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भारतीय गैर न्यायिक

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FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

N 300385

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.



Additional Registrar
of Assurances-III, Kolkata

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11/12/13
Additional Registrar of Assurances - III
Kolkata
19 DEC 2013

F-4
u/c-229/-

G. Porow
Case No. 2793/13
Date 27/12/13

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) SRI RATAN GHOSH son of Late Ramani Mohan Ghosh and Late Manorama Ghosh, by faith : Hindu, by occupation : Business, by nationality : Indian, (2) SMT. DIPALI GHOSH,

Till 250
Till 400
650

Ky) 50
Ky) 100
Ky) 150

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09/11/13 SF

ক্রেতার নাম _____
 ঠিকানা _____
 স্থানীয় ডেপুটি ম্যাজিস্ট্রেট এ. ডি. এস. অফিস _____
 যেটি টাকায় ক্রয় করা হয়েছে _____
 মালিকের নাম _____

SRI RATAN GHOSH
 CANAL SOUTH ROAD
 P.S - ENTALLY
 KOL-700015

25 NOV 2013

টেক্সটাইল ব্যাংকপুর্ন ডেপুটি মিতা দস্ত

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Sanyal Anshu



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MAHAMANI PROPERTIES PVT. LTD.

Sanyal Anshu
Director



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MAHAMANI PROPERTIES PVT. LTD.

Sanyal Anshu
Director



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Priya Anshu



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Ratan Ghosh



6049

Additional Registrar of Assurances

Kolkata


11 DEC 2013

Prati Kanta Majumdar

Prati Kanta Majumdar

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wife of Sri Ratan Ghosh, by faith : Hindu, by occupation : Housewife, by nationality : Indian, (3) **SRI RANA GHOSH**, son of Sri Ratan Ghosh, by faith : Hindu, by occupation : Business, by nationality : Indian, (4) **SRI RAJA GHOSH**, son of Sri Ratan Ghosh, by faith : Hindu, by occupation : Business, by nationality : Indian, all residing at 1/1, Canal South Road, Police Station : Entally, Kolkata – 700015, (5) **SMT. RANI KANA MAJUMDER**, wife of Late Atul Kumar Majumder (daughter of Late Ramani Mohan Ghosh and Late Manorama Ghosh), by faith : Hindu, by occupation : Housewife, by nationality : Indian, residing at Motilal Nehru Road, Kolkata - 700019 (6) **SMT. KAMALA GHOSH**, wife of Late Hari Narayan Ghosh, by faith : Hindu, by occupation : Housewife, by nationality : Indian, (7) **SRI SOVAN GHOSH**, son of Late Hari Narayan Ghosh, by faith : Hindu, by occupation : Service, by nationality : Indian, (8) **SRI MANOJ GHOSH**, son of Late Hari Narayan Ghosh, by faith : Hindu, by occupation : Business, by nationality : Indian, all residing at 1/1, South Sealdah Road, Police Station : Entally, Kolkata – 700015, (9) **SMT. RITA GHOSH**, wife of Late Sudhir Kumar Ghosh, by faith : Hindu, by occupation : Housewife, by nationality : Indian, residing at 3/1J, South Sealdah Road, Police Station : Entally, Kolkata – 700015, (10) **MS. PRIYA GHOSH**, daughter of Late Sudhir Kumar Ghosh, by faith : Hindu, by occupation : Household work, by nationality : Indian, residing at 4C, South Sealdah Road, Police Station : Entally, Kolkata – 700015, (11) **MS. RITUPARNA GHOSH**, daughter of Late Sudhir Kumar Ghosh, by faith : Hindu, by occupation : Household work, by nationality : Indian, residing at 1/1, Canal South Road, Police Station : Entally, Kolkata – 700015, (12) **SMT. CHANDRANI KUNDU (nee GHOSH)** w/o. Sri Shib Shankar Kundu (daughter of Late Sudhir Ghosh), by faith : Hindu, by occupation : Housewife, by nationality : Indian, residing at 124, Kali Kumar Mazumdar Road, Purba Jadavpur, South 24 Parganas, Kolkata – 700075 **AND** (13) **SRI MADAN GHOSH**, son of Late Ramani Mohan Ghosh and Late Manorama Ghosh, by faith : Hindu, by occupation : Business, by nationality : Indian, residing at 4 South Sealdah Road, Police Station : Entally, Kolkata – 700015, 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 Owners have absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 36 (thirty six) Cottahs 2 (two) Chittacks 25 (twenty five) Square Feet of land

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✓ Dipali Ghosh -

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✓ Kamala Ghosh -

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✓ Chandrani Kundu -

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✓ Rituparna Ghosh -

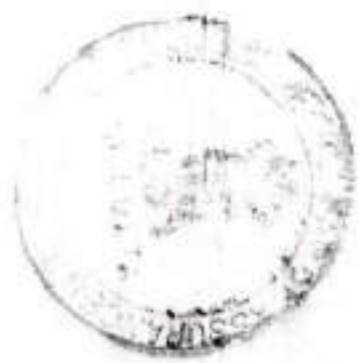
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✓ Shovan Ghosh -

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✓ Raja Ghosh -

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✓ Rama Ghosh -

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✓ Manoj Ghosh -

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✓ Manoj Ghosh -



Additional Registrar
Kolkata
11 DEC 2012

Sudam Halder

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or a little more less situate lying at and being part of Premises Nos. 6 & 7 Munshibazar 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** a Company registered under the Companies Act 1956 having its office at AB-9, Salt Lake City, Sector-1, Kolkata 700 064 as DEVELOPERS/BUILDERS on this day, with a view to develop the SCHEDULE property by way of raising multi-storeyed 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 DEVELOPERS/BUILDERS has requested us to execute and grant the said Power of Attorney in favour of the DEVELOPERS/BUILDERS which we hereby do.

This Development Power of Attorney is being presented for registration after execution and registration of the "Development Agreement" Registered on this day before the ADDL. REGISTRAR OF ASSURANCES - I, KOLKATA, Book No. - 1, Being No. - 11567 for the year 2013.

AND ALSO WHEREAS in terms of the said Development Agreement executed by us as being the Owners in First Part and said "Mahamani Properties Private Limited" as the Second Part on this day, it is condition precedent to authorize the said DEVELOPERS/BUILDERS i.e. the said "Mahamani Properties Private Limited" for proper execution of construction work in and over the properties described in the Schedule hereunder written



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Rita Ghosh



Additional Registrar of Assurance - III

Kolkata

11 DEC 2013

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Sobte Garbaswar Halder
134, S. S. Nagar
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and as such we, (1) SRI RATAN GHOSH (2) SMT. DIPALI GHOSH, (3) SRI RANA GHOSH, (4) SRI RAJA GHOSH, (5) SMT. RANI KANA MAJUMDER, (6) SMT. KAMALA GHOSH, (7) SRI SOVAN GHOSH, (8) SRI MANOJ GHOSH, (9) SMT. RITA GHOSH, (10) MS. PRIYA GHOSH, (11) MS. RITUPARNA GHOSH, (12) SMT. CHANDRANI KUNDU (GHOSH), AND (13) SRI MADAN GHOSH, therefore, for the reasons of our residing different places and for protecting our interest and development of our property, described in the SCHEDULE hereunder written are desirous of appointing (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 700 064, District : North 24 Parganas, are the Directors of said MAHAMANI PROPERTIES PRIVATE LIMITED 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) SRI RATAN GHOSH (2) SMT. DIPALI GHOSH, (3) SRI RANA GHOSH, (4) SRI RAJA GHOSH, (5) SMT. RANI KANA MAJUMDER, (6) SMT. KAMALA GHOSH, (7) SRI SOVAN GHOSH, (8) SRI MANOJ GHOSH, (9) SMT. RITA GHOSH, (10) MS. PRIYA GHOSH, (11) MS. RITUPARNA GHOSH, (12) SMT. CHANDRANI KUNDU (GHOSH), AND (13) SRI MADAN GHOSH, jointly and severally do hereby nominate, constitute and appoint (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 700 064, District : North 24 Parganas, are the Directors of said MAHAMANI PROPERTIES PRIVATE LIMITED as our true and lawful Attorneys 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 in any way relating to the "property" described in the SCHEDULE hereunder written including those, as contained hereafter as follows : -

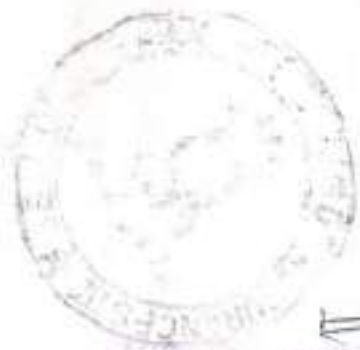
1. To take all necessary steps and to do all such acts to get the said property surveyed by a qualified Surveyor and also to arrange testing of the soil of the said Property that is to say the "SCHEDULE PROPERTY" and to pay their fees and remuneration and for the aforesaid purpose to



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Additional Registrar of Assurance - III
Kolkata
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11 DEC 2013

~~Rajendra Gupta~~
Rajendra Gupta
K. Jharpur North
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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-storeyed 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 Authority 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 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.

Funds account





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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 Authority 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 under ground 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 proper by our said Attorneys on our behalf as and when required from time to time.
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 acts, deeds and things as may be deemed fit and proper by our said Attorneys.

File advocates



11 DEC 2013

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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, execute for and on our behalf and also enter to into any agreement including agreement for sale, transfer, modify, cancel, alter, draw, 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.
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.

Spence Advocates

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Kuala Lumpur
Address: Pejabat Pendaftaran
Kuala Lumpur



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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 West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 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.
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.

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Additional Registrar of Assurance - III

Kolkata

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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 therefor, and to construct one or more multi-storeyed 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.
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, labourers and other workmen or collaborate with organizations and persons in connection with construction of multi-storeyed building or buildings in several phases in the Schedule property comprising of commercial spaces, shopping

*Arto
Advocate*

Additional Registrar of Assurance - III
Kolkata
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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.
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 however creating any financial obligation upon the Principals/ Land Owners.

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Additional Registrar of Companies
Kolkata

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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 therefor 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 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.

*True
Advocate*




Additional Registrar of Companies III
Kolkata

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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 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 hereinstated 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

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Advocate



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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.

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

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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 persons.
47. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated 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.

*For
Advocate*



Additional Registrar of Companies

Noida

11 DEC 2013

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 of 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 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.

Handwritten signature
Advocate




Additional Registrar of Assurances
Kolkata

11 DEC 2013

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.
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 plaints, 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.

*Avyale
Advocate*

Additional Registrar of Assurance - III
Kolkata
1 1 DEC 2010



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, however 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 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 **36 (thirty six) Cottahs 2 (two) Chittacks 25 (twenty five) Square Feet** or a little more 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;

Handwritten signature
Advocate



REGISTRATION DEPARTMENT II

11 DEC 2013

IN WITNESS WHEREOF we have executed these presents at Kolkata on the ...^{11th} day of December, 2013.

SIGNED, SEALED AND DELIVERED BY THE PARTIES HERETO AT KOLKATA in the presence of :

1. *[Signature]*
13th S-S-Nagar
K-24

2. *[Signature]*
100 South Linthee Road
K-30

Drafted by me.

[Signature]
Advocate

WB/755/1996

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*
5. *[Signature]*
6. *[Signature]*
7. *[Signature]*
8. *[Signature]*
9. *[Signature]*
10. *[Signature]*
11. *[Signature]*
12. *[Signature]*
13. *[Signature]*

SIGNATURE OF THE EXECUTANTS

(Advocate)

MAHAMANI PROPERTIES PVT. LTD.

[Signature]
Director

MAHAMANI PROPERTIES PVT. LTD.





[Signature]
Director

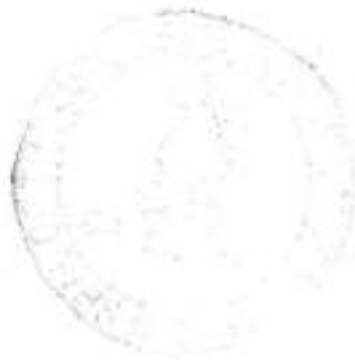
SIGNATURE OF THE ATTORNEYS

11 DEC 2019
11 11 11
11 11 11



SPECIMEN FORM FOR TEN FINGER PRINTS













































Sl. No	Signature of the Executants/Presentants.	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
 <i>Baldev Ghosh</i>	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little.	
	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
 <i>Sipali Ghosh</i>	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little.	
	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
 <i>Rana Ghosh</i>	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little	
	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
 <i>Raj Ghosh</i>	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little	
	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	



Additional Rights Reserved - III

11 DEC 2013

SPECIMEN FORM FOR TEN FINGER PRINTS













































Sl. No	Signature of the Executants/Presentants.	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
	 <i>Devi Karna Moger</i>	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little.
						
	 <i>Kamala Ghosh</i>	LEFT HAND				
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		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little.
						
	 <i>Shovan Ghosh.</i>	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						
	 <i>Mamaj Ghosh.</i>	LEFT HAND				
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		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						




Additional Registrar of Assurance - III
Kolkata

11 DEC 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No	Signature of the Executants/Presentants.	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
 Dita Ghosh.	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
						
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little.	
						
 Priya Ghosh.	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
						
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little.	
						
 Rituparna Ghosh	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
						
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little	
						
 Chandrani Kundu	LEFT HAND					
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	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little	
						






Additional Registrar of Assurance

Kolkata

11 DEC 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/Presentants.	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
 <i>mohan sharma</i>	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little.	
	Little	Ring	Middle	Fore	Thumb	
	Thumb	Fore	Middle	Ring	Little.	
 <i>Sangam Gupta</i>	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little.	
	Little	Ring	Middle	Fore	Thumb	
	Thumb	Fore	Middle	Ring	Little.	
 <i>Sujit Gupta</i>	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little	
	Little	Ring	Middle	Fore	Thumb	
	Thumb	Fore	Middle	Ring	Little	
	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little	
	Little	Ring	Middle	Fore	Thumb	
	Thumb	Fore	Middle	Ring	Little	




Additional Registrar of Assurance - II
Kolkata
11 DEC 2013



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 08897 of 2013
(Serial No. 16071 of 2013 and Query No. 1903L000026312 of 2013)

On 11/12/2013

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

Presented for registration at 19.05 hrs on :11/12/2013, at the Private residence by Sanjeeb Gupta , one of the Claimants.

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

Execution is admitted on 11/12/2013 by

1. Ratan Ghosh, son of Lt. Ramani Mohan Ghosh , 1/1, Canal South Road, P. S. - Entally, Kolkata, District:-, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : Business
2. Dipali Ghosh, wife of Ratan Ghosh , 1/1, Canal South Road, P. S. - Entally, Kolkata, District:-, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : House wife
3. Rana Ghosh, son of Ratan Ghosh , 1/1, Canal South Road, P. S. - Entally, Kolkata, District:-, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : Business
4. Raja Ghosh, son of Ratan Ghosh , 1/1, Canal South Road, P. S. - Entally, Kolkata, District:-, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : Business
5. Rani Kana Majumder, wife of Lt. Atul Kumar Majumder , Motilal Nehru Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : House wife
6. Kamala Ghosh, wife of Lt. Hari Narayan Ghosh , 1/1, South Sealdah Road, P. S. - Entally, Kolkata, District:-, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : House wife
7. Sovan Ghosh, son of Lt. Hari Narayan Ghosh , 1/1, South Sealdah Road, P. S. - Entally, Kolkata, District:-, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : Service
8. Manoj Ghosh, son of Lt. Hari Narayan Ghosh , 1/1, South Sealdah Road, P. S. - Entally, Kolkata, District:-, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : Business
9. Rita Ghosh, wife of Lt. Sudhir Kumar Ghosh , 3/1 J, South Sealdah Road, P. S. - Entally, Kolkata, District:-, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : House wife
10. Priya Ghosh, daughter of Lt. Sudhir Kumar Ghosh , 4 C, South Sealdah Road, P. S. - Entally, Kolkata, District:-, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : Others
11. Rituparna Ghosh, daughter of Lt. Sudhir Kumar Ghosh , 1/1, Canal South Road, P. S. - Entally, Kolkata, District:-, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : Cultivation
12. Chandrani Kundu Nee Ghosh, wife of Shib Shankar Kundu , 124, Kali Kumar Mazumdar Road, Purba Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste Hindu, By Profession : House wife
13. Sanjeeb Gupta
Director, Mahamani Properties Private Limited, A B- 9, Salt Lake City, Kolkata, District:-, WEST BENGAL, India, Pin :-700064.
, By Profession : Business

Additional Registrar of Assurance - III
(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

19/12/2013 15:22:00

Endorsement Page 1 of 3





Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 08897 of 2013
(Serial No. 16071 of 2013 and Query No. 1903L000026312 of 2013)

14. Sujit Gupta

Director, Mahamani Properties Private Limited, A B- 9, Salt Lake City, Kolkata, District:-, WEST BENGAL, India, Pin :-700064.
, By Profession : Business

Identified By Sudam Halder, son of Lt. S. Halder, 134, S. S. Nagar, Kolkata, District:-, WEST BENGAL, India, Pin :-700074, By Caste: Hindu, By Profession: Business.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 12/12/2013

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. - /-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impressive Rs.- 50/-

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 13/12/2013

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 13/12/2013

(Under Article : ,E = 7/- on 13/12/2013)

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 17/12/2013

Endorsement by Commissioner after execution of commission

1. [Case No. 02793 - 2013]

Having visited the residence of : 1. Madan Ghosh Son of Lt. Ramani Mohan Ghosh of 4, South Sealdah Road, P. S. - Entally, Kolkata, District:-, WEST BENGAL, India, Pin :-700015 By Caste Hindu By Profession: Business, I have this day examined the said 1. Madan Ghosh Who has been identified to my satisfaction by Dipak Gupta, son of R. K. Gupta, Ichapur Math, District:-North 24-Parganas, WEST BENGAL, India, . By Caste: Hindu, By Profession: Service. And the said 1. Madan Ghosh has Admitted the execution of this document.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance
(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

19/12/2013 15:22:00

EndorsementPage 2 of 3



1-20018



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 08897 of 2013
(Serial No. 16071 of 2013 and Query No. 1903L000026312 of 2013)

On 19/12/2013

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(d) of Indian Stamp Act 1899.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III




(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III



• Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 13
Page from 2176 to 2205
being No 08897 for the year 2013.




(Sanatan Maity) 19-December-2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

19/12/13

