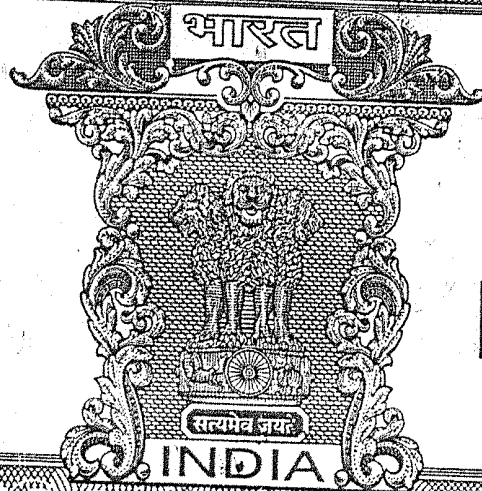


भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



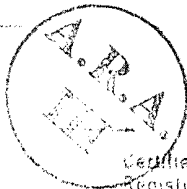
FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 921880



Certified that this document is admitted to registration [ ] in the office of the Registrar and the endorsement of the Registrar on this document are the part of this Document.

Additional Registrar of Assurances  
Kolkata

25 MAR 2015

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME we (1) NIKHIL RANJAN BASU (PAN NO. AEGPB7274P) by occupation profession. (2) AKHIL RANJAN BASU (PAN NO. ADVPB2547D) by occupation business (3) SUNIL RANJAN BASU (PAN NO. AHOPB4007F), by occupation business all sons of Late Sushil Kumar Basu (4) NIRVIK BASU (PAN NO. BFHPB0242J) by occupation service (5) MQUSUMI BASU (PAN NO- ANNPB9881G), by occupation service both son & daughter of Nikhil Ranjan Basu (6) SMT MANIKA BASU (PAN NO. ADVPB2548N), by occupation business wife of Nikhil Ranjan Basu (7) AVIK BASU (PAN NO- BFHPB0243K), by occupation business, son of Akhil Ranjan Basu (8) SMT ANJU BASU (PAN NO-AYTPB6304M), by occupation business wife of Sunil Ranjan Basu AND (9) SMT. CHHABI RANI BASU (PAN NO- APGPB2729G), by occupation business wife of Late Sushil Kumar Basu, all by faith Hindu, all residing at 8. K. P. Road, Malancha, Post Malancha, Mahinagar, Police Station Sonarpur, District- 24 Parganas South hereafter called the "Guarantors".

N. Basu  
N. Basu

Anju Basu

श्रीवत्सलिका

N. Basu

N. Basu

N. Basu

WHEREAS:

1. We, the **Guarantors** are the absolute joint owners of the **Land** admeasuring an area of 85.5 (Eighty Five Point Five) Decimals out of 95 (Ninety Five) Decimals comprises in Mouza Manickpur, more fully described in the **Schedule** hereunder written by registered Deed of Conveyance dated 3<sup>rd</sup> November, 2006 Registered before the Additional District Sub Registrar at Sonarpur, South 24 Parganas, duly recorded in Book No. I, Volume No. 62, at Pages 129 to 138, Being No. 3082 for the year 2007 and registered Deed of Gift dated 13<sup>th</sup> November, 2014 which was duly registered before Additional District Sub Registrar Sonarpur, 24 Parganas South and Duly recorded in Book I, CD Volume 23, Pages 6270 to 6287, Being No. 11319 for the year 2014, free from all encumbrances.
2. The Guarantors had entered into an registered Development agreement dated ~~21.02.2015~~ with the Developer namely ~~Srijan Greenfield Manikpur LLP~~ for development of the Schedule land which is duly registered before the ~~Additional Registrar of Assurances~~ <sup>Additional Registrar of Assurances</sup> at ~~Kolkata~~ <sup>Kolkata</sup> recorded in Book No. ~~I~~ CD Volume No. ~~7~~, at Pages ~~3322~~ to ~~3361~~, Being No. ~~02544~~ for the year 2015, herein after referred to as the Said Agreement.

A. Since the **Guarantors** are busy with their business, unable to look after the day to day affairs in respect of the **Schedule Land** and it is necessary to appoint Attorneys on our behalf to look after and manage the day to day affairs in respect of the Schedule Land.

B. We have decided to appoint as our attorney namely **Srijan Greenfield Manikpur LLP**, (PAN No. ACSFS1474J), a limited liability Partnership firm having its office at 36/1A, Elgin Road, Kolkata 700 020, duly represented by its authorized representative **Mr. Prakash Bhimrajka** son of Bajrang Lal Bhimrajka and **Mr. R. N. Agarwal** son of Nand Kishore Agarwal.

C. NOW KNOW YE BY THESE PRESENTS that we, the "**Guarantors** do hereby nominate, constitute and appoint the said **Srijan Greenfield Manikpur LLP**, duly represented by its authorized representative **Mr. Prakash Bhimrajka** son of Bajrang Lal Bhimrajka and **Mr. R. N. Agarwal** son of Nand Kishore Agarwal as our true and lawful Attorney and Agent, in our names and on our behalf, to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things jointly and severally as mentioned hereafter:-

1. To receive possession of the Land from the "**Guarantors** and to hold, manage and maintain such permissive and physical possession in accordance with the terms and conditions contained in the Said Agreement.
2. To enter into, hold and defend permissive possession of the Land and every part thereof and also to manage, maintain and administer the Land and all buildings and constructions to be constructed thereon and every part thereof (the "**Project**").
3. To have the plans of the **Project** prepared, to sign the plans, to submit the plans to the concerned authorities and get the plans sanctioned.
4. To submit indemnity, undertaking, guarantee, affidavit, warranty and other documents which may be required to be submitted for and in connection with sanctioning of the plans and for matters concerning and incidental to the **Project**.
5. To have the Land developed by making construction of the Building as per the Scheme, containing ownership flats and/or other buildings and/or structures thereon as per approved plan and for the said purpose, to do soil testing, excavation and all other works.

6. To appear before all necessary authorities, including Rajpur Sonarpur Municipality, B.L. & L.R.O, Registration Offices, Fire Brigade, Electricity Department, Airport Authority, Competent Courts and Police Authority, in connection with the execution of the Scheme Land and construction of the Building.
7. To apply for and obtain such permissions, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipments and to appoint contractors and/or sub-contractors for the purpose of construction of the Building.
8. To apply for and obtain electricity, water, gas, sewage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Municipality and/or other authorities.
9. To negotiate for sale and/or transfer of all the flats or various other units, shop, car parking Spaces and other salable area spaces comprised in the Developer's Allocation as well as Owners Allocation (as agreed in Development agreement) of the Project together with the undivided share in the land and the rights appurtenant thereto of the newly constructed building only and to enter into agreements, including flat sale agreements, containing such provisions and with such purchasers and/or other persons as provided for in the Said Agreement and to receive earnest moneys and/or part and/or full premium/consideration thereunder and also to fulfill and enforce mutual obligations thereunder but in case of such sale
10. To sign, execute, enter into, modify, cancel, alter, draw, approve, agreements and/or deeds of conveyances for transfer and to admit execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declaration, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for and in connection with the development and transfer of the Land or any part thereof and to receive premium/consideration, rents, service charges, taxes and other amounts therefor and grant valid receipts and discharges for the same.
11. To appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein.
12. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including arbitration proceedings and demands, touching any of the matters aforesaid and also if thought fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid, before any Court, Civil, Criminal or revenue, including Rent Controller and Small Causes Court and Income Tax authority.
13. To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons
14. To receive and pay and/or deposit all moneys, including Court fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.
15. After execution of the Project and construction of the Building, to sign and submit all papers, applications and documents for having the separation, amalgamation and mutation, if necessary, effected in all public records and with all authorities and/or persons, including the Rajpur Sonarpur Municipality, in respect of the Land, and if necessary, to deal with such authority and authorities in any manner, to have such separation amalgamation and mutation effected, if necessary.

16. To engage and appoint architects and consultants, cause preparation of building plans, appear before the Rajpur Sonarpur Municipality and other authorities and Government Departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial, Municipal and other authorities and also all courts and Tribunals, for all matters connected with the development and construction of the Building and/or other buildings on the Land and connections of utilities, to sign all petitions, Vakalatnamas, inemo of appeal and other papers and documents.
17. To pay all outgoing, including Municipal Tax, Urban Land Tax, Revenue and other charges whatsoever, payable for and on account of the Land and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges therefor.
18. To give undertakings, assurances and indemnities, as be required for the purposes aforesaid.
19. To appear and represent the Guarantors before all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our Attorneys shall lawfully do or cause to be done in or about the aforesaid Land, so long as the Said Agreement is valid and subsisting.

THE SCHEDULE  
(The Land)

All That piece and parcel of Sali land hereditaments admeasuring an area of 85.5 (Eighty Five Point Five) Decimals out of 95 (Ninety Five) Decimals, be the same or little more or less laying at in Mouza Manickpur, J.L. No. 77, Re. Sa. No. 226, Touzi No. 412, comprises in C.S. & R. S. & L. R. Dag No. 639 and C. S. & R. S. Khatian No. 145, L. R. Khatian No. 568 and 296, under Ward No. 23, of Rajpur Sonarpur Municipality Kolkata - 700148, Police Station Sonarpur within the jurisdiction of Additional District Sub Registrar, Sonarpur, District South 24 Parganas.

On the North : By Plot of Land Being Dag No. 639 (P);  
 On the South : By Plot of Land Being Dag No. 674 (P) & Common Passage  
 On the East : By Plot of Land in Mouza Malancha;  
 On the West : By Plot of Land Being Dag No. 640 (P), 641 (P) & 644 (P).

IN WITNESS WHEREOF, we have executed these presents on this the 21<sup>st</sup> day of March, 2015.

EXECUTED AND DELIVERED by the Guarantors at Kolkata in the presence of:

1. Sumon Choudhury
2. Mayank Chakraborty
3. British India Street Kol.

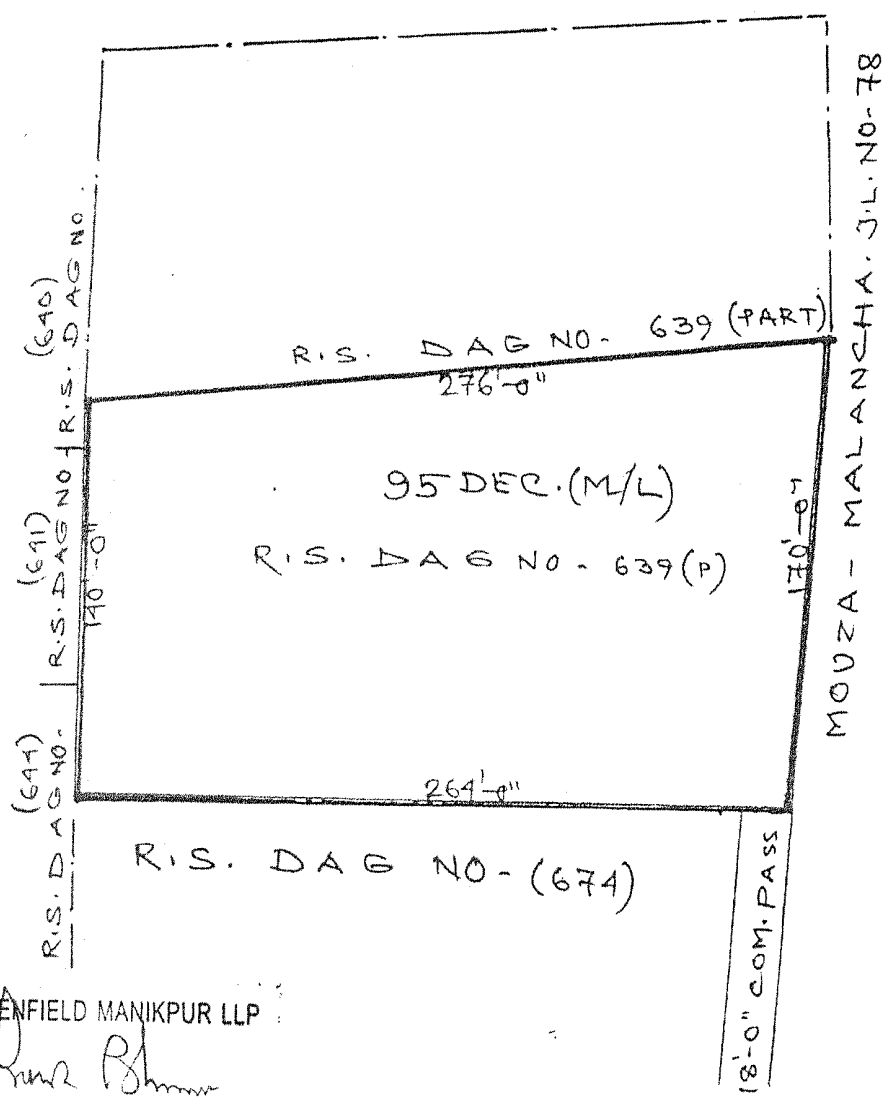
Annil Begum Sam  
Sunil Ranjan Basu  
Nikhil Ranjan Basu  
Anil Basu  
Nirvik Basu  
Mousumi Basu  
Manika Basu  
Anju Basu  
স্বাক্ষরিত

Drafted by me, Nishant Kr. Saraf Advocate.  
Mr. Nishant Kr. Saraf, Advocate  
Nishant Kr. Saraf Advocates  
8, Old Post Office Street,  
2<sup>nd</sup> Floor, Kolkata 700 001.  
Email: [nishantsaraf1976@gmail.com](mailto:nishantsaraf1976@gmail.com)  
E.No: 214/A/02

SITE PLAN OF THE LAND AT MOUZA-MANIKPUR,  
 J.L. NO-77, R.S. DAG NO. 639(P), P.S- SONARPUR  
 DIST. 24 PGS(S), UNDER RAJPUR-SONARPUR  
 MUNICIPALITY, SHOWN IN RED BOUNDARY  
 SCALE-1"=66'F.



SCHEDULE OF LAND	
R.S.DAG NO	AREA
639(P)	95 DEC.(M/L)



Aruni Ranjan Basu  
 Sunil Ranjan Basu  
 Nikhil Ranjan Basu  
 Anil Basu  
 Nirvik Basu  
 Mousumi Basu  
 Manika Basu.  
 Anju Basu  
 31/10/17

VIJAN GREENFIELD MANIKPUR LLP

*Rahul Sharma*  
 Designated Partner/authorised Signatory

*Smail Khan*  
 SURVEYOR  
*Smail Khan*  
 Vill. - Bade Hooghly  
 - Malancha-Mahinagar  
 R. No. - 038



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

Endorsement For Deed Number : IV - 01663 of 2015  
(Serial No. 02807 of 2015 and Query No. 1903L000004198 of 2015)

On 21/03/2015

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

Presented for registration at 16.05 hrs on :21/03/2015, at the Private residence by Akhil Ranjan Basu , one of the Executants.

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

Execution is admitted on 21/03/2015 by

1. Nikhil Ranjan Basu, son of Lt. Sushil Kumar Basu , 8, K P Road, Malancha, Mahinagar, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
2. Akhil Ranjan Basu, son of Lt. Sushil Kumar Basu , 8, K P Road, Malancha, Mahinagar, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
3. Sunil Ranjan Basu, son of Lt. Sushil Kumar Basu , 8, K P Road, Malancha, Mahinagar, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
4. Nirvik Basu, son of Lt. Sushil Kumar Basu , 8, K P Road, Malancha, Mahinagar, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
5. Mousumi Basu, daughter of Lt. Sushil Kumar Basu , 8, K P Road, Malancha, Mahinagar, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Service
6. Manika Basu, wife of Nikhil Basu , 8, K P Road, Malancha, Mahinagar, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
7. Avik Basu, son of Akhil Ranjan Basu , 8, K P Road, Malancha, Mahinagar, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
8. Anju Basu, wife of Sunil Ranjan Basu , 8, K P Road, Malancha, Mahinagar, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
9. Chhabi Rani Basu, wife of Lt. Sushil Kumar Basu , 8, K P Road, Malancha, Mahinagar, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business

Identified By Suman Chowdhury, son of Santosh Kumar Chowdhury, 19/8, Purbachal Bidhan Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700078, By Caste: Hindu, By Profession: Service.

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

25/03/2015 11:49:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : IV - 01663 of 2015  
(Serial No. 02807 of 2015 and Query No. 1903L000004198 of 2015)

On 24/03/2015

**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: Impresive Rs.- 50/-

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 25/03/2015

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule "A, Article number : 48(d) of Indian Stamp Act 1899

**Payment of Fees:**

Amount By Cash

Rs. 7.00/-, on 25/03/2015

( Under Article : E = 7/- on 25/03/2015 )

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

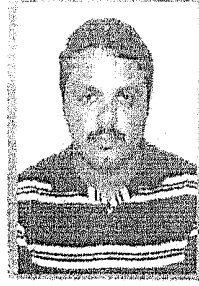
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EndorsementPage 2 of 2



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LMW1863323



নির্বাচকের নাম : সৌমেন চৌধুরী

Elector's Name : Soumen Chowdhury

পিতার নাম : সন্তোষকুমার চৌধুরী

Father's Name : Santoshkumar Chowdhury

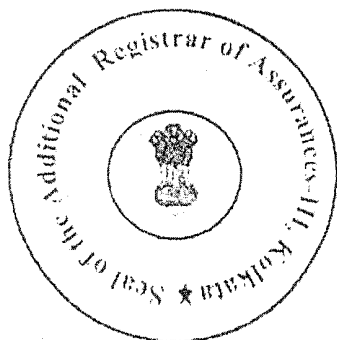
লিঙ্গ / Sex : পুরুষ / M


জন্ম তারিখ : 08/09/1980  
Date of Birth

*[Handwritten signature]*

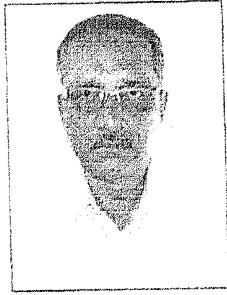
Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV  
ID Volume number 4  
Page from 3466 to 3480  
Serial No 01663 for the year 2015.



  
Sanatan Maity) 25-March-2015  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A. - III KOLKATA  
West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTS



*Dr. Khalil Raouf Bawa*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Alfred Raouf Bawa*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Abdul Basim Bawa*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Abdul Fawaz*

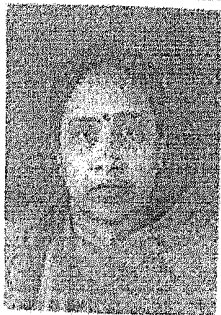
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Nousimmi Basu

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand not there due to Medical operation in the year 2000.				



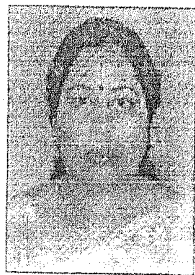
Manika Basu

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Anirbasu

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Anju Basu

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Handwritten text, possibly a name or ID number.*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Handwritten text, possibly a name or ID number.*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Handwritten text, possibly a name or ID number.*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

\*\*\*\*\*  
DATED THIS 23<sup>rd</sup> DAY OF MARCH 2015  
\*\*\*\*\*

POWER OF ATTORNEY

BY

NIKHIL RANJAN BASU AND OTHERS

IN FAVOUR OF  
SRIJAN GREENFIELD MANIKPUR LLP, represented  
by its authorized representative  
Mr. Prakash Bhimrajka  
and Mr. R. N. Agarwal

NISHANT KR. SARAF ADVOCATES  
8, OLD POST OFFICE STREET,  
2<sup>ND</sup> FLOOR, KOLKATA 700 001.  
Phone: (033) 2262 3384  
Email : nishantsaraf1976@gmail.com