

পশ্চিষ্ঠবঙ্গ पश्चिम बंगाल WEST BENGAL

Additional Pagnisher of Assurances

1 7 DEC 2014

Certified least the Doorment is admitted to Registration. The Signature Sheet and the Secondary interpendent to do document percentage in the Document.

Power/745

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL THESE MEN BY THESE PRESENTS that We (1) SMT.

BIDYA SHARMA, wife of Sri Girja Shankar Sharma, residing at 5, Pran

Krishna Mukherjee Road, Kolkata – 700 002, (2.a) SRI BRIJESH KUMAR

RAI, (2.b) SRI SHAILESH KUMAR RAI, both sons of Late Surendra Kumar

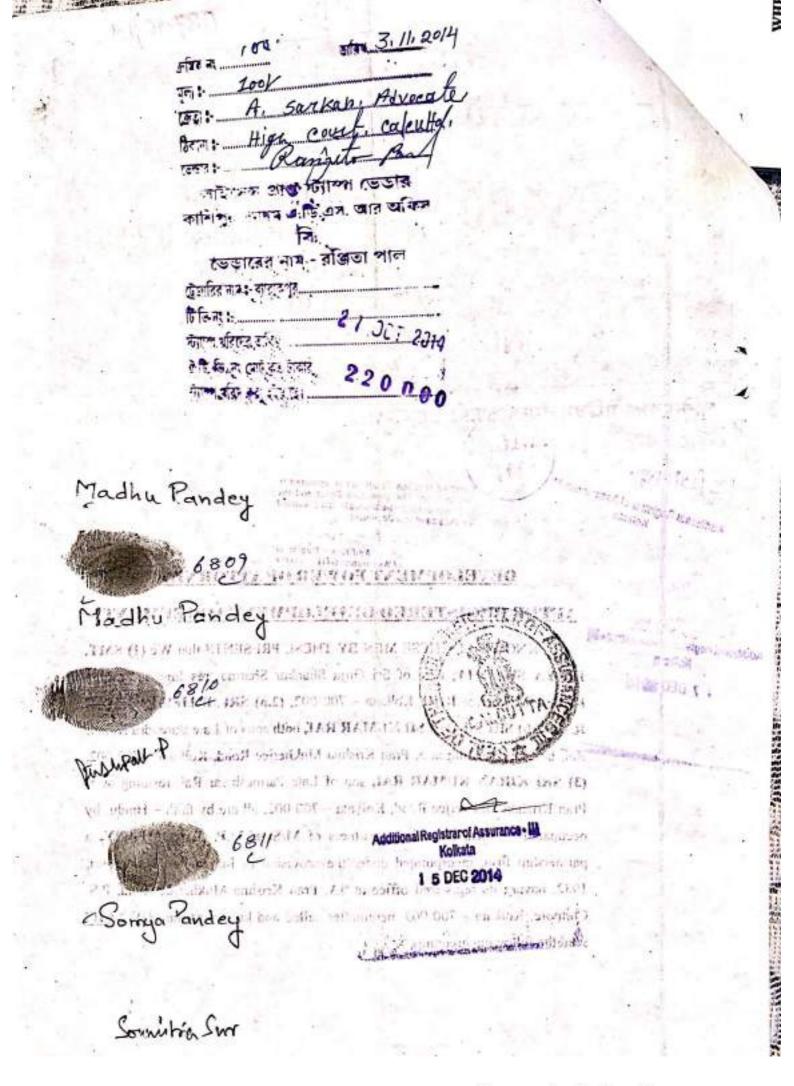
Rai, both are residing at 5, Pran Krishna Mukherjee Road, Kolkata – 700 002,

(3) SRI KIRAN KUMAR RAI, son of Late Parmeshwar Rai, residing at 5,

Pran Krishna Mukherjee Road, Kolkata – 700 002, all are by faith – Hindu, by
occupation – Business, all are partners of M/S. K.M.P. & COMPANY, a
partnership firm, incorporated under the provision of Indian Partnership Act,
1932, having its registered office at 5A, Pran Krishna Mukherjee Road, P.S.

Chitpore, Kolkata – 700 003, hereinafter called and known as the "OWNER"
send the following greetings:

NOW KNOW WE ALL MEN BY THESE PRESENTS, that we the appointers above named doth hereby make, nominate, constitute retain and appoint and have made



WHEREAS said M/S. K.M.P. & COMPANY is the absolute owner of land measuring an area 6(six) cottahs 7(seven) chittacks 2(two) sq.ft. more or less together with old dilapidated partly brick built and partly tin shed structure measuring an area 1500 Sq.ft. more or less lying and situated at Premises No.5A, 4B & 4A, Pran Krishna Mukherjee Road, Kolkata – 700 002, Police Station – Chitpore, within the limits of Kolkata Municipal Corporation, Ward No.6, Additional District Sub-Registration office Sealdah, South 24 Parganas, in the town of Kolkata, District of 24-Parganas (South) by virtue of several purchases.

AND WHEREAS Development Agreement dated 08/12/2014, registered at the office of the Addl. Registrar of Assurances-I, Kolkata, recorded in Book No.I, Being No.10980 for the year 2014, we the said appointer herein have entrusted the development in respect of the said premises and/or construction of building there at to M/S. GANGA DEVELOPER, a partnership firm, incorporated under the provision of Indian Partnership Act, 1932, having its registered office at 199/94 &, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048, being represented by its partners namely (1) MADHU PANDEY, daughter of Sambhunath Misra, 199/14, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048 (2) PUSHPAK PRAKASH PANDEY, son of Sri Prem Prakash Pandey, 199/14, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048 and (3) SOMYA PANDEY, daughter of Sri Prem Prakash Pandey, residing at 199/14, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048 for the consideration and other terms and conditions therein contained.

AND WHEREAS at the request of the partners of M/S. GANGA DEVELOPER, a partnership firm, having its registered office at 199/94 &, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048, being represented by its partners namely (1) MADHU PANDEY, daughter of Sambhunath Misra, 199/14, S.K. Deb Road, P.S. Lake Town, Kolkata – 700048 (2) PUSHPAK PRAKASH PANDEY, son of Sri Prem Prakash Pandey, 199/14, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048 and (3) SOMYA PANDEY, daughter of Sri Prem Prakash Pandey, residing at 199/14, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048, as our true and lawful Attorney to act in names and on our behalf and to do all or any of the acts, deeds, matters and things hereinafter stated.

NOW KNOW WE ALL MEN BY THESE PRESENTS, that we the appointers above named doth hereby make, nominate, constitute retain and appoint and have made





K. M. P. & Co.
Brych Kumu R.
Partner







Soumulira Sur Sto Late B.N. Sur 81. Dum Dum Read Kolkata - Foodfq Business



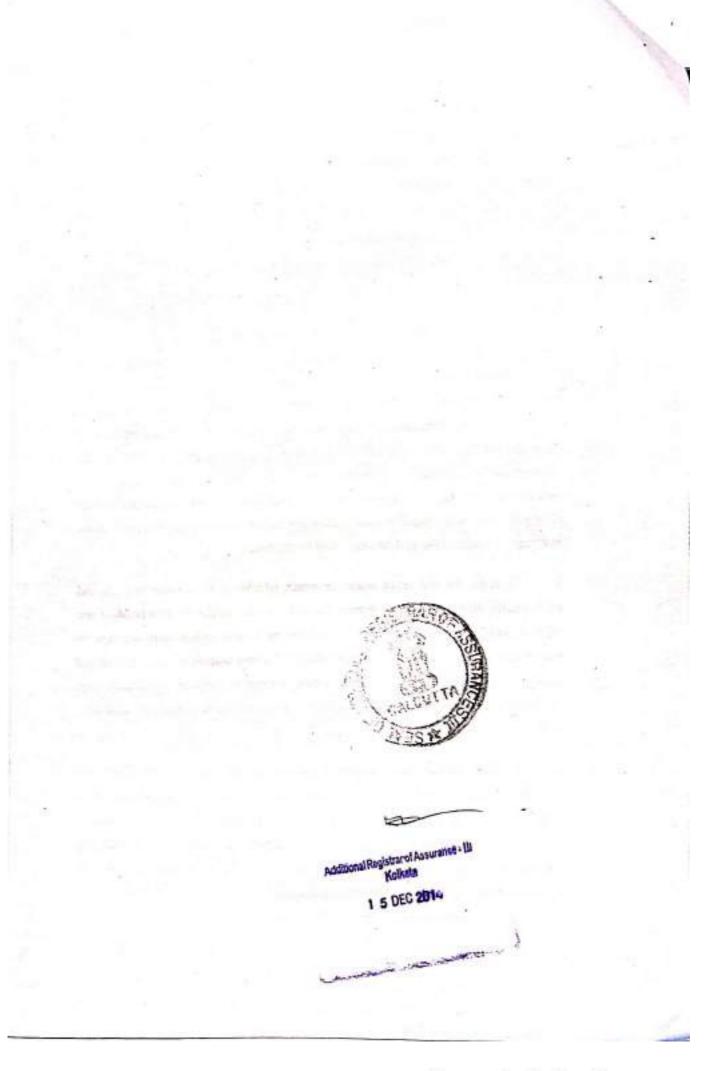
nominated, constituted, retained and appointed the said (1) MADHU PANDEY, daughter of Sambhunath Misra, 199/14, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048 (2) PUSHPAK PRAKASH PANDEY, son of Sri Prem Prakash Pandey, 199/14, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048 and (3) SOMYA PANDEY, daughter of Sri Prem Prakash Pandey, residing at 199/14, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048, partners of M/S. GANGA DEVELOPER, a partnership firm, having its registered office at 199/94 &, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048 (hereinafter referred to as the said ATTORNEY) to act jointly in our name and on our account and on our behalf and to do all or any of the Acts, Deeds, matters and things namely:-

- a. To enter upon, hold, occupy and possess the said land measuring 6(six) cottahs 7(seven) chittacks 2(two) sq.ft. more or less together with old dilapidated partly brick built and partly tin shed structure measuring an area 1500 Sq.ft. more or less lying and situated at Premises No.5A, 4B & 4A, Pran Krishna Mukherjee Road, Kolkata 700 002, Police Station Chitpore, within the limits of Kolkata Municipal Corporation, Ward No.6, Additional District Sub-Registration office Sealdah, South 24 Parganas, in the town of Kolkata, District of 24-Parganas (South), more fully described in Schedule hereunder written (hereinafter referred as the : "Said Premises") and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
- b. To take charge or look after, manage and administer the said premises or portion thereof as the said attorney shall think proper.
- c. To appear and represent the Appointers before the Kolkata Municipal Corporation, authorities. Police authorities, Fire Brigade Authority, C.E.S.C. / W.B.S.E.B. Authorities, Urban land ceiling Authorities and other Government Authorities and/or departments, Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary plans, letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.
- d. To demolish or cause to be demolished the sheds, and other structure whatsoever laying erected at the said premises or portions thereof.

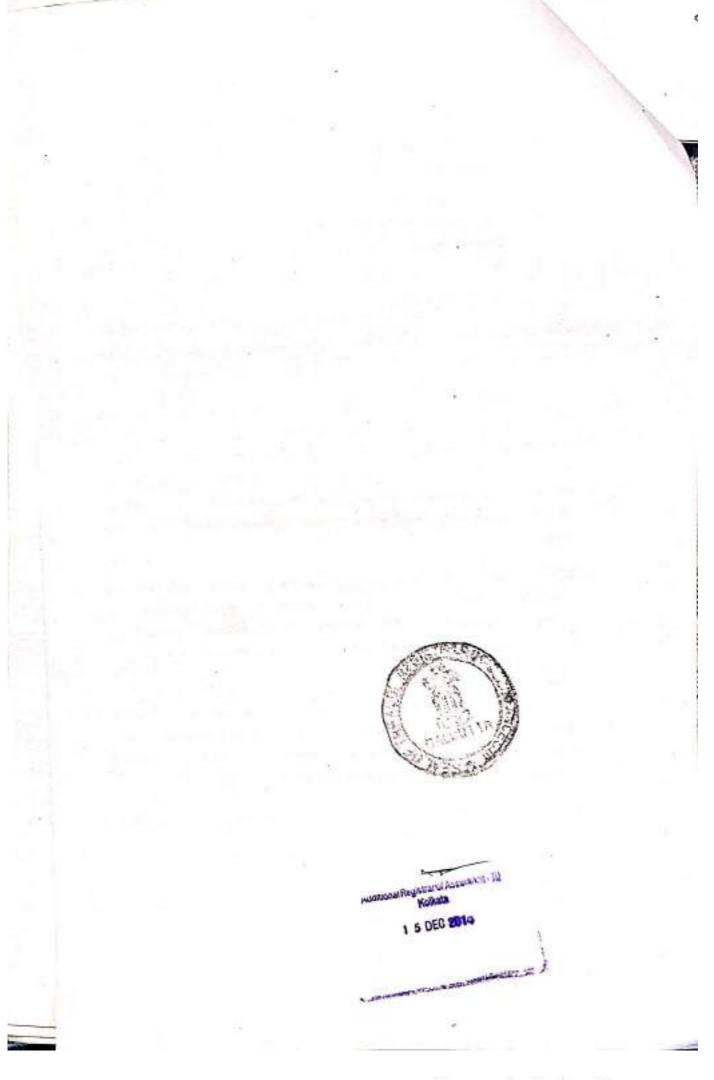


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- e. To sign, apply for and obtain all necessary sanctions, permissions, amalgamation, No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Kolkata Municipal Corporation, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper. The building plan needs to be approved by the landowner in the form of written consent before presenting to the authorities for sanction.
- f. To sign and/or apply for and obtain all necessary maps, plans, structural plan, revised plan, sketches, diagrams, elevations, amalgamation and other specifications duly sanctions and/or approved by the Kolkata Municipal Corporation and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time be necessary or required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.
- g. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said premises and/or the new building and other structures that may hereafter be created and the same in such more or names is the said Attorney or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall think proper.
- h. To apply for and obtain necessary permissions and/or no objection certificates from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or to obtain necessary Income Tax clearance certificate under the provisions of Section 130A(1) of the Income Tax Act 1961, and/or no objection certificate under the provisions of chapter XXC of the Income Tax Act 1961 and for the said the purpose to sign execute and deliver all papers application and documents and to do all acts, deeds maters and things as the said Attorney shall think proper.

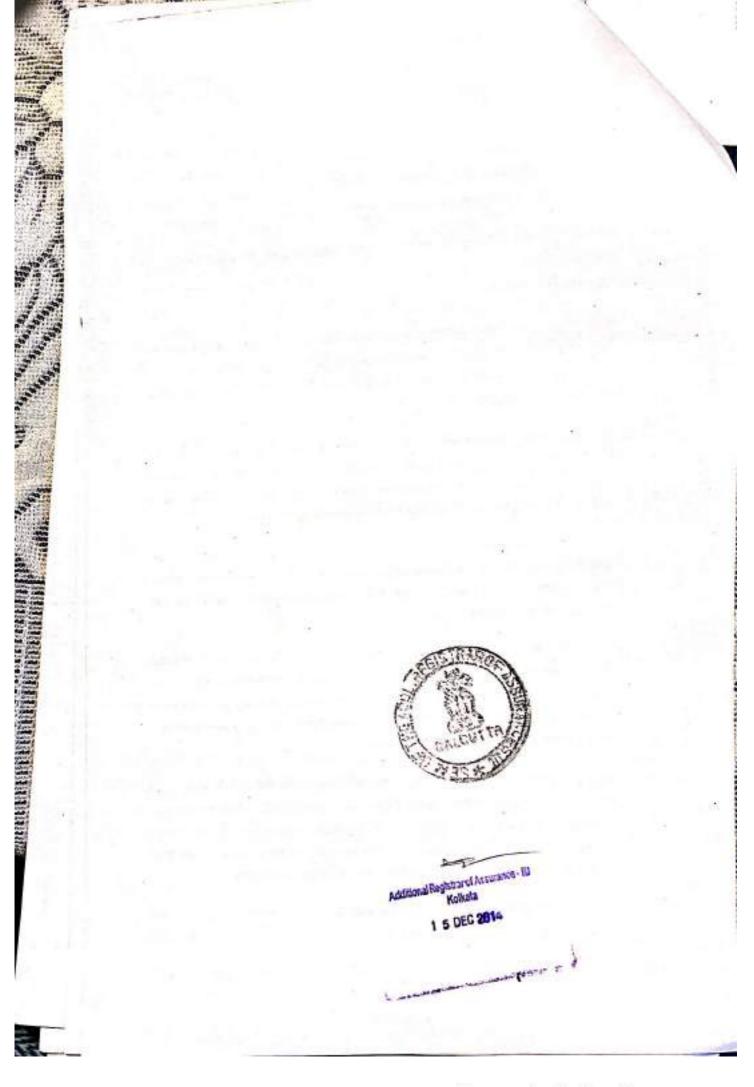


- i. To undertake and carry out the development of the said premises and / or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised therein as per the plan as may be sanctioned by the Kolkata Municipal Corporation and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.
- j. To apply for and obtain the Completion Certificate and/or Occupancy Certificate from the Kolkata Municipal Corporation after completion of new multi storied building in the scheduled land.
- k. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and / or the development thereof and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan to be sanctioned by the Kolkata Municipal Corporation, and for the said purpose to do all acts deed matters and things as the said Attorney shall think proper.
- I. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.
- m. To sign execute affirm and verify all plaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.
- n. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall think proper.



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- o. To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to arbitration on such terms as the said attorney shall think proper.
- p. To pay the sanction fee and other costs charges and expenses for obtaining the sanctions and/or permission and/or clearances and no objection certificates including the sanction of plan as also attaining public utility service.
- q. To retain an appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney think proper.
- r. To retain and appoint architects, engineers, contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.
- s. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Kolkata Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.
- t. Save and except the Owner's Allocation or owners allocated portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats shops, showrooms, garage and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said premises.
- u. To receive realize and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, shop rooms, showrooms, garage and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
- v. To sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal or the several flats,

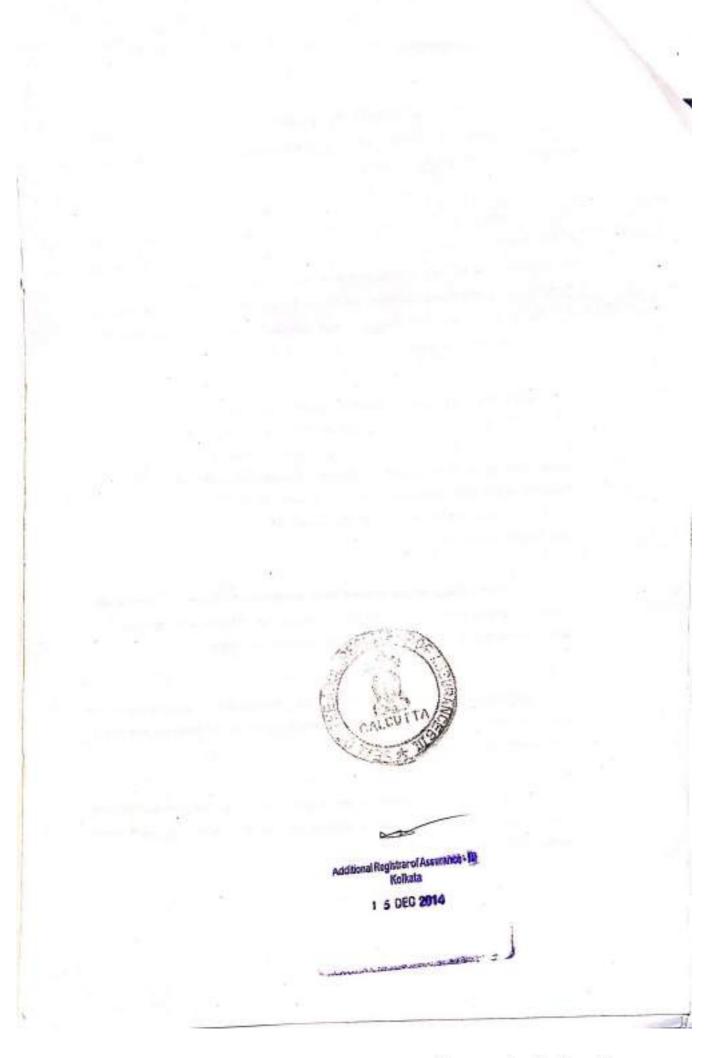


car parking, shop rooms, garage and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.

- w. To present any such Conveyance or Conveyances or Agreement for Sale for registration before the Additional District Sub-Registrar, District Registrar or Registrar of Assurance in Kolkata having authority for unto have the said conveyance or Agreement for Sale registered before the said authorities and to do all other acts, deeds and things which our said Attorney shall consider necessary for conveying the Developer's Allocation only.
- x. Only after handing over peaceful possession of owner's allocated portion, to appear before the appropriate registration authority and to present the agreements for sale, sale deeds/deed of conveyance, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.
- y. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

AND we the said APPOINTER above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said ATTORNEY or any of them acting as aforesaid lawfully do.



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THE SCHEDULE REFERRED TO ABOVE

PART-I Premises No. 5A, Pran Krishna Mukherjee Road

ALL THAT piece or parcel of land measuring an area 1(one) cottah 0(zero) chittacks 29(twenty nine) sq.ft. more or less lying and situate at Premises No.5A, Pran Krishna Mukherjee Road, Kolkata – 700 002, Assessee No.110062600044, Police Station – Chitpore, within the limits of Kolkata Municipal Corporation, Ward No.6, Additional District Sub-Registration office Sealdah, South 24 Parganas, in the town of Kolkata, District of 24-Parganas (South).

PART-II Premises No. 4B, Pran Krishna Mukherjee Road

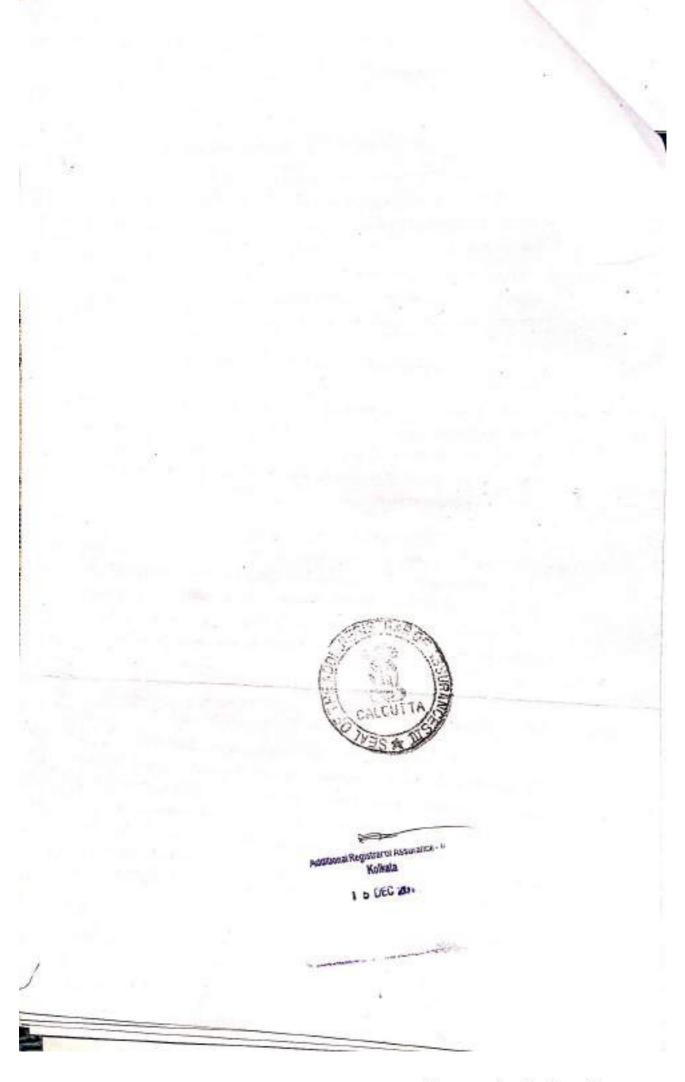
ALL THAT piece or parcel of land measuring an area 3(three) cottahs 1(one) chittacks 8(eight) sq.ft. more or less lying and situate at Premises No.4B, Pran Krishna Mukherjee Road, Kolkata – 700 002, Assessee No.110062600366, Police Station – Chitpore, within the limits of Kolkata Municipal Corporation, Ward No.6, Additional District Sub-Registration office Sealdah, South 24 Parganas, in the town of Kolkata, District of 24-Parganas (South).

PART-III Premises No. 4A, Pran Krishna Mukherjee Road

ALL THAT piece or parcel of land measuring an area 2(two) cottahs 5(five) chittacks 10(ten) sq.ft. more or less lying and situate at Premises No.4B, Pran Krishna Mukherjee Road, Kolkata – 700 002, Assessee No.110062600032, Police Station – Chitpore, within the limits of Kolkata Municipal Corporation, Ward No.6, Additional District Sub-Registration office Sealdah, South 24 Parganas, in the town of Kolkata, District of 24-Parganas (South).

Premises No. 5A, 4B & 4A, Pran Krishna Mukherjee Road

ALL THAT piece or parcel of land measuring an area 6(six) cottahs 7(seven) chittacks 2(two) sq.ft. more or less together with old dilapidated partly brick built and partly tin shed structure measuring an area 1500 Sq.ft. more or less lying (1000 sq.ft. of pucca structure and 500 sq.ft. of tin shed structure) situated at Premises No.5A, 4B & 4A, Pran Krishna Mukherjee Road, Kolkata – 700 002, Police Station – Chitpore, within the limits of Kolkata Municipal Corporation, Ward No.6, Additional District Sub-Registration office Sealdah, South 24 Parganas, in the town of Kolkata, District of 24-Parganas (South).



The entire property is butted and bounded as follows : -

ON THE NORTH

: Property of Chandrabati Devi;

ON THE SOUTH

: 60' wide P.K. Mukherjee Road;

ON THE EAST

: Property of Rajendra Sabu;

ON THE WEST

: 80' wide Cossipore Road;

IN WITNESS WHEREOF We the APPOINTERS and ATTORNEY above named have hereunto set our respective hands and seals this 15th day of December 2014.

SEALED SIGNED AND DELIVERED

by the APPOINTER above named at Kolkata in presence of :-

1. Srumbra Im 81, Dombon Room Kalhata - 30036

K. M. P. & Co.

Partner \$

2. Grem Grakash Baubey.
199/148.k. Oab 2000. KO1-48

Biolya Sherma Brijech Yuman la. Sheilach Kar Rai

APPOINTER / EXECUTANT

We agree to act as the Constituted Attorney as per this Power of Attorney

Madhu Pandey pushout.P

Sorrya Pandey.

SIGNATURE OF THE ATTORNEY

Drafted by : -

Abhik Sarkar (Advocate)

High Court Calcutta



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

Endorsement For Deed Number : IV - 08740 of 2014 (Serial No. 15231 of 2014 and Query No. 1903L000023725 of 2014)

On 15/12/2014

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

Presented for registration at 19.50 hrs on :15/12/2014, at the Private residence by Madhu Pandey , one of the Claimants.

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

Execution is admitted on 15/12/2014 by

- Bidya Sharma
 Partner, M/s. K M P & Company, 5 A, Pran Krishna Mukherjee Road, Kolkata, District:-., WEST BENGAL, India, Pin:-700003.
 By Profession: Others
- Brijesh Kumar Rai Partner, M/s. K M P & Company, 5 A, Pran Krishna Mukherjee Road, Kolkata, District:-., WEST BENGAL, India, Pin:-700003. , By Profession: Others
- Shallesh Kumar Rai Partner, M/s. K M P & Company, 5 A, Pran Krishna Mukherjee Road, Kolkata, District:-., WEST BENGAL, India, Pin:-700003. , By Profession: Others
- Kiran Kumar Rai
 Partner, M/s. K M P & Company, 5 A, Pran Krishna Mukherjee Road, Kolkata, District:-., WEST BENGAL, India, Pin:-700003.
 By Profession: Others
- Madhu Pandey, daughter of Shambhunath Misra, 199/14, S K Deb Road, P. S. Lake Town, Kolkata, District:-., WEST BENGAL, India, Pin:-700048, By Caste Hindu, By Profession: Others
- Pushpak Prakash Pandey, son of Prem Prakash Pandey, 199/14, S K Deb Road, P. S. Lake Town, Kolkata, District:-., WEST BENGAL, India, Pin:-700048, By Caste Hindu, By Profession: Others
- Somya Pandey, daughter of Prem Prakash Pandey , 199/14, S K Deb Road, P. S. Lake Town, Kolkata, District:-., WEST BENGAL, India, Pin:-700048, By Caste Hindu, By Profession: Others Identified By Soumitra Sur, son of Lt. B N Sur, 81, Dum Dum Road, Kolkata, District:-., WEST BENGAL, India, Pin:-700074, By Caste: Hindu, By Profession: Business.

(Sanatan Maity) ADDITIONAL REGISTRAR OF ASSURANCE-III

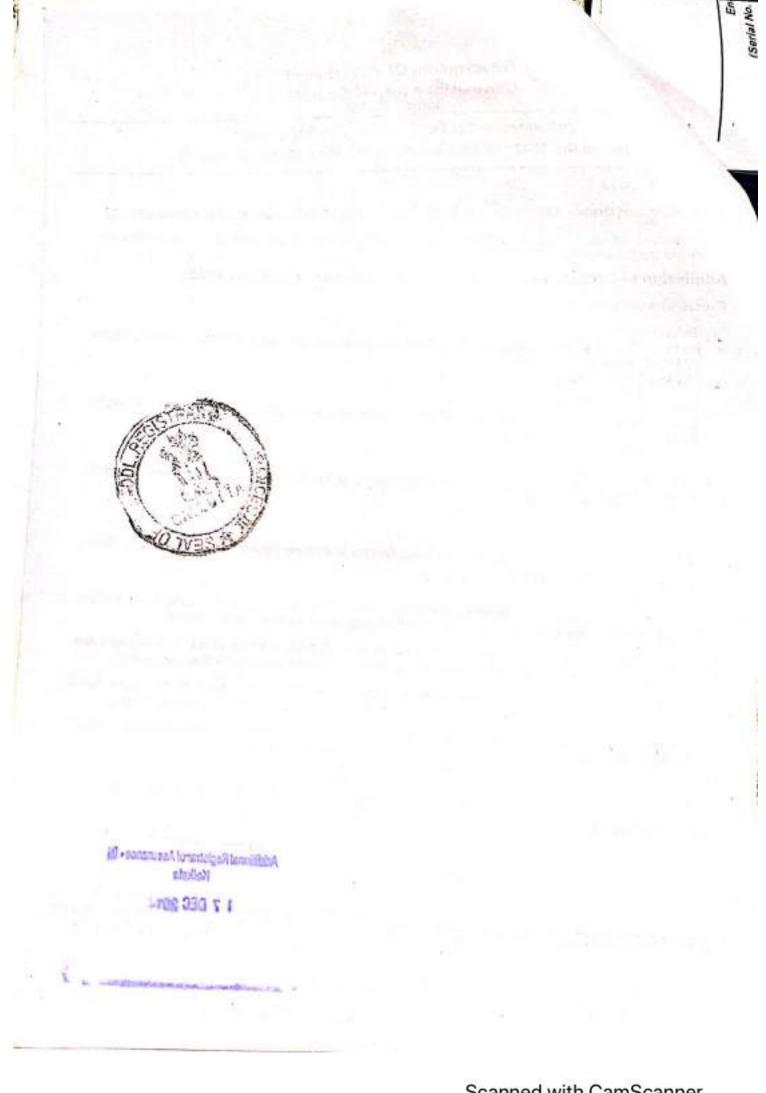
On 16/12/2014

Additional Registrar of Assurance • III
Kolkata

ADDITIONAL REGISTRAR OF ASSURANCE-III

17/12/2014 13:06:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number: IV - 08740 of 2014 (Serial No. 15231 of 2014 and Query No. 1903L000023725 of 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

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 100/-

> (Sanatan Maity) ADDITIONAL REGISTRAR OF ASSURANCE-III

On 17/12/2014

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(d) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 17/12/2014

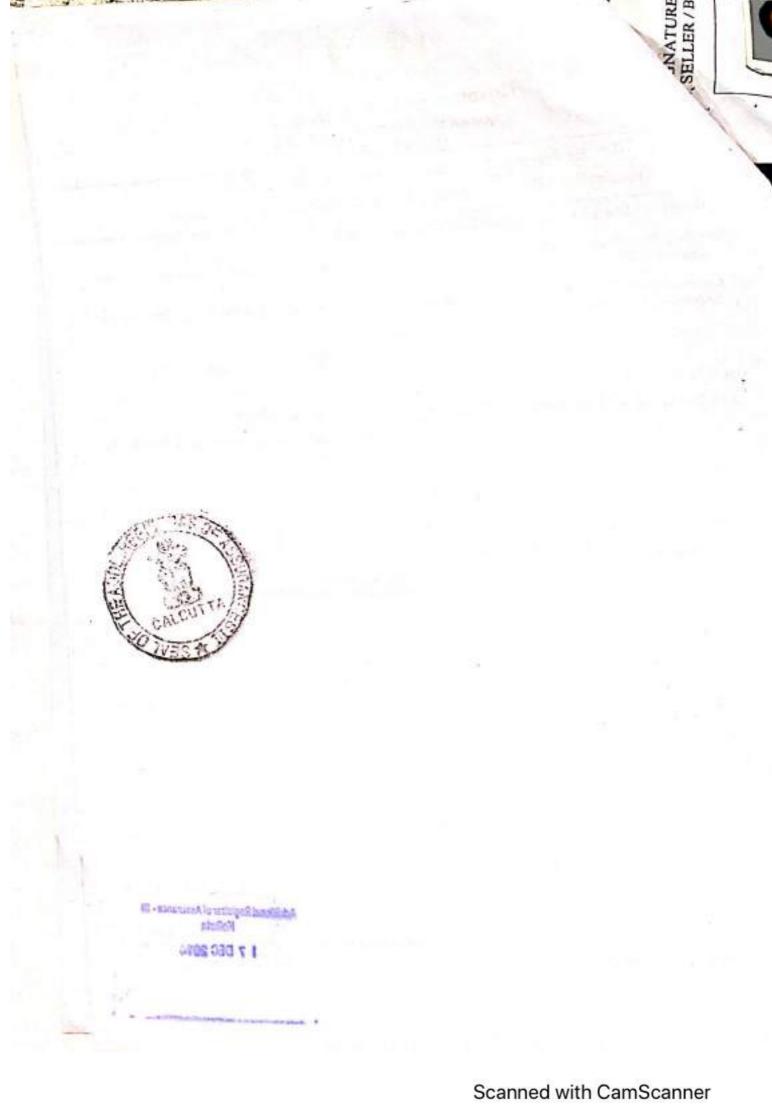
(Under Article : ,E = 7/- on 17/12/2014)

(Sanatan Maity) ADDITIONAL REGISTRAR OF ASSURANCE-III

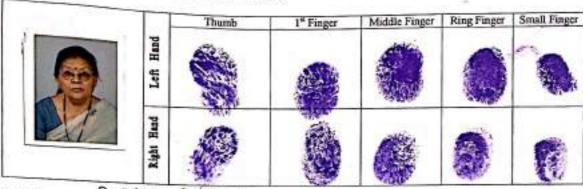
tan Maity)

ADDITIONAL REGISTRAR OF ASS

17/12/2014 13:06:00



TURE OF THE PRESENTANT / EXECUTANT UNDER RULE 44A OF THE LR. ACT. 1908



BIDYA SHARMA

Signature Biolys Shorma

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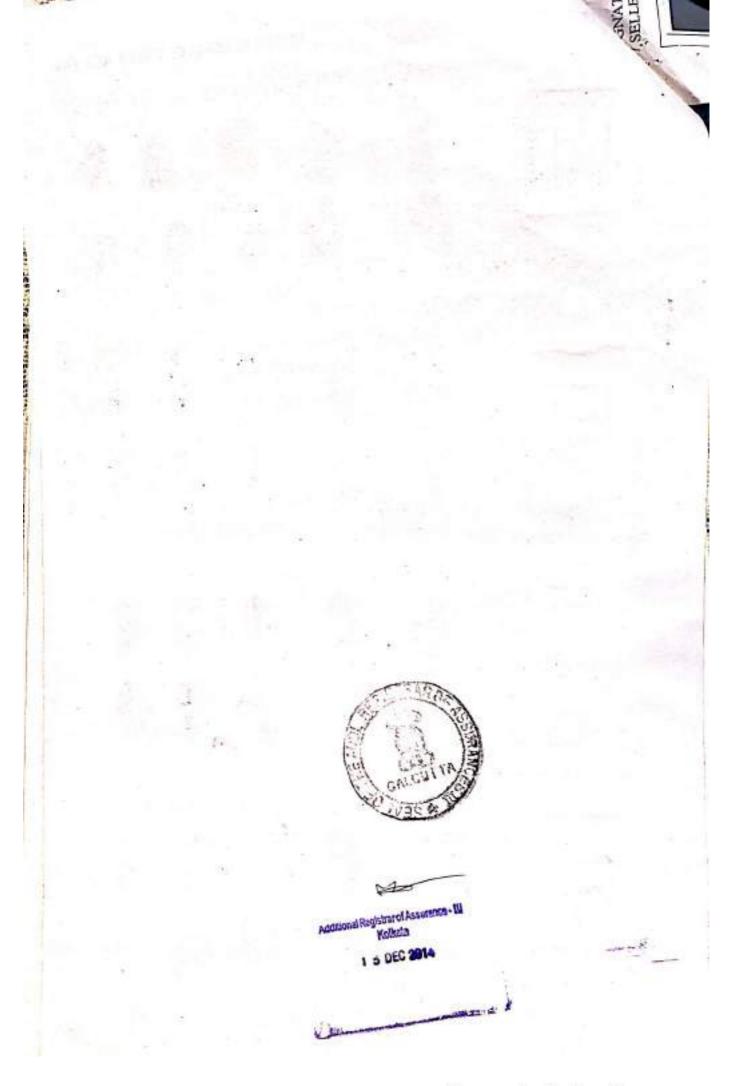
MRIJESH KUMAR RAI

Signature Bright Kom Co.

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Signature Kiran Kumaz Rai



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ATURE OF THE PRESENTANT / EXECUTANT LER / BUYER / CLAIMENT WITH PHOTO

UNDER RULE 44A OF THE LR. ACT. 1908



Signature Madhu Pandey

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Name

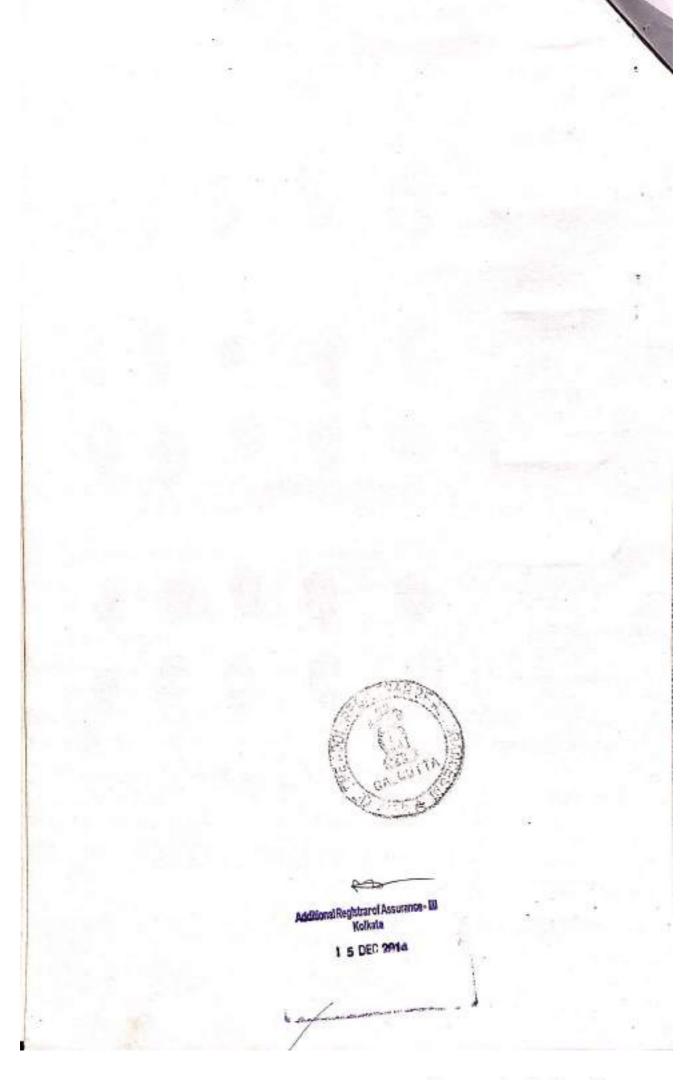
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Name Somya Pandey

Ring Finger 1" Finger Middle Finger Thumb Hand Photo Band Right

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV CD Volume number 16 Page from 2890 to 2905 being No 08740 for the year 2014.



(Sanatan Maity) 18-December-2014 ADDITIONAL REGISTRAR OF ASSURANCE-III Office of the A.R.A. - III KOLKATA West Bengal