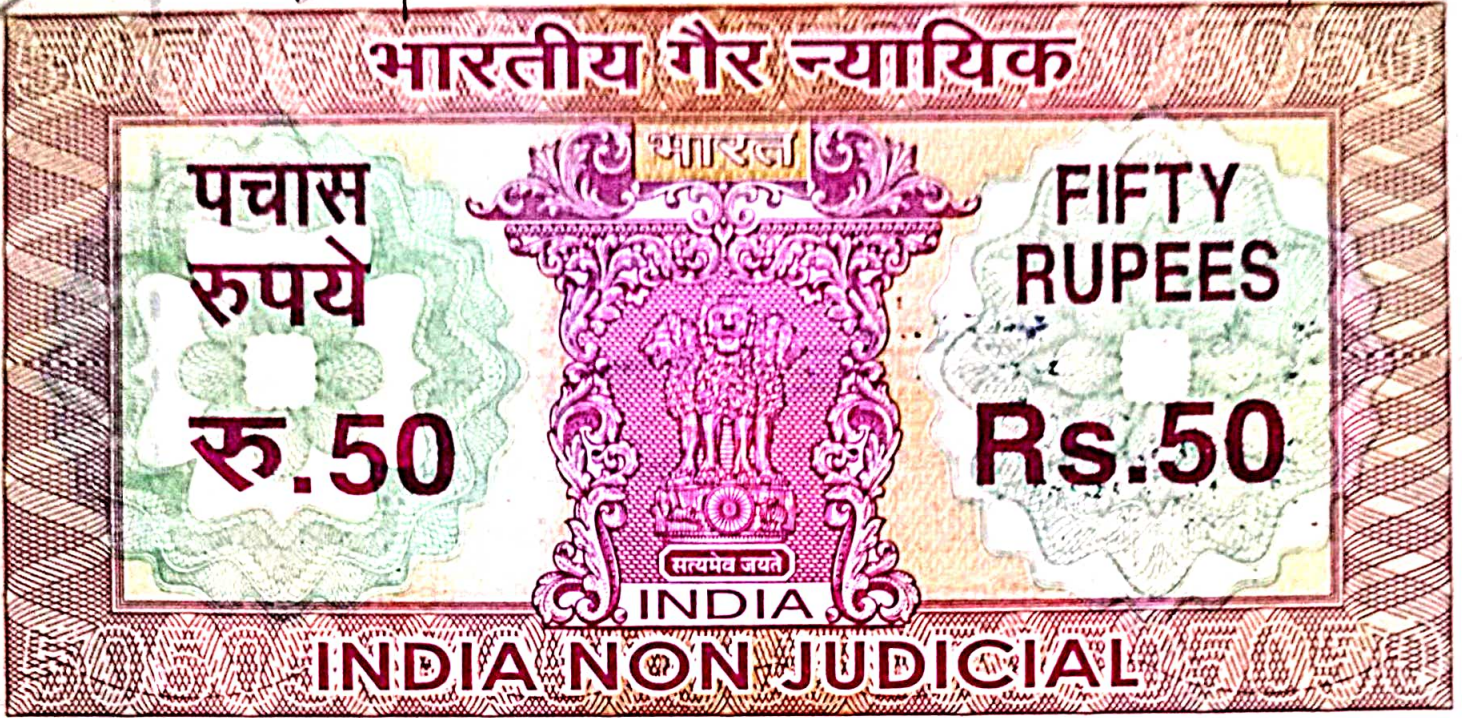


259/17

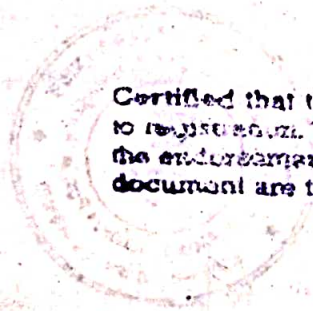
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T 371266

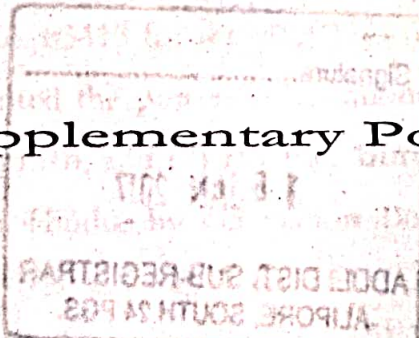
12-27
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Certified that the document is admitted to registration. The signature sheet's and the endorsement sheets attached with this document are the part of this document

16 JAN 2017
Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

Supplementary 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, P.O. Ballygunj, having PAN AFNPB4210R hereafter called the "Grantor", **SEND GREETINGS:**

294

SL No Sold To
Rs. Addrs
P. K. DAS
'Govt) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol-87
L. No-285, RS.
Date Sign



- 1 APR 2016



Signature.....
16 JAN 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Identified by me

Sebadas Hazra
Sebadas Hazra
S/o. Late Ranjit Hazra
Caste-Hindu, Occupation-Service
11A, Ma Sarada Moni Sarani
P.O.-Girish Avenue, P.S.-Shyampurur
Kolkata-700003

WHEREAS:

- A. The Grantor is the owner of 11/36th portion of the plot of land measuring 5 Cottahs and 1 Chittack described in **Schedule-A** (hereafter called the "**Premises**") equivalent to 1 Cottha, 8 Chitacks and 34 Square Feet described in **Schedule-B** (hereafter called the "**Owner's Portion**").
- B. By an agreement dated 2nd May, 2014 registered with the A.D.S.R. Alipure in Book No. I, CD Volume No.13, Pages 4900 to 4913, being No. 03412 for the year 2014 (hereafter the "**Development Agreement**"), the Grantor had entrusted one **Capricorn Highrise Private Limited**, a company now having its registered office at 73, Manik Bandhyopadhyas Sarani, Kolkata-700 040 P.O. & P.S. Regent Park, but previously at 36/1A, Garcha Road, Kolkata-700 019, P.S. Gariahat, P.O. Ballygunge (hereafter called the "**Developer**"), inter alia, to develop the Owner's Portion (hereafter called the "**Development**") under the terms and conditions as detailed therein.
- C. In terms of the Development Agreement, the Grantor was required to grant certain powers to such person or persons as be nominated by the Developer. Accordingly by a Power of Attorney dated 2nd May, 2014 registered with the A.D.S.R. Alipure in Book No. I, CD Volume No.13, Pages 4914 to 4926, being No. 03413 for the year 2014 (hereafter called the "**POA**") the Grantor had granted the powers as mentioned therein to (1) **Anu Burman**, son of B.K. Burman, and (2) **Roshan Burman**, son of the said Anu Burman, both by faith Hindu, by occupation Business and residing at 30, New Road, Kolkata-700 027, P.S. & P.O. Alipore (hereafter collectively called the "**Attorneys**").
- D. In both the Development Agreement and the POA however, the area of the Premises was mentioned to be 4 Katthas, 14 Chittacks and 39 Square Feet and, inasmuch as the Owner owned undivided 11/36th portion of the land

contained in the Premises, the area of the Owner's Land was mentioned to be undivided 1 Kattha, 8 Chittacks and 4.4 Square Feet being $11/36^{\text{th}}$ portion of 4 Katthas, 14 Chittacks and 39 Square Feet.

- E. It has now been decided by and between the Grantor and the Developer that the Development be in respect of the actual Owner's Land area of undivided $11/36^{\text{th}}$ portion of the Premises, that is, undivided $11/36^{\text{th}}$ portion of 5 Cottahs and 1 Chittack, which is equivalent to 1 Cottah, 8 Chittacks and 34 Square Feet, in place and stead of 1 Kattha, 8 Chittacks and 4.4 Square Feet as mentioned in the Development Agreement and the POA. Accordingly by a Supplementary Development Agreement of even date, also registered with the A.D.S.R. Alipure, the Development Agreement has been modified to the extent, inter alia, that on and from its date of 2nd May, 2014 it should be deemed that the same was in respect of 1 Cottah, 8 Chittacks and 34 Square Feet and the area of the Premises should be read and deemed to be 5 Cottahs and 1 Chittack.
- F. It has thus become necessary and expedient that the POA dated 2nd May, 2014 be supplemented by this Supplemental Power of Attorney.

NOW KNOW YE ALL BY THESE PRESENTS THAT I, the above named Grantor, do hereby by this Supplemental Power of Attorney pronounce and declare that the powers and authorities granted to the Attorneys abovenamed by the POA dated 2nd May, 2014 from the date thereof should be deemed to be in respect of and the Owner's Area as mentioned in Schedule-B and elsewhere thereof should be read as *1 Cottah, 8 Chittacks and 34 Square Feet* AND NOT *1 Cottah, 8 Chittacks and 4.4 Square Feet* as mentioned therein and, the area of the Premises as mentioned in Schedule-A and elsewhere thereof should be read and deemed to be 5 Katthas, 1 Chittacks, all the powers granted thereunder remaining the self-same, unchanged and/or unaltered.

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 has already done or shall do or caused to be done or shall lawfully do or caused to be done by virtue of the POA dated 2nd May 2014 or by virtue hereof.

Schedule-A

[Premises]

The plot of land measuring about 5 Katthas, 1 Chittacks *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 34 Square Feet out of the Premises described in Schedule-A

IN WITNESS WHEREOF I, the Grantor abovenamed, have executed this Power of Attorney at Kolkata on this 16th day of ~~Jan~~ 2017.

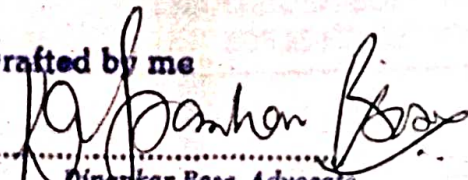
Signed, executed and delivered by the within named Grantor in the presence of:


(PRABIR BANERJEE)

Witnesses:

1. Sebadas Hazra
11A, Ma Sarada Moni Sarani
Kolkata-70003
2. Aliyoz Rahman
6/2 A.J.C Bose Road.
Kol- 17

Drafted by me


.....
Dipankar Bose, Advocate
S. Jalan & Company
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



L.H.					
R.H.					

[Handwritten signature]

ATTESTED:-

[Handwritten signature]

PHG	L.H.				
	R.H.				

ATTESTED:-

PHOTO	L.H.				
	R.H.				

ATTESTED:-

PHOTO	L.H.				
	R.H.				

ATTESTED:-



ভারতের নির্বাচন কমিশন

एLECTION COMMISSION OF INDIA

ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB 21/140/189385



নির্বাচকের নাম : সেবাদাস হাজরা

Elector's Name : Sebadas Hazra

পিতার নাম : রঞ্জিত হাজরা

Father's Name : Ranjit Hazra

লিঙ্গ/Sex : পুং M

জন্ম তারিখ : 27/01/1951
Date of Birth : 27/01/1951

Sebadas Hazra

WB/21/140/189385

ঠিকানা

11A, MA SARADAMONI SARANI, BOSE
PARA LANE, KOLKATA MUNICIPAL
CORPORATION, SHYAMPUR

Address:

11A, MA SARADAMONI SARANI, BOSE
PARA LANE, KOLKATA MUNICIPAL
CORPORATION, SHYAMPUR
KOLKATA- 700003

Date: 04/03/2012

166-শ্যাম পুকুর নির্বাচন কেন্দ্রের নির্বাচক অফিসার

অধিকাংশের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral

Registration Officer for

166-Shyampur Constituency

ইচ্ছা করলে এখানে স্বাক্ষর করা যেতে পারে।
স্বাক্ষর করা হলে নির্বাচন কমিশন কর্তৃক
স্বাক্ষরিত হবে।

It may be signed here if desired.
If signed, it will be signed by the
Election Commission.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFNPB4210R



नाम /NAME
PRABIR BANERJEE

पिता का नाम /FATHER'S NAME
PANCHU GOPAL BANERJEE

जन्म तिथि /DATE OF BIRTH
01-05-1958

हस्ताक्षर /SIGNATURE

Prabir Banerjee

P. B. Das

आयकर आयुक्त, प.सं.-111
COMMISSIONER OF INCOME-TAX, W.B.-III

Prabir Banerjee

Major Information of the Deed

Deed No :	I-1605-00224/2017	Date of Registration	16/01/2017
Query No / Year	1605-1000013222/2017	Office where deed is registered	
Query Date	16/01/2017 12:04:03 PM	A D S R ALIPORE, District South 24-Parganas	
Applicant Name, Address & Other Details	S JALAN AND CO HIGH COURT, Thana Alipore, District South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No 9836046552, Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 93,13,335/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160500217/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



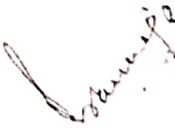
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No. 182, Ward No: 93

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha 8 Chatak 34 Sq. Ft	1/-	92,83,335/-	Property is on Road
Grand Total :					2.5529Dec	1 /-	92,83,335 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Prabir Banerjee Son of Gopal Banerjee Executed by: Self, Date of Execution: 16/01/2017 , Admitted by: Self, Date of Admission: 16/01/2017 ,Place : Office	 16/01/2017	 LTI 16/01/2017	 16/01/2017
68B HAZRA ROAD, P.O:- BALLYGUNGE, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFNPB 4210 R, Status :Individual				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Capricorn Highrise Private Limited 73 MANIK BANDYOPADHYAY SARANI, P O - REGENT PARK, P S - Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 PAN No. AACCC 7250 R, Status Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Anu Burman Son of Mr B K Burman 30, New Road, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : Capricorn Highrise Private Limited (as DIRECTOR)
2	Mr Roshan Burman Son of Mr Anu Burman 30, New Road, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Capricorn Highrise Private Limited (as DIRECTOR)

Identifier Details :**Name & address**

Mr Sebadas Hazra
Son of Late Ranjit Hazra
11A, Ma Sarada Moni Sarani, P.O:- Girish Avenue, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Prabir Banerjee, Mr Anu Burman, Mr Roshan Burman

16/01/2017

*Sebadas Hazra***Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Prabir Banerjee	Capricorn Highrise Private Limited-2.55292 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Prabir Banerjee	Capricorn Highrise Private Limited-100 Sq Ft

|

Endorsement For Deed Number : I - 160500224 / 2017

On 16-01-2017

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.

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

Presented for registration at 12:27 hrs on 16-01-2017, at the Office of the A.D.S.R. ALIPORE by Prabir Banerjee, Executant.

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 93,13,335/-

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

Execution is admitted on 16/01/2017 by Prabir Banerjee, Son of Gopal Banerjee, 68B HAZRA ROAD, P.O: BALLYGUNGE, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Identified by Mr Sebadas Hazra, , Son of Late Ranjit Hazra, 11A, Ma Sarada Moni Sarani, P.O: Girish Avenue, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 294, Amount: Rs.50/-, Date of Purchase: 01/04/2016, Vendor name: P K Das



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 5980 to 5992

being No 160500224 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.01.17 13:12:32 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 17-01-2017 13:12:31
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)