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Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III
 Alipore, South 24-parganas

06 JUN 2018

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) SMT. MITA GHOSH (PAN : BHIPG9931Q) wife of Late Madan Ghosh, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 4C, South Sealdah Road, Post Office - Tangra, Police Station - Tangra, Kolkata 700015 AND (2) SRI VICKY GHOSH,

27782

Sanjib Gupta

A.B. 3. Sing.

Half Circle City

Ka by



25 MAY 2018
25 MAY 2018

- Sanjay Anshu



V.C.T.9NO-1770

MAHAMANI PROPERTIES PVT. LTD.

- Sanjay Anshu
Director



V.C.T.9NO-1771

MAHAMANI PROPERTIES PVT. LTD.

- Shyit Gupta
Director



V.C.T.9NO-1772

- Sitab Ghosh



V.C.T.9NO-1773
Vickay Ghosh



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- Sanjeev Anshu
Sl. Leti Rajram Anshu
Kamalpur Shyamnagar
P.O Shyamnagar 743127
24 P. (M)

(PAN : BGNPG9913Q) son of Late Madan Ghosh, by faith Hindu, by Occupation Business, residing at 4C, South Sealdah Road, Post Office - Tangra, Police Station - Tangra, Kolkata - 700 015, are the joint owners of a piece and parcel of land, hereditaments and premises more fully described in **SCHEDULE** hereunder written, do hereby jointly **SEND GREETINGS**.

WHEREAS we being the Co- Owners are absolutely seized and possessed of the undivided share in the land together with the other co-owners of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 35 Cottahs 4 Chittacks 29 Sq. ft. of land or a little more or less situate lying at and being part of premises Nos. 6 & 7 Munshibazar Road, presently known as 6, Munshi Bazar Road, Police Station - Entally, Kolkata 700015, within Ward No. 57 of Kolkata Municipal Corporation in the District of South 24 Parganas, butted and bounded in the manner, On the North : By 8, Munshi Bazar Road; On the South : By South Sealdah Road; On the East : By 6/A, Munshi Bazar Road; On the West : By Munshi Bazar Road; have entered into a Development agreement with **MAHAMANI PROPERTIES PRIVATE LIMITED (PAN: AAICM4413A)**, a company registered under the Companies Act 1956 having its office at AB-9, Salt Lake City, Sector-I, Kolkata 700064 as DEVELOPERS/BUILDERS on this day, with a view to develop the **SCHEDULE** property by way of raising multi-storied building thereon under Joint Venture. The schedule properties hereinafter referred to as "**THE SAID PROPERTY**" and more fully and particularly described in the **SCHEDULE** hereunder written.

AND WHEREAS to give effect to the said Development Agreement, it is necessary to give to the DEVELOPERS/BUILDERS a Power of Attorney to enable it to get the requisite exemption, permission, sanction and to go on and execute the construction work in the Schedule Property under the terms and conditions contained in the said Development Agreement etc., from the appropriate and/or competent authorities.

AND WHEREAS the said Developer/Builder has requested us to execute and grant the said Power of Attorney in favour of the Developers/Builders which we hereby do.

AND WHEREAS the said Madan Ghosh died intestate on 12.07.2016 and is survived by his wife and son namely Mala Ghosh and Vicky Ghosh the First parties herein and accordingly as the co-owners of the Schedule Property it has been mutually decided



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that to avoid any future dispute and difference between the parties the present owners have decided to execute a power of attorney and consequent to the death of Madan Ghosh to avoid any dispute or difference and to enable the developer to act on the basis thereof.

AND WHEREAS the said Mala Ghosh and Vicky Ghosh and Mahamani Properties Private Limited have executed a registered Development Agreement registered on 05 06 2018 registered before the **District Sub Registrar III and recorded in Book No I being No 2277 for the year 2018** recording the correct land area and agreeing to abide by the terms of the Development Agreement.

AND WHEREAS in terms of the said Development Agreement we **(1) SMT. MITA GHOSH, AND (2) SRI VICKY GHOSH** written are desirous of appointing **(1) SRI SANJEEB GUPTA (PAN: ADUPG1777F), and (2) SRI SUJIT GUPTA (PAN: ADWPG6464F)**, both sons of Sri Gopal Prasad Gupta, by faith - Hindu, by occupation - Business, having place of business cum residence at AB-9, Sector - 1, Salt Lake City, Kolkata - 700064, District - North 24 Parganas, are the Directors of said **(PAN-AAICM4413A)**, being the Developers/Builders, to be our true and lawful Attorneys as and for execution of Development works and purposes relating to our land and properties as described and contained hereunder :-

NOW KNOW YE AND THESE PRESENTS WITNESSES that we, **(1) SMT. MITA GHOSH, AND (2) SRI VICKY GHOSH**, jointly and severally do hereby nominate, constitute and appoint **MAHAMANI PROPERTIES PRIVATE LIMITED through its Directors (1) SRI SANJEEB GUPTA and (2) SRI SUJIT GUPTA**, both sons of Sri Gopal Prasad Gupta, by faith - Hindu, by occupation - Business, having place of business cum residence at AB-9, Sector - 1, Salt Lake City, Kolkata - 700064, District - North 24 Parganas, **as our true and lawful Attorney** for us in our names and on our behalf with Power to act, to exercise, carry out, execute or perform any or all of the acts, deeds, things, powers or authorities jointly and severally in any way relating to the "Property" described in the **SCHEDULE** hereunder written including those, as contained hereafter as follows :-



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1. To take all necessary steps and to do all such acts to get the said property surveyed by a qualified Surveyor and also to arrange testing of the soil of the said property that is to say the "**SCHEDULE PROPERTY**" and to pay their fees and remuneration and for the aforesaid purpose to enter into correspondence and to do all such other acts, matters and things as may be necessary or expedient in respect thereof.
2. To appoint Architects, Engineers, Agents and to pay their fee and remuneration as shall be necessary and for that purpose to make all correspondences from time to time and to do all other acts deeds and things as our said Attorneys shall think fit and proper.
3. To sign, execute and submit all papers, applications, documents, statements, undertakings, declarations and building plans as may be required for having the building plan or plans for constructing multi-storied building or buildings having basement, ground and applicable floors' height on the said property to be sanctioned by the concerned Kolkata Municipal Corporation and/or any other concerned Authority or Authorities.
4. To apply for the mutation of the said premises before the appropriate authorities including Revenue Offices and Kolkata Municipal Corporation Authorities and for processing of such application and take steps for obtaining such mutation of the said premises or portions thereof and to pay the required fees thereof.
5. To appear and represent us before the appropriate authorities or Authorities including in the concerned Kolkata Municipal Corporation, West Bengal Police/Kolkata Police and other concerned authorities, in connection with the sanction, modification and/or alteration or revision of the plan of the buildings on the said premises.
6. To pay fees to obtain sanction and such other orders and permission from the concerned Authorities as may be found expedient for sanction, modification



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and/or alteration of the plan and for the purpose to submit other papers and documents as may be required by the Authorizes.

7. To receive the excess amount of fees if any paid for the sanction and/or modification and/or alteration or revision of the said plan/plans to the Authority or Authorities and grant receipts and discharges therefore.
8. To bear and pay all taxes, expenses, fees, charges and to do all above acts in such manner as may be decided by the said Authority.
9. To appear, represent and sign on our behalf before all authorities including those under the concerned Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute, register and submit necessary papers and documents and do all other acts, deeds and things as the said Attorneys may deem fit and proper.
10. To file and submit declarations, statements applications and/or returns to the necessary Authorities or Authorities in connection with the matters herein contained including to file, initiate, defend and/or compromise any suit, legal proceeding and/or Appeal or Revision.
11. To apply before the concerned Authority of the concerned Electricity Supplying Corporation and/or W.B.S.E.D.C.L. or CESC for the new temporary and/or permanent electricity connections at the said property and also to convert the overhead connection to the underground connection and to apply for the disconnection of the said temporary and/or permanent electricity connections at the said building at the said property and for the purpose to pay the required fees and/or security deposit and withdraw the same when and if so required and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and property by our said Attorneys on our behalf as and when required from time to time.



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12. To apply before the concerned Authority for the new temporary and/or permanent connection of gas, water, sewerage, drainage, telephone generator installation and/or other connection of any other utility to the said property from the concerned Authorities, if so required and/or to make alteration therein and to close down and/or have disconnected any of the above mentioned connections and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other act, deeds and things as may be deemed fit and proper by our said Attorneys.
13. To negotiate with any/all tenants, occupants or trespassers in occupation and/or possession in the said property i.e. in the **FIRST SCHEDULE** property and to get the said property vacated of their occupation and/or possession and to hold the vacated and/or the entire possession and for the purpose to sign and execute all sorts of arrangements, understanding or agreements with them as the said Attorneys may deem fit and proper.
14. To sign, present and execute for and on our behalf and also enter to into any agreement including agreement for sale, transfer, modify, cancel, alter, drawn, approve, present, for registration and admit registration of papers, documents, contracts, agreements, conveyance deeds, leases, grants, assurances, applications, declarations, and other documents in connection with the said premises or any part or portion thereof or any interest therein and/or any structure presently standing thereat or any part or portion thereof including carrying out sale, transfer by deeds and documents and complete the same by registering before the concerned registered authority.
15. To appear before any Notary Public, Registrar of Assurance, District Registrar, Additional District Sub- Registrar, Metropolitan Magistrate and other Officer or Government Body or Department and to make submissions or affidavits on our behalf and also to sign and execute any deeds documents and all such papers as and when required to do so, as if I were personally present.



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16. To execute, the secretarial job on our behalf and to sign, issue, deliver, serve, receive and accept all notices letters and correspondences as may be required from time to time in connection with all or any of the matters contained herein.
17. To manage, maintain, protect and secure the Subject Property and to do all acts, deeds and things in connection therewith.
18. To construct temporary sheds and godowns for storage of building materials and running of site office and to construct any other structure for Development of the Subject Property or any part thereof.
19. For all or any purpose hereinstated to apply for and obtain any certificate, clearance, no objection, permission, license, registration etc., from all concerned authorities and persons including from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or the authorities under the West Bengal Town & Country (Planning & Development) Act, 1979 or West Bengal Land Reforms Act, 1955 or West Bengal Estate Acquisition Act, 1953 or Housing Industries Regulation Act or Fire or Pollution authorities, Electricity, Water and other Service Providers etc.
20. To apply for and obtain any permission, clearance and license to erect and run/operate and/or maintain lift and any other utility, input or facility in the new building and/or the Subject Property.
21. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of Development at the Subject Property or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned.



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22. To employ and appoint watchmen, guards and other security personnel for Development on the Subject Property.
23. To appoint, employ, engage or hire, architects, contractors, sub-contractors, structural engineers, civil engineers, overseers, consultants, vastu consultants, chartered accountants and/or such other persons or agents as may be required for effectually discharging the powers and authorities granted herein.
24. To prepare apply for sign and submit plans maps, sketches, structural building plans for sanctioning for the subject property to the concerned Kolkata Municipal Corporation or other authorities and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed and to pay fees and obtain sanction, modification, revision, alteration and/or renewal and/or such other orders and permissions as be expedient therefore, and to construct one or more multi storied buildings in the Schedule Property in accordance with the sanctioned building plan deliver physical possession of the allocated areas of the Executants/Land Owners to the extent of 50% (Fifty Percent) constructed areas in terms of the Development Agreement executed by and between the parties on this day, however in proportionate to their respective share in the Schedule property.
25. To sign and submit all declarations, undertakings and affidavits required by the sanctioning authority for the purpose of sanction/modification/alteration/renewal of the plan or revised plan for the building or buildings to be constructed in the Subject Property.
26. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof before the Kolkata Municipal Corporation Authorities, Collector, District Magistrate, including concerned ADM and D.L. & L.R.O. and any other appropriate authorities as may be deemed fit and proper by the said attorneys.



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- 27.** To apply for and obtain temporary and/or permanent connections of all services, water, electricity, gas, power, drainage, sewerage, generator, transformer, lifts, security systems, and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
- 28.** To appoint engineers, technicians, masons, labours and other workmen or collaborate with organizations and persons in connection with construction of multi-storied building or buildings in several phases in the Schedule property comprising of commercial spaces, shopping complex, residential flats, garage, parking space and other constructed areas and erections thereon strictly in accordance with the sanctioned building plan in terms of and in accordance with the Joint Venture or Collaboration Agreement executed by and between us as Landowners and the Company of the Attorneys as being Developers/Builders being one of the Directors of the Developers/Builders. And to make it clear that our said Attorneys being one of the Directors of the Developers/Builders Company and authorized person to go for construction work and other relevant acts and actions strictly in terms of the said Development Agreement having the Landowners' i.e. the allocation of the Land Owners/Executants to the extent of 50% (fifty percent) and Developers/ Builders allocation to the extent of 50% (fifty percent) in the proposed buildings along with proportionate share in land underneath.
- 29.** To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said attorneys or any other Director of the Company wherein and whereunder the present appointed Attorneys are the Directors may deem fit and proper.



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30. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments and machineries against loss or damage by fire, earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys and to pay all premium thereof.
31. To obtain loans and finance in respect of any aspect of the Project including the Development of Subject property that is to say the **SCHEDULE PROPERTY** from any Banks and/or the Financial Institutions by mortgaging and charging the Subject Property in respect of allocation of the Developers/Builders including the proportionate land of the Subject Property or any part thereof, without howsoever creating any financial obligation upon the Principals/Land Owners.
32. To grant "consent" and "No objection Certificate" and permit and Transfer of Units, Parking Spaces and other Transferable Areas including basement comprised in respect of the Allocation of the Developers/Builders to take loans from any Banks or Financial Institutions.
33. To advertise and publicize and Development Project at the subject Property or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same.
34. To negotiate, take bookings and applications of whatsoever nature in respect of sale, leasing out, letting out or otherwise transfer of the Allocation of the Developers/Builders or any part thereof and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of any transfer of any Allocation of the Developers/Builders and issue receipts, acknowledgements and discharges therefore and to fully exonerate the person or persons paying the same.
35. To prepare, sign, execute and/or deliver all papers, documents, agreements, sale deeds, conveyances, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may



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be deemed fit and proper by the said Attorneys in respect of the Allocation of the Developers/Builders.

36. To enforce any covenant in any agreements, deed or any other contracts or documents of transfer executed by the Principals and the Developers/Builders and to exercise all rights and remedies available to the Principals and the Developers/Builders thereunder.
37. To terminate any contract, agreement, right of occupancy user enjoyment with any person or persons intending to acquire the Allocation of the Developers/Builders or any part thereof for and on behalf of the Principals in such manner as the said attorneys may deem fit and proper.
38. To ask, demand, sue for, recover, realize and collect all moneys, earnest moneys, considerations, construction costs, extras, deposits, additional facility or other charges, charges for maintenance and/or facilities provided in the subject property, advances, compensations, interests, damages, statutory levies and/or duties, payments whatsoever etc., which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
39. To have the Allocation of the Developers/Builders or any part thereof to be separately assessed and mutated in the name of the Owners/Purchasers/Transferees/Alienees thereof and in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorneys may deem fit and proper.
40. To contest or challenge any proceeding relating to vesting or acquisition or relating to any encumbrance, obligation or liability, conversion mutation, assessment of valuation and fixation of rates or taxes by the Kolkata Municipal Corporation including any affair regarding granting of sanction or approval of



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building plan, revised plan, project plan by the said Corporation or any part thereof and to attend hearings and object or settle with term or terms and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof. And that our said Attorneys shall move in our names and on our behalf before all the Govt. Offices, Officers and Authorities including before the Hon'ble High Court at Calcutta under Article 226 of the Constitution of India for having due redressal.

41. To deal with any claim of any third party fully and in all manner and to oppose or settle the same either mutually or by operation of law.
42. For all or any of the purposes herein stated to apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, and appear and represent the principals before the concerned collector, District Magistrate, ADM, Kolkata Municipal Corporation, Police Authority including local Entally Police Station, Fire Brigade, Greater Kolkata Metropolitan Development Authority, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Pollution Control Board, Police Authority, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, CESC, Insurance Companies, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal Corporation and other authorities and all private bodies and service providers and all other persons and also all courts, tribunals and appellate authorities including Writ Jurisdiction of the Hon'ble High Court at Calcutta and to do all acts deeds and things as our attorneys may deem fit and proper.



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43. To appear and represent the Principals before any Registrar of Assurance, District Registrar, Sub-Registrar, Additional Registrar, Magistrate both Executive and Judicial and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorneys by virtue of the powers hereby conferred.
44. To produce and deposit and take back any title deeds or documents relating to the Subject Property or any part thereof from any office, tribunal and court of law.
45. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions, review, arbitration proceedings, and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officer, etc. and to sign, declare, verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorneys, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorneys may think fit and proper.
46. To accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or other authorities and/or persons.



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47. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
48. To accept or object to the assessments of valuations or taxes or land revenue in respect of the Subject Property or any part and to apply for amalgamation of the Schedule holding in the names of the Landowners or share thereof before the Kolkata Municipal Corporation and the Revenue Office and Department of the Govt. of West Bengal and to attend all hearings and have the same finalized.
49. To pay all rates, taxes, land revenue, charges, expenses and other outgoings whatsoever (including municipal corporation rates and taxes and other charges whatsoever) payable in respect of the said subject property or any part thereof or the buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid from the concerned authorities and to grant receipts and discharges in respect thereof.
50. To construct, effect and raise boundary walls in and around the said Subject Property or portions thereof.
51. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities including from Kolkata Municipal Corporation Authority.
52. To execute any deed or sale, gift or any other instrument of transfer in respect of the allocated areas of the Developers/Builders along with proportionate share in the Schedule property in favour of any intending Purchaser(s) to settle consideration thereof and to receive earnest money or part of consideration money or consideration money in full and to present such document(s) of transfer before the concerned registration office, to admit execution and to perform all other acts, deeds and things to be required for effectual registration of a deed of transfer in favour of the intending purchaser



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or purchasers and to grant proper registration slip in favour of the intending purchaser or purchasers and following such execution and registration of any such deed or deeds of sale or deeds of transfer our said attorneys shall deliver physical and khas possession of the schedule property and the constructed areas, residential flats, shop rooms, garage or parking space thereon or any part thereof in favour of the intending purchaser or purchasers in our names and on our behalf and in respect of our said property and buildings or any part or portion thereon described in the Schedule hereunder written free from all encumbrances, lien, charges and attachment whatsoever. Provided Always in case of execution of Agreement for Sale and Deed of Conveyance the power hereby given is strictly limited in respect of the allocated areas of Developers/Builders and our said attorneys shall well indemnify us from any damage or injury in connection with receipt of consideration money in respect of the allocated areas of the Developers/Builders. To make it clear that the said Development agreement executed by us and the said Developers/Builders on this day, shall be read and interpreted analogously considering both the documents a single document for its legal interpretation and both the documents shall remain in force till completion of the entire construction work with delivery of our allocated areas with completion certificate from the local Kolkata Municipal Corporation Authority.

- 53.** To mortgage the areas/spaces attributable to the Developers/Builders' Allocation in the Subject Property with any bank, financial institution or other lending entity and raise finance therefrom by deposit of title deeds of the Subject Property (equitable mortgage) or by executing simple mortgage deed or creating English mortgage, to secure project finance required by the Developers/Builders and further to execute any further document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of title deeds, deliver the title deeds and to receive back the title deeds and further to acknowledge the debt and security in terms of Sections 18 and 19 of Limitation Act, provided always such borrowing of finance and mortgage shall be deemed in respect of the Developers'/Builders' allocated areas only.



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54. To receive all letters parcels or other postal articles and documents in respect of the subject property and to grant proper and effectual receipt thereof.
55. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, solicitors, and to revoke such appointments, to commence and/or institute any suits, proceedings, appeals and revision before the competent court of law and to sign and execute all complaints, petitions, written statements, written objection, Memorandum of Appeals and to depose before any Court of Law in our names and on our behalf.
56. To appoint substitute and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.
57. We hereby declare that the powers and authorities hereby granted shall remain in force till the said property is fully and properly developed as per development agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyances of the land, buildings, flats, garage, parking space, commercial areas and other constructed areas are conveyed to the intending purchasers and handing over the entire complex to the Association of Apartment Owners is registered and starts functioning.

AND that in case of death of any executants, the powers and authority hereunder given shall remain in force for and in respect of the remaining executants, howsoever the legal heirs and successors of the deceased executants shall be bound by the terms of the Development Agreement and as such may execute and register separate Power of Attorney giving identical powers and authority to the present Attorneys to fulfill the terms and conditions contained in the Development Agreement as per desire and intention of their predecessor-in-interest/deceased executants.

AND our said Attorneys either severally or jointly shall do all acts, deeds and things concerning the authorities hereby granted in respect of the said Property which we



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ourselves could have done lawfully under our hands and seals if personally present. **AND** further we hereby declare that we shall not do anything inconsistent with the Power of Attorney **AND THAT** all such acts, deeds and things done or to be done by our said Attorneys singly or jointly shall be deemed to have been done by us binding ourselves as our acts and actions.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done in or about the said premises aforesaid.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the project land to be developed)

ALL THAT piece and parcel of land measuring 35 Cottahs 4 Chittacks 29 Sq. ft a little more or less situate lying at and being Premises No.6, Munshi Bazar Road, Police Station - Entally, Kolkata-700015 within Ward No.57 of Kolkata Municipal Corporation in the District of South 24 Parganas, butted and bounded in the manner following :-

On the North : By 8, Munshi Bazar Road;

On the South : By South Sealdah Road;

On the East : By 6/A, Munshi Bazar Road;

On the West : By Munshi Bazar Road;



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IN WITNESS WHEREOF we have executed these presents at Kolkata on the 5th day of June 2018.

SIGNED, SEALED AND DELIVERED by the parties hereto at Kolkata in the presence of :

1. Jouban Bose
20- South Sealdah
Road KOL-15
2. Ms. Warin Devi
Baharhat

Sita Ghosh

Vidya Ghosh

SIGNATURE OF THE EXECUTANTS

MAHAMANI PROPERTIES PVT. LTD.

Sayed Anis
Director

MAHAMANI PROPERTIES PVT. LTD.

Sybil Gupta
Director

SIGNATURE OF THE ATTORNEYS

Drafted by me,
Satabdi Bose.
Advocate

High Court, Calcutta.
WB/448 of 2010.



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SPECIMEN FORM FOR TEN FINGERS PRINT

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|--|-----------------------------|--|--|--|--|--|---|
| | <p><i>Ditaresh R.</i></p> | | | | | | <p>Little Ring Middle Fore Thumb (Left Hand)</p> |
| | | | | | | | <p>Thumb Fore Middle Ring Little (Right Hand)</p> |
| | <p><i>Vijaybhos</i></p> | | | | | | <p>Little Ring Middle Fore Thumb (Left Hand)</p> |
| | | | | | | | <p>Thumb Fore Middle Ring Little (Right Hand)</p> |
| | <p><i>Sayaj Ambekar</i></p> | | | | | | <p>Little Ring Middle Fore Thumb (Left Hand)</p> |
| | | | | | | | <p>Thumb Fore Middle Ring Little (Right Hand)</p> |
| | <p><i>Syda Gupta</i></p> | | | | | | <p>Little Ring Middle Fore Thumb (Left Hand)</p> |
| | | | | | | | <p>Thumb Fore Middle Ring Little (Right Hand)</p> |



District Sub-Registrar-III
Alipore, South 24 Parganas

05 JUN 2018



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

| | | | |
|------------------------|---|----------------------|--------------------|
| Query No / Year | 16031000151600/2018 | Serial No/Year | 1603002541/2018 |
| Transaction id | 0001100045 | Date of Receipt | 06/06/2018 3:23PM |
| Deed No / Year | I - 160302307 / 2018 | | |
| Presentant Name | Mr SANJEEB GUPTA | | |
| Principal | Smt MITA GHOSH, Mr VICKY GHOSH | | |
| Attorney | MAHAMANI PROPERTIES PRIVATE LIMITED | | |
| Transaction | [0138] Sale, Development Power of Attorney after Registered Development Agreement | | |
| Additional Transaction | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Total Setforth Value | Rs. 0/- | Market Value | Rs. 11,05,67,255/- |
| Stamp Duty Paid | Rs. 100/- | Stamp Duty Articles | 48(g) |
| Registration Fees Paid | Rs. 53/- | Fees Articles | E, H, M(b) |
| Standard User Charge | 303/- | Requisition Form Fee | 50/- |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 160302277/2018 | | |

Stamp Duty Paid (Break up as below)

| By Stamp | | | | | |
|------------|--------------------|-------------------------|-----------------|---------------|---------------|
| Stamp Type | Treasury or Vendor | Treasury or Vendor Name | Stamp Serial No | Purchase Date | Amount in Rs. |
| Impressed | Vendor | S Mukherjee | Z636396 | 25/05/2018 | 100/- |

Registration Fees Paid (Break up as below)

| By Cash | Amount in Rs. |
|-------------|---------------|
| Amount Paid | 53/- |

Other Fees Paid (Break up as below)

| By Cash | Amount in Rs. |
|----------------------|---------------|
| Standard User Charge | 303/- |

***Total Amount Received by Cash Rs. 356/-**

(Asish Goswami)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

A. H. C.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITA GHOSH

SACHINDRA NATH DEY

08/01/1968

Permanent Account Number
BHIPG9931Q

Signature



08/01/2012

Mita Ghosh

यदि कार्ड के खोने / चुरे या दुपट्टा चुराया जाए / खोना
आयकर विभाग द्वारा, इन कार्ड की पुनः
वीकरी प्रतीक, मरणादौ चोरी,
बगैर दस्तावेजों के प्रतीक
होने, फोन - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Bazar Telephone Exchange,
Barrack, Pune - 411 045

Tel: 91-20-2721 8040, Fax: 91-20-2721 8041
e-mail: nsdl@nsdl.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT
VICKY GHOSH
MADAN GHOSH
09/02/1985
 Permanent Account Number
BGNPG9913Q
Vickyghosh
 Signature

भारत सरकार
GOVT. OF INDIA





Vickyghosh

इस कार्ड को खोने / अपने घर से खोना नुकसान है / यदि
 आयकर फिल सेवा इकाई, एनएसडी
 सैक्रिफिसरीज, बॉम्बे चेंबर्स
 नज्द बॉम्बे टेलिफोन एक्सचेंज सैक्रिफिसरीज,
 बॉम्बे, गुज - 411 045

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 Please inform / return to
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 3rd Floor, Sapphire Chambers,
 Near Bomer Telephone Exchange,
 Bomer, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: info@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAICM4413A



TIN / Name
MAHAMANI PROPERTIES PRIVATE
LIMITED

स्थापना / गठन की तारीख
Date of Incorporation / Formation
14/02/2013

2005/118

MAHAMANI PROPERTIES PVT. LTD.

Sayed Anis
Director

MAHAMANI PROPERTIES PVT. LTD.

Sayed Ghouse
Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADUPG1777F

नाम / Name
SARJEEB GUPTA

पिता का नाम / Father's Name
GOPAL PRASAD GUPTA

जन्म की तारीख / Date of Birth
08/01/1972

Sarjeeb Gupta
स्थायी हस्ताक्षर
Permanent Signature



Sarjeeb Gupta





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SUJIT GUPTA

GOPAL PRASAD GUPTA

15/09/1977

ADWP66864F

Sujit Gupta

Signature



Sujit Gupta





 **भारत सरकार**
GOVERNMENT OF INDIA

 **दिपक गुप्ता**
DIPAK GUPTA
पिता : राजकुमार गुप्ता
Father : RAJKUMAR GUPTA
जन्म वर्ष / Year of Birth : 1968
पुंस / Male



9123 5114 7070

आधार - साधारण मानुषेअर अधिकार

Dipak Gupta







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
কামালপুর, শ্যামনগর, কলকাতা-৭৪
(P.O.), শ্যামনগর, উত্তর ২৪
পার্শ্বাঞ্চল, পশ্চিমবঙ্গ, ৭৪৩১২৭

Address:
KAMALPUR,
SHYAMNAGAR,
Kowgach(GT), Shyamnagar,
North Twenty Four
Parganas, West Bengal,
743127

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১৯৯৭-১৯৯৮

 helpdesk@uidai.gov.in

 www.uidai.gov.in

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১৯২৬৬৬১৯২৬

Dipak Gupta





Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1603-02307/2018 | Date of Registration | 06/06/2018 |
| Query No / Year | 1603-1000151600/2018 | Office where deed is registered | |
| Query Date | 04/06/2018 2:36:32 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | A K Chowdhury Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830996263, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| | Rs. 11,05,67,255/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 53/- (Article:E, E, M(b), H) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160302277/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Entaly, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Munsii Bazar Road, , Premises No. 6, Ward No: 57

| 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 | | 35 Katha 4 Chatak 29 Sq Ft | | 11,05,67,255/- | Property is on Road |
| Grand Total : | | | | | 58.229Dec | 0 /- | 1105,67,255 /- | |

Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Smt MITA GHOSH Wife of Late MADAN GHOSH 4C, SOUTH SEALDAH ROAD, P.O:- TANGRA, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHIPG9931Q, Status :Individual, Executed by: Self, Date of Execution: 05/06/2018 , Admitted by: Self, Date of Admission: 05/06/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/06/2018 , Admitted by: Self, Date of Admission: 05/06/2018 ,Place : Pvt. Residence |
| 2 | Mr VICKY GHOSH Son of Late MADAN GHOSH 4C, SOUTH SEALDAH ROAD, P.O:- TANGRA, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGNPG9913Q, Status :Individual, Executed by: Self, Date of Execution: 05/06/2018 , Admitted by: Self, Date of Admission: 05/06/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/06/2018 , Admitted by: Self, Date of Admission: 05/06/2018 ,Place : Pvt. Residence |

Major Information of the Deed :- I-1603-02307/2018-06/06/2018

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | MAHAMANI PROPERTIES PRIVATE LIMITED BA-17, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAICM4413A, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr SANJEEB GUPTA (Presentant) Son of Mr GOPAL PRASAD GUPTA BA-17, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADUPG1777F Status : Representative, Representative of : MAHAMANI PROPERTIES PRIVATE LIMITED (as DIRECTOR) |
| 2 | Mr SUJIT GUPTA Son of Mr GOPAL PRASAD GUPTA BA-17, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADWPG6464F Status : Representative, Representative of : MAHAMANI PROPERTIES PRIVATE LIMITED (as DIRECTOR) |

Identifier Details :

| Name & address | |
|--|--|
| Mr Dipak Gupta Son of Late Rajkumar Gupta Kamalpur, Shyamnagar, P.O:- Shyamnagar, P.S:- Sodepur, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 743127, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt MITA GHOSH, Mr VICKY GHOSH, Mr SANJEEB GUPTA, Mr SUJIT GUPTA | |
| | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|---|
| 1 | Smt MITA GHOSH | MAHAMANI PROPERTIES PRIVATE LIMITED-29.1145 Dec |
| 2 | Mr VICKY GHOSH | MAHAMANI PROPERTIES PRIVATE LIMITED-29.1145 Dec |


Endorsement For Deed Number : I - 160302307 / 2018

Major Information of the Deed :- I-1603-02307/2018-06/06/2018

On 04-06-2018

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 11,05,67,255/-


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

On 05-06-2018

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:40 hrs on 05-06-2018, at the Private residence by Mr SANJEEB GUPTA ,

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

Execution is admitted on 05/06/2018 by 1. Smt MITA GHOSH, Wife of Late MADAN GHOSH, 4C, SOUTH SEALDAH ROAD, P.O: TANGRA, Thana: Tangra, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession House wife, 2. Mr VICKY GHOSH, Son of Late MADAN GHOSH, 4C, SOUTH SEALDAH ROAD, P.O: TANGRA, Thana: Tangra, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business

Indetified by Mr Dipak Gupta, , , Son of Late Rajkumar Gupta, Kamalpur, Shyamnagar, P.O: Shyamnagar, Thana: Sodepur, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Others

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

Execution is admitted on 05-06-2018 by Mr SANJEEB GUPTA, DIRECTOR, MAHAMANI PROPERTIES PRIVATE LIMITED, BA-17, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Mr Dipak Gupta, , , Son of Late Rajkumar Gupta, Kamalpur, Shyamnagar, P.O: Shyamnagar, Thana: Sodepur, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Others

Execution is admitted on 05-06-2018 by Mr SUJIT GUPTA, DIRECTOR, MAHAMANI PROPERTIES PRIVATE LIMITED, BA-17, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064

Major Information of the Deed :- I-1603-02307/2018-06/06/2018

Identified by Mr Dipak Gupta, , Son of Late Rajkumar Gupta, Kamalpur, Shyamnagar, P.O: Shyamnagar, Thana: Sodepur, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Others



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

On 06-06-2018

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no Z636396, Amount: Rs.100/-, Date of Purchase: 25/05/2018, Vendor name: S Mukherjee



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

Major Information of the Deed :- I-1603-02307/2018-06/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2018, Page from 72888 to 72919
being No 160302307 for the year 2018.



Digitally signed by ASISH GOSWAMI
Date: 2018.06.06 17:17:50 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 06/06/2018 17:17:44
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)