

0705992/22

D-6881/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 237752



Ray

23/07/2022
Q- 8001902935/2022

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 2nd Parganas
23 [Signature]

যদিও এই ক্ষমতা পত্রটি
কোনও আধাৰ নং বা
অন্য কোনও আধাৰ নং
বিহীন হৈছে।

THIS POWER OF ATTORNEY is made on this 23rd day of June Two Thousand and Twenty Two BY (i) **PIYA RAY** (PAN ACBPR8851P & Aadhaar No. 7811 5483 7992) daughter of Late Mridul Kumar Ray an Indian national, by faith Hindu by occupation Housewife presently residing at No. 05, Whistling Palms, ECC Road, Whitefield, Bengaluru 560 066, PO & PS

199023

RANJAY KUMAR BAID
Advocate
8, Old Post Office Street
Kolkata-700 001

31 MAR 2022
SUPERVISOR'S SIGNATURE
K. K. SINGH
K. K. SINGH, Joint Registrar

31 MAR 2022
31 MAR 2022



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Allore, South 24 Parganas
23 JUN 2022

Sd/- Mondal
30- Jaday Mondal
Petua Mondal para
Okaidas para
Mellikapur
Barneipur
Kolkata-700 001

Whitefield, (ii) **PARTHO SAROTHI RAY** (PAN APWPR8061F & Aadhaar No. 5905 0567 6884) son of Late Mridul Kumar Ray an Indian national, by faith Hindu by occupation service presently residing at No. 96/2, Rajdanga School Road, Kolkata 700 107 PO East Kolkata Township & PS Kasba, (iii) **DIPIKA RAY** (PAN DFAPR4568N & OCI No. A 715474) wife of Late Mrinal Kumar Ray an United Kingdom national, by faith Hindu by occupation retired presently residing at Flat No. 7, Deanswood, 32, Maidstone Road, Bounds Green, London Pin Code N11 2TQ United Kingdom, (iv) **DEBANJAN RAY** (PAN FNAPR1004K & OCI No. A 1389569) son of Late Mrinal Kumar Ray an United Kingdom national, by faith Hindu by occupation professional presently residing at No. 2412, Palisade Ave, Weehawken, NJ, Pin Code 07086, United States of America and (v) **NEALANJAN RAY** (PAN FNAPR0987R & OCI No. A 1918803) son of Late Mrinal Kumar Ray an United Kingdom national, by faith Hindu by occupation professional presently residing at No. 12, Hornbeams Rise, London Pin Code N11 3PB United Kingdom all represented by their constituted attorney **Ms. Piya Ray** (PAN ACBPR8851P & Aadhaar No. 7811 5483 7992) daughter of Late Mridul Kumar Ray an Indian national, by faith Hindu by occupation Housewife presently residing at No. 05, Whistling Palms, ECC Road, Whitefield, Bengaluru 560 066, PO & PS Whitefield hereinafter referred to as the **OWNER** in favour of **SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E), a company within the meaning of the Companies Act, 2013 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge PS Gariahat, India (hereinafter called the **ATTORNEY**).

WHEREAS:

- A. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 02 (two) cottahs 15 (fifteen) chittacks and 21 (twenty one) sq. ft. be the same a little more or less lying situate at and/or being premises No. 8, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 84 of the Kolkata Municipal Corporation



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(morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and is hereinafter for the sake of brevity referred to as the said **PREMISES**).

- B. The Owners have by an agreement dated 22nd June 2022 and registered with District Sub Registrar – IV in Book No. I, volume No. 1604 – 2022 being No. 1604 _____ of 2022 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) granted the exclusive right of development of the said Premises unto and in favour of the Developer and in terms thereof they are required to sign and execute a power of attorney in favour of the Developer i.e. the attorney herein.
- C. The Owners are in terms of the said Development Agreement desirous of appointing nominating and constituting the Attorney herein as their true and lawful Attorney for and on behalf of the Owners in their name place and stead to severally do the following acts deeds matters and things in respect of the said Premises, in terms of the said Development Agreement.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that **WE**, (i) **PIYA RAY** (PAN ACBPR8851P & Aadhaar No. 7811 5483 7992) daughter of Late Mridul Kumar Ray an Indian national, by faith Hindu by occupation Housewife presently residing at No. 05, Whistling Palms, ECC Road, Whitefield, Bengaluru 560 066, PO & PS Whitefield, (ii) **PARTHO SAROTHI RAY** (PAN APWPR8061F & Aadhaar No. 5905 0567 6884) son of Late Mridul Kumar Ray an Indian national, by faith Hindu by occupation service presently residing at No. 96/2, Rajdanga School Road, Kolkata 700 107 PO East Kolkata Township & PS Kasba, (iii) **DIPIKA RAY** (PAN DFAPR4568N & OCI No. A 715474) wife of Late Mrinal Kumar Ray an United Kingdom national, by faith Hindu by occupation retired presently residing at Flat No. 7, Deanswood, 32, Maidstone Road, Bounds Green, London Pin Code N11 2TQ United Kingdom, (iv) **DEBANJAN RAY** (PAN FNAPR1004K & OCI No. A 1389569) son of Late Mrinal Kumar Ray an United Kingdom national, by faith Hindu by occupation professional presently residing at No. 2412, Pallsade Ave, Weehawken, NJ, Pin Code 07086, United States of



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America and (v) NEALANJAN RAY (PAN FNAPR0987R & OCI No. A 1918803) son of Late Mrinal Kumar Ray an United Kingdom national, by faith Hindu by occupation professional presently residing at No. 12, Hornbeams Rise, London Pin Code N11 3PB United Kingdom all represented by their constituted attorney **Ms. Piya Ray** (PAN ACBPR8851P & Aadhaar No. 7811 5483 7992) daughter of Late Mridul Kumar Ray an Indian national, by faith Hindu by occupation Housewife presently residing at No. 05, Whistling Palms, ECC Road, Whitefield, Bengaluru 560 066, PO & PS Whitefield, the OWNERS as aforesaid do hereby nominate appoint and constitute SWASTIC PROJECTS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge PS Gariahat, India to be our true and lawful attorney for and on our behalf and in our name place and stead to severally do the following acts deeds matters and things in respect of the said Premises that is to say: -

1. To have the name of the Owners to be mutated in the records of the Kolkata Municipal Corporation and for that to sign all papers, documents, applications and others as maybe necessary or be required in this regard.
2. To have the said Premises amalgamated and merged with the adjoining property No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge and for that to sign and execute all necessary deeds, applications, maps, plans etc.
3. To sign, execute and register the necessary sale deed and/or deed of exchange that maybe necessary or be required for having the said Premises and the said the adjoining property No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge to be amalgamated as one single municipal holding No. in the records of the Kolkata Municipal Corporation
4. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.



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5. To sign and submit all applications maps plans specification and obtain the same thereof upon sanction in respect any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
6. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said Premises and also to sign other documents as may be required by the authorities from time to time.
7. To negotiate, settle and have vacated the trespassers, tenants and/or occupiers at the said Premises and for that to sign and execute all necessary agreements, papers, deeds, documents.
8. To appear and represent the Owner before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the Owner in respect of the said Premises and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on our behalf before the authorities concerned.
9. To appear and represent the Owner before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police in connection with the sanction modification or alteration of the plans.
10. To apply for electricity, water, drainage, lift or of any other utility in the said Premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney.



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11. To apply for and obtain licenses and permissions that maybe necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said Premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
12. To enter into agreement for sale, transfer or otherwise in respect of the Developer's Allocation under the said Development Agreement.
13. To sign and execute any deed of conveyance and/or transfer and/or tenancy and/or sub-tenancy as may be necessary or be required from time to time in respect of the Developer's Allocation under the said Development Agreement.
14. To appear and represent us before any Notary Public, Registrar of Assurances, District Registrar Sub-Registrar of Assurances or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents, and instruments executed and signed by the said Attorney in any manner concerning the Developer's Allocation under the said Development Agreement and/or anything relating to the said Development Agreement.
15. To cause any Deed of Conveyance or document or instrument in respect of the Developer's Allocation under the said Development Agreement, to be registered and for the said purposes to sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
16. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in anyway the said Premises or any part thereof including those relating to acquisition and/or requisition in which the Owner is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become



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non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.

17. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
18. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said Premises or any part thereof.

AND GENERALLY, to do all acts and things concerning the powers herein conferred in respect of the said Premises which the Owner could have done lawfully under their own hands if present personally. AND we the said Owners do hereby agree ratify and confirm all and whatsoever and the said Attorney shall do and/or cause to do in accordance herewith and this Power of Attorney shall remain valid and subsisting until such time the Developer has performed and done all acts deeds and thing which are necessary or be required in terms of the said Development Agreement.

THE SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 02 (two) cottahs 15 (fifteen) chittacks and 21 (twenty one) sq. ft. be the same a little more together with the two storied old dilapidated unsafe building and other structures standing thereon lying situate at and/or being municipal premises No. 8, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 84 of the Kolkata Municipal Corporation, Sub Registry Office Allpore and is butted and bounded in the manner as follows: -

- | | |
|---------------|---|
| ON THE NORTH: | By municipal premises No. 4/1, Satish Mukherjee Road; |
| ON THE EAST: | Partly by municipal premises No. 6, Satish Mukherjee Road and partly by KMC Road; |



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ON THE WEST: By municipal premises No. 10, Satish Mukherjee Road;

ON THE SOUTH: By municipal premises No. 75, S. P. Mukherjee Road;

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

IN WITNESS WHEREOF we the said Owners have set and subscribed our hands to these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the above mentioned OWNERS at KOLKATA in the presence of:

Ray
For self and as constituted attorney of Partho Sankhi Ray, Dipika Ray, Debansu Ray and Neelanjana Ray

[Signature]

SURASHI BAN
NO 2 W.P. M.S ARCADE.
20TH MAIN ROAD
J. P NAGAR STA BRASS.
BANGALORE - 560078.
Indranil Sengupta -
9, Satish Mukherjee Road,
Kolkata 700026.

Ray
Left
Right

Dilip Kumar Goel
DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/798/99



District Sub-Registrar U/S
Registration 1900
Alipore, South 24 Parganas

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Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001902935/2022	Office where deed will be registered
Query Date	23/06/2022 2:06:37 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	V Ruia Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836974709, Status :Seller/Excucutant	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value	Market Value Rs. 1,21,35,281/-	
Total Stamp Duty Payable(SD) Rs. 120/- (Article:48(g))	Total Registration Fee Payable Rs. 60/- (Article:E, E, E,)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160406858/2022	

Land Details :

District: South 24-Parganas, P.S.- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satish Mukherjee Road, , Premises No: 8, , Ward No: 684 Pin Code : 700026

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	2 Katha 15 Chatak 21 Sq Ft		1,17,48,001/-	Width of Approach Road: 6 Ft., , Project Name :
Grand Total :				4.895Dec	0/-	117,48,001/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft	0/-	3,87,280/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0/-	3,87,280/-	

AS- 1 of 4

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Ms Piya Ray Daughter of Late Mridul Kumar Ray5, Whistling Palms ECC Road, Block/Sector: Bengaluru, City:- , P.O:- Whitefield, P.S:- WHITEFEILD, District:-Bangaloro, Karnataka, India, PIN:- 560068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACxxxxxx1P,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Partho Sarothi Ray Son of Late Mridul Kumar Ray98/2 Rajdanga School Road, City:- , P.O:- East Kolkata Township, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: APxxxxxx1F,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
3	Mrs Dipika Ray Wife of Late Mrinal Kumar RayFlat No 7, Deanswood, Block/Sector: 32 Maidstone Road, City:- , P.O:- London, England, United Kingdom, PIN:- N112TQ Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: United Kingdom, PAN No.: DFxxxxxx8N,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
4	Mr Debanjan Ray Son of Late Mrinal Kumar RayCity:- , P.O:- Weehawken, New Jersey, United States, PIN:- 07086 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United Kingdom, PAN No.: FNxxxxxx4K,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
5	Mr Nealanjan Ray Son of Late Mrinal Kumar RayCity:- , P.O:- London, England, United Kingdom, PIN:- N113PB Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United Kingdom, PAN No.: FNxxxxxx7R,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Swastic Projects Pvt Ltd 21/2, Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, Pin:- 700019 PAN No.: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Not Executed	Organization	Not Executed

APOSTILLE

(CONVENTION DE LA HAYE DU 5 OCTOBRE 1961)

1. COUNTRY: UNITED STATES OF AMERICA
2. THIS PUBLIC DOCUMENT HAS BEEN SIGNED BY:
FRANCESCA GIGANTE
3. ACTING IN THE CAPACITY OF:
NOTARY PUBLIC OF NEW JERSEY
4. BEARS THE SEAL/STAMP OF:
FRANCESCA GIGANTE, NOTARY

CERTIFIED

5. AT TRENTON, NEW JERSEY
6. THE 25TH DAY OF FEBRUARY 2022
7. BY: Elizabeth Maher Muoio
State Treasurer
8. NO: A788080
9. SEAL/STAMP:
10. SIGNATURE



Elizabeth Maher Muoio
State Treasurer

Certificate Number: 143713034

Verify this certificate at
<https://www.njportal.com/DOR/businessrecords/Validate.aspx>



STAMP AFFIXED BY
S B/G/22
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



THIS POWER OF ATTORNEY is made on this 27 day of October Two Thousand and Twenty One **BY** Debanjan Ray (PAN FNAPR1004K and OCI Card No. A 1389569) son of Late Mr Mrinal Kumar Ray, British national, by faith Hindu by occupation BANKER and presently residing at 2412 PALISADE AVE WEEHAWKEN, NJ Pin Code 07086 hereinafter referred to as the **GRANTOR** in favour of Piya Ray (PAN ACBPR8851P & Aadhaar No. 7811 5483 7992) daughter of Late Mr. Mridul Kumar Ray, an Indian national by faith Hindu by occupation retired from service of No. 5 Whistling Palms, ECC Road, Whitefield, Bangalore 560066, PO Whitefield, PS Whitefield (hereinafter called the **ATTORNEY**).

WHEREAS:

- A. The Grantor is alongwith other co-sharers/co-owners including the Attorney herein absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 02 cottahs and 15 chittacks and 24 sq ft be the same a little more or less lying situate at and/or being municipal premises No. 8 Satish Mukherjee Road, Kolkata 700026, PO Kalighat PS Tollygunge (morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and is hereinafter for the sake of brevity referred to as the said **PREMISES**).
- B. Since the Grantor does not reside in India and as such cannot look after, manage and maintain the affairs of the said Premises and is thus desirous of appointing nominating and constituting the Attorney herein as his true and lawful Attorney for and on behalf of the Grantor in his name place and stead to do the following acts deeds matters and things in respect of the share of the Grantor into or upon the said Premises.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I, Debanjan Ray son of Late Mr Mrinal Kumar Ray, the **GRANTOR** as aforesaid doth hereby nominate appoint and constitute Piya Ray, daughter of Late Mr. Mridul Kumar Ray to be my true and lawful attorney for and on my behalf and in my name place and stead at my costs to do the following acts deeds matters and things in respect of the said Premises that is to say: -

1. To have the name of the Grantor along with all other co - sharers to be mutated in the records of the Kolkata Municipal Corporation and for that to sign all papers, documents, applications and others as maybe necessary or be required in this regard.
2. To negotiate, settle and have vacated the tenants and/or occupiers and/or trespassers at the said Premises and for that to sign and execute all necessary agreements, papers, deeds, documents and if required to pay and incur all costs compensation and to collect rent from all the tenants on my behalf and appropriate the same on my behalf and account.
3. To enter into agreement for sale, transfer, tenancy and/or sub-tenancy and/or otherwise in respect of the said Premises.
4. To receive consideration amount and/or advances and/or further amount and/or any amount on my behalf and account in respect of my share into or upon the said Premises and every part thereof and grant proper receipt in respect thereof.
5. To sign and execute any deed of conveyance and/or transfer as may be necessary or be required from time to time in respect of the said Premises and to present the same for registration.

6. To sign and execute and if required to have registered the agreement for development and commercial exploitation in respect of the said Premises with developer/s, as my Attorney may decide.
7. To sign and submit all applications maps plans specification and obtain the same thereof upon sanction in respect any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
8. To appear and represent the Grantor before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police in connection with the sanction modification or alteration of the plans.
9. To apply for electricity, water, drainage, lift or of any other utility in the said Premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney.
10. To apply for and obtain licenses and permissions that maybe necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said Premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
11. To appear and represent me before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other Officer or Officers having jurisdiction and to present for registration and have registered and performed all sale deeds, agreements, documents, and instruments executed and signed by the said Attorney in any manner concerning the said Premises.
12. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in anyway the said Premises or any part thereof including those relating to acquisition and/or requisition in which the Co-owner is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
13. To sign and acknowledge all registered and insured letters parcels and to receive delivery thereof in respect of the said Premises.
14. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
15. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said Premises or any part thereof.
16. To deposit the sale proceeds proportionate to my share, received by the Attorney from the sale of the Premises or any part thereof, in the bank account of the principal, that is in my bank account.

AND GENERALLY, to do all acts and things concerning the powers herein conferred in respect of the said Premises which the Grantor could have done lawfully under his own hands if present personally. AND I the said Grantor doth hereby agree ratify and confirm all and whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

THE SCHEDULE ABOVE REFERRED TO
(PREMISES)

Premises No.8, Satish Mukherjee Road, Kolkata 700026, PO Kalighat, PS Tollygunge

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

IN WITNESS WHEREOF I the said GRANTOR has set and subscribed my hands to these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the above mentionedGRANTOR

in the presence of:

x

1.



2.



KEANU RAY
2412 PALISADE AVE
WEEHANKEN
NJ 07086



ARIANNA PRESTIFILIPPO
50 62nd ST.
WEST NEW YORK
NJ 07093

Acknowledgment

STATE OF NEW JERSEY, COUNTY OF HUDSON

SS.

I CERTIFY that on February 8, 2022

DEBANJAN RAY

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached instrument; and
- (b) executed this instrument as his or her own act.

Francesca Gigante

FRANCESCA GIGANTE
Notary Public of New Jersey
No # 2026926
My Commission Expires 4/13/2022



सत्यमेव जयते

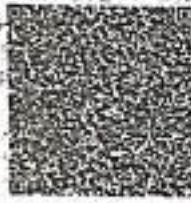
INDIA NON JUDICIAL

Government of Karnataka

Rs. 200

e-Stamp

Certificate No. : IN-KA77359819485053U
 Certificate Issued Date : 25-Mar-2022 12:19 PM
 Account Reference : NONACC (FI)/ kacrsf08/ JAYANAGAR2/ KA-BA
 Unique Doc. Reference : SUBIN-KAKACRSFL0887679378816248U
 Purchased by : PIYA RAY
 Description of Document : Article 41, Power of Attorney
 Description : POWER OF ATTORNEY
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : PARTHO SAROTHI RAY
 Second Party : PIYA RAY
 Stamp Duty Paid By : PIYA RAY
 Stamp Duty Amount (Rs.) : 200
 (Two Hundred only)



This Forms Part & Parcel of

Please write or type below this line

Executed & Signed by

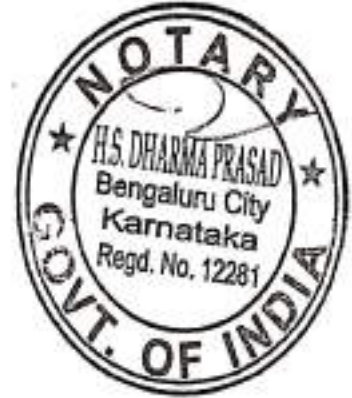
25 MAR 2022

for

Partho Sarothi Ray

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



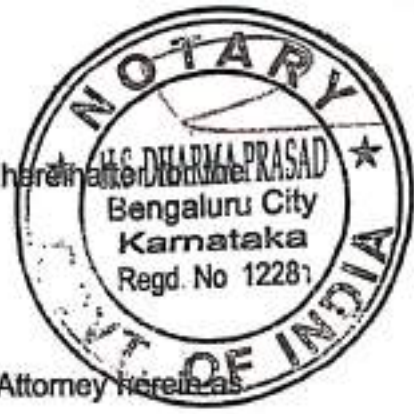
THIS POWER OF ATTORNEY is made on this Twenty Fifth of March Two Thousand and Twenty Two **BY** Partho Sarothi Ray (PAN APWPR8061F and Aadhaar No. 590505676884) son of Late. Mridul Kumar Ray, Indian national, by faith Hindu by occupation service and presently residing at 96/2 Rajdanga School Road, Kolkata, Pin Code 700107 PO Kasba, PS Kasba hereinafter referred to as the **GRANTOR** in favour of Piya Ray (PAN ACBPR8851P and Aadhaar No. 781154837992) daughter of Late. Mridul Kumar Ray an Indian national by faith Hindu by occupation retired from service of No. 5 Whistling Palms, ECC Road, Whitefield, Bangalore 560066 PO Whitefield PS Whitefield (hereinafter called the **ATTORNEY**).

WHEREAS:

- A. The Grantor is along with other co-sharers including the Attorney herein absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 02 cottahs and 15 chittacks and 24 sq ft. be the same a little more or less lying situate at and/or being municipal premises No. 8 Satish Mukherjee Road, Kolkata 700026 (morefully and particularly

Partho Sarothi Ray

mentioned and described in the **SCHEDULE** hereunder written and is hereinafter for the sake of brevity referred to as the said **PREMISES**).



- B. The Grantor is desirous of appointing nominating and constituting the Attorney herein as his true and lawful Attorney for and on behalf of the Grantor in his name place and stead to do the following acts deeds matters and things in respect of the share of the Grantor into or upon the said Premises.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I, Partho Sarothi Ray son of Late. Mridul Kumar Ray, the **GRANTOR** as aforesaid doth hereby nominate appoint and constitute Piya Ray daughter of Late. Mridul Kumar Ray to be my true and lawful attorney for and on my behalf and in my name place and stead at my costs to do the following acts deeds matters and things in respect of the said Premises that is to say: -

1. To have the name of the Grantor along with all other co – sharers to be mutated in the records of the Kolkata Municipal Corporation and for that to sign all papers, documents, applications and others as maybe necessary or be required in this regard.
2. To negotiate, settle and have vacated the tenants and/or occupiers and/or trespassers at the said Premises and for that to sign and execute all necessary agreements, papers, deeds, documents and if required to pay and incur all costs compensation and to collect rent from all the tenants on my behalf and appropriate the same on my behalf and account.
3. To enter into agreement for sale, transfer or otherwise in respect of the said Premises.
4. To receive consideration amount and/or advances and/or further amount and/or any amount on my behalf and account in respect of my share into or upon the said Premises and every part thereof and grant proper receipt in respect thereof.

Partho Sarothi Ray

5. To sign and execute any deed of conveyance and/or transfer and/or tenancy and/or sub-tenancy as may be necessary or be required from time to time in respect of the said Premises.

6. To sign and execute and if required to have registered the agreement for development and commercial exploitation in respect of the said Premises with any developer or company expressing the intent to do the same.



7. To sign and submit all applications maps plans specification and obtain the same thereof upon sanction in respect any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.

8. To appear and represent the Grantor before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police in connection with the sanction modification or alteration of the plans.

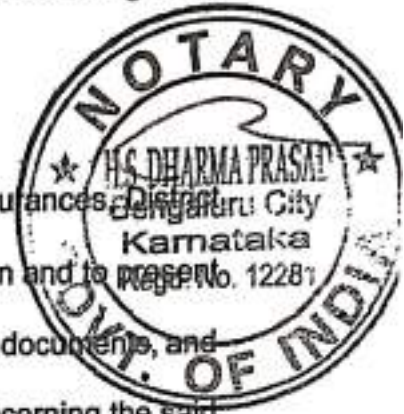
9. To apply for electricity, water, drainage, lift or of any other utility in the said Premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney.

10. To apply for and obtain licenses and permissions that maybe necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said Premises to be disconnected and/or connected

Partho Sarathi Ray

to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.

11. To appear and represent me before any Notary Public, Registrar of Assurances, Registrar, Sub-Registrar or any other Officer or Officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents, and instruments executed and signed by the said Attorney in any manner concerning the said Premises.
12. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in anyway the said Premises or any part thereof including those relating to acquisition and/or requisition in which the Owner is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
13. To sign and acknowledge all registered and insured letters parcels and to receive delivery thereof in respect of the said Premises.
14. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
15. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said Premises or any part thereof.



Parthi Sarothi Ray

AND GENERALLY, to do all acts and things concerning the powers herein conferred in respect of the said Premises which the Grantor could have done lawfully under his own hands if present personally. AND I the said Grantor doth hereby agree ratify and confirm all and whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

THE SCHEDULE ABOVE REFERRED TO

Premises No. 8 Satish Mukherjee Road, Kolkata 700026, PO Kalighat, PS Tollygunge

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

IN WITNESS WHEREOF I the said Owner has set and subscribed my hands to these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the above mentioned **CO-OWNER**

in the presence of:

x Partha Sarathi Ray



1. POORNIMA . R . bi proving
#40, 3rd cross, Masjid road
Vinayak Nagar, J. P
Nagar 5th phase,
Bangalore - 78

ATTESTED

**H.S. DHARMA PRASAD, B.A., LL.B.,
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA**

No. 1440, 1st Floor, 37th 'C' Cross, 14th Main,
4th 'T' Block Jayanagar, Bengaluru - 560 041.

2. Pooja Mishra [Signature]
1st Main 3rd cross Jakksandra
Koranganala Bangalore - 56

25 MAR 2022

STAMP APPLIED BY
E. N. 16/22
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



THIS POWER OF ATTORNEY is made on this 12th day of January Two Thousand and Twenty Two BY Nealanjan Ray (PAN FNAPR0987R and OCI Card No. A 1918803) son of Late Mr Mrinal Kumar Ray, British national, by faith Hindu by occupation Institutional Sales Trader and presently residing at 12 Hornbeams Rise, London, Pin Code N11 3PB hereinafter referred to as the **GRANTOR** in favour of Piya Ray (PAN ACBPR8851P & Aadhaar No. 7811 5483 7992) daughter of Late Mr. Mridul Kumar Ray, an Indian national by faith Hindu by occupation retired from service of No. 5 Whistling Palms, ECC Road, Whitefield, Bangalore 560066, PO Whitefield, PS Whitefield (hereinafter called the **ATTORNEY**).

WHEREAS:

- A. The Grantor is alongwith other co-sharers/co-owners including the Attorney herein absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 02 cottahs and 15 chittacks and 24 sq ft be the same a little more or less lying situate at and/or being municipal premises No. 8 Satish Mukherjee Road, Kolkata 700026, PO Kalighat PS Tollygunge (morefully and particularly mentioned and described in the **SCHEDULE**

will.

hereunder written and is hereinafter for the sake of brevity referred to as the said PREMISES).

- B. Since the Grantor does not reside in India and as such cannot look after, manage and maintain the affairs of the said Premises and is thus desirous of appointing nominating and constituting the Attorney herein as his true and lawful Attorney for and on behalf of the Grantor in his name place and stead to do the following acts deeds matters and things in respect of the share of the Grantor into or upon the said Premises.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I, Nealanjan Ray son of Late Mr Mrinal Kumar Ray, the GRANTOR as aforesaid doth hereby nominate appoint and constitute Piya Ray, daughter of Late Mr. Mridul Kumar Ray to be my true and lawful attorney for and on my behalf and in my name place and stead at my costs to do the following acts deeds matters and things in respect of the said Premises that is to say: -

1. To have the name of the Grantor along with all other co – sharers to be mutated in the records of the Kolkata Municipal Corporation and for that to sign all papers, documents, applications and others as maybe necessary or be required in this regard.
2. To negotiate, settle and have vacated the tenants and/or occupiers and/or trespassers at the said Premises and for that to sign and execute all necessary agreements, papers, deeds, documents and if required to pay and incur all costs compensation and to collect rent from all the tenants on my behalf and appropriate the same on my behalf and account.
3. To enter into agreement for sale, transfer, tenancy and/or sub-tenancy and/or otherwise in respect of the said Premises.



NALL.

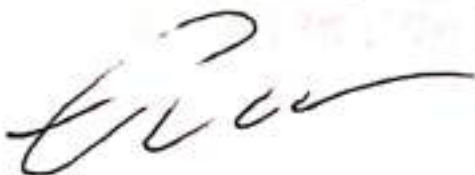
4. To receive consideration amount and/or advances and/or further amount and/or any amount on my behalf and account in respect of my share into or upon the said Premises and every part thereof and grant proper receipt in respect thereof.
5. To sign and execute any deed of conveyance and/or transfer as may be necessary or be required from time to time in respect of the said Premises and to present the same for registration.
6. To sign and execute and if required to have registered the agreement for development and commercial exploitation in respect of the said Premises with developer/s, as my Attorney may decide.
7. To sign and submit all applications maps plans specification and obtain the same thereof upon sanction in respect any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
8. To appear and represent the Grantor before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police in connection with the sanction modification or alteration of the plans.
9. To apply for electricity, water, drainage, lift or of any other utility in the said Premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney.



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10. To apply for and obtain licenses and permissions that maybe necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said Premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
11. To appear and represent me before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other Officer or Officers having jurisdiction and to present for registration and have registered and performed all sale deeds, agreements, documents, and instruments executed and signed by the said Attorney in any manner concerning the said Premises.
12. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in anyway the said Premises or any part thereof including those relating to acquisition and/or requisition in which the Co-owner is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
13. To sign and acknowledge all registered and insured letters parcels and to receive delivery thereof in respect of the said Premises.
14. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
15. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or



NULL

pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said Premises or any part thereof.

16. To deposit the sale proceeds proportionate to my share, received by the Attorney from the sale of the Premises or any part thereof, in the bank account of the principal, that is in my bank account.

AND GENERALLY, to do all acts and things concerning the powers herein conferred in respect of the said Premises which the Grantor could have done lawfully under his own hands if present personally. AND I the said Grantor doth hereby agree ratify and confirm all and whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

THE SCHEDULE ABOVE REFERRED TO
(PREMISES)

Premises No.8, Satish Mukherjee Road, Kolkata 700026, PO Kallghat, PS Tollygunge

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



IN WITNESS WHEREOF I the said GRANTOR has set and subscribed my hands to these presents on the day month and year first above written. At London, UK.

On 12 January 2025

SIGNED SEALED AND DELIVERED

by the above mentionedGRANTOR

in the presence of:

x *NR*
NEALANJAN RAY

- JL* JAQUELINE LOPES
78 Goslerwood Street
LONDON - SE8 5NY
- J.P. Plisi*
V. VIOLA PLISI
Golden Cross House
8 Duncannon St.
WC2N 4JF, LONDON

Executed & witnessed before me
Charles D. Guthrie

Charles D. Guthrie LLB, TEP
NOTARY PUBLIC
Golden Cross House, 8 Duncannon Street,
London WC2N 4JF - info@notarypublic.london
0203 174 2458 / 07850 123 141
www.notarypublic.london

APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. **Country:** United Kingdom of Great Britain and Northern Ireland
Pays / Pais:

This public document
Le présent acte public / El presente documento público

2. **Has been signed by** Charles D Guthrie
a été signé par
ha sido firmado por

3. **Acting in the capacity of** Notary Public
agissant en qualité de
quien actúa en calidad de

4. **Bears the seal / stamp of** The Said Notary Public
est revêtu du sceau / timbre de
y está revestido del sello / timbre de

Certified
Attesté / Certificado

5. **at** London
à / en

6. **the** 13 January 2022
le / el día

7. **by** Her Majesty's Principal Secretary of State for
par / por Foreign, Commonwealth and Development Affairs

8. **Number** APO-2775915
sous no / bajo el numero

9. **Seal / stamp**
Sceau / timbre
Sello / timbre



10. **Signature** S. Macknish
Signature
Firma

This Apostille is not to be used in the UK and only confirms the authenticity of the signature, seal or stamp on the attached UK public document. It does not confirm the authenticity of the underlying document. Apostilles attached to documents that have been photocopied and certified in the UK confirm the signature of the UK official who conducted the certification only. It does not authenticate either the signature on the original document or the contents of the original document in any way.

If this document is to be used in a country not party to the Hague Convention of the 5th of October 1961, it should be presented to the consular section of the mission representing that country

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STAMP AFFIXED BY
3/1/22
STAMP SUPERINTENDENT
KOLEATA UCL



THIS POWER OF ATTORNEY is made on this 12th day of January Two Thousand and Twenty Two **BY** Dipika Ray (PAN DFAPR4568N and OCI Card No. A715474) daughter of Late Phanis Chandra Majumder, British national, by faith Hindu by occupation retired and presently residing at Flat 7 Deanswood, 32 Maidstone Road, Bounds Green, London Pin Code N11 2TQ hereinafter referred to as the **GRANTOR** in favour of Piya Ray (PAN ACBPR8851P & Aadhaar No. 7811 5483 7992) daughter of Late Mr. Mridul Kumar Ray, an Indian national by faith Hindu by occupation retired from service of No. 5 Whistling Palms, ECC Road, Whitefield, Bangalore 560066, PO Whitefield, PS Whitefield (hereinafter called the **ATTORNEY**).

WHEREAS:

A. The Grantor is alongwith other co-sharers/co-owners including the Attorney herein absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 02 cottahs and 15 chittacks and 24 sq ft be the same a little more or less lying situate at and/or being municipal premises No. 8 Satish Mukherjee Road, Kolkata 700026, PO Kalighat PS Tollygunge (morefully and particularly mentioned and described in the **SCHEDULE**

Must not be disclosed outside IG Group companies

Charles D. Guthrie LLB, TEP
NOTARY PUBLIC
www.NotaryPublic.London

hereunder written and is hereinafter for the sake of brevity referred to as the said PREMISES).

B. Since the Grantor does not reside in India and as such cannot look after, manage and maintain the affairs of the said Premises and is thus desirous of appointing nominating and constituting the Attorney herein as his true and lawful Attorney for and on behalf of the Grantor in his name place and stead to do the following acts deeds matters and things in respect of the share of the Grantor into or upon the said Premises.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I, Dipika Ray, Daughter of Late Phanis Chandra Majumder, the **GRANTOR** as aforesaid doth hereby nominate appoint and constitute Piya Ray, daughter of Late Mr. Mridul Kumar Ray to be my true and lawful attorney for and on my behalf and in my name place and stead at my costs to do the following acts deeds matters and things in respect of the said Premises that is to say: -

1. To have the name of the Grantor along with all other co – sharers to be mutated in the records of the Kolkata Municipal Corporation and for that to sign all papers, documents, applications and others as maybe necessary or be required in this regard.
2. To negotiate, settle and have vacated the tenants and/or occupiers and/or trespassers at the said Premises and for that to sign and execute all necessary agreements, papers, deeds, documents and if required to pay and incur all costs compensation and to collect rent from all the tenants on my behalf and appropriate the same on my behalf and account.
3. To enter into agreement for sale, transfer, tenancy and/or sub-tenancy and/or otherwise in respect of the said Premises.




4. To receive consideration amount and/or advances and/or further amount and/or any amount on my behalf and account in respect of my share into or upon the said Premises and every part thereof and grant proper receipt in respect thereof.
5. To sign and execute any deed of conveyance and/or transfer as may be necessary or be required from time to time in respect of the said Premises and to present the same for registration.
6. To sign and execute and if required to have registered the agreement for development and commercial exploitation in respect of the said Premises with developer/s, as my Attorney may decide.
7. To sign and submit all applications maps plans specification and obtain the same thereof upon sanction in respect any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
8. To appear and represent the Grantor before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police in connection with the sanction modification or alteration of the plans.
9. To apply for electricity, water, drainage, lift or of any other utility in the said Premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney.



10. To apply for and obtain licenses and permissions that maybe necessary or be required for the purpose of installation and running of lift, generator for auxillary power supply or for the purpose of having the drain of the said Premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
11. To appear and represent me before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other Officer or Officers having jurisdiction and to present for registration and have registered and performed all sale deeds, agreements, documents, and instruments executed and signed by the said Attorney in any manner concerning the said Premises.
12. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in anyway the said Premises or any part thereof including those relating to acquisition and/or requisition in which the Co-owner is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
13. To sign and acknowledge all registered and insured letters parcels and to receive delivery thereof in respect of the said Premises.
14. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
15. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or

pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said Premises or any part thereof.

16. To deposit the sale proceeds proportionate to my share, received by the Attorney from the sale of the Premises or any part thereof, in the bank account of the principal, that is in my bank account.

AND GENERALLY, to do all acts and things concerning the powers herein conferred in respect of the said Premises which the Grantor could have done lawfully under his own hands if present personally. AND I the said Grantor doth hereby agree ratify and confirm all and whatsoever and the said Attorney shall do and/or cause to do in accordance herewith

THE SCHEDULE ABOVE REFERRED TO

(PREMISES)

Premises No.8, Satish Mukherjee Road, Kolkata 700026, PO Kalighat, PS Tollygunge

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



IN WITNESS WHEREOF I the said GRANTOR has set and subscribed my hands to these presents on the day month and year first above written.

At London, UK.
On 12- January 2022

SIGNED SEALED AND DELIVERED

by the above mentionedGRANTOR

in the presence of: x

1. *J. Lopes*
JACQUELINE LOPES
72 GOSWAMWOOD STREET
LONDON - SE8 5NY

2. *V. Plisi*
V. VIOLA PLISI
Golden Cross House
8, Duncannon St.

[Signature]
MRS DIPIKA RAY
Executed & witnessed before me.

[Signature]
Charles D. Guthrie LLB, TEP
NOTARY PUBLIC
Golden Cross House, 8 Duncannon Street,
London WC2N 4JP - info@notarypublic.london
0203 174 2498 / 07850 133 141
www.notarypublic.london



WC2N4TF LONDON

APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. **Country:** United Kingdom of Great Britain and Northern Ireland
Pays / Pais:

This public document
Le présent acte public / El presente documento público

2. **Has been signed by**
a été signé par Charles D Guthrie
ha sido firmado por

3. **Acting in the capacity of**
agissant en qualité de Notary Public
quien actúa en calidad de

4. **Bears the seal / stamp of**
est revêtu du sceau / timbre de The Said Notary Public
y está revestido del sello / timbre de

Certified
Attesté / Certificado

5. **at** London
à / en

6. **the** 13 January 2022
le / el día

7. **by** Her Majesty's Principal Secretary of State for
par / por Foreign, Commonwealth and Development Affairs

8. **Number** APO-2775914
sous no / bajo el numero

9. **Seal / stamp**
Sceau / timbre
Sello / timbre



10. **Signature** S. Macknish
Signature
Firma

This Apostille is not to be used in the UK and only confirms the authenticity of the signature, seal or stamp on the attached UK public document. It does not confirm the authenticity of the underlying document. Apostilles attached to documents that have been photocopied and certified in the UK confirm the signature of the UK official who conducted the certification only. It does not authenticate either the signature on the original document or the contents of the original document in any way.

If this document is to be used in a country not party to the Hague Convention of the 5th of October 1961, it should be presented to the consular section of the mission representing that country

To verify this apostille go to www.verifyapostille.service.gov.uk

Attorney Details :

SI No	Name & Address	Attorney of
1	Ms Piya Ray Daughter of Mr Mridul Kumar Ray City:- , P.O:- Whitefield, P.S:-WHITEFEILD, District:-Bangalore, Karnataka, India. PIN:- 560066 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ACxxxxxx1P,Aadhaar No Not Provided	Mr Partho Sarothi Ray, Mrs Dipika Ray, Mr Debanjan Ray, Mr Nealanjan Ray

Representative Details :

SI No	Name & Address	Representative of
1	Mr Satwic Vivek Ruia Son of Mr Vivok Ruia 21/2 Ballygunge Place, City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI	Swastic Projects Pvt Ltd (as Director)

Identifier Details :

Name & Address
Mr Sishir Mondal Son of Mr Jadav Mondal Subhasgram, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Ms Piya Ray, Ms Piya Ray, Mr Satwic Vivek Ruia

Transfer of property for L1			
SI.No	From	To, with area (Name)	Area
1	Ms Piya Ray	Swastic Projects Pvt Ltd	73 Dec
2	Mr Partho Sarothi Ray	Swastic Projects Pvt Ltd	73 Dec
3	Mrs Dipika Ray	Swastic Projects Pvt Ltd	73 Dec
4	Mr Debanjan Ray	Swastic Projects Pvt Ltd	73 Dec
5	Mr Nealanjan Ray	Swastic Projects Pvt Ltd	73 Dec
Transfer of property for S1			
SI.No	From	To, with area (Name)	Area
1	Ms Piya Ray	Swastic Projects Pvt Ltd	10000 Sq Ft
2	Mr Partho Sarothi Ray	Swastic Projects Pvt Ltd	10000 Sq Ft
3	Mrs Dipika Ray	Swastic Projects Pvt Ltd	10000 Sq Ft
4	Mr Debanjan Ray	Swastic Projects Pvt Ltd	10000 Sq Ft
5	Mr Nealanjan Ray	Swastic Projects Pvt Ltd	10000 Sq Ft

Note:

1. If the given information are found incorrect, the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 23-07-2022) for assessment. Assessed market value & Query is valid for 30 days (i.e. upto 23-07-2022).
3. Standard User charge of Rs. 240/- (Rupees Two Hundred and forty) only includes all taxes per document upto 17 (seventeen) pages and Rs. 7/- (Rupees seven) for each additional page will be applicable.

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional and is subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged for mutation of property under transaction situated in Municipal Corporation/Notified Area. The fee for issuing of this e-Assessment Slip if the property is situated in Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If these are not paid through GRIPS, the fees are required to be paid at the concerned BLRO office.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DFAPR4568N



नाम / Name
DIPIKA RAY

पिता का नाम / Father's Name
PHANIS CHANDRA MAJUMDER

जन्म की तारीख / Date of Birth
13/02/1946


हस्ताक्षर / Signature



02122017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

FNAPR1004K



नाम / Name
DEBANJAN RAY

पिता का नाम / Father's Name
MRINAL KUMAR RAY

जन्म की तारीख /
Date of Birth



आयकर विभाग

INCOME TAX DEPARTMENT

PARTHO SAROTHI RAY

BRIDUL KUMAR RAY

27/11/1976

Department Approval Number

APWPR8061F

Partho Sarothi Ray

Signature

भारत सरकार

GOVT. OF INDIA



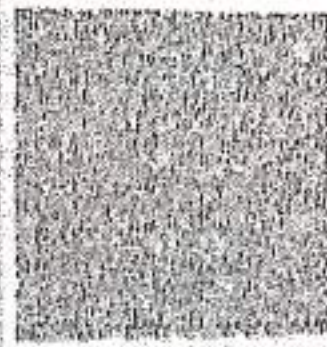
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



आयकर विभाग, भारत सरकार
Income Tax Department, Govt. of India
ACBPR8851P



नाम / Name
PIYA RAY

पिता / पिता का नाम / Father's Name
MRIDUL KUMAR RAY

जन्म तिथि / Date of Birth
29/05/1966

हस्ताक्षर / Signature

Major Information of the Deed

Deed No :	I-1604-06881/2022	Date of Registration	23/06/2022
Query No / Year	1604-8001902935/2022	Office where deed is registered	
Query Date	23/06/2022 2:06:37 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	V Rula Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836974709 Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-]		
Set Forth value	Market Value		
	Rs. 1,21,35,281/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406858/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satish Mukherjee Road, , Premises No: 8, , Ward No: 084 Pin Code : 700026

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	2 Katha 15 Chatak 21 Sq Ft		1,17,48,001/-	Width of Approach Road: 6 Ft., , Project Name :
Grand Total :				4.895Dec	0 /-	117,48,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	3,87,280/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	3,87,280 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Ms Piya Ray Daughter of Late Mridul Kumar Ray Executed by: Self, Date of Execution: 23/06/2022 , Admitted by: Self, Date of Admission: 23/06/2022 ,Place : Office	 23/06/2022	 LTI 23/06/2022	 23/06/2022
	5, Whistling Palms ECC Road, Block/Sector: Bengaluru, City:- , P.O:- Whitefield, P.S:-WHITEFEILD, District:-Bangalore, Karnataka, India, PIN:- 560066 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx1P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/06/2022 , Admitted by: Self, Date of Admission: 23/06/2022 ,Place : Office			
2	Mr Partho Sarothi Ray Son of Late Mridul Kumar Ray 96/2 Rajdanga School Road, City:- , P.O:- East Kolkata Township, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxxx1F,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney. Executed by: Attorney			
3	Mrs Dipika Ray Wife of Late Mrinal Kumar Ray Flat No. 7, Deanswood, Block/Sector: 32 Maidstone Road, City:- , P.O:- London, England, United Kingdom, PIN:- N112TQ Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: United Kingdom, PAN No.:: DFxxxxxx8N,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney. Executed by: Attorney			
4	Mr Debanjan Ray Son of Late Mrinal Kumar Ray City:- , P.O:- Weehawken, New Jersey, United States, PIN:- 07086 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United Kingdom, PAN No.:: FNxxxxxx4K,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney; Executed by: Attorney			
5	Mr Nealanjan Ray Son of Late Mrinal Kumar Ray City:- , P.O:- London, England, United Kingdom, PIN:- N113PB Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United Kingdom, PAN No.:: FNxxxxxx7R,Aadhaar No Not Provided, Status :Individual, Executed by: Attorney, Executed by: Attorney			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Swastic Projects Pvt Ltd 21/2, Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Attorney Details :

Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Ms Piya Ray (Presentant) Daughter of Mr Mridul Kumar Ray Date of Execution - 23/06/2022, , Admitted by: Self, Date of Admission: 23/06/2022, Place of Admission of Execution: Office			
		Jun 23 2022 2:51PM	LTI 23/06/2022	23/06/2022

City:- , P.O:- Whitefield, P.S:-WHITEFEILD, District:-Bangalore, Karnataka, India, PIN:- 560066, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ACxxxxxx1P,Aadhaar No Not Provided Status : Attorney, Attorney of : Mr Partho Sarothi Ray, Mrs Dipika Ray, Mr Debanjan Ray, Mr Nealanjan Ray

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia Son of Mr Vivek Ruia 21/2 Ballygunge Place, City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Swastic Projects Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sishir Mondal Son of Mr Jadav Mondal Subhasgram, City:- , P.O:- Barulpur, P.S:- Barulpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
	23/06/2022	23/06/2022	23/06/2022

Identifier Of Ms Piya Ray, Ms Piya Ray, Mr Satwic Vivek Ruia

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Ms Piya Ray	Swastic Projects Pvt Ltd-0.979 Dec
2	Mr Partho Sarothi Ray	Swastic Projects Pvt Ltd-0.979 Dec
3	Mrs Dipika Ray	Swastic Projects Pvt Ltd-0.979 Dec
4	Mr Debanjan Ray	Swastic Projects Pvt Ltd-0.979 Dec
5	Mr Nealanjan Ray	Swastic Projects Pvt Ltd-0.979 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Ms Piya Ray	Swastic Projects Pvt Ltd-200.00000000 Sq Ft
2	Mr Partho Sarothi Ray	Swastic Projects Pvt Ltd-200.00000000 Sq Ft
3	Mrs Dipika Ray	Swastic Projects Pvt Ltd-200.00000000 Sq Ft
4	Mr Debanjan Ray	Swastic Projects Pvt Ltd-200.00000000 Sq Ft
5	Mr Nealanjan Ray	Swastic Projects Pvt Ltd-200.00000000 Sq Ft

23-06-2022

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 14:45 hrs on 23-06-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Ms Piya Ray ..

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 1,21,35,281/-

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

Execution is admitted on 23/06/2022 by Ms Piya Ray, Daughter of Late Mridul Kumar Ray, 5, Whistling Palms ECC Road, Sector: Bengaluru, P.O: Whitefield, Thana: WHITEFEILD, , Bangalore, KARNATAKA, India, PIN - 560066, by caste Hindu, by Profession House wife

Identified by Mr Sishir Mondal, , Son of Mr Jadav Mondal, Subhasgram, P.O: Baruiipur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

Executed by Attorney

Execution by Ms Piya Ray, , Daughter of Mr Mridul Kumar Ray, P.O: Whitefield, Thana: WHITEFEILD, , Bangalore, KARNATAKA, India, PIN - 560066, by caste Hindu, by profession House wife as the constituted attorney of 1. Mr Partho Saroth: Ray 96/2 Rajdanga School Road, P.O: East Kolkata Township, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 2. Mrs Dipika Ray Flat No. 7, Deanswood, Sector: 32 Maidstone Road, P.O: London, England, United Kingdom, PIN - N112TQ, 3. Mr Debanjan Ray P.O: Weehawken, New Jersey, United States, PIN - 07086, 4. Mr Nealanjan Ray P.O: London, England, United Kingdom, PIN - N113PB is admitted by him

Identified by Mr Sishir Mondal, , Son of Mr Jadav Mondal, Subhasgram, P.O: Baruiipur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 197074, Amount: Rs.100/-, Date of Purchase: 31/03/2022, Vendor name: S Mukherjee

(Handwritten Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 224193 to 224231
being No 160406881 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.04 10:39:06 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/07/04 10:39:06 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)