

17/25/02/2022



NOTARIAL CERTIFICATE

ALL TO WHOM THESE PRESENTS SHALL COME, I, PARAMITA BOSE, Alipore
Notary, duly appointed by the Central Government and practicing as a NOTARY in the
District of Kolkata & South 24 Parganas of the state of West Bengal within the Union of
India, do hereby declare and certify and attest that the Paper Writings collectively marked
and annexed hereto, hereinafter called the 'Paper Writings 'A' are presented before me by
the executant(s)."

GENERAL POWER OF ATTORNEY"

DR. SUKHA MODAK
Mukherjee Road, Kolkata - 700026
DR. BATHYVERAJ DASGUPTA . 3. SAREPADMANAYA DASGUPTA
of 62L, Kalighat - Road, P. O. & P. S. Kalighat
Kolkata - 700026

hereinafter referred to as the 'executant(s)' on this the 25 FEB 2022 day of February
2022

'executant(s)' having admitted the execution of the 'Paper Writings A' in respective
copies, in the presence of the witness(es), who as such, subscribe(s) signature(s) thereon,
I being satisfied as to the identity of the executant(s), and the said execution. I have
authenticated, verified and attested the execution of the 'Paper Writing A' and testify that
the said execution is in the respective hand(s) of the executant(s).

IN WITNESS WHEREOF being required of a Notary. I have granted THESE PRESENTS as
a NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may

IN FAITH AND TESTIMONY WHEREOF I,
the said Notary, have hereunto set and
subscribed my hand and affixed my Notarial
seal on this the 25 FEB 2022 day of February
20 25 FEB 2022



Paramita Bose

PARAMITA BOSE
Notary
Government of India
Regd. No. 13821/18



Alipore Judges Court, Kolkata - 700 027
Alipore Criminal Court, Kolkata - 700 027.

56/9, P. Majumder Road, Ground Floor, Kolkata - 700 078.

25 FEB 2022



Notarial Stamp

SA No. 17 (25/02/2022)

भारतीय गैर न्यायिक

पचास
रुपये
₹. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

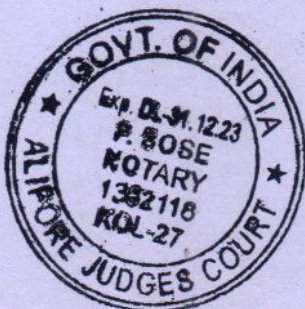
AE 220114

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA- 7 00 027



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, we, 1) SMT. SHIKHA MODANI, (PAN No. AEJPM1038D), (AADHAAR No. 4275 3742 8182) wife of Sri Sanjay Modani, of 137, S.P. Mukherjee Road, P.O. Kalighat, P.S. Tollygunge, Kolkata - 700026, 2) SRI PRITHIVIRAJ DASGUPTA, (PAN No. AFYPD8544H), (AADHAAR No. 2897 1466 3548)



25 FEB 2022

ESSQUARE PROJECTS

Shikha Modani
Partner

Shikha Modani
Padmanava Dasgupta
Partner

ESSQUARE PROJECTS
Padmanava Dasgupta
Partner



and 3) **SRI PADMANAVA DASGUPTA**, (PAN No. AGTPD0913A), (AADHAAR No. 6983 5884 5396) both sons of Late Prabir Kumar Dasgupta, both resident of 61L, Kalighat Road, P.O. & P.S. Kalighat, Kolkata - 700026 hereinafter called and referred to as the "**PRINCIPALS**" of this Power of Attorney

SEND GREETINGS:

WHEREAS the Principals are the absolute owners of ALL THAT Piece and parcel of land measuring 9 Cottahs more or less together with tile shed structure measuring an area of 2100 sq. ft. standing thereon situated at Block- I Municipal premises no. 136, Netaji Subhas Road, P.S. Behala, Kolkata- 700 034 and ALL THAT Piece and parcel of land measuring 6 Cottahs 8 Chittacks and 2 sq. ft. more or less together with tile shed structure standing thereon having an area of 302 sq. ft. situated at Block-II Municipal premises no. 137, Netaji Subhas Road, P.S. Behala, Kolkata- 700 034, specifically described in the schedule written herein below and hereinafter referred as the "said properties".

AND WHEREAS that we the Principles have decided to develop the said properties and construct multi storied buildings thereon, and for the said purpose they have entered into a development agreement with ESSQUARE PROJECTS and for that we have decided to appoint ESSQUARE PROJECTS as our constituted Attorney in order to accomplish the necessary

Prabir Dasgupta

Padmanava Dasgupta

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ESSQUARE PROJECTS

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Padmanava Dasgupta
Prabir Dasgupta

Shelle modan



25 FEB 2022

ESSQUARE PROJECTS

Shelle modan
Partner



requirements for the purpose of completing the construction and such other legal and procedural formalities.

NOW KNOWN ALL BY THESE PRESENTS THAT We do hereby nominate, authorise, constitute and appoint **M/S. ESSQUARE PROJECTS** (PAN NO. AACFE9709L), a Registered partnership Firm having its registered office at 12, Russa Road (East), 2nd Lane, Kolkata - 700033 represented by its partners - (1) Smt. Shikha Modani, wife of Sri Sanjay Modani, residing at 137, S.P. Mukherjee Road, P.O. Kalighat, P.S. Tollygunge, Kolkata - 700026; (2) Sri Prithviraj Dasgupta; (3) Sri Padmanava Dasgupta, both sons of Late Prabir Kumar Dasgupta, both residing at 61L, Kalighat Road, P.O. Kalighat, P.S. Kalighat, Kolkata- 700026, to act as our lawful attorney for all or any of the following acts, deeds and things in our name and in our behalf to do execute and perform or caused to be done, execute and perform all or any of the following deeds or things relating to my said share of the property i.e. to say:-

1. To take charge or look after, manage and administer the schedule mentioned properties.
2. To appear and represent before the authorities of Police, Fire Brigade Authority, CESC Authorities, Urban Land Ceiling Authority, Office of the Registrar, B.L & L.R.O.,



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Shikha Modani



Kolkata Municipal Corporation and before all other statutory and local bodies and Government Departments in connection with requirement of the said properties and further sign, execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts, deeds, matters and things as the said attorney shall think fit and proper.

- 3. To apply for and obtain all necessary sanctions, permissions, no objections and clearances from the appropriate Government Authorities, CESC authorities comprised in the said properties or portion thereof and for the said purpose do all acts, deeds, matter and things as the said attorney shall think fit and proper.
- 4. To deposit any fees, charges or any other amount on our behalf which may have to pay to KMC and/or any other authorities in respect of the said premises or at the scheduled properties mentioned hereinbelow.
- 5. To apply, to obtain, water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said properties that may hereafter be created and the same in such more manner or names as the said Attorney or they shall think proper and for the said purpose to sign, execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds and

Padmanava Dasgupta

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Partner

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also to do all acts, deeds, matters and things as the said Attorney shall think fit and proper.

6. To sign, execute, affirm and verify all complaints, petitions, written statements, objections, appeals, revisions, writ petitions, appearances or authorisations as may be required from time to time for prosecuting, defending and/or adducing evidence in any legal proceedings before any court of law, forum/ authority and or other concern representing us in respect of the said share of properties on our behalf as the said Attorney shall think fit and proper.

7. To settle and/ or compromise all or any disputes or differences and/ or suits or litigation and the legal proceedings concerning or relating to the said share of property or portions thereof.

8. To retain and appoint advocates and lawyers for prosecuting and/ or defending in any legal proceedings before any court of law, forum/ authority and or other concern and for the said purpose to sign, execute and deliver vakalatnama and other authority letters and further to revoke such appointment as the said attorney think fit and proper.

Padmanawa Dasgupta

ESSQUARE PROJECTS
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ESSQUARE PROJECTS
Padmanawa Dasgupta
Partner

Shilla Modani

ESSQUARE PROJECTS

Shilla Modani
Partner



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