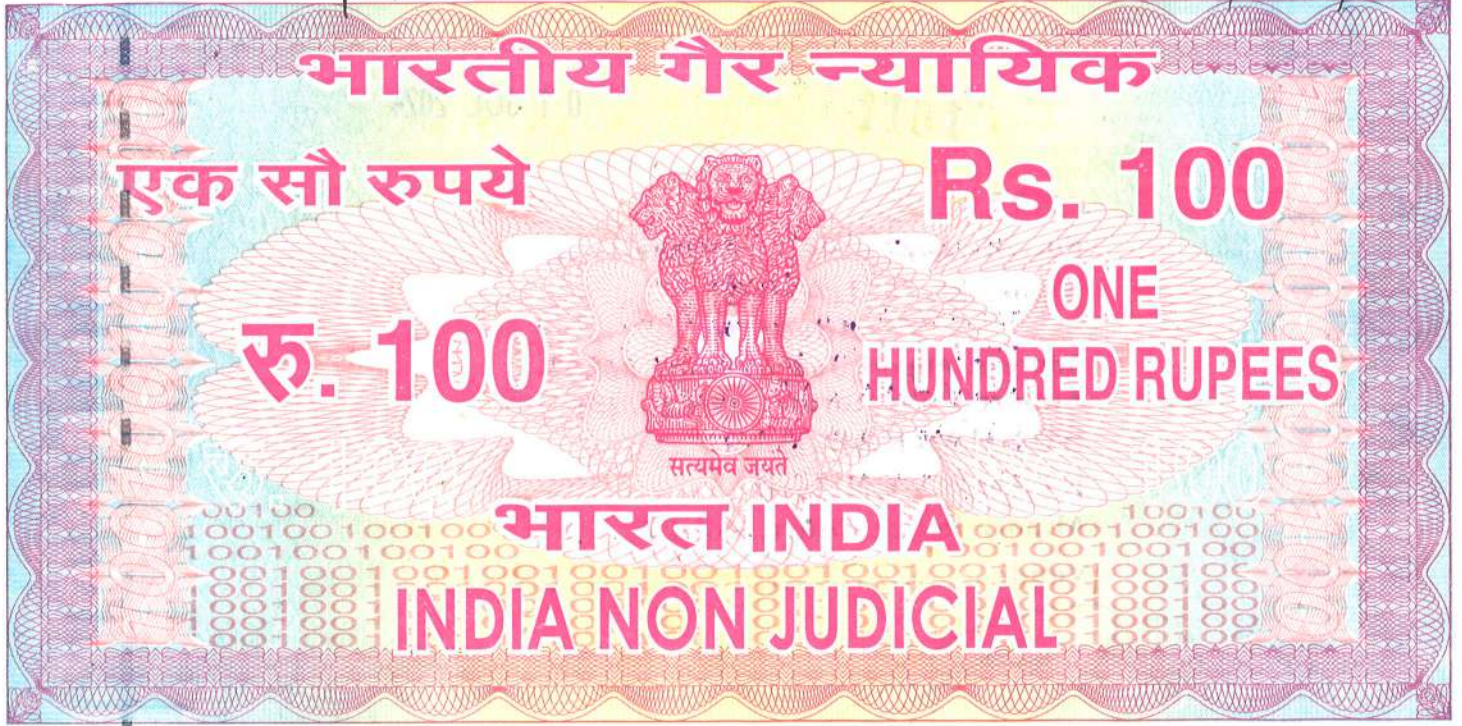


15574/24

I-15794/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 328240

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-III  
Alipore, South 24-parganas

5/9/24

**DEVELOPMENT POWER OF ATTORNEY**

**TO ALL TO WHOME THIS PRESENT SHALL COME** We, **RIPPLE TRADECOM PRIVATE LIMITED** (PAN:AADCR3072P), having its registered office at 233, B. L. Saha Road, P.O. New Alipore, P.S. Behala, Kolkata - 700053, represented by its Authorised Signatory Mr. Sudipta Halder, (PAN:ADEPH6522R) (Aadhaar No.4031 5795 8468), son of Mr. Sanat Kumar Halder, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, hereinafter referred to as the **GRANTOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns), **SEND GREETINGS;**

-1011

01 JUL 2024

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

Name:- B. C. LAHIRI  
Advocate

Address:- Alipore Judge's Court, Kol-27  
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS  
STAMP VENDOR

Alipore Police Court, Kol-27

Vende .....



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
05 SEP 2024

Handwritten signature and scribbles at the bottom left corner.



**WHEREAS:**

- A) The Grantor herein is the recorded owner of various pieces and parcels of land total measuring 77 decimals (more or less), comprised in LR Dag No. 1960 and 1959/2760 under LR Khatian Nos.3591, 3607, 600, 1080 and 5039, Mouza-Ramkrishnapore, J.L. No.70, under Police Station Bishnupur, District South 24 Parganas, Pin-743503, more fully described in the **SCHEDULE** hereunder written and herein after referred to as the "**Said Property**".
- B) The Grantor herein for development of the "**Said Property**", has entered into a Development Agreement with Allotrope (India) Pvt. Ltd. and the said Development Agreement duly registered at the office of the DSR-III, South 24 Parganas, Being No. 1603015186 for the year 2024. The Grantor in terms of the said Development Agreement is required to grant Power of Attorney in favour of the Developer Allotrope (India) Pvt. Ltd. and/or its representative.
- C) In compliance of its obligation under the said Development Agreement, the Grantor hereby appoint **ALLOTROPE (INDIA) PVT. LTD.** as its lawful Attorney (hereinafter referred to as the said Attorney) and to act and to do the following acts, deeds and things in respect of the development of the "**Said Property**".

Manish Jha

**NOW KNOW ALL MEN BY THESE PRESENTS WE**, the Grantor do hereby appoint, nominate and constitute the **ALLOTROPE (INDIA) PVT. LTD.**, having its Registered Office at Mouza-Kripampur, P.S. Bishnupur, Dist-South 24 Paraganas, Diamond Harbour Road, Pin-743503, to be our true and lawful Attorney and to act in our name, place and stead, to do the following acts, deeds and things in respect of the "**Said Property**", that is to say:

1. To take all the necessary steps, execute, sign, submit and receive all the documents which may be required for obtaining, all permissions, clearances, approvals and sanctions from the various authorities including the final sanctioned building plan from the Local Gram Panchayat/Zila Parishad or from any other competent authority in respect of the "**Said Property**".
2. To take all the necessary steps and/or to sign all the necessary documents and also to pay the sanction fees, charges for obtaining and receiving the final/revised sanction plan, from the competent authority.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
05 SEP 2024

3. To take all the necessary steps like appointing Architects, Engineers, Surveyors, Contractors, Soil Test Agency and other consultants, as may be necessary for development of the "**Said Property**", and to make the payment of their fees/charges.
4. To take all the necessary steps for marketing and selling of the plots of land and/or Residential Units to be constructed on the "**Said Property**" and for that purpose to do the booking and / or enter into an agreement for sale and allot the same to such prospective purchaser/s, and receive the advance against the consideration amount from such prospective purchaser/s.
5. To receive the sale considerations and issue the money receipt for the same, appropriate and/or disburse in terms of the Development Agreement, the sale consideration amount received from the prospective purchaser/s.
6. To warn off, prohibit and if necessary proceed against in due process of law against all trespassers on the "**Said Property**" or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and their Departments and to represent the Grantor before the appropriate Police Authority and to approach appropriate court of law, if required for the "**Said Property**" and to abate nuisances as may be necessary to protect the "**Said Property**".
7. To apply for and obtain such Certificate and/or permission under any law relating to ceiling on Urban land or any other law relating to land and/or Building (both urban and Rural) or under the Income Tax Act, or to any other statutory authority/ authorities or under any other law or laws for the time being in force and as may be required for more fully effectuating the powers herein contained with regard to the development of the "**Said Property**".
8. To represent the Grantor in any of the Courts of Law, Local Gram Panchayat, Zila Parishad, all departments of local Municipal Authority, concerned Offices of B.L.& L.R.O., D.L.& L.R.O., District Magistrate, Urban Land Ceiling Department, Police Department, WBSEDCL, West Bengal Fire and Emergency Services, Director General of Civil Aviation, State Water Investigation Department, Irrigation Department, Public Works Department, Chief Electrical Inspector, Government of West Bengal, West Bengal Pollution Control Board, Environment Department, Dept. of Micro Wave (BSNL), Competent Authority appointed under The West Bengal Building (Regulation of Promotion of Construction And Transfer by



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
05 SEP 2024



Promoters) Act, 1993, West Bengal Housing Industries Regulation Authority of the proposed Real Estate Regulation Authority (RERA) Government of West Bengal, Income Tax Department, GST Authority, Revenue Department or any other relevant Office(s) or before any authority or authorities or Society or Body Corporate or other person(s) for any purpose relating to the development of the **"Said Property"** and as may become necessary for fully effectually and/or any of the powers herein and hereby conferred and to sign, execute, and if required registered, all deeds, applications, indemnities, affidavits and other papers as may be necessary and/or required from time to time.

9. To do all the acts, deeds, things as may be necessary to sell and/or transfer plots of land and/or Residential Units of the **"Said Property"** in favour of the purchaser/s and/or his/her/their/its nominee/s and /or assign.
10. To enter into and execute agreement for sale, lease deed and/or conveyance deed in favour of the purchaser/s and/or his/her/their/its nominee/s and /or assign and also to execute other documents as may be required to effectually complete the sale, lease transfer in respect of the plots of land and/or Residential Units to be constructed at the **"Said Property"**.
11. To sign, execute, enter into modify, cancel, alter, draw, approve, present for registration and admit execution and registration of all papers, documents, contracts, agreements, conveyances, leases, grants assurances, applications, declarations and other documents as may be required to complete the sale, lease or transfer in respect of the flat/unit/constructed areas and also to sign and execute any deed or document.
12. To appear before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or Registrar of Assurances or Authority having jurisdiction, and to execute and present for registration, or have effected registration of all sale agreements, deed of conveyance, documents, instruments and writings for the purpose of sale and transfer of the flat/unit/constructed areas in the proposed buildings to be constructed at the **"Said Property"**.
13. To appoint Advocates and other legal agents, sign, declare and/or affirm any vakalatnamas, complaints, writs, written statements, petitions, consents, including application, affidavits, undertakings, declarations, memorandum of appeal or any other documents or papers as may be required from time to time and to defend and prosecute any legal action and/or initiate legal proceedings



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

05 SEP 2024



including filing of writ applications, to appear and give evidence, to prefer any appeal revisions or reviews from any order or decree as the case may be in respect to the **“Said Property”**.

**AND GENERALLY** to do all such acts, deeds and things in the name of the Grantor as the Grantor could have done lawfully itself in respect of the **“Said Property”**, and we do hereby ratify and confirm and agree to ratify and confirm all the acts, deeds and things whatsoever done by the said Attorney under these presents shall lawfully do or cause to be done into or about the **“Said Property”** by virtue of these presents and also such powers and/or authority being granted separately to be read with this without any further act deed or thing on the part of the Grantor.

**AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney or any one of them shall lawfully do or commit or cause to be done or committed in and about the **“Said Property”** as aforesaid by virtue of these presents.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(Said Property)**

**ALL THAT** pieces and parcels of land total measuring 77 decimals be the same a little more or less comprised in LR dag nos.1960 and 1959/2760 in Mouza : Ramkrishnapore, J.L. No: 70 and LR Khatian Nos. 3591, 3607, 600, 1080 and 5039, under PS: Bishnupore, District: South 24 Paraganas, Pin-743 503.

**(Dag wise details of the ‘Said Property’)**

Sl. No.	Mouza/JL No.	LR Dag No.	LR Khatian No.	Area in Decimal	Total Area of Dag
1	Ramkrishnapore/70	1960	3591	42	163
2	Ramkrishnapore/70	1960	3607	27	163
3	Ramkrishnapore/70	1959/2760	600, 1080 and 5039	8	33
<b>Total Land Area</b>				<b>77</b>	



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
05 SEP 2024

**IN WITNESS WHEREOF**, to have set and subscribed in our hands, signature and seal on these presents on the **5<sup>th</sup>** day of **September**, 2024.

**SIGNED, SEALED AND DELIVERED**  
by the **GRANTOR** through its  
Authorised Signatory at Kolkata in  
the presence of:

RIPPLE TRADECOM PVT. LTD.  
*Sudipta Halder*  
Authorised Signatory / Director

1. *[Signature]*

2. *Gautam Roy*

**SIGNED, SEALED AND DELIVERED**  
by the **ATTORNEY** through its  
Authorised Signatory at Kolkata in  
the presence of:

ALLOTROPE INDIA PVT. LTD.  
*Manish Das*  
Authorised Signatory / Director

1. *[Signature]*

22, Prince Anwar Shah Road,  
Kolkata-700 033

2. *Gautam Roy*

22, Prince Anwar Shah Road,  
Kolkata-700 033

Prepared by me

*[Signature]*

**BAPI DAS**  
Advocate  
Alipore Police Court  
Kolkata-700 027  
Regd.No.: -WB-613/2001





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
05 SEP 2024

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	right hand					

Name : SUDIPTA HALDER

Signature: *Sudipta Halder* .....

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	left hand					
	right hand					

Name: MANISH KUMAR JHA

Signature: *Manish Jha* .....

thumb      1st finger      mid finger      ring finger      small finger

PHOTO	left hand					
	right hand					

Name:

Signature: .....



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
05 SEP 2024



### Major Information of the Deed

Deed No :	I-1603-15194/2024	Date of Registration	05/09/2024
Query No / Year	1603-8002366734/2024	Office where deed is registered	
Query Date	05/09/2024 12:14:25 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836980696, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 1,07,91,165/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160315186/2024		

### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: RAMKRINAPUR BORHANPUR, Mouza: Ramkrishnapur, Pin Code : 743503

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1960	LR-3591	Bastu	Bastu	42 Dec	1/-	58,86,090/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-1960	LR-3607	Bastu	Bastu	27 Dec	1/-	37,83,915/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-1959/2760	LR-600	Bastu	Bastu	3 Dec	1/-	4,20,435/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-1959/2760	LR-1080	Bastu	Bastu	3 Dec	1/-	4,20,435/-	Property is on Road Adjacent to Metal Road, , Project Name :
L5	LR-1959/2760	LR-5039	Bastu	Bastu	2 Dec	1/-	2,80,290/-	Property is on Road Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>77Dec</b>	<b>5 /-</b>	<b>107,91,165 /-</b>	
	<b>Grand Total :</b>				<b>77Dec</b>	<b>5 /-</b>	<b>107,91,165 /-</b>	














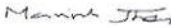


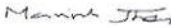


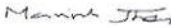
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Ripple Tradecom Private Limited</b> 233, B L Saha Road, City:- , P.O:- New Alipore, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: aAxxxxxx2p,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Allotrope India Private Limited</b> Mouza Kriparampore, Diamond Harbour Road, City:- , P.O:- Sukhdebpur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743403 , PAN No.:: aaxxxxxx0D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



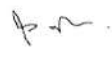
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature																			
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Sudipta Halder</b>                      Son of Mr Sanat Kumar Halder                      Date of Execution - 05/09/2024, , Admitted by: Self, Date of Admission: 05/09/2024, Place of Admission of Execution: Office                 </td> <td>  </td> <td>                       Captured                      LTI                      05/09/2024                 </td> <td>  </td> </tr> <tr> <td colspan="4">                     Sep 5 2024 12:23PM                 </td> </tr> <tr> <td colspan="4">                     22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: adxxxxxx2R,Aadhaar No Not Provided Status : Representative, Representative of : Ripple Tradecom Private Limited (as Authorised Signatory)                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Sudipta Halder</b> Son of Mr Sanat Kumar Halder Date of Execution - 05/09/2024, , Admitted by: Self, Date of Admission: 05/09/2024, Place of Admission of Execution: Office		 Captured LTI 05/09/2024		Sep 5 2024 12:23PM				22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: adxxxxxx2R,Aadhaar No Not Provided Status : Representative, Representative of : Ripple Tradecom Private Limited (as Authorised Signatory)						
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**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bapi Das</b> Son of Late Sunil Das Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	05/09/2024	05/09/2024	05/09/2024
Identifier Of Mr Sudipta Halder, Mr Manish Kumar Jha			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Ripple Tradecom Private Limited	Allotrope India Private Limited-42 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Ripple Tradecom Private Limited	Allotrope India Private Limited-27 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Ripple Tradecom Private Limited	Allotrope India Private Limited-3 Dec

**Transfer of property for L4**

SI.No	From	To. with area (Name-Area)
1	Ripple Tradecom Private Limited	Allotrope India Private Limited-3 Dec

**Transfer of property for L5**

SI.No	From	To. with area (Name-Area)
1	Ripple Tradecom Private Limited	Allotrope India Private Limited-2 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: RAMKRINAPUR BORHANPUR, Mouza: Ramkrishnapur, Pin Code : 743503

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1960, LR Khatian No:- 3591	Owner:রিস্পন ট্রেডকম প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্টর , Address:৮ বাই ১ বাই ২ লাউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:0.42000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1960, LR Khatian No:- 3607	Owner:মেসার্স রিস্পন ট্রেডকম প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্টর , Address:৮ বাই ১ বাই ২ লাউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:0.27000000 Acre,	Owner Name not selected by applicant.





L3	LR Plot No:- 1959/2760, LR Khatian No:- 600	Owner:লোবিন্দ খাটা, Gurdian:মহেন্দ্র , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1959/2760, LR Khatian No:- 1080	Owner:লোপালচন্দ্র খাটা, Gurdian:মহেন্দ্র , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1959/2760, LR Khatian No:- 5039	Owner:লোপাল চন্দ্র খাটা, Gurdian:মহেন্দ্র , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.



**Endorsement For Deed Number : I - 160315194 / 2024**

**On 05-09-2024**

**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 12:19 hrs on 05-09-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Manish Kumar Jha .,

**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 1,07,91,165/-

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

Execution is admitted on 05-09-2024 by Mr Sudipta Halder, Authorised Signatory, Ripple Tradecom Private Limited, 233, B L Saha Road, City:- , P.O:- New Alipore, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Identified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 05-09-2024 by Mr Manish Kumar Jha, Authorised Signatory, Allotrope India Private Limited, Mouza Kripampore, Diamond Harbour Road, City:- , P.O:- Sukhdebpur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743403

Identified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

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**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

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Volume number 1603-2024, Page from 400704 to 400717

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*Dhar*

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(Debasish Dhar) 09/09/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.