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

District Sub-Register-12
Alipore, South 24-Pargana

05 AUG 2025

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) (ia) SMT. KABERI LAW, widow of Late Biswanath Law, by religion Hindu, by occupation Housewife, citizen of India, of 385/1, Keyatala Lane, Police Station Rabindra Sarobar, Post Office Sarat Bose Road, Kolkata 700029 having Income Tax Permanent

25883

25 JUL 2025

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

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

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (S.S.)
HIGH COURT, KOLKATA-7A

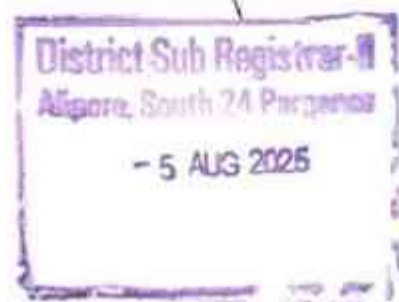
25 JUL 2025



Account Number AIYPL2408D and Aadhaar Number 8319 3219 4704 and **1(ib) SHUBHADEEP LAW**, son of Late Biswanath Law, by religion Hindu, by occupation Business, citizen of India, of 385/1, Keyatala Lane, Police Station Rabindra Sarobar, Post Office Sarat Bose Road, Kolkata 700 029 having Income Tax Permanent Account Number AMWPL6837A and Aadhaar Number 4886 3458 1517 and **1(ic) SUNETRA LAW**, daughter of Late Biswanath Law, by religion Hindu, by occupation Business, citizen of India, of 385/1, Keyatala Lane, Police Station Rabindra Sarobar, Post Office Sarat Bose Road, Kolkata 700 029 having Income Tax Permanent Account Number ADYPL1375J and Aadhaar Number 249317601711 and **1(ia) SMT. GOURI LAW**, widow of Late Sankar Law, by religion Hindu, by occupation Housewife, Citizen of India, of 33, Ballygunge Park, Police Station Bullygunge, Post Office Karaya, Kolkata 700 019, having Income Tax Permanent Account Number ACOPL5265C and Aadhaar Number 364998664749 and **1(iib) SMT. SUDAKSHINA CHOWDHURY**, daughter of Late Sankar Law and wife of Nilanjan Chowdhury, by religion Hindu, by occupation Business, Citizen of India, of 6, Suburban Hospital Road, Police Station Bhawanipore, Post Office Lala Lajpatrai Sarani, Kolkata 700 020, having Income Tax Permanent Account Number AGOPC8087H and Aadhaar Number 446844961120 hereinafter collectively referred to as "**the Appointor No. 1**" and **(2) ORBIT NIKETAN PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at 1, Garstin Place, Police Station Hare Street, Post Office General Post Office, Kolkata 700 001 and Income Tax Permanent Account Number AABCO3515G represented by its Director **Vijay Narayan Rathi**, son of Satya Narayan Rathi, by religion Hindu, by occupation businessman, citizen of India, of P-671, Lake Town BL-A, South Dum Dum (M), North 24 Parganas, Police Station Lake Town, Post Office Kalindi Housing Estate, Kolkata 700 089, having Income Tax Permanent Account Number ADKPR359L and Aadhaar Number 802144673611 and hereinafter referred to as "**Orbit Niketan**"; and the Appointor No. 1 and Orbit Niketan being hereinafter collectively referred to as "**the Appointors**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in case of individuals their respective heirs, successors, executors, administrators, legal representatives and assigns and in case of the abovenamed company, its successors-in-interest and assigns) **SEND GREETINGS**

WHEREAS:

A. The Appointors are the absolute lawful owners of and fully seized and possessed of and otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring about 4287.00 square meters more or less together with the buildings and structures constructed thereon and situate lying at and being Premises No. 37, Ballygunge Park, Police Station Karaya, Kolkata – 700 019 within the limits of Ward No. 65 of the Kolkata Municipal Corporation, and morefully described in the **Schedule** hereunder written and is hereinafter referred to as "**the said Property**".



B. The Appointors have granted development rights in respect of the said Property to Orbit Projects Private Limited (hereinafter referred to as "**the Developer**") on the terms and conditions recorded in a Development Agreement dated 5th August, 2025 registered at the office of the District Sub-Registrar-II, South 24-Parganas, in Book No. I, Being No. **160211473** for the year 2025 (hereinafter referred to as "**the Development Agreement**").

Kelavi Law

C. In terms of the Development Agreement, the Appointors have appointed the Developer for the development of the said Property by constructing the New Building thereon in accordance with the sanction plans and the Developer has accepted such appointment on the agreed terms and conditions. The Developer shall at its own costs develop the said Property and construct the New Building and/or the Project thereon in accordance with the plans ("**Building Plans**") that have been sanctioned and/or may be sanctioned and/or revised from time to time by the Kolkata Municipal Corporation as a residential building with specified areas, amenities and facilities to be enjoyed in common [**New Building**] as per mutually agreed specifications in the manner envisaged in the Development Agreement. The saleable constructed spaces/apartments/flats and other rights in the New Building and/or the Project ("**Units**") shall be transferable in favour of intending buyers ("**Transferees**"). In terms of the Development Agreement, the Developer shall identify and allocate the Owners' Area and the Developer's Area in the manner that the area allotted to Appointor No. 1 and Orbit Niketan is separate and independent.

D. Under the Development Agreement the Appointors are required to grant a Power of Attorney in favour of the Developer and/or its authorized representatives and this Power of Attorney is being granted in terms thereof for facilitating the development and construction on the said Property as also the marketing and selling the Units comprised in the Developer's Area in the New Building along with other properties, benefits, advantages and rights (including but not limited to parking spaces / rights, undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the said Property) in favour of the Transferees.

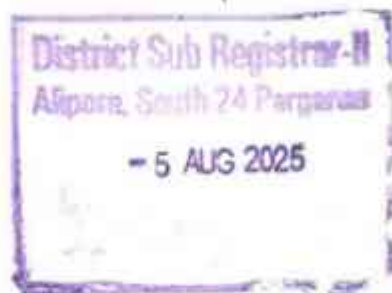
NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We, the Appointors herein do hereby, jointly and/or severally, nominate, constitute and appoint (1) the Developer under the Development Agreement dated 5th August, 2025, namely Orbit Projects Private Limited, a company within the meaning of the Companies 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 AA ECS0375B represented by one of its Directors **Basant Kumar Parakh**, son of Ratan Lal Parakh, by religion Hindu, by occupation Businessman, Citizen of India, of 50 Hara Prasad Sastri Sarani, Police Station New Alipore, Post Office New Alipore, Kolkata 700 053, having Income Tax



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Permanent Account Number AFRPP9480P and Aadhaar Number 6600 5405 8371, and (2) the authorized representative of the Developer under the Development Agreement dated 5th August, 2025, namely **Anand Neotia**, son of Arvind Kumar Neotia, by religion Hindu, by occupation Businessman, Citizen of India, of Tirupati Enclave, 4th Floor, 90N, Block E, New Alipore, Police Station New Alipore, Post Office New Alipore, Kolkata 700 053, having Income Tax Permanent Account Number ABOPN7190F and Aadhaar Number 9098 6614 5631 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 selling the Units comprised in the Developer's Area in the New Building along with other properties, benefits, advantages and rights (including but not limited to parking spaces / rights, undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the said Property) 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 ("**Corporation**"), 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 appear and represent the Appointors before all authorities/ departments including those under the Corporation for fixation and/or finalisation of the annual valuation of 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.
5. To apply for and obtain, if required, from the relevant authorities under the Urban Land (Ceiling and Regulation) Act, 1976 any permission, clearance,



approval, exemption, no objection and/or declaration in respect of the said Property as may be deemed necessary including for sanction/ modification/ revision of the Building Plans and enabling construction of New Building and/or the Project on the said Property.

6. 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 selling the Units comprised in the Developer's Area in the New Building along with other properties, benefits, advantages and rights (including but not limited to parking spaces / rights, undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the said Property) by the Developer in favour of the Transferees.
7. To make, prepare, sign, submit, apply for, obtain and get changed/revised/modified/amended/alterd/regularised the existing Sanctioned Building Plan for the benefit of the Project and/or get sanctioned and/or approved from the Corporation the fresh Building Plans for construction of the New Building and/or the Project 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 Corporation 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 New Building and/or the Project and to market, sell and transfer the Units comprised in the Developer's Area in the New Building along with other properties, benefits, advantages and rights (including but not limited to parking spaces / rights, undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the said Property) 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.

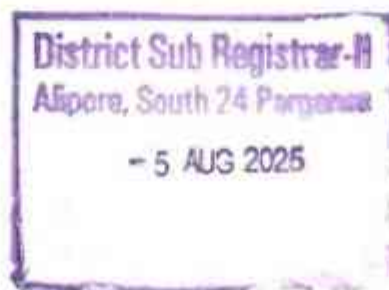


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8. To make, prepare, sign, submit, apply for, obtain and get registered and/or approved the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and for the said purpose to prepare and make applications 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.
9. 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 Corporation 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.
10. To sign, execute and if necessary register the deeds, documents and papers for creating mortgage/charge over the said Property or any portion thereof in favour of the Financier for taking loan in accordance with the provisions of Clause 3.4 of the Development Agreement.
11. 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.
12. 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 New Building and/or the Project.
13. To construct and complete the New Building and/or the Project and to apply for regularization/approval of any deviations/modifications and to apply for and obtain Partial and/or Full Completion/Occupancy Certificate and to take all steps regarding the above.
14. 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

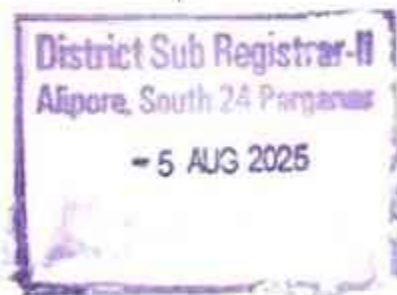


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purposes to appear and represent the Appointors and to do and perform all acts, deeds, matters and things and to prepare, sign, execute, verify, affirm and submit all maps, plans, applications, letters, communications, documents, petitions, affidavits, 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.

15. To appear and represent the Appointors in all matters before all Authorities including the Corporation (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.
16. 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 Corporation and/or any other authority or authorities and for that purpose to sign execute and submit all papers, statements, etc. as may be required.
17. To appear and represent the Appointors relating to the said Property before the Authorities including the concerned departments and officers of the Corporation for all purposes relating to the said Property including for getting the Units in the New 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 New 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.
18. 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.
19. 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 concerning the said Property as may be deemed necessary by the said Attorneys in the Union of India in any Court of law or before any Arbitral Tribunal or before any authority, Civil, Criminal or Revenue, both original and appellate, and to appear and fully represent the Appointors before all magistrates and other officers and to give evidence and tender and file documents, and to compromise, settle, refer to arbitration, abandon, submit to judgment, discontinue or become non-suited in any such suit action or proceeding and to take all such steps and to sign, verify, declare, affirm, execute, make and file all Vakalatnamas, Plaints, Written Statements, Statements of Claim, Counter Statements, petitions, affidavits, Memorandum of Appeals, accounts, inventories, applications and other pleadings, documents and papers that may be necessary, to prefer appeals and to apply for reviews, revisions, execution of decrees, orders, awards, to draw moneys from any Court, Accountant General, Official Receiver, Receivers, Liquidator and/or other authorities and to give effectual receipts and discharges for the same, to accept service of Writ of Summons, subpoenas, summons, notices and other legal processes and generally to completely represent the Appointors and act on their behalf before all Courts, magistrates and other judicial and/or criminal and/or revenue and other authorities in the Union of India relating to the said Property or any portion thereof and/or required for the Project.

20. To compromise and/or settle any dispute and/or legal proceeding concerning or relating to the said Property or any portion thereof and/or the Project as may be deemed necessary by the said Attorneys.
21. 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 New Building and/or the Project and sale/transfer of the Units comprised in the Developer's Area in the New Building along with other properties, benefits, advantages and rights (including but not limited to parking spaces / rights, undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the said Property) in favour of the Transferees in terms of the Development Agreement.
22. To deal with and / or dispose of the Units comprised in the Developer's Area in the New Building along with other properties, benefits, advantages and rights (including but not limited to parking spaces / rights, undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the said Property) in any manner whatsoever and to take all steps for transfer of the Units



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comprised in the Developer's Area in the New Building along with other properties, benefits, advantages and rights (including but not limited to parking spaces / rights, undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the said Property) in favour of the Transferees in accordance with the terms and conditions recorded in the Development Agreement.

23. 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, 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 the Units comprised in the Developer's Area in the New 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 the Units comprised in the Developer's Area in the New Building and/or the Project 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.
24. To issue and deliver valid and effectual receipts and discharges on behalf of the Appointors for all monies and consideration in respect of the Units comprised in the Developer's Area in the New Building along with other properties, benefits, advantages and rights (including but not limited to parking spaces / rights, undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the said Property) and to make over all such monies and consideration to the Developer.
25. 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 Area in the New Building along with other properties, benefits, advantages and rights (including but not limited to parking spaces / rights, undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the said Property) 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 the Units comprised in the Developer's Area or any portion 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 agreements 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 the Units comprised in the Developer's Area in the New Building along with other properties, benefits, advantages and rights (including but not limited to parking spaces / rights, undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the said Property) 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.

26. 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 executed by the Appointors or by the said Attorneys by virtue of the powers hereby conferred and to exercise all rights and entitlements thereunder.
27. 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 Units comprised in the Developer's Area 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.
28. 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.
29. 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.



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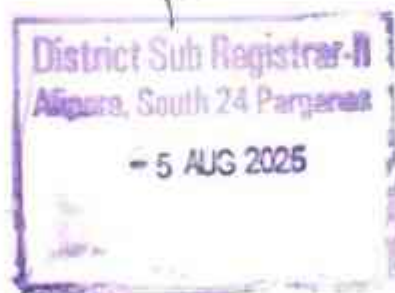
30. To pay, incur and deposit such sum or sums of money for any of the purposes mentioned herein relating to the said Property as the said Attorneys may deem fit and proper including Court fees, stamp and registration fees, other fees etc., and to receive refunds thereof and to grant valid receipts and discharges in respect thereof.
31. 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.
32. 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.
33. 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 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 each 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 Appointors.

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 Projects 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 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 piece and parcel of land measuring about 4287.00 square meters, (equivalent to 46145 square feet) more or less, together with the buildings and structures originally constructed thereon measuring about 9892 square feet and situate lying at and being Premises No. 37, Ballygunge Park, Police Station Karaya, Kolkata – 700 019 within the limits of Ward No. 65 of the Kolkata Municipal Corporation, being butted and bounded in the manner as follows :-

- | | |
|---------------------|--|
| On the North | : By Ballygunge Park; |
| On the East | : By Premises no. 36, Ballygunge Park; |
| On the South | : By Premises no. 38, Ashutosh Choudhury Road; and |
| On the West | : By Ashutosh Choudhury Road. |



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 5th day of AUGUST, two thousand and twenty five.

Kalari Law

Amarendra Law

Lunetic Law

Gouri Law

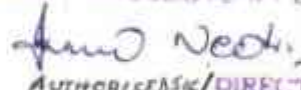
Souvik Ganguly

ORBIT PROJECTS (P) LTD

 DIRECTOR

ORBIT NIKETAN PVT. LTD

 Director
 APPOINTORS

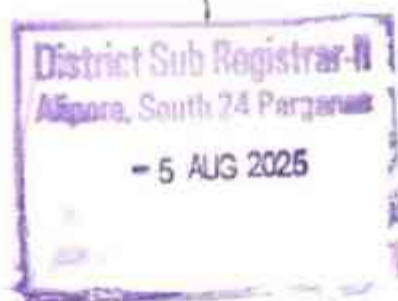
ORBIT PROJECTS (P) LTD

 AUTHORISED SIGNATORY/DIRECTOR
 ATTORNEYS

Witnesses:


































Signature Abhijit Saha
 Name Abhijit Saha
 Father's Name Late. I. K. Saha
 Address 1, Ganesh Boro
Kolkata - 700001

Signature Gouri Sankar Rana
 Name GOURI SANKAR RANA
 Father's Name Kamabanta Rana
 Address 6, Church Lane
Kolkata - 1

Drafted by: Souvik Ganguly
 Mr. Souvik Ganguly, Advocate
 Enrolment No. WB/ 1050/2014
 C/o. R. Ginodia & Co. LLP, Advocates
 Ground Floor, 6, Church Lane
 Kolkata - 700 001.































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>Kaberi Das</i>				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : <i>Subhadip Das</i>				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : <i>Sanctra Das</i>				



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>Gouri Law</i>				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : <i>Sekowdhny</i>				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : <i>[Signature]</i>				



























✓

District Sub Registrar-II
Alipore, South 24 Parganas

- 5 AUG 2025

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 : 									
		(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 :									



Major Information of the Deed

Deed No :	I-1602-11492/2025	Date of Registration	05/08/2025
Query No / Year	1602-8002246211/2025	Office where deed is registered	
Query Date	05/08/2025 2:55:51 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Gouri Sankar Rana Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7980848205, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 67,74,00,257/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 232/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160211473/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunj park, Road Zone : (On Road – On Road) , , Premises No: 37, , Ward No: 065 Pin Code : 700019






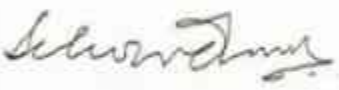
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	46145 Sq Ft		67,29,48,857/-	Width of Approach Road: 80 Ft., , Project Name :
Grand Total :				105.7491Dec	0 /-	6729,48,857 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9892 Sq Ft.	0/-	44,51,400/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 9892 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9892 sq ft	0 /-	44,51,400 /-	

Principal Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Kaberi Law Wife of Late Biswanath Law Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office	Photo  05/08/2025	Finger Print  Captured LTI 05/08/2025	Signature  05/08/2025
385/1, Keyatala Lane, City:- Kolkata, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: AIxxxxxx8D, Aadhaar No: 83xxxxxxxx4704, Status :Individual, Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office				
2	Name Mr Shubhadeep Law Son of Late Biswanath Law Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office	Photo  05/08/2025	Finger Print  Captured LTI 05/08/2025	Signature  05/08/2025
385/1, Keyatala Lane, City:- Kolkata, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AMxxxxxx7A, Aadhaar No: 48xxxxxxxx1517, Status :Individual, Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office				
3	Name Miss Sunetra Law Daughter of Late Biswanath Law Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office	Photo  05/08/2025	Finger Print  Captured LTI 05/08/2025	Signature  05/08/2025
385/1, Keyatala Lane, City:- Kolkata, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: ADxxxxxx5J, Aadhaar No: 24xxxxxxxx1711, Status :Individual, Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs Gouri Law Wife of Late Sankar Law Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office	 05/08/2025	 Captured LTI 05/08/2025	 05/08/2025
	33, Ballygunj park, City:- Kolkata, P.O:- Karaya, P.S:-Bulkygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Date of Birth:XX-XX-1XX7 , PAN No.:: ACxxxxxx5C, Aadhaar No: 36xxxxxxxx4749, Status :Individual, Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Miss Sudakshina Chowdhury Daughter of Late Sankar Law Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office	 05/08/2025	 Captured LTI 05/08/2025	 05/08/2025
	6, Suburban Hospital Road, City:- Kolkata, P.O:- Lala Lajpatrai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India,Date of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx7H, Aadhaar No: 44xxxxxxxx1120, Status :Individual, Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office			
6	Orbit Niketan Private Limited			
	1, Garstin Place, City:- Kolkata, P.O:- General Post Office, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Orbit Projects Private Limited 1, Garstin Place, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-1XX6 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Basant Kumar Parakh Son of Mr Ratanlal Parakh Date of Execution - 05/08/2025, , Admitted by: Self, Date of Admission: 05/08/2025, Place of Admission of Execution: Office	Photo  Aug 5 2025 3:20PM	Finger Print  Captured LTI 05/08/2025	Signature  05/08/2025
	50, Haraprasad Shastri Sarani, City:- Kolkata, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AFxxxxxx0P, Aadhaar No: 66xxxxxxxx8371 Status : Representative, Representative of : Orbit Projects Private Limited (as Director)			
2	Name Mr Vijay Narayan Rath (Presentant) Son of Late Satya Narayan Rath Date of Execution - 05/08/2025, , Admitted by: Self, Date of Admission: 05/08/2025, Place of Admission of Execution: Office	Photo  Aug 5 2025 3:30PM	Finger Print  Captured LTI 05/08/2025	Signature  05/08/2025
	P-671, Lake Town, Block A, City:- South Dum Dum, P.O:- Kalindi Housing Estate, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx9L,Aadhaar No Not Provided Status : Representative, Representative of : Orbit Niketan Private Limited (as Director)			
3	Name Mr Anand Neotia Son of Mr Arvind Kumar Neotia Date of Execution - 05/08/2025, , Admitted by: Self, Date of Admission: 05/08/2025, Place of Admission of Execution: Office	Photo  Aug 5 2025 3:30PM	Finger Print  Captured LTI 05/08/2025	Signature  05/08/2025
	Tirupati Enclave, 4th Floor, 90N, Block E, New Alipore, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ABxxxxxx0F, Aadhaar No: 90xxxxxxxx5631 Status : Representative, Representative of : Orbit Projects Private Limited (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gouri Sankar Rana Son of Late Kamala Kanta Rana 8, Church Lane, City:- , P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	

	05/08/2025	05/08/2025	05/08/2025
Identifier Of Mr Basant Kumar Parakh, Mrs Kaberi Law, Mr Shubhadeep Law, Miss Sunetra Law, Mrs Gouri Law, Miss Sudakshina Chowdhury, Mr Vijay Narayan Rathi, Mr Anand Neotia			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Kaberi Law	Orbit Projects Private Limited-17.6249 Dec
2	Mr Shubhadeep Law	Orbit Projects Private Limited-17.6249 Dec
3	Miss Sunetra Law	Orbit Projects Private Limited-17.6249 Dec
4	Mrs Gouri Law	Orbit Projects Private Limited-17.6249 Dec
5	Miss Sudakshina Chowdhury	Orbit Projects Private Limited-17.6249 Dec
6	Orbit Niketan Private Limited	Orbit Projects Private Limited-17.6249 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Kaberi Law	Orbit Projects Private Limited-1648.66666700 Sq Ft
2	Mr Shubhadeep Law	Orbit Projects Private Limited-1648.66666700 Sq Ft
3	Miss Sunetra Law	Orbit Projects Private Limited-1648.66666700 Sq Ft
4	Mrs Gouri Law	Orbit Projects Private Limited-1648.66666700 Sq Ft
5	Miss Sudakshina Chowdhury	Orbit Projects Private Limited-1648.66666700 Sq Ft
6	Orbit Niketan Private Limited	Orbit Projects Private Limited-1648.66666700 Sq Ft

Endorsement For Deed Number : I - 160211492 / 2025

On 05-08-2025

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 15:23 hrs on 05-08-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Vijay Narayan Rathi .

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 67,74,00,257/-

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

Execution is admitted on 05/08/2025 by 1. Mrs Kaberi Law, Wife of Late Biswanath Law, 385/1, Road: Keyatala Lane, P.O: SARAT BOSE ROAD, Thana: Lake, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Mr Shubhadeep Law, Son of Late Biswanath Law, 385/1, Road: Keyatala Lane, P.O: Sarat Bose Road, Thana: Lake, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 3. Miss Sunetra Law, Daughter of Late Biswanath Law, 385/1, Road: Keyatala Lane, P.O: Sarat Bose Road, Thana: Lake, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 4. Mrs Gouri Law, Wife of Late Sankar Law, 33, Road: Ballygunj park, P.O: Karaya, Thana: Bullygunge, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 5. Miss Sudakshina Chowdhury, Daughter of Late Sankar Law, 6, Road: Suburban Hospital Road, P.O: Lala Lajpatrai Sarani, Thana: Bhawanipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Identified by Mr Gouri Sankar Rana, Son of Late Kamala Kanta Rana, 6, Church Lane, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 05-08-2025 by Mr Vijay Narayan Rathi, Director, Orbit Niketan Private Limited, 1, Garstin Place, City:- Kolkata, P.O:- General Post Office, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Gouri Sankar Rana, Son of Late Kamala Kanta Rana, 6, Church Lane, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 05-08-2025 by Mr Anand Neotia, AUTHORISED SIGNATORY, Orbit Projects Private Limited, 1, Garstin Place, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Gouri Sankar Rana, Son of Late Kamala Kanta Rana, 6, Church Lane, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 05-08-2025 by Mr Basant Kumar Parakh, Director, Orbit Projects Private Limited, 1, Garstin Place, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Gouri Sankar Rana, Son of Late Kamala Kanta Rana, 6, Church Lane, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 116631, Amount: Rs.100.00/-, Date of Purchase: 25/07/2025, Vendor name: Anjushree Banerjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 491929 to 491953
being No 160211492 for the year 2025.



Digitally signed by SUMAN BASU
Date: 2025.08.07 15:27:25 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 07/08/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.