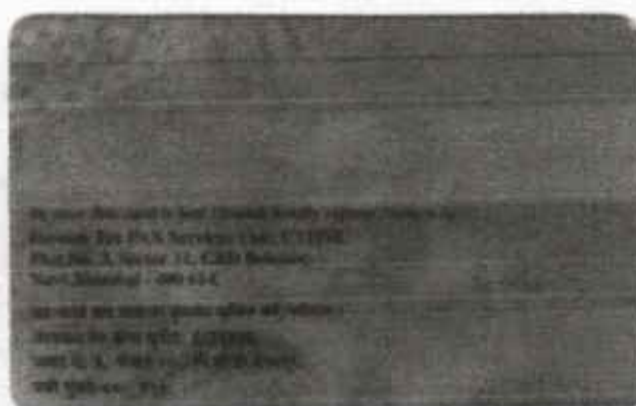
Sl. No.	Signature of the executants and or purchaser Presentants					
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : <i>Arjun Parakh</i>				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Right Hand)				
		Thumb	Fore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





**ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA**

**26 JUL 2022**



*Amita Sen*

*[Signature]*



ভারত সরকার

Unique Identification Authority of India  
Government of India

এনআইডি নম্বর / Enrolment No : 1040/20494/35683

09/01/2014

To  
AMITA SEN  
মলিতা সেন  
16  
LOWDON STREET  
Circus Avenue  
Circus Avenue, Kolkata  
West Bengal - 700017



KL714839111FT

71483911



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6994 2968 7625**

আধার - সাধারণ মানুষের অধিকার



মলিতা সেন  
AMITA SEN  
পিতা : বিজয় গোপাল রায়  
Father : Bijoy Gopal Roy

লিঙ্গ / Gender : Female

6994 2968 7625



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



প্রিন্সিপাল, লোডন স্ট্রিট  
সার্কাস এভিনিউ, কলকাতা  
৭০০০১৭, পশ্চিম বঙ্গ

Address: 16, LOWDON  
STREET, Circus Avenue,  
Circus Avenue, Kolkata,  
West Bengal, 700017

6994 2968 7625

1800 300 1800

help@uidai.gov.in

www.uidai.gov.in

*Amita Sen*





# ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/23/146/ 081235

পরিচয় পত্র



Elector's Name

: AMITA SEN

নির্বাচকের নাম

: অমিতা সেন

Father/Mother/  
Husband's name

: SHIBAJI

পিতা/মাতা/  
স্বামীর নাম

: শিবাজী

Sex

: FEMALE

লিঙ্গ

: মহিলা

Age as on 1.1.1995 : 45

১.১.১৯৯৫এ বয়স : ৪৫

*Amita Sen*

Address : 16 E.DRUNBRAHMACHARIST

ঠিকানা : ১৬ ই



**Fascimile Signature**  
**Electoral Registration Officer**

নির্বাচক নিবন্ধন অধিকারিক

**For** CHOWRINGHEE

চৌরঙ্গী

**Assembly Constituency**

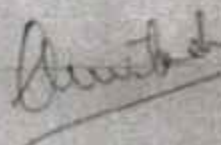
বিধানসভা নির্বাচন ক্ষেত্র

**Place** : CALCUTTA

স্থান : কলিকাতা

**Date** : 1.1.1995

তারিখ : ১.১.১৯৯৫







पंजीयन प्रमाणपत्र

CERTIFICATE OF REGISTRATION

प्रवासी भारतीय नागरिक कार्ड धारक  
OVERSEAS CITIZEN OF INDIA CARD HOLDER

यह प्रमाणित किया जाता है कि जिस व्यक्ति की जानकारी इस प्रमाणपत्र में दी गई है उसे अमेरिकी अधिनियम 1955 की धारा 7 के अधीन प्रचाली भ्रष्टाचार प्रमाणित नहीं किया गया है।

This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India Card Holder under the provisions of Section 7A of the Citizenship Act, 1955.

**SUBBALAKSHMI MOHAN**

Signature \_\_\_\_\_

Consulate General of India  
Houston<sup>entry</sup>

Houston Entry M



ઓર્ગેનાઇઝેશન નં./OCIC No.

A 3353653

उपनाम / Surname  
**SEN**

विद्या भवतु नाम / Given Name(s)  
SANGHOMITRA

USA

जन्मतिथि / Date of Birth  
24/02/1979

Original Name / Place of Birth  
KOLKATA, INDIA

व्यवसाय / Occupation  
**PROFESSIONAL**

जारी करने की तिथि / Date of Issue  
10/05/2021

 Year / Category |

जारी करने का स्थान / Place of issue  
**HOUSTON**

प्राप्त नं. / File No  
USAH000F6N21

V<INDSEN<<SANGHOMITRA<<<<<<<<<<<<<<<<<<<<  
A3353653<6USA7902240F7902239USAH000F6N21<<<

Sanghamitra Sen. Sanghamitra Sen







आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AABCT0495N



05092021

नाम / Name  
ORBIT TIRUPATI TOWERS PRIVATE  
LIMITED

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
26/02/1996

For ORBIT TIRUPATI TOWERS PRIVATE LTD

Director



जनसंख्या अधिकारी  
Vijay Narayan Rath  
आधारभूत ID: 02/10/1968  
पुरुष MALE

8021 4467 3611

UID: 8021 4467 3611

आधार कार्ड, आधार पहचान



 **State Non Tax Bureau**  
**State Non Tax Authority of India**

Date: 5/11/2014, 10:10 AM (A2) 10:10 AM (A2)  
City: 700089

Address: P.673 LAKE TOWN BL-A, South Dum Dum  
(M), North 24 Parganas,  
West Bengal - 700089



8021 4467 3611  
VOT: 8111 1789 8424 3235

State Non Tax Bureau

*[Handwritten Signature]*

*[Handwritten Signature]*

**GOVERNMENT OF WEST BENGAL**  
**INDIAN UNION DRIVING LICENCE**


Driving Licence No: **WB01 20060400770**


Name: **VIJAY K. BATHI**

Address:  
**671, LAKE TOWER, DCR-A,  
KOLKATA 7000**

**SIGN OF V. K. BATHI**

Date of Issue	04/09/2006	State Group
Valid Till (M)	03/09/2013	Date of Birth
Valid Till (Y)	2	22/10/1968

Licensing Authority: **P.V.D. Kolkata(SL)** Licensing Authority Sign: 









आयकर विभाग

INCOME TAX DEPARTMENT

ARIHANT RAJ PARAKH

BASANT KUMAR PARAKH

22/09/1988

Permanent Account Number

APRPP7250B

*Arihant Parakh*

Signature



भारत सरकार

GOVT. OF INDIA



24/02/13

*Arihant Parakh*

*Arihant Parakh*



भारत सरकार  
GOVERNMENT OF INDIA



Arhant Raj Parakh  
जन्म तिथि / DOB: 22/08/1988  
पुरुष / MALE



3603 1182 4111

मेरा आधार, मेरी पहचान

@Arhant Parakh  
@Arhant Parakh



भारतीय विनिर्दिष्ट-पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Basant Kumar Parakh, Block-E, 50, Hans Prasad Shastri  
Sarani, New Alipore, Kolkata, West Bengal - 700053



Basant Parakh  
Basant Parakh



@celhant Parakh  
@celhant Parakh

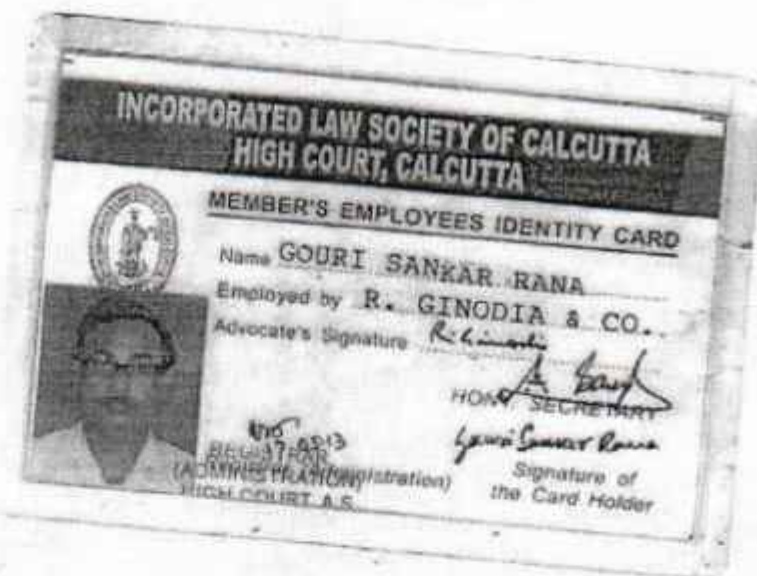


Authorized to drive the following vehicle class throughout India

Vehicle Class	Date of Issue
LMVAT	25/01/2008

DL 40-14-13704

@Bhant Parakh  
@Bhant Parakh



CARD NO. ME **230** Date **17 MAY 2013**

ADDRESS **4E&F, HASTINGS CHAMBERS**  
Office **7C, K.S. ROY ROAD, KOLKATA-1**  
Residence **C/O. SUDHADEB BASU, 23/2, P.C.**  
**GHOSH LANE, GHOSH PARA, HOWRAH-4**  
2248 8498  
(Office) 2248 0108 (Res.) 9903443553  
Blood Group

## Major Information of the Deed

Deed No :	I-1902-10493/2023	Date of Registration	28/07/2023
Query No / Year	1902-2001883585/2023	Office where deed is registered	
Query Date	24/07/2023 2:04:00 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Gouri Sankar Rana R. Ginodia And Co. LLP, Ground Floor, 6, Church Lane, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874363905, Status : Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 25,89,27,393/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Shakespeare Sarani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. U.N. Brahmachari Street, , Premises No: 16, , Ward No: 063 Pin Code : 700017

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	1 Bigha 1 Katha 5 Chatak 12 Sq Ft		25,49,74,188/-	Property is on Road
Grand Total :				35.1931Dec	0 /-	2549,74,188 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9761 Sq Ft.	0/-	39,53,205/-	Structure Type: Structure
Gr. Floor, Area of floor : 5500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 65 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 4261 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 65 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9761 sq ft	0 /-	39,53,205 /-	



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Amita Sen</b> Wife of Late Sibaji Sen 16, Dr. U. N. Brahmachari Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Pvt. Residence
2	<b>Smt Sanghomitra Sen</b> Wife of Mr Upayan Sengupta OCI Card No. A3353635, Of 310 Dolcetto CT Austin TX 78738, City:- , P.O:- US, United States, PIN:- 123000 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: United States, PAN No.:: BWxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Pvt. Residence

**Attorney Details :**

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

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Vijay Narayan Rath (Presentant )</b> Son of Late Satya Narayan Rath 1, Garstin Place, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9L, Aadhaar No: 80xxxxxxxx3611 Status : Representative, Representative of : Orbit Tirupati Towers Private Limited (as Director)
2	<b>Mr Arihant Raj Parakh</b> Son of Mr Basant Kumar Parakh 1, Garstin Place, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx0B, Aadhaar No: 36xxxxxxxx4111 Status : Representative, Representative of : Orbit Tirupati Towers Private Limited (as Authorised Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Gouri Sankar Rana</b> Son of Late Kamala Kanta Rana 6, Church Lane, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Smt Amita Sen, Smt Sanghomitra Sen, Mr Vijay Narayan Rath, Mr Arihant Raj Parakh			





**Payment of Stamp Duty**

✓ Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 75,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 92532, Amount: Rs 50.00/-, Date of Purchase: 30/03/2023, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 26/07/2023 11:04AM with Govt. Ref. No: 192023240143103511 on 26-07-2023, Amount Rs: 75,020/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 2003834408 on 26-07-2023, Head of Account 0030-02-103-003-02

1702

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 337981 to 338007  
being No 190210493 for the year 2023.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2023.08.08 13:16:28 -07:00  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2023/08/08 01:16:28 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)

DATED THIS      DAY OF      , 2023

FROM

SMT. AMITA SEN & ANR.

TO

ORBIT TIRUPATI TOWERS PRIVATE  
LIMITED & ANR.

POWER OF ATTORNEY

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