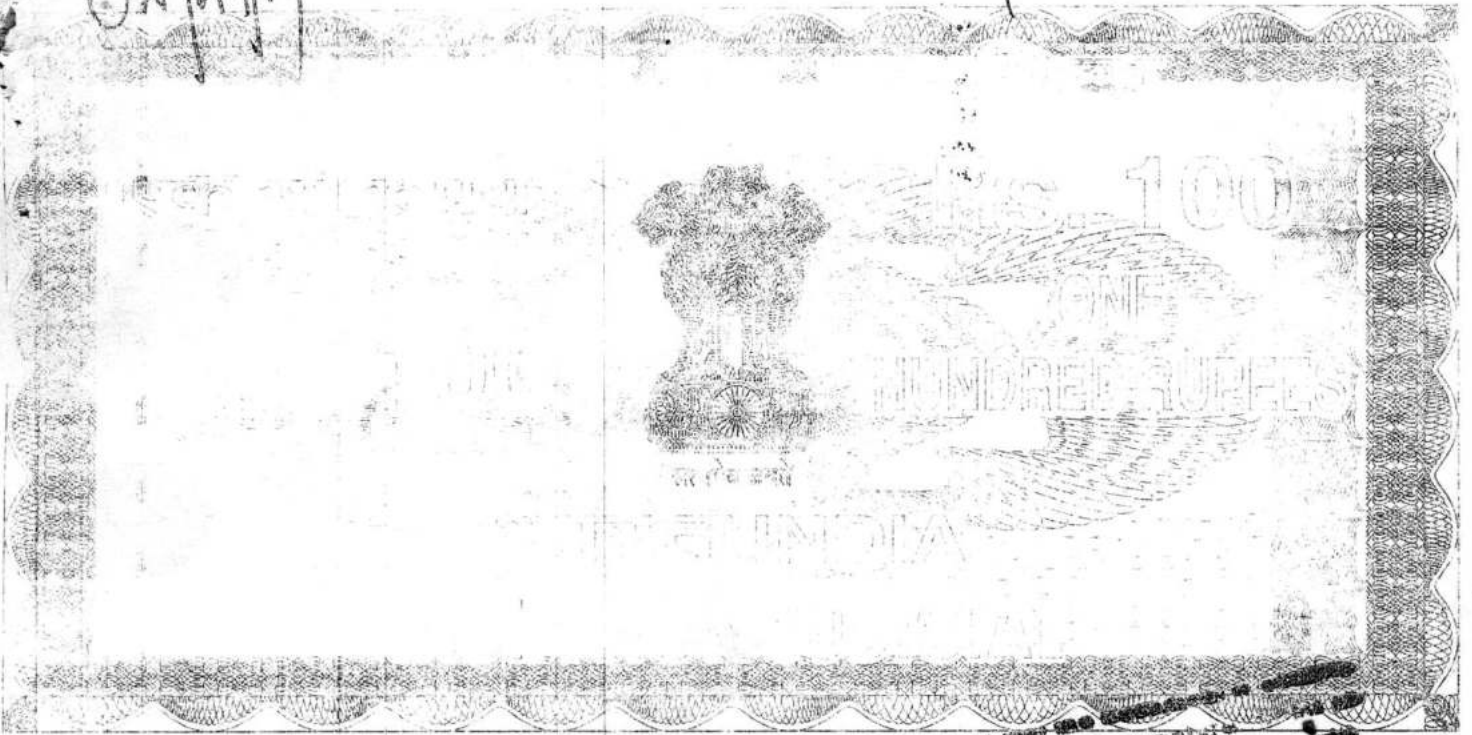


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WEST BENGAL

Registered the document
on 20/03/2019 at 10:30 AM
No. 895732

73440/19

POWER OF ATTORNEY

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
20 MAR 2019
- 2 MAY 2019

KNOW ALL MEN BY THIS POWER OF ATTORNEY

We, (1) **SHRI BISWANATH GHOSH**, PAN - ADYPG4177H, son of Late Charu Chandra Ghosh, by occupation - business, (2.a) **SMT. SHILA GHOSH**, PAN - BDIPG2089K, wife of Late Debabrata Ghosh, (2.b) **SHRI SUDIP GHOSH**, PAN - ADYPG4179K, and (2.c) **SHRI SUJOY GHOSH**, PAN - AELPG9495C, both sons of Late Debabrata Ghosh, by occupation - Housewife and Business respectively, (3) **SHRI GAUTAM GHOSH**, PAN - ADCPG4178N, son of Late Charu Chandra Ghosh, by occupation - Business, all by faith - Hindu, all residing at 30/3, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032,

(Handwritten signature)

1031 117930

Jaydeep Majumder

1030 Basanta Ghosh

1034

Shila Ghosh

1032

Indira Ghosh 1033

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Tushar Kumar Baskul
S/O Sumanthi Mahan Baskul
197E, Sahitya Parisud St, Kolt
P.O. - Baidan St. - P.S. - Burtola

TO: B. C. LAHIRI Advocate
ALIPUR JUDGE'S COURT
KOLKATA - 27
RS. JAYDEEP MAJUMDER
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO. 351RS2016



District Sub-Registrar-IV
Registrar (U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
20 MAR 2019

Suman Deb
Advocate
Alipore Judge Court
Kolkata

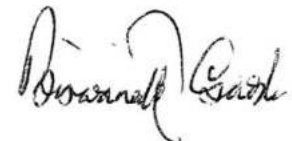
16 MAR 2019

(4.a) SMT
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(4.a) **SMT. SUBHRA GHOSH, PAN - ALVPG2591C**, wife of Late Supriya Ghosh, by occupation - Housewife, by faith - Hindu, residing at 30/1, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032, (4.b) **SMT. SUDESHNA SEN, PAN - AUUPS6570M**, wife of Shri Saugata Sen, daughter of Late Supriya Ghosh, by occupation - Housewife, by faith - Hindu, residing at 30/1, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032, and (4.c) **SMT. SUDIPTA BASU, PAN - AKNPB6573G**, wife of Shri Arnab Basu, daughter of Late Supriya Ghosh, by occupation - Housewife, by faith - Hindu, residing at 30/1, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032, (5) **SHRI SUBRATA GHOSE, PAN - ADXPG1429P**, son of Late. Subodh Chandra Ghosh, by faith - Hindu, by occupation - Business, residing at 30/1, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032 and (6) **SHRI SWAPAN KUMAR GHOSH, PAN - ADYPG41785**, son of Late Jyotish Chandra Ghosh, by faith - Hindu, by occupation - Business, residing at 30/2, Ibrahimpur Road, P.S. & P.O. - Jadavpur, Kolkata - 700 032,, hereinafter referred to as the **PRINCIPAL, SEND GREETINGS:**

do hereby nominate, appoint and constitute, **SHRI JOYDEEP MAJUMDER, PAN - AEWPM7393E**, son of Late Manik Majumder, by faith - Hindu, by occupation - Business, 42/217, New Ballygunge Road, P.S. - Kasba, P.O. - Bediadanga, Kolkata - 700 039, as the Sole Proprietor of Joy Majumder & Co. and Director of Senco Infrastructure Private Limited, the Developers as per the Development Agreement registered at the office of the D.S.R. - IV, South 24-Parganas vide Deed No. 160401759 for the year 2019 as our true and lawful attorney for us in our names and on our behalf to do and execute inter alia the following acts, deeds and things:

1. To sign and submit all purposes, documents, statement undertakings, declarations and places as may be required for having places for the construction of the New Building sanctioned and to have the same sanctioned, modified and/or attached by the Corporation/Municipality and/or other authorities and in connection therewith to Sign, execute and submit necessary applications and declarations, give undertakings necessary fees in connection with the sanction and such orders and permission as may be necessary or expedient and also to appear before necessary authorities in connection with the sanctioning of the plans, construction of New Building.



5) 1036

6) Subhra Ghosh

1037

7) Sudeshma Sen

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8) Subrat Ghosh

9) Seal of the District Sub-Registrar
Office of the District Sub-Registrar
24-Parganas, Alipore, Kolkata

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
20 MAR 2019

2. To
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2. To appear and to represent us before any office either Government, Semi-Government or any Private Concern, Local Authority, all Police Station, Fire Bridge, Collectorate's Office, Municipality, KMDA, KIT land Acquisition and Requisition offices and also in the office of the Competent Authority under Urban Land (ceiling and regulations) Act, 1976 and all other offices concerned and to submit all applications, petitions on our behalf and to sign and verify the same on our behalf in respect of our said property as mentioned in the schedule below.
3. To apply for and obtain such permissions, as may be necessary for obtaining Steel, Cement, Bricks and other constructions and buildings materials and construction equipments and to appoint Architects for the purpose of construction of the New Building on the premises.
4. To warn off and prohibit and if necessary proceed against in due form of law against, any trespasser or trespassers who might come on the said property and to take appropriate steps whether by action distress or otherwise and abate nuisance.
5. To enforce any covenant in any sale deed affecting the said property.
6. To execute all necessary papers and documents that may be required to be submitted to various authorities, statutory and otherwise, for clearances, sanctions, permissions etc., for the purpose of development of the said lands and erection of buildings thereon.
7. To apply for and obtain such certificates and other permissions and/or clearances including certificates under the provisions under any law of land or other law relating to land or building or under the Income Tax Act or any other law as may be required for execution and/or registration of any Conveyance or other document and/or for transferring any right in respect of the said property. To take financial assistance and/or mortgage the Developer's Allocation (if required) to the Financial Institution in order to successfully execute the project.
8. To prepare, sign, declare and file declarations, statements applications and/or returns and otherwise in connection with the holding, possession, and management of the said property and in relation thereto before any appropriate or other authority as may be required under any law or laws now prevailing or as may in future become applicable and to do, exercise, execute and perform all necessary acts, deeds and things required there under.

Rossanell G. G. G.

10. To enter into Agreements for Sale and execute Deed of Conveyance in respect of the Developer's Allocation in the building to be constructed on the said property or any part or portion thereof, as per the Development Agreement registered at the office of the D.S.R. - IV, South 24-Parganas vide Deed No. 160401759 for the year 2019, and to receive all payments thereof in their Bank Account.
11. To sign and execute on our behalf, Agreements for Sale and Conveyances in respect of the Developer's Allocation and other documents for transfer of their share in the building to be constructed on the said property or any part or portion thereof.
12. To make payment of all municipal rates and taxes and other outgoings in respect of the said property or any building or buildings to be constructed thereon.
13. To appear before any Notary Public Magistrate and other officers' authority or authorities having jurisdiction and to acknowledge, affirm and perfect appropriate deed, instruments and writings executed signed or made by us on our behalf.
14. To sign and execute sale and all other deeds instruments and assurances in respect of Developer's Allocation, which our said Attorney shall consider necessary and to receive consideration thereof and to enter into and/or agree to such covenants and conditions, as may be required for fully and effectually conveying the said property as we could do, if we were personally present.
15. To present any such deed or deeds of sale, conveyance or conveyances or other documents or documents in respect of Developer's Allocation, for registration when executed by them, to admit execution thereof and receipt of consideration money before the Sub- Registrar, District Registrar or registrar of Assurance, having authority for and to have them registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for transforming and/or conveying the said property to such purchaser or purchasers as fully and effectually in all respects as we could do the same.
16. To apply for all sorts of electrical connections, water connections, telephone connections in the said property and Attorney shall have all right to sign and verify all the applications, forms etc. on our behalf.
17. This Power of Attorney is revocable in nature. —



AND GENERALLY the said Attorney shall have the power to do all such other acts, deeds and things relating to the said property in all manner whatsoever, as we could have lawfully done if personally present.

AND we do hereby ratify and confirm and agree to ratify and confirm all acts and deeds whatsoever our said Attorney shall lawfully do or cause to be done in or about the said property as aforesaid.

THE SCHEDULE ABOVE REFERRED TO :

(Description of the said property)

ALL THAT piece and parcel of bastu land measuring 55 Cottah 8 Chittacks 29 Sq. ft. at Holding No. 2066, Dakshin Kumrakhali, along with one storied residential building with an area of 800 Sq. ft. approximately, cement floor, under Ward No. 27, J. L. No. 48, Khatian No. - 1236, 1250, 523, 524, 584.

03 Cottah 06 Chittacks 17 Sq. ft. under R.S. Dag No. 97;

34 Cottah 12 Chittacks 36 Sq. ft. under R.S. Dag No. 98;

04 Cottah 02 Chittacks 41 Sq. ft. under R.S. Dag No. 99;

02 Cottah 07 Chittacks 03 Sq. ft. under R.S. Dag No. 100;

07 Cottah 13 Chittacks 17 Sq. ft. under R.S. Dag No. 101; and

02 Cottah 14 Chittacks 05 Sq. ft. under R.S. Dag No. 104, lying situate at Mouza Kumrakhali, Police Station - Sonarpur, ADSR Office Sonarpur, District 24 Parganas South, under Rajpur-Sonarpur Municipality, Butted and Bounded as follows :

On the North : R.S. Dag No. 86, 2 Storied Building;

On the South : 7 meter wide Municipality Road;

On the East : 15.54 meter wide N.S.C. Bose Road;

On the West : 30 meter wide E. M. Bypass.



IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands and seals at Kolkata on this ^{20th} day of ~~March~~, 2019.

SIGNED SEALED & DELIVERED in presence

of:

WITNESSES:

1. Dilip Palai
Sudhir Ch. Palai
4. Hindustan Park,
Kd 29
- 2.

- 1) Biswajit Ghosh
- 2) Shila Ghosh
- 3) Anurup Ghosh
- 4) Gautam Ghosh
- 5) Saagar Kumar Ghosh
- 6) Sudeshna Sen
- 7) Subhra Ghosh
- 8) Sugay Ghosh
- 9) Sudepta Banerjee

Subrata Ghosh

SIGNATURE OF THE EXECUTOR

Biswajit Ghosh

Jydeep Majumder
 Joy Majumder & Co.
 Proprietor

Jydeep Majumder
 Senco Infrastructure Pvt. Ltd.
 Director

SIGNATURE OF THE ATTORNEY

Drafted by me and prepared
 at my office

Sourav Deb F/404/2014

Mr. Sourav Deb, Advocate
 Alipore Judges' Court, Kol-27

Thumb 1st finger Middle Finger Ring Finger Small Finger

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id					



Thumb 1st finger Middle Finger Ring Finger Small Finger

me
signature *Shila Ghosh*

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

name
signature



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id					
id					

name
signature *Suraj Ghosh*



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Signature: *[Handwritten Signature]*



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Signature: *Subhra Ghosh*



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Signature: *Sudipta Basu*



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Signature: *Subrata Ghosh*



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Signature: *Swapan Kumar Ghosh*



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left hand				
right hand				

Signature: *Indeep Majumder*



Thumb 1st finger Middle Finger Ring Finger Small Finger

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right hand				

Signature: *Indrit Ghosh*

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left hand				
right hand				

Signature:

nature:


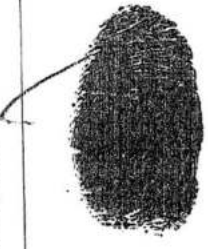









Government of West Bengal







Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16041000075440/2019






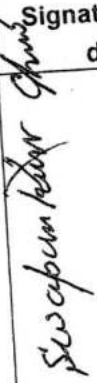





I. Signature of the Person(s) admitting the Execution at Private Residence.



SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BISWANATH GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Principal			
2	Smt SHILA GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Principal			
3	Mr SUDIP GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Principal			 20/03/19

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SUJOY GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Principal			<i>Sujoy Ghosh</i> 20/03/19
5	Mr GAUTAM GHOSH 30/3 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Principal			<i>Gautam Ghosh</i>
6	Smt SUBHRA GHOSH 30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Principal			<i>Subhra Ghosh</i> 20.3.19
7	Smt SUDIPTA BASU 30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Principal			<i>Sudipta Basu</i> 20/3/19

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr SUBRATA GHOSE 30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Principal			 20/03/2019
9	Mr SWAPAN KUMAR GHOSH 30/2 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Principal			
10	Smt SUBHRA GHOSH 30/1 IBRAHIMPUR RD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Attorney of Principal [Smt SUDESH NA SEN]			 20.3.19
11	Mr JOYDEEP MAJUMDER 42/217 NEW BALLYGUNGE RD, P.O:- BEDIADANGA, P.S:- Kasba, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700039	Represent ative of Attorney [JOY MAJUM DER AND CO] ,[SENCO INFRASTR UCTUR E PVT LTD]			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr TUSHAR KUMAR BAKULI Son of Mr SARATHI MOHAN BAKULI 19/E SAHITYA PARISHAD STREET, P.O:- BEADON ST, P.S:- Burtola, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700006	Mr BISWANATH GHOSH, Smt SHILA GHOSH, Mr SUDIP GHOSH, Mr SUJOY GHOSH, Mr GAUTAM GHOSH, Smt SUBHRA GHOSH, Smt SUDIPTA BASU, Mr SUBRATA GHOSE, Mr SWAPAN KUMAR GHOSH, Smt SUBHRA GHOSH, Mr JOYDEEP MAJUMDER			<i>Tushar Kumar Bakuli</i> 02-03-2019

(Pradipta Kishore Guha)
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 1604-2019, Page from 99070 to 99113

being No 160402710 for the year 2019.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2019.05.14 17:27:31 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 14/05/2019 17:27:08

DISTRICT SUB-REGISTRAR

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

West Bengal.



(This document is digitally signed.)