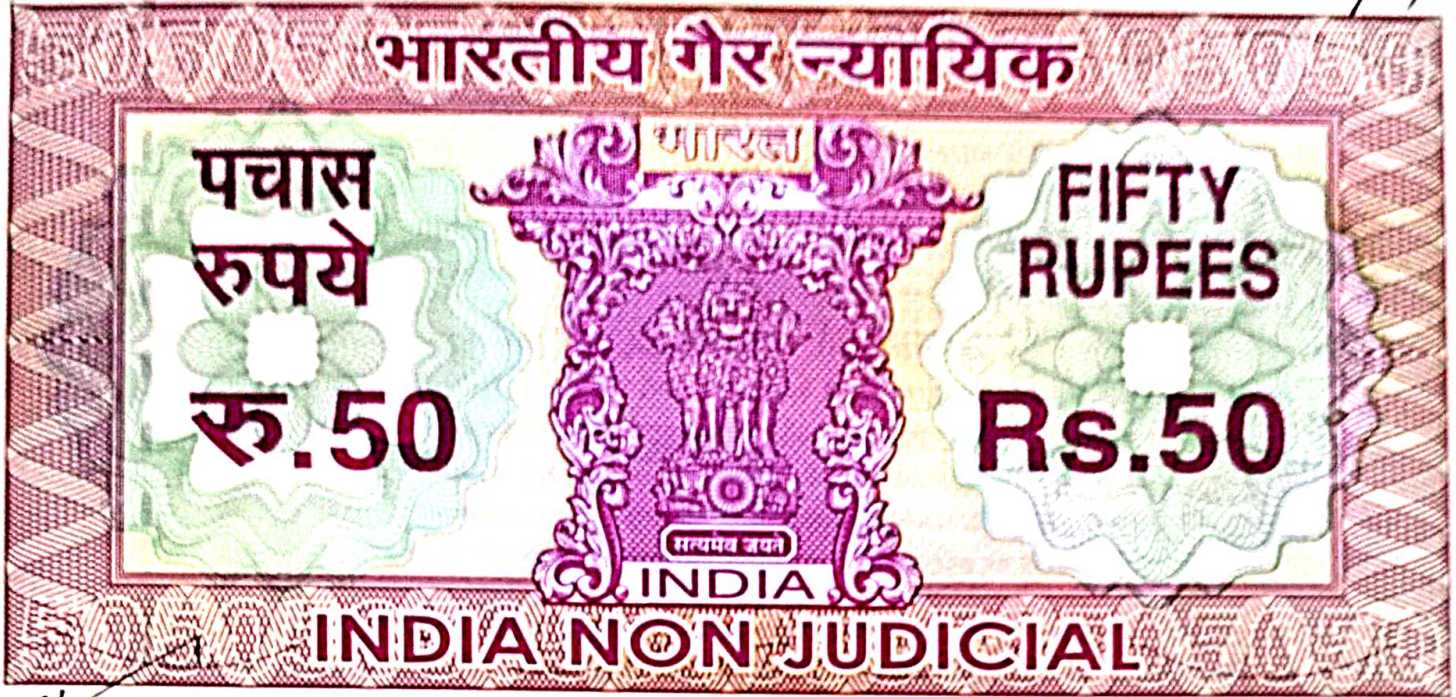


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पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

Handwritten signature
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 530950

02.05.14
SNO-7135/14
6.00 pm

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

Handwritten signature
Ardl. Dist. Sub-Registrar
Alipore, South 24 Parganas

06 MAY 2014

NC
1197

Power of Attorney

TO ALL TO WHOM THESE PRESENTS SHALL COME I, **Prabir Banerjee**, son of Late Gopal Banerjee, by faith Hindu, by occupation Business, Indian National, residing at 68-B, Hazra Road, Kolkata-700 019, P.S: Lake, hereafter called the "Grantor", **SEND GREETINGS:**

Handwritten signature

151528
No. Sold to
Rs.
P. K. DAS
(Govt) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol-87
L No-285, RS.....
Date..... Sign. ✓



5 FEB 2014

Perbis Basraje



3066



Perbis Basraje

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
02 MAY 2014
Signature.....

Identified by me,
Sebadas Hazra

(Sebadas Hazra)
S/o. Late Ranjit Hazra
Service
6/7A, A.J.C. Bose Road,
Kolkata - 700 017
P.S. - Shakespeare Sarani

WHEREAS:

- A. The Grantor is the owner of undivided 1 Kattha, 8 Chittacks and 4.4 Square Feet of land described in **Schedule-B** (hereafter the "**Owner's Portion**") out of the plot of land measuring 4 Katthas, 14 Chittacks and 39 Square Feet described in **Schedule-A** (hereafter the "**Premises**").
- B. By an agreement of even date (hereafter the "**Development Agreement**") registered with the A.D.S.R. Alipore, South 24-Paraganas the Grantor has entrusted **Capricorn Highrise Private Limited**, a company registered under the Companies Act, 1956 having its registered office at 36/1A, Garcha Road, Kolkata-700 019, P.S. Gariahat (hereafter the "**Developer**") to develop the Premises (hereafter the "**Project**") to the extent of the Owner's Portion under the terms and conditions as detailed therein.
- C. In terms of the Development Agreement and/or otherwise, the Grantor is required to grant the powers as desired by the Developer to such person or persons as be nominated by the Developer.
- D. In pursuance thereto the Developer has nominated **Anu Burman** and his son **Roshan Burman**, and the Grantor is thus hereby appointing them as his true and lawful attorneys for the purposes hereinafter mentioned.

NOW KNOW YE ALL BY THESE PRESENTS THAT the above named Grantor, do hereby nominate, constitute and/or appoint the forenamed **(1) Anu Burman**, son of B.K. Burman, by faith Hindu, by occupation Business, residing at 30, New Road, Kolkata-700 027, P.S. Alipore and **(2) Roshan Burman**, son of the said Anu Burman, by faith Hindu, by occupation Business, also residing at 30, New Road, Kolkata-700 027, P.S. Alipore (hereafter collectively the "**Attorneys**"), who have been duly nominated by the Developer in terms of the Development Agreement, to act jointly and/or severally, as the true and lawful attorneys of the Grantor, for, in the name of and/or on behalf of the Grantor and the Attorneys, or any of them, may do, exercise and/or perform all or any of the following acts, deeds and/or things relating to the Premises, that is to say:

- 1. To possess and hold possession of the Owner's Portion and/or the Premises and to warn off, prohibit and if necessary, to proceed in due course of law against all or any of the trespassers at the Owner's Portion and/or the Premises or any part or portion of either of them and also against all defaulters in payment of rent and/or other considerations and/or those who have committed any breach of their covenants and/or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.

2. To appoint and terminate the appointment of Architects, Engineers and/or Surveyors for surveying and doing soil testing and also for preparation and/or modifying of plans for construction of a building at the Premises (hereafter the "**Building**") and also for any additions and/or alterations and/or modification thereto and to have such plans prepared and the soil of the Premises tested.
3. To apply for and submit a revised plan to the plan already sanctioned by the Kolkata Municipal Corporation (hereafter the "**KMC**") on 29th March 2011 for constructions of the Building (hereafter the "**Plan**"), to have the Plan modified and/or altered by the KMC and/or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the Owner's Portion that have been handed over to the Developer at the time of execution of the Development Agreement to the concerned authorities and take back the same.
4. To pay fees, obtain sanctions and such other orders and/or permissions from the necessary authorities as be necessary for such revision, modification and/or alteration of the Plan.
5. To appear and represent me before all necessary authorities and/or Government Departments and/or their officers and also all other State Executives, Judicial or Quasi Judicial authorities, including without limitation the KMC, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Kolkata Police, and if necessary to apply for and obtain all permissions and/or approvals from them or any of them in connection with the sanctioning, modification and/or alteration of the said plans including boundary verifications.
6. To execute any Gift Deed in favour of the KMC if required for obtaining revision and/or modification of the Plan and admit such execution before the concerned register.
7. To receive refund of the excess amount or fee, if any, paid for any of the purposes stated herein or otherwise and to give valid and effectual receipts and discharges in respect thereof.
8. To build the Building at the Premises and for that purpose to demolish the existing buildings and/or other structures thereat.
9. To apply for and obtain steel, cement, bricks and all other construction and/or building materials and/or construction equipment for the purpose of the Project and for such purpose to obtain all such permissions as be necessary.

10. To apply for and obtain electricity, gas, telephone, water, drainage, sewerage, lifts, generators, cable or Dish TV connection and/or any other connections or utilities at the Premises and/or the Building and to make alterations therein and to close down, surrender and/or have disconnected any of the connections or utilities as also such existing connections for obtaining such new connections.
11. To apply for and obtain permissions and licenses to install, run and operate lifts, generators and/or any other utilities at the Premises and/or the Building.
12. To apply for and obtain the necessary completion or occupation or other certificates from the KMC and/or other concerned authorities in respect of construction and/or occupation of the Building.
13. To ask, demand, sue for, receive, recover, realize and collect rents, moneys, consideration, construction costs, mesne profits, deposits, payments, compensation, interests, damages, electricity charges, municipal rates and taxes, service and/or maintenance charges and all other sum or sums which are or may become due, payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to raise bills and give effectual receipts and discharges for the same.
14. To enforce any covenant in any agreement, sale deeds, lease deeds, declarations and/or licenses or tenancy agreements or any other documents entered into by the Grantor or by any of the Attorneys and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit, then to exercise such right amongst others.
15. To terminate any contract or agreement with any person or persons and to deal with the spaces and/or rights of such person or persons relating to the Project in such manner as the Attorneys or any of them may deem fit and proper.
16. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, agreements, supplemental agreements, construction contracts, consents, deeds, sale deeds, lease deeds, tenancy agreements, cancellation deeds, surrenders, nominations, rectification deeds, declarations, prescribed forms, affidavits, applications, understandings, indemnities, plans and other documents as may in any way be required to be so done.
17. To raise and/or borrow construction finance and/or other loans for the purpose of the Project from any Bank or Financial Institution and, if necessary for that purpose, to

create charges or mortgages in respect of any part or portion of the Building, be it the Owner's Area or the Developer's Area, as mentioned in the Development Agreement.

18. To sell, lease out or otherwise transfer, deal with and dispose of the Units, car parking spaces, the roof or other constructed areas or saleable spaces in the Building within the Developer's Area as well as the Owner's Area within the meaning of the Development Agreement to such persons interested in purchasing or otherwise acquiring the same at such prices and on such terms and/or conditions as the Attorneys may deem fit and proper and to receive and realize the consideration and other amounts payable therefor by the intending buyers and grant receipts and discharges therefor which shall fully exonerate the person or persons paying the same.
19. To exclusively sign, execute and have registered all agreements for sales, sell deeds, lease deeds or any other for transferring by any other means all areas within the Owner's Area and the Developer's Area in the Building and to admit such execution before the concerned registrar.
20. To appear before any Notary Public, Registrar, Sub-Registrar, District Registrar, Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and perfected all deeds, instruments and/or writings signed or made by me or by any of the Attorneys or any of them by virtue of the powers hereby conferred.
21. To have the Units and other constructed areas and saleable spaces within the Owner's Area and the Developer's Area in the Building separately assessed and mutated in the names of the owners thereof in all public records and with all authorities including the KMC.
22. To accept, receive, sign and acknowledge all notices and/or services of all papers or documents from all Courts, Tribunals, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels and/or money orders.
23. To commence, prosecute, enforce, defend, answer and/or oppose all suits, actions and/or other legal proceedings and/or demands, civil, criminal or revenue, concerning the Premises or any of my affairs in connection with the Owner's Portion and/or the Premises or any of the matters aforesaid in which I am now or may hereafter be interested or concerned and also if thought fit to compromise, settle, refer to

arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.

24. To sign, declare, verify and/or affirm all Vakalatnamas, Plaints, Written Statements, Petitions, Consent Petitions, Warrants of Attorney, Memorandums of Appeal, Affidavits and all other documents or cause papers as the occasion shall require and/or as any of the Attorneys may think fit and proper.
25. For better and more effectually exercising all or any of the powers and authorities hereby granted as aforesaid, to retain, appoint and/or employ Advocates, Pleaders, Solicitors, Mukhtears or Debt Collecting Agents and to revoke such appointment.
26. To receive and/or pay and/or deposit all moneys including without limitation court fees, stamp duties and registration fees and to receive refunds thereof and grant valid receipts and discharges in respect thereof.
27. To negotiate with all or any of the occupants of the Owner's Portion and/or the Premises or any part or portion thereof and from time to time to get their respective tenanted and/or occupied portions vacated from them on such terms and/or conditions as may be deemed fit and proper by the Attorneys or any of them including by paying any monetary compensation and/or by providing alternative accommodations or otherwise.
28. To sign and/or give notice to any tenant and/or trespasser at the Owner's Portion and/or the Premises or any portions thereof, to quit or surrender their tenancies or other rights, title and/or interests in respect of the occupied portions and to have vacated and deliver possession of the same to my Attorneys or any of them and to abate any nuisance or to remedy and breach of covenant or obligation and/or for any other purposes whatsoever.
29. To enforce any covenant in any agreement, declaration and/or license or tenancy agreement or any other document entered into by me and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit then to exercise such right amongst others.
30. To accept surrender and/or releases of any vacant and/or notional possession of any part or portion of the Owner's Portion and/or the Premises from its tenants, occupiers and/or trespassers and to retain the same.
31. For all or any of the purposes heretofore stated, to appear and represent me before all concerned authorities and officials, Central and State Government Departments, Income Tax Departments, Revenue Departments, Land Departments and/or its

Officers and also all other state Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals, including without limitation Officials of Reserve Bank of India, Income Tax Officers, Commissioner of Income Tax and make commitments and/or give undertakings.

32. To substitute and/or delegate and appoint from time to time one or more attorneys, to act jointly and/or severally, under the Attorneys with the same or such limited powers as the Attorneys or any of them may so decide and to remove at pleasure such substituted or delegated attorney or attorneys and to appoint others in their place and stead.
33. To appoint from time to time any person or persons, appointed and/or authorised by the Developer by virtue of a resolution passed by its Board of Directors to act on behalf of the Grantor for exercising all or any of the authorities hereby conferred upon the Attorneys and to terminate the appointment of such substitute or substitutes and make other appointments in a similar manner.

AND GENERALLY to do all such acts, deeds, matters and/or things concerning the authorities hereby granted in respect of the Owner's Portion and/or the Premises, as the case may be, and for better exercise of the authorities herein contained which the Grantor could have done lawfully through any of its Directors or authorised person if personally present.

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorneys or any of them or any of their substitutes shall do or caused to be done or shall lawfully do or caused to be done in or about the Owner's Portion, the Premises, the Owner's Area and/or the Developer's Area as aforesaid.

Schedule-A

[Premises]

The plot of land measuring about 4 Kattahs, 14 Chittacks and 39 Square Feet together with the structure having a built-up area of about 600 Square Feet being part of C.S. Dag No. 298, appertaining to C.S. Khatian No. 72, within Mouza: Arakpur, J.L. No. 39, Touzi No. 26, being Municipal Premises No. 182, Prince Anwar Shah Road, Kolkata - 700 045, P.S: Lake, within Ward No. 93 of the Kolkata Municipal Corporation, having Assesse No. 21-093-09-0236-6, butted and bounded as follows:

ON THE NORTH : By Colony;

ON THE EAST : By Common Passage;

ON THE WEST : By 60 Feet wide K.M.C. Road and

ON THE SOUTH : By Sethi Diagnostic Centre.

Schedule-B

[Owner's Portion]

Undivided 1 Cottah, 8 Chittacks and 4.4 Square Feet out of the Premises described in Schedule-A.

IN WITNESS WHEREOF I, the Grantor above named, have executed this Power of Attorney at Kolkata on this 2nd day of May, 2014.

Signed, executed and delivered by the within named **Grantor** in the presence of:

Pankaj Bose

Witnesses:

1. Sebadas Hazra
6/7A, A.J.C. Bose Road
Kolkata - 700017.
2. Ashis Gayen.
6/7A, A.J.C. Bose Road.
Kolkata - 700017

Drafted by me,

Dipankar Bose

(Dipankar Bose)

Advocate, Calcutta High Court
Enrolment No. WB/955/85












Signature of the
Presentant/
Executant/Sellers/
Buyer/Claimant

UNDER RULE 44 A OF THE I.R. ACT 1908

L.H. BOX - SMALL TO THUMB PRINTS

N.B:-

R.H. BOX - THUMB TO SMALL PRINTS

 <i>Parbhat Banskota</i>	L.H.					
	R.H.					

ATTESTED:-

Parbhat Banskota

PHOTO	L.H.					
	R.H.					

ATTESTED:-

PHOTO	L.H.					
	R.H.					

ATTESTED:-

PHOTO	L.H.					
	R.H.					

ATTESTED:-



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 03413 of 2014
(Serial No. 04201 of 2014 and Query No. 1605L000007435 of 2014)

On 02/05/2014

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

Presented for registration at 18.00 hrs on :02/05/2014, at the Private residence by Prabir Banerjee, Executant.

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

Execution is admitted on 02/05/2014 by

1. Prabir Banerjee, son of Late Gopal Banerjee , 68- B, Hazra Road, Kolkata, Thana:-Lake, District.-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business

Identified By Sebadas Hazra, son of Late Ranjit Hazra, 6/7 A, A. J. C. Bose Road, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017, By Caste: Hindu, By Profession: Service.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/05/2014

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.-83,13,611/-

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

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 06/05/2014

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:

Amount By Cash

Rs. 7.00/-, on 06/05/2014

(Under Article : ,E = 7/- on 06/05/2014)

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

06/05/2014 13:55:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 03413 of 2014
(Serial No. 04201 of 2014 and Query No. 1605L000007435 of 2014)

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

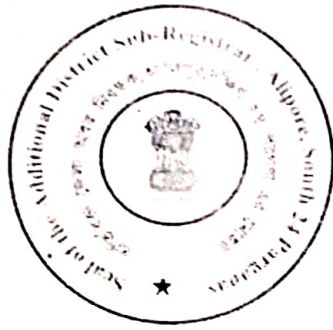


(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 4914 to 4926
being No 03413 for the year 2014.



Basu

(Arnab Basu) 07-May-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal