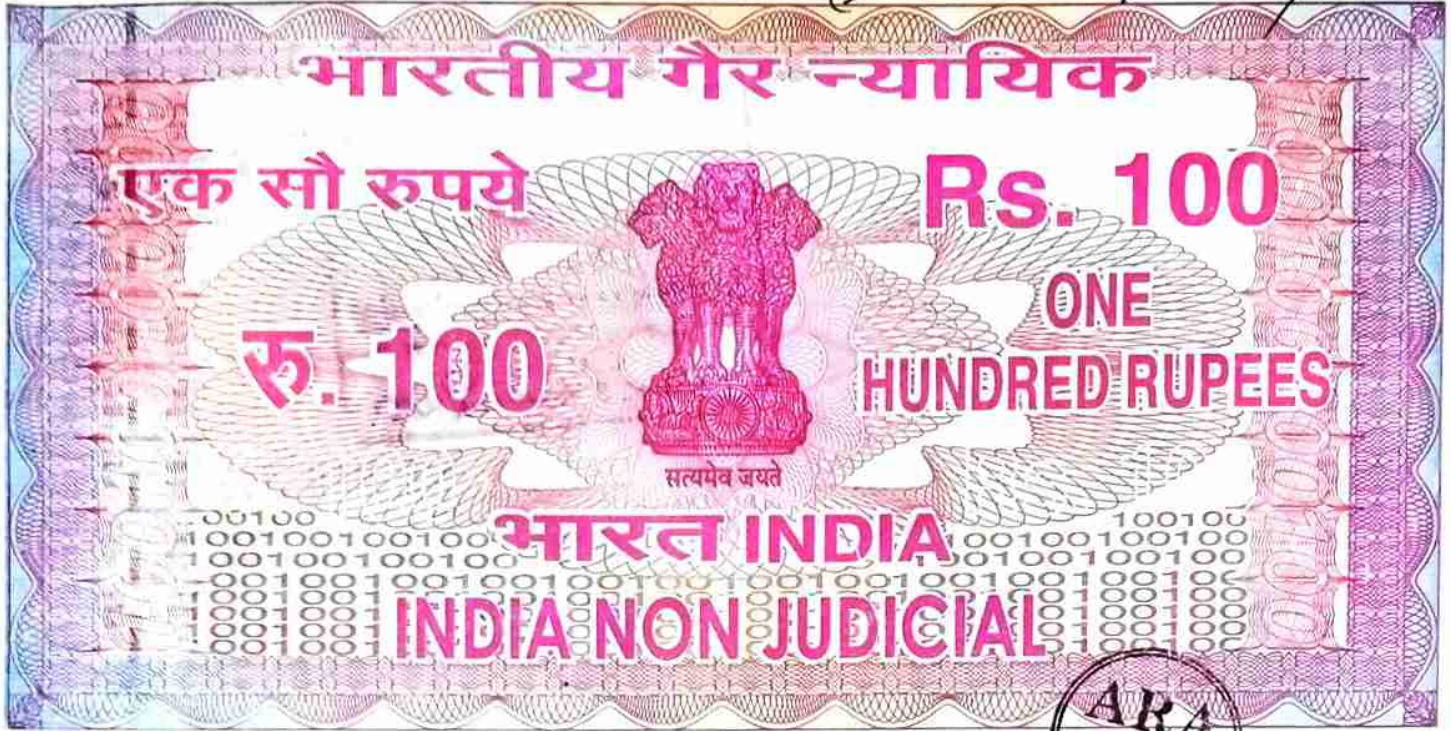


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



11-20
01/09/22

Certified that the Document is signed to
 Register and
 endorse the
 are the part of
 this document

Registrar of Assurances
 Kolkata

8/2632936/22

21 SEP 2022

Additional Registrar of Assurances-II
Kolkata

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We, (1) MR. AVIJIT SINGHA ROY, (PAN – ADHPR3364C), son of Late Ganesh Chandra Singha Roy, by faith Hindu, by occupation Business, by nationality Indian, presently residing at Nowapara, Post Office - Hatiyara, Police Station New Town, Kolkata - 700 157 and (2) M/S. R K I SMELTERS PRIVATE LIMITED (PAN - AACCR9122K), a private limited company incorporated in accordance with the provisions of The Companies Act., 2013, having its registered office at 33/1, N. S. Road, Fifth Floor, Room No.551, Police Station – Burrabazar, Post Office - GPO, Kolkata – 700 001, represented by one of its Directors namely Mr. Rajendra Anchalia, (PAN – ACSPA0012G), son of Mohan Lal Anchalia, presently residing at 1B,

183480

Dipak Kumar Saha
Advocate
High Court, Calcutta

NAME:
ADD: 107
RA:
- 5 MAR 2022
SUPRIYAN ANIKHERJEE
Liberal & Co. Kolkata
C.C. 25
29 B. K. S. Road, Kolkata

- 5 MAR 2022

- 5 MAR 2022



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
= 1 SEP 2022

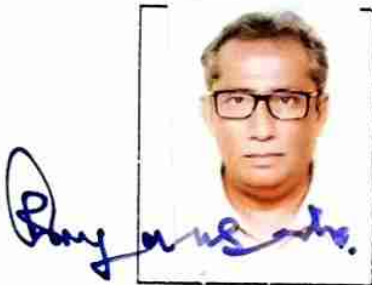
SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					

WHEREAS we are the absolute owners of ALL THAT piece and parcel of land measuring 17 (seventeen) Cottahs 7 (seven) Chittacks more or less morefully mentioned in the Schedule hereunder written and hereinafter referred to as the Said Property.

AND WHEREAS we have entered into a development agreement with M/S. GRIHAM REAL ESTATES PRIVATE LIMITED (PAN – AAFCG7075B), a private limited company incorporated in accordance with the provisions of The Companies Act., 2013, having its registered office at 48/1C, B. T. Road, P.O. & Police Station - Sinthi, Kolkata - 700 050, represented by one of its Directors namely MR. RANJAN SAHA (PAN – ALMPS4512L), son of Late Ratish Chandra Saha, presently residing at 74, Desha Priya Nagar Colony, P.O. Sinthi, Police Station Baranagar, Kolkata – 700 050, hereinafter referred to as the “DEVELOPER” appointing him as the Developer to develop the said property by raising a new building upon the Said Premises on terms and conditions mentioned therein and the said development agreement has been registered on 01-09-22, in the office of the Addl. Registrar of Assurances - II, Kolkata and recorded in Book No.I, Being No. 10254 for the year 2022.

AND WHEREAS to fulfill the purpose of the said Development Agreement we have agreed to empower the said Developer to carry on the said project by executing a development power of attorney in its favour.

NOW BY THESE PRESENTS we do hereby appoint, nominate, constitute and authorise M/S. GRIHAM REAL ESTATES PRIVATE LIMITED (PAN – AAFCG7075B), a private limited company incorporated in accordance with the provisions of The Companies Act., 2013, having its registered office at 48/1C, B. T. Road, P.O. & Police Station - Sinthi, Kolkata - 700 050, represented by one of its Directors namely MR. RANJAN SAHA (PAN – ALMPS4512L), son of Late Ratish Chandra Saha, presently residing at 74, Desha Priya Nagar Colony, P.O. Sinthi, Police Station Baranagar, Kolkata – 700 050, as our true and lawful Attorney to do all or any of the following acts deeds and things for the purpose of the said development work.

1. To look after, manage and maintain our Said Property during the course of the said development.
2. To enter into the Said property for the purpose of the proposed development work and for such purpose to make feasible building plans, revised / modified building plans of the proposed building duly signed by him or by us and submit the same on our behalf and get it sanctioned from the Kolkata Municipal Corporation at its costs and responsibilities and to construct the proposed multi-storied building upon the said land according to the said proposed sanctioned plans of the Kolkata Municipal Corporation.
3. To appoint Engineer, L.B.S, Contractor and labour for construction of the said building and to make payments to them.
4. To supervise the development work in respect of the new construction and to carry out and / or to get carried out through contractors, sub-contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building and structures on the Said Property as per the sanctioned plan.
5. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the Said Property.
6. To pay various deposits to the Kolkata Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying out the development work on the Said Property and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipt in our names and on our behalf in connection with the refund of such deposits.
7. To approach and apply to the different authorities and offices for the purpose of obtaining various permissions and sanctions and other service connections

including water, and electricity, sewerage for carrying out and completing the development / construction of the proposed building.

8. To apply and obtain electricity, water, gas, sewerage, drainage, telephone or any other utility / services to the Said Premises and to close down and / or connect or disconnect the same and for those purpose to sign, execute and submit all papers, applications, documents before the concerned authorities and to prove all other acts, deeds and things as may doth fit and proper by the said Attorney.
9. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.
10. To obtain refund of Stamp duty, Court fees or repayment of Stamp duty or Court fees.
11. To apply to Court, all Banks, financial institutions, govt. and non govt. offices for copies of documents and papers and to withdraw deeds, documents, papers from any Court.
12. To apply for the inspection and / or to inspect judicial records and any records of any office or offices either Central or State or local Govt.
13. To negotiate with any person / Officer or any authority relating to the affairs of the Schedule property.
14. To pay Municipal taxes regularly during the course of the construction before the Kolkata Municipal Corporation and rent to the Government on our behalf and to do all necessary act or acts which may be necessary relating to the Schedule Property.

15. To sign, verify and file application, forms, building plans and revised building plans, completion plan and certificate and to apply from time to time for modification of the building plans, revised building plan, Completion / Occupation Certificate in respect of the building to be constructed on the Said Property.
16. To collect different building materials at its costs expenses risks and responsibilities for such construction.
17. To do all other acts deeds matters and things in respect of the Said Property for the purpose of the said development work thereupon including mutation etc.
18. To enter into agreements, Memorandum of Understanding and / or any other instrument and document for sale or transfer of the different portions excepting Owners' allocation of the said building at any stage of construction with such persons and on such terms and conditions and at such consideration / price as the Said Attorney may in its absolute discretion think fit and proper as per the Agreement concluded in writing between the Principal and the Attorney.
19. To sell, transfer, assign, lease out, demise all or any of the flats, garage spaces, units etc. together with proportionate share or interest in the land comprising the Premises on which the said building is being built excepting the Owners' allocation to different persons on ownership basis and / or in any other manner as might be thought fit by the said Attorney and to collect and receive of and from the prospective buyers / transferees of such flats, units, spaces the price or rent or premium of such flats or spaces that will be paid by such persons and for that act or purpose to make sign and execute and / or give proper and lawful discharge for the same.
20. To appear for us and on our behalf in all courts, L. A. Collector, Board of Revenue, K.M.D.A, K.I.T, P.W.D., Kolkata Municipal Corporation, Tribunals, Public Bodies, Competent Authorities under U.L.C. and State Government, Land

Department, Civil Administration / Police Authorities, Registrar of Assurances or Additional Registrar of Assurances at Kolkata, Airport Authority etc.

21. To make, sign, execute, verify, present and file all applications, plaints, petitions, written statements, vakalatnamas or other documents as deemed statements, or any other documents as deemed necessary in the opinion of the Attorney or be made, signed, executed, presented or filed in any court of law or elsewhere in connection with any proceedings in respect of the Said Property or the developmental works therein.
22. To give such letters and writings and / or undertakings as may be required from time to time by the Kolkata Municipal Corporation and / or concerned authorities for the purpose of carrying out the development works in respect of the Said Property as also in respect of the construction work of the building thereupon.
23. To sign, execute and admit any documents, statements, papers, undertakings, declarations, plans as may be required for obtaining necessary permission by the Kolkata Municipal Corporation and other appropriate authorities.
24. To pay Municipal taxes regularly before the Kolkata Municipal Corporation on our behalf and to do all necessary act or acts which may be necessary relating to the Scheduled Property.
25. To swear any affidavits, declarations and Indemnity Bond etc. for the purpose of our Said Property as mentioned herein below, if required, in future as our lawful Attorney before any Judicial, Executive and Notary Public, Registrar.
26. To represent us before the Kolkata Municipal Corporation, Registrar or Addl. Registrar of Assurances at Kolkata or any office, authority, in respect of the under mentioned property as our lawful Attorney.

27. To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement, charges or other security and on receipt thereof to make, sign, execute and give sufficient releases or other discharges for the same.
28. To execute from time to time agreements for sale or conveyances of such flats and units comprised in the Developer's Allocation.
29. To insure the Said Property against damages, fire, tempest, riot, civil commotion, flood, earthquake etc. as our said Attorney may think fit and proper at its cost.
30. To appoint Pleaders, Solicitors, Advocate or Attorney or Lawyer and to appear in any court or before Revenue or other Officer or Officers of any state or Local Authority and to revoke such appointment and to substitute any others in their place and stead.
31. For us and in our names to accept service of any writ of summons or other legal process and to appear in any court and before all courts, Magistrates or Judicial or other officers whatsoever as our said Attorney shall think advisable and to commence any action or other proceedings in any court or authority and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorney shall think fit and also to appoint any Solicitor and / or Advocate or Lawyer to prosecute, defend in the premises aforesaid or any of them as occasion may arise either in our names or in the name of it.
32. To sign and present the deeds of gifts to authorities, agreement for sale, sale, conveyance or conveyances, assignments, affidavits, declarations, boundary declarations, deed of rectification, mortgages, release, lease, sub-lease or other document or documents for registration and to admit thereof and receipt of consideration before any Registrar or Registrar of Assurances at Kolkata having authority for and to have the same registered according to law and to do all other

declarations, deed of rectification, mortgages, release, lease, sub-lease or other document or documents for registration and to admit thereof and receipt of consideration before any Registrar or Registrar of Assurances at Kolkata having authority for and to have the same registered according to law and to do all other acts, deeds and things which our Attorney shall consider necessary for the transferring and / or conveying the Developer's allocation only and not the Owners' allocation to the intending or prospective buyers or Purchasers, transferees or any other person or persons as our lawful and effectual Attorney.

GENERALLY to do and perform all acts deeds matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could do.

AND we agree to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents.

AND GENERALLY to perform all other acts, deeds and things which would be necessary from time to time for the said construction and for the transfer of or otherwise dealing with the flats and spaces comprising the Developer's allocation and all acts, deeds or things lawfully done by our Attorney shall be construed as acts done by us and we shall ratify and agree to ratify and confirm the same.

SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land measuring an area of 17 (seventeen) Cottahs 7 (seven) Chittacks, be the same a little more or less together with old single storied building thereon, measuring 2,200 sq. ft. more or less standing thereon, with cement flooring, lying and situate at and being Premises No.65, Bidhan Sarani, P.O. Beadon Street, Police Station Burtolla, Kolkata - 700 006, in Ward No.16, Borough No.II, Assessee No.110160400018, within the local limits of Kolkata Municipal Corporation; butted and bounded as follows:-

On The North By : Partly Premises No.66, Bidhan Sarani & partly Premises No.24/1A, Roy Bagan Lane,

On The South By : Partly Premises No.65A, Bidhan Sarani, partly Premises
No.55B, Avedananda Road & partly Premises No.26A,
Roy Bagan Lane,
On The East By : Roy Bagan Lane,
On The West By : Bidhan Sarani.

(Zone : Srimoni Market Crossing – Abhoy Guha Road Crossing On Road)

IN WITNESS whereof we set and subscribed our respective hand and seal hereunto on
this the 01st day of September, 2022.

WITNESSES:

1. *Sumeet Ash.*
33/1B, Baghajatin Road,
Kat-36.
2. *Sumit Kumar De*
5/B, Chidam Mudi hane,
Kolkata-700006.

Anujit Singh Roy

RKI SMELTERS PVT. LTD.

Ranvir Singh

Director

Signature of the Principals

GRHAM REAL ESTATES PRIVATE LIMITED

Rajendra Singh
Director

Signature of the Attorney

Drafted and prepared by:

Dipak Kumar Saha

Dipak Kumar Saha

Advocate

High Court, Calcutta

W.B.No.319/1991.

Major Information of the Deed

Deed No :	I-1902-10263/2022	Date of Registration	01/09/2022
Query No / Year	1902-8002632936/2022	Office where deed is registered	
Query Date	01/09/2022 12:49:12 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DIPAK KUMAR SAHA 2/1,RAMLAL AGARWAL LANE,Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830219513, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 10,13,18,507/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190210254/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Sarani, Road Zone : (Srimoni Market Crossing -- Abhoy Guha Road Crossing On Road) , , Premises No: 65, , Ward No: 016 Pin Code : 700006

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	17 Katha 7 Chatak	1/-	9,98,33,507/-	Property is on Road , Project Name :
Grand Total :				28.7719Dec	1 /-	998,33,507 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2200 Sq Ft.	1/-	14,85,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2200 sq ft	1 /-	14,85,000 /-	




Principal Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AVIJIT SINGHA ROY Son of Late Ganesh Chandra Singha Roy Executed by: Self, Date of Execution: 01/09/2022 , Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Office	 01/09/2022	 LTI 01/09/2022	 01/09/2022
Nowapara, City:- , P.O:- Hatiyara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/09/2022 , Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Office				
2	R K I SMELTERS PRIVATE LIMITED 33/1, N.S. Road, 5th Floor, Room No. 551, City:- , P.O:- G P O, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx2K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			

Attorney Details :



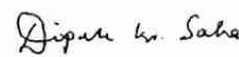
SI No	Name,Address,Photo,Finger print and Signature			
1	GRIHAM REAL ESTATES PRIVATE LIMITED 48/1C, B.T. ROA, City:- , P.O:- Sinth, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAJENDRA ANCHALIA Son of Mohan Lal Anchalia Date of Execution - 01/09/2022, , Admitted by: Self, Date of Admission: 01/09/2022, Place of Admission of Execution: Office	 Sup 1 2022 12:58PM	 LTI 01/09/2022	 01/09/2022
1B, Deodar Street,, Flat No: 5B, 5th Floor, City:- , P.O:- Ballygunj, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2G,Aadhaar No Not Provided Status : Representative, Representative of : R K I SMELTERS PRIVATE LIMITED (as Director)				

Name	Photo	Finger Print	Signature
Mr RANJAN SAHA (Presentant) Son of Late Ratish Chandra Saha Date of Execution - 01/09/2022, , Admitted by: Self, Date of Admission: 01/09/2022, Place of Admission of Execution: Office			
	Sep 1 2022 12:59PM	LTI 01/09/2022	01/09/2022
74, Desha Priya Nagar Colony, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx2L,Aadhaar No Not Provided Status : Representative, Representative of : GRIHAM REAL ESTATES PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAK KUMAR SAHA Son of Late AJIT KUMAR SAHA 2/1,RAMLAL AGARWAL LANE, City:- Not Specified, P.O:- SINTHI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050			
	01/09/2022	01/09/2022	01/09/2022
Identifier Of Mr AVIJIT SINGHA ROY, Mr RAJENDRA ANCHALIA, Mr RANJAN SAHA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr AVIJIT SINGHA ROY	GRIHAM REAL ESTATES PRIVATE LIMITED-14.3859 Dec
2	R K I SMELTERS PRIVATE LIMITED	GRIHAM REAL ESTATES PRIVATE LIMITED-14.3859 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr AVIJIT SINGHA ROY	GRIHAM REAL ESTATES PRIVATE LIMITED-1100.00000000 Sq Ft
2	R K I SMELTERS PRIVATE LIMITED	GRIHAM REAL ESTATES PRIVATE LIMITED-1100.00000000 Sq Ft

Endorsement For Deed Number : I - 190210263 / 2022

On 01-09-2022

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

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

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

Presented for registration at 12:53 hrs on 01-09-2022, at the Office of the A.R.A. - II KOLKATA by Mr RANJAN SAHA

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 10,13,18,507/-

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

Execution is admitted on 01/09/2022 by Mr AVIJIT SINGHA ROY, Son of Late Ganesh Chandra Singha Roy, Nowapara, P.O: Hatiyara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business

Identified by Mr DIPAK KUMAR SAHA, , Son of Late AJIT KUMAR SAHA, 2/1,RAMLAL AGARWAL LANE, P.O: SINTHI, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-09-2022 by Mr RAJENDRA ANCHALIA, Director, R K I SMELTERS PRIVATE LIMITED, 33/1, N.S. Road, 5th Floor, Room No. 551, City:- , P.O:- G P O, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr DIPAK KUMAR SAHA, , Son of Late AJIT KUMAR SAHA, 2/1,RAMLAL AGARWAL LANE, P.O: SINTHI, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Execution is admitted on 01-09-2022 by Mr RANJAN SAHA, Director, GRIHAM REAL ESTATES PRIVATE LIMITED, 48/1C, B.T. ROA, City:- , P.O:- Sinth, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Identified by Mr DIPAK KUMAR SAHA, , Son of Late AJIT KUMAR SAHA, 2/1,RAMLAL AGARWAL LANE, P.O: SINTHI, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 183480, Amount: Rs.100/-, Date of Purchase: 05/03/2022, Vendor name: S MUKHERJEE

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 1902-2022, Page from 364753 to 364769
being No 190210263 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.09.05 10:04:51 +05:30
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2022/09/05 10:04:51 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)