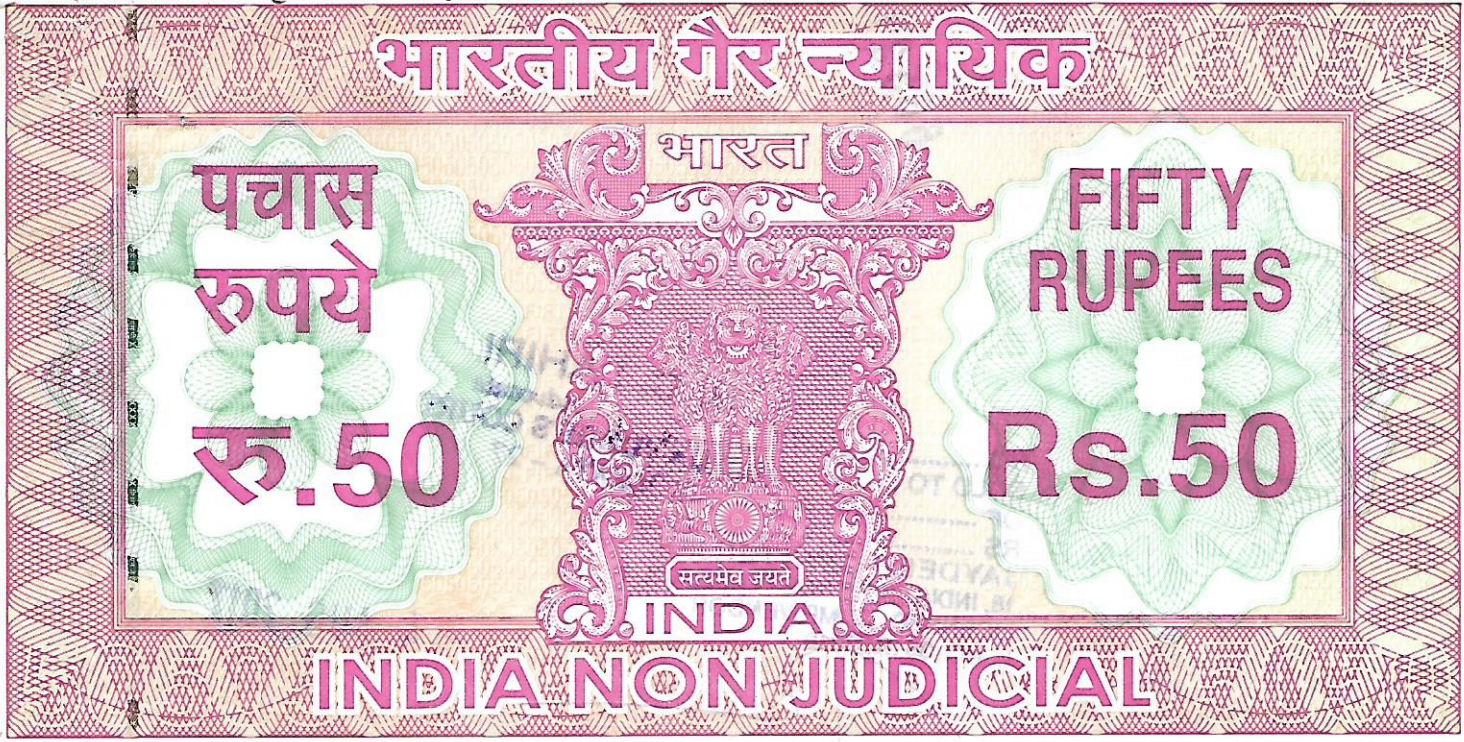


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29 AUG 2017

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY

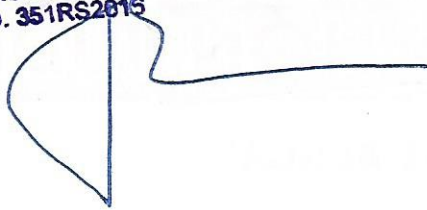
KNOW ALL MEN BY THESE PRESENTS WE , 1.SHRI RAKESH JAISWAL (PAN-ACXPJ2005P), son of Basdeo Ram Shaw (Jaiswal) 2. SHRIMATI SWETA JAISWAL (PAN-ACQPJ1911R), wife of Shri Rakesh Jaiswal, 3. SHRIMATI PUNAM JAISWAL (PAN-ACLPJ9783A), wife of Shri Ramesh Jaiswal, all by Faith- Hinduism, By Occupation- No.1-Business, Nos.2 & 3-

66531

B. C. LAHIRI
Advocate

NC DATE
SOLD TO **ALIPUR JUDGE'S COURT**
OF **KOLKATA - 27**
RS
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
L. NO. 351RS2016

- 4 AUG 2017



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Signature.....
29 AUG 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 P.G.S.

*Base der Paul.
S/o Late D.C. Paul.
Alipore Police
Court. K-27*

Housewives, all residing at 2, Dhiren Dhar Sarani, Police Station- Muchipara, Post Office- Entally, Kolkata-700012, hereinafter called and referred to as the **PRINCIPALS, SEND GREETINGS.**

WHEREAS one Anath Bandhu Halder, since deceased was seized and possessed and otherwise well and sufficiently entitled to a plot of Danga land measuring 6 Cottahs more or less excluding the area of private passage and road lying and situate at Mouza- Brahmapur, J.L.No-48, Pargana- Magura, Touzi Collectorate No-60, R.S. No-169, comprised in R.S.Dag No-626 appertaining to R.S. Khatian Nos-193 under Police Station- Formerly Tollygunge, thereafter Regent Park, at present Bansdroni within the limits of the Kolkata Municipal Corporation (Ward No-111) in the District of 24 Parganas(S) by way of purchase from the then lawful owners, 1. Torfan Mondal, son of Late Rahaman Mondal, the Revisional Settlement recorded owner, 2. Jiyad Ali Mondal, 3. Sakur Ali Mondal, 4. Monajat Ali Mondal, 5. Amiran Bibi, 6. Jaynab Bibi, 7. Saharan Bewa, by way of a Bengali Deed of Conveyance, registered in the Office of The Sub Registrar at Alipore, recorded in Book No-1, Volume No-96, Pages 135 to 142, Being Deed No-4233 for the year 1973.

AND WHEREAS while being in lawful possession of the aforementioned property, the said Anath Bandhu Halder died intestate on 08.08.1977 leaving behind as his legal heirs, his wife Kanika Halder, four sons namely 1. Prabir Ch. Halder 2. Pranab Ch. Halder 3. Pratul Ch. Halder 4. Pradyut Ch. Halder and two daughters namely 1. Sadhana Halder and 2. Aparna Ghosh as his legal heirs and successors to inherit the aforesaid property left behind by him according to the Hindu Succession Act of 1956.

AND WHEREAS the said Kanika Halder died on 29.11.1991

AND WHEREAS the said Prabir Ch. Halder, a bachelor died on 11.11.1996

AND WHEREAS the said Sadhana Halder, a spinster died on 25.03.1988

AND WHEREAS after the demise of the said Kanika Halder, Prabir Ch. Halder and Sadhana Halder, the other co-sharers, namely, Pranab Ch. Halder, Pratul Ch. Halder, Pradyut Ch. Halder and Aparna Ghosh became the joint owners to the plot of Danga land measuring 6 Cottahs more or less excluding the area of private passage and road lying and situate at Mouza- Brahmapur, J.L.No-48, Pargana- Magura, Touzi Collectorate No-60, R.S. No-169, comprised in R.S.Dag No-626 appertaining to R.S. Khatian Nos-193 under Police Station- Formerly Tollygunge, thereafter Regent Park, at present Bansdroni within the limits of the Kolkata Municipal Corporation (Ward No-111) in the District of 24 Parganas(S)

AND WHEREAS the said Pranab Ch. Halder, Pratul Ch. Halder, Pradyut Ch. Halder and Aparna Ghosh sold, transferred, conveyed the aforementioned plot of Danga land measuring 6 Cottahs more or less excluding the area of private passage and road lying and situate at Mouza- Brahmapur, J.L.No-48, Pargana- Magura, Touzi Collectorate No-60, R.S. No-169, comprised in R.S.Dag No-626 appertaining to R.S. Khatian Nos-193 under Police Station- Formerly Tollygunge, thereafter Regent Park, at present Bansdroni within the limits of the Kolkata Municipal Corporation (Ward No-111) in the District of 24 Parganas(S) to 1) Sachchidananda Bijali, son of Late Ramani Mohan Bijali, 2) Amitava Bijali, 3) Arunava Bijali, both sons of Sachchidananda Bijali, all residing at D-5, Rabindra Pally, Post Office- Brahmapur, Police Station- Bansdroni, Kolkata-96, by a registered Deed of Sale, registered in the Office of The Additional District Sub Registrar at Alipore, recorded in Book No-1, Volume No-99, Pages-293 to 310, Being Deed No-2658 in the year 1999

AND WHEREAS by virtue of the above mentioned sale the said 1) Sachchidananda Bijali, son of Late Ramani Mohan Bijali, 2) Amitava Bijali, 3) Arunava Bijali, both sons of Sachchidananda Bijali became the joint owners of ALL THAT the plot of Danga land measuring 6 Cottahs more or less excluding the area of private passage and road lying and situate at Mouza- Brahmapur, J.L.No-48, Pargana- Magura, Touzi Collectorate No-60, R.S. No-169, comprised in R.S.Dag No-626 appertaining to R.S. Khatian Nos-193 under Police Station- Formerly Tollygunge, thereafter Regent Park,

at present Bansdroni within the limits of the Kolkata Municipal Corporation (Ward No-111) in the District of 24 Parganas(S)

AND WHEREAS the said 1) Sachchidananda Bijali , son of Late Ramani Mohan Bijali, 2) Amitava Bijali, 3) Arunava Bijali, both sons of Sachchidananda Bijali subsequently sold, transferred, conveyed the plot of Danga land measuring 6 Cottahs more or less excluding the area of private passage and road lying and situate at Mouza- Brahmapur, J.L.No-48, Pargana- Magura, Touzi Collectorate No-60, R.S. No-169, comprised in R.S.Dag No-626 appertaining to R.S. Khatian Nos-193 under Police Station- Formerly Tollygunge, thereafter Regent Park, at present Bansdroni within the limits of the Kolkata Municipal Corporation (Ward No-111) in the District of 24 Parganas(S) to the Principals herein by a registered Deed of Conveyance, registered in the Office of The Additional District Sub Registrar, recorded in Book No-1 , Volume No-148, Pages-145 to 160, Being Deed No-4007 for the year 2000.

AND WHEREAS the Principals herein, namely 1) Rakesh Jaiswal, 2) Sweta Jaiswal and 3) Punam Jaiswal, by virtue of the above mentioned Deed of Conveyance (Deed No-4007/2000) thus became the joint and absolute owners of **ALL THAT** the plot of Danga land measuring 6 Cottahs more or less excluding the area of private passage and road lying and situate at Mouza- Brahmapur, J.L.No-48, Pargana- Magura, Touzi Collectorate No-60, R.S. No-169, comprised in R.S.Dag No-626 appertaining to R.S. Khatian Nos-193 under Police Station- Formerly Tollygunge, thereafter Regent Park, at present Bansdroni within the limits of the Kolkata Municipal Corporation (Ward No-111) in the District of 24 Parganas(S)

AND WHEREAS the said 1) Rakesh Jaiswal, 2) Sweta Jaiswal and 3) Punam Jaiswal, being the Principals herein, subsequently got their names mutated in the records of the Kolkata Municipal Corporation in respect of the said land being the Municipal Premises No-591, Rabindra Pally and the said premises has duly been assessed in the names of the said 1) Rakesh Jaiswal, 2) Sweta Jaiswal and 3) Punam Jaiswal by the Kolkata Municipal

Corporation, being Assessee No- 31-111-18-0591-3 and being well and sufficiently entitled to the same have been in exclusive use and occupation of the same and exercising the same with all easement rights thereto by paying usual rents and taxes to the Appropriate Authority Concerned..

AND WHEREAS the Principals herein thus became the sole and absolute owner of **ALL THAT** Danga land measuring 6 Cottahs more or less excluding the area of private passage and road lying and situate at Mouza- Brahmapur, J.L.No-48, Pargana- Magura, Touzi Collectorate No-60, R.S. No-169, comprised in R.S.Dag No-626 appertaining to R.S. Khatian Nos-193 under Police Station- Formerly Tollygunge, thereafter Regent Park, at present Bansdroni within the limits of the Kolkata Municipal Corporation (Ward No-111) in the District of 24 Parganas(S) more fully and particularly described in the Schedule-"A" hereunder.

AND WHEREAS the Principal herein being desirous of developing the said Schedule-"A" property, entered into a registered '**Development Agreement**' with **M/s Concrete Greens Infrastructure Private Limited**, a Private Limited Company formed under The Companies Act of 1956, having it's registered office at 17A, Shamsul Huda Road, Police Station- Karaya, Post Office- Circus Avenue, Kolkata-700 017, represented by one of it's directors, **Mr. Mohammed Ali Azhar**, son of Late Mohammed Ali Anwar, by Nationality- Indian, by Faith- Islam, by Occupation- Business, residing at 17, Elliott Road, Police Station & Post Office-Park Street, Kolkata-700 016, on mutual terms and conditions contained therein which was duly registered in the Office of The Additional District Sub Registrar at Alipore, South 24 Parganas, Being No.....5520.....for the year 2017.

Rakesh Kumar

NOW BY THESE PRESENTS, WE, RAKESH JAISWAL, SWETA JAISWAL, PUNAM JAISWAL, do hereby jointly nominate, constitute and appoint **MOHAMMED ALI AZHAR (PAN-ADEPA0077C)**, son of Late Mohammed Ali Anwar, by Nationality - Indian, by Faith - Islam, by Occupation- Business, having his residence at 17, Elliott Road, Police Station & Post Office - Park Street, Kolkata - 700016, being one of the Directors and authorized representative of the Developing firm, **M/s Concrete Greens Infrastructure Private Limited (PAN-AAFCC6158D)** to be My true and lawful **ATTORNEY** and on my behalf and in my name to do and execute all or any of the following acts, deeds, things and matters, to represent the principal, to do, exercise, execute and perform individually every acts, deeds matters and things as mentioned hereunder for the purpose of sanction of plan and to construct the proposed building as per the Schedule as mentioned hereinafter in terms of the "Development Agreement", that is to say

1. To sign any application of affidavits and affirm the same on behalf of the Principal herein which may be necessary for the construction of the said building or buildings and to carry correspondence on behalf of the Principal herein with all concerned authorities and body/ bodies including the Kolkata Municipal Corporation, Government of West Bengal, Kolkata Police. Fire brigade, West Bengal State Electricity Board, Block Land & Land Reforms Department, Urban Land Ceiling Department, C.E.S.C. Ltd etc. in accordance with the said construction and development of the said premises under reference, to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies for all and any sanctions, licenses, permission and consents required for the proposed construction and development of the said premises.

2. To present Deed of Conveyance, Agreement for Sale on behalf of the Principal herein in respect of the Flats, Shops Offices, Car parking spaces of the said proposed building/ buildings to be constructed by the same Attorney and to receive payments, from the intending Purchaser /Purchasers in the name of the Principal and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in the said registered Development Agreement.

3. To negotiate with the intending Buyers/ Purchasers of the flats/ shops/ offices/ car parking spaces of the said proposed building to be constructed by the Attorney on behalf of the Principal at the said premises.

4. To present before the Registrar or any registration office namely Registrar of Assurance, Additional District Sub-Registrar at Alipore. South 24 Parganas, District Registrar or any other Registrars for the purpose of registration of the Agreement/ Agreements, Deed of Conveyances in respect of any spaces or parts or portion to be constructed by the said Attorney at the Said premises on behalf of the Principal.

5. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principal and to protect the right, title and interest of the Principal in the said property and/ or the building to be constructed thereon..

6. To develop the said land by construction of multi-storied building and/ or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.

7. To appear before the necessary authority including the Kolkata Municipal Corporation, Fire Brigade, Kolkata Police and/ or any other competent Authorities in connection of sanctioning of plans and other purposes.

8. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment, to appoint Architects and contractors for the purpose of the Development and construction of the said land.

9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.

10. To accept notice and service of papers for and on behalf of the Principal from any Court/ Kolkata Municipal Corporation/ Tribunal and/or any other Competent Authority and/ or persons.

11. To pay and/ or deposit all moneys including Court fee, and to grant valid receipts and discharges in respect thereof in the name of the Principal.

12. To prepare, sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons including the said Kolkata Municipal Corporation, Block Land & Land Reforms Department having appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and/or authorities in any manner to have mutation effected for and on behalf of the Principal.

13. To pay all outgoings from the date of execution of these presents including sanction fees of Kolkata Municipal Corporation, /Municipal taxes, rent revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/ or other moneys including compensation of any nature from requisition and/ or acquisition authorities only in the name of the Principal and to grant valid receipts and/ or discharges thereof.

14. To affix sign board or install any hoarding on the said schedule plot of the land in the name of the Attorney as Builder/ Developer.

15. To advertise in the newspapers, other print media and/ or electronic media for procuring buyers for selling the flats/ shops/ office/ car parking spaces in the said proposed building on behalf of the Principal.

16. To enter into any Agreements for the proposed flats/ shops/ offices/ car parking spaces and to receive advance/ earnest money/ consideration money /security deposit/ vide Account Payee Cheques in the name of the Developer in respect of the said spaces

and the undivided proportionate impartible share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principal in the land and to handover the copies of the relevant Documents in regard to title of the Principal to such intending purchaser/s in respect of Developer's Allocation as mentioned in the aforesaid registered Development Agreement.

17. For all and any of the purposes herein before stated to appear and represent the Principal before all authorities having jurisdiction on the Schedule Premises and to sign execute and submit papers and documents and the said Attorney can act in terms of the said Development Power of Attorney.

18. To appear and represent the Principal before any Notary Public, Registrar of Assurance, Metropolitan Magistrate and other Officer/Officers or Authority/ Authorities having jurisdiction on the Schedule Premises and to present for registration and to acknowledge the registrar or have registered and perfected all deeds, instruments and writings and signed by the said Attorney in any manner concerning the Agreements / Conveyance in the said premises.

19. To prepare, sign and submit all plans for sanction including building plan, water connection sanction, internal H.D. Connection, external drainage sanction, any revised plan, completion plan and/or any other plans necessary for sanction for construction and completion of the proposed building at the Schedule Premises

AND the Principal hereby ratifies confirms and agrees or undertakes to ratify confirm and acknowledge all and whatsoever their said attorney or agent appointed under this Power hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of the '*Development Agreement*' as mentioned herein above, including such confirmations and other works till the completion of the whole deal as per the terms of the aforesaid registered '*Development Agreement*'.

SCHEDULE 'A' REFERRED TO ABOVE

ALL THAT the plot of Danga land measuring 6 Cottahs more or less excluding the area of private passage and road lying and situate at Mouza-Brahmapur, J.L.No-48, Pargana- Magura, Touzi Collectorate No-60, R.S. No-169, comprised in R.S.Dag No-626 appertaining to R.S. Khatian Nos-193 under Police Station- Formerly Tollygunge, thereafter Regent Park, at present Bansdroni within the limits of the Kolkata Municipal Corporation (Ward No-111) in the District of 24 Parganas(S), Being Municipal Premises No-591, Rabindra Pally, Post Office- Brahmapur, Police Station- Bansdroni, Kolkata-700096, which is butted and bounded as follows: -

ON THE NORTH	: By Part of R.S. Dag No-625/1238
ON THE SOUTH	: By 10'-0" wide private passage
ON THE EAST	:By Part of R.S. Dag No-631, 635
ON THE WEST	:By 15'-0" wide K.M.C. Black top road

IN WITNESS WHEREOF We, the above named Principals have hereunto set and subscribed our hands and signatures in these presents this the day of 29/08/2017

SIGNED AND DELIVERED BY
US IN THE PRESENCE OF :-

1. Sharif Ahmed .
8/0 Lt. A. Ahmed .
42/1/2, Bonjot Street .
Kot - 700017 .
P.S. Karaya .

2. Basu der Paul .
Alipore Police
Const. No. 27

Sweta Jaiswal.
Punam Saiswal.
Rakesh Saiswal

PRINCIPALS

CONCRETE GREENS INFRASTRUCTURE (P) LTD.

(MOHAMMED ALI AZHAR) Director
(MOHAMMED ALI AZHAR)

Signature of Mohammed Ali
Azhar is attested by us

Rakesh Saiswal
Punam Saiswal,
Sweta Jaiswal.












(PRINCIPALS)

Drafted by:-

Shahnaz Jahan Begum












SHAHNAZ JAHAN BEGUM
Advocate, High Court, Calcutta
Enrolment No.- F/92/2015

Thumb 1st finger Middle Finger Ring Finger Small Finge

	left hand					
	right hand					












Name Rakesh Saisind
Signature Rakesh Saisind

Thumb 1st finger Middle Finger Ring Finger Small Finge

	left hand					
	right hand					






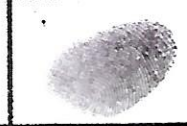





Name Purnam Saisodh
Signature Purnam Saisodh

Thumb 1st finger Middle Finger Ring Finger Small Finge

	left hand					
	right hand					

Name
Signature Sweta Jaiswal

Thumb 1st finger Middle Finger Ring Finger Small Finge

	left hand					
	right hand					

Name MOHAMMED ALI AZHAR
Signature h. t. Jaiswal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 149551 to 149569
being No 160505521 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.08.31 16:05:21 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 31/08/2017 16:05:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)