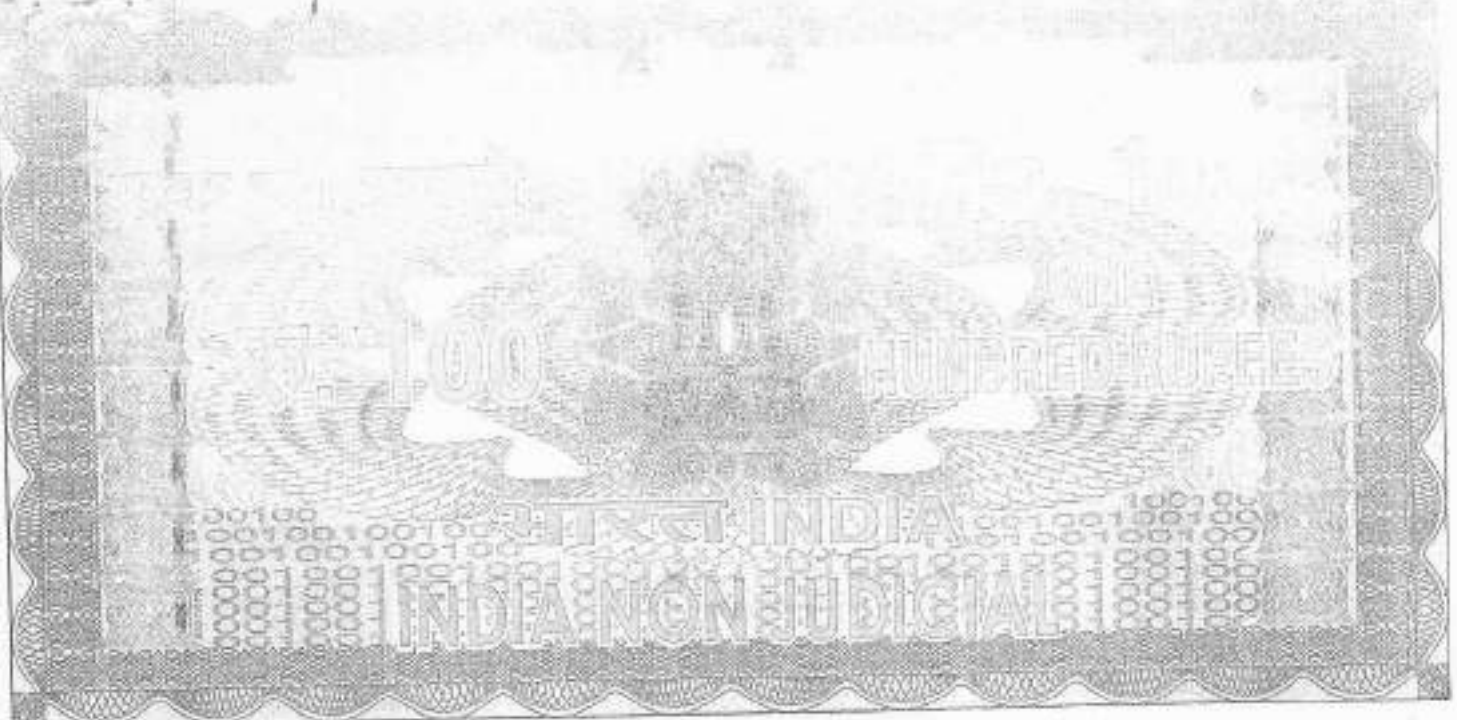


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 037310

1914
167290/19



Visi Case No. 02525 of 08/08/19
J(1)- 250
J(2)- 250
Total 500/-
Realised on

Additional Registrar of Assurances IV, Kolkata
8/8/2019

POWER OF ATTORNEY

ARA-IV
Kolkata

04 AUG 2019

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, Oval Developers Private Limited, (CIN No.U70101WB2005PTC103517) (PAN No.AAACO7628P) a company duly registered under the Companies Act, 1956 having its registered office at Mansarovar Building, 3B Camac Street, Kolkata - 700 016, represented by its Authorised Signatory, MR. JAHAN NUMAZAR MEHTA, son of Mr. Numazar Dorab Mehta, by faith Parsi, by occupation Service, residing at 10/1C, Diamond Harbour Road, Kolkata 700027, West Bengal (PAN ACMPD1678H) hereinafter referred to as "Grantor" do hereby SEND GREETINGS

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

Additional Registrar of Assurances IV, Kolkata

১১৬৩

SUDIPA BHATTACHARYA

Advocate

High Court, Calcutta

Hastings Chambers, Ground Floor,

৯, হি. কল, হাট, কলিকতা, ৭০০ ০০১

দক্ষিণ ২৪ পরগণা

স্বাক্ষরিত: আসাদুল রহমান

28 APR 2019

Handwritten signature



verified by:
Sublaganban
2/0-B.M. Sarker
DP-5, Salt Lake Sec-V
Kolkata - 700091
PO - Sethi Bhaoran
PS - Bidhanagar
(Service)

Handwritten signature
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
28 AUG 2019








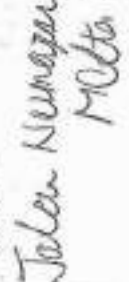
Government of West Bengal



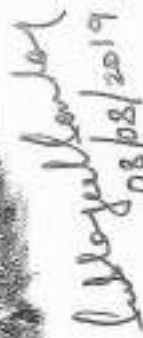
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19041000169290/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUBHA CHAKRABARTI , Godraj Waterside Tower II Unit -, DP 5 Sector V Salt Lake, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091	Representative of Attorney [Amitis Developers LLP]		6214 	 08/08/2019
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr JAHAN NUMAZAR MEHTA , 10/1C, DIAMOND HARBOUR ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Principal [OVAL DEVELOPERS PRIVATE LIMITED]		6215 	 8/8/2019

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subhajeet Sarkar Son of Mr B M Sarkar Godrej Waterside T-ii, Unit 109, P.O:- Sech Bhaban, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091	Mr SUBHA CHAKRABARTI, Mr JAHAN NUMAZAR MEHTA		6216 	 08/08/2019

(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal



OVAL DEVELOPERS PVT. LTD.

Jalal Helmasar M. Ohta
Authorized Signatory

8/11/19



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAHAN NUMAZAR MEHTA

NUMAZAR DORAB MEHTA

01/12/1981

Permanent Account Number

AEYPM8840E

J. Mehta

Signature



CG022012

*Jahan Numazar Mehta
HH 19*

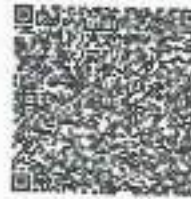


भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1088/47403/19323

To
 जहान नुमाज़र मेहता
 Jahan Numazar Mehta
 S/O: Numazar Mehta
 Seivel House 10/1B, Diamond Harbour Road
 Alipore
 Alipore
 Circus Avenue Kolkata
 West Bengal 700027
 9830027483

26/10/2016
 3876179



आपका आधार क्रमांक / Your Aadhaar No. :

2419 3681 3701

मेरा आधार, मेरी पहचान



~~भारत सरकार~~
~~Government of India~~



जहान नुमाज़र मेहता
 Jahan Numazar Mehta
 जन्म तिथि / DOB : 01/12/1981
 पुरुष / Male



2419 3681 3701

मेरा आधार, मेरी पहचान

Jahan Numazar Mehta
01/12/1981

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



अधिकरण
Unique Identification Authority of India

पता:
आरम्भ: नुमाज़र मेहता, घर/निर्माण:
सेल्वेल हाउस, सड़क/मार्ग/गली:
10/1बी, डायमंड हार्बर रोड,
गांव/कस्बा/शहर: अलिपोरे, ज़िला:
कोल्कता, पोस्ट ऑफिस: अलिपोरे,
राज्य: वेस्ट बंगाल, पिन कोड:
700027

Address:
S/O: Numazar Mehta,
House/Bldg./Apt.: Selvel House,
Street/Road/Lane: 10/1B,
Diamond Harbour Road,
Village/Town/City: Alipore, District:
Kolkata, P.O.: Alipore, State: West
Bengal, PinCode: 700027

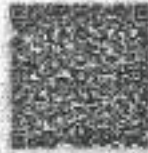
2419 3681 3701



শাসন শংকার
GOVERNMENT OF WEST BENGAL



সুভা চক্রবর্তী
Subha Chakrabarti
জন্ম তারিখ/DOB:
06/10/1961
পুং / MALE



6378 2539 2836

আপনার - সাম্প্রদায়িক মালিকের অধিকার

Subha Chakrabarti



मानक विभाग पहचान प्रधिकरण
BUREAU OF STANDARDS AND CALIBRATION AUTHORITY OF INDIA

पता:

Address

आत्मज: लेट निरंजन
चक्रवर्ती, 6, बरोडा
अवेन्यू, गरिया, कोलकाता,
पश्चिम बंगाल, साउथ 24
परगनाहा,
वेस्ट बंगाल - 700084

S/O: Late Nirajan
Chakrabarti, 6, BARODA
AVENUE, GARIA, KOLKATA,
Garis. South 24 Parganas,
West Bengal - 700084



1547
1820 300 1947


1547
bcal@bcal.gov.in

1547
www.bcal.gov.in

1547
B.O. Box No.1947,
Bengaluru-083 001

Handwritten signature and scribble

PERMANENT ACCOUNT NUMBER
ABVPC7307E



TAXPAYER NAME
SUBHA CHAKRABARTI

FATHER'S NAME
NIRANJAN CHAKRABARTI

DATE OF BIRTH
08-10-1981

SIGNATURE
[Handwritten Signature]

FORM 12-B
COMMISSIONER OF INCOME TAX, N.S. - 2

[Handwritten Signature]
[Handwritten Signature]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

AMITIS DEVELOPERS LLP



08/01/2015

Permanent Account Number

ABBFA8013D

AMITIS DEVELOPERS LLP

[Handwritten Signature]

Authorised Signatory



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Subhajeet Sarkar
DOB: 28/07/1984
Male / MALE



Address:

S/O. Bandhu Madhab Sarkar,
Vivekananda Nagar, Near Moly
builders, Kamrabad (N), Sonarpur,
South 24 Parganas,
West Bengal - 700150

5285 8823 7782

5285 8823 7782

Aadhaar-MERA AADHAAR, MERI PEHACHAN

Aadhaar-Aam Admi ka Adhikar

Subhajeet Sarkar

WHEREAS

- A. By and under **Development Agreement dated 22.07.2019** registered in the office of the A.R.A. IV, at Kolkata in Book No. - I Volume No. 1904-2019 Being No. 7260 of 2019 ("**Development Agreement**") the Grantor granted the development rights in respect of the Additional Lands more particularly described in **Schedule I** therein in favour of **AMITIS DEVELOPERS LLP, (AAD-1617) (PAN No.ABBFA8013D)**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai-400 079 AND its office at 10/1C, Diamond Harbour Road, Kolkata 700027, represented by its Authorised Signatory, **Mr. Subha Chakrabarti**, son of Late Niranjana Chakrabarti, by faith Hindu, by occupation Service, working for gain at Godrej Waterside, Tower II, Unit no.109, DP-5, Sector V, Salt Lake, Kolkata-700091, P.O. Sechi Bhavan, P.S. Bidhannagr, West Bengal (PAN ABVPC7307E) on the terms and conditions contained therein.
- B. In view of the aforesaid, the Grantor is now desirous of executing the present Power of Attorneys in favour of Amitis Developers LLP, acting through its partners, and authorised

representatives *inter alia* to do all acts, deeds, matters and things required to be done as may be required in terms of the Development Agreement, Supplemental Development for development of the Subject land and Additional Land.

NOW KNOW YE ALL MEN AND THESE WITNESSETH THAT Oval Developers Private Limited the Grantor within named do hereby nominate, constitute and appoint Amitis Developers LLP, acting through its partners, and authorised representatives to be our true and lawful Attorneys for us and on our behalf and in our name, for doing all or any of the acts, deeds, matters and things pertaining for the development of the Additional Land in our name and on our behalf and without prejudice to the generality of the foregoing, the acts, deeds, matters and things more particularly contained hereinafter, that is to say:

1. To enter upon the Subject Lands for the purposes of performing the acts, deeds and activities as stated in the Development Agreement.
2. To defend possession, look after, manage, demolish, supervise and administer the schedule land and the buildings/structures to be constructed thereon.

3. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the schedule below Land or any part thereof.
4. To apply for and obtain sanction of a building plan from the concerned authority in respect schedule below land and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter at its own costs and expenses.
5. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the schedule below land.
6. To obtain delivery of the sanction plan from the concerned authority or authorities.
7. To apply for and obtain amalgamation if required, of the schedule below land from the concerned authorities and to pay all fees, charges and expenses in respect thereof.
8. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence from any statutory authority including the Gram Panchayat, Zilla Parishad, Kolkata

Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade, West Bengal Police, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Competent Authority under the Land Reforms Act, 1955 for obtaining the Mutation and Conversion of Subject Land, Directorate of Electricity, Government of West Bengal for obtaining permission for erecting, commissioning and operation of lift/elevator and all licensing authorities and any other statutory authority.

9. To appear and represent the Grantors before the necessary authorities including the Gram Panchayat, Zilla Parishad, Kolkata Municipal Corporation, , Kolkata Metropolitan Development Authority, Fire Brigade, West Bengal Police, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976 and Land Reforms Act, 1955, in connection with the sanction, modification and/or alteration of plans for the new building and/or for obtaining the Conversion of Land and Mutation of the Land, Directorate of Electricity, Government of West Bengal.

10. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board/Ministry of Environment and Forest for sanction of plan of the schedule Land.

11. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to cause submission and taking delivery of title deeds concerning the schedule below land and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think, fit and proper.

12. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.

13. To appear and represents before all authorities concerned including Collector or Commissioner of Income Tax, Collector of Land Revenue and Assessor of Municipal Rates and Taxes, Police Department, and Municipal officers for the renewal of grant or license or permit or for other purpose and may be necessary under the local acts or rules and regulations or before any public or any other government Officer or authority whomsoever.

14. To make necessary applications for procuring permits and quotas for cement, steel and other building materials and for the purpose to sign and execute such applications, affidavits, undertakings, indemnities, bonds and such documents etc., as may be required and to represent therefore the concerned authorities and to receive the same and make payments for such permits, quotas, etc.

15. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the schedule below Land and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

16. To appear and represent the Grantors before all authorities including those under the Gram Panchayat, Zilla Parishad, Kolkata Municipal Corporation for fixation and/or finalisation of the annual valuation of the schedule below land and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

17. To commence, prosecute, enforce, accept any service of writ of summons or any other summons, appear, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the schedule below land or any part thereof including relating to acquisition and/or requisition in respect of the schedule below Land or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on behalf of the Grantors or in the name of the Attorney and pay the costs, expenses, fee and other outgoings.

18. To sign, declare and/or affirm, on behalf of the Grantors, any letter, notice, application, plaint, written statement, counter-claims, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo of Appeal, review or any other documents or papers of every description that may be necessary to be signed, verified and executed for the purpose of instituting and/or defending any kind of suits, actions, appeals and proceedings in any kind of Court of Law or Equity in respect of the schedule below Land or part thereof and/or the Project to be undertaken on the schedule land.

19. To lead evidence on oath to admit execution of documents agreements or writings, to negotiate, compromise and sign consent terms in terms of the consent decree with the opponents their servants and agents and/or assigns, if any, and/or to receive any amount or amounts in such proceedings and/or to pass necessary receipt of acknowledgment or discharge on behalf of the Grantors.

20. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.

21. To enter upon the schedule below Land with men and material as may be required for the purpose of development work and for that purpose to demolish the existing building and structures standing thereon and erect the New Buildings as per the Building Plans to be sanctioned and to remove the debris and other materials of the demolished structures.

22. To appoint architects, contractors, sub-contractors and surveyors as may be required and to supervise the development and construction work of the New Buildings on the schedule below Lands or part thereof.

26. To negotiate for sale, assign, transfer in respect of the constructed space of the new building to be constructed on the schedule below land or part thereof and to sell, assign, transfer the same by entering into agreement for Sale or any other agreement with the intending Purchaser or Transferee in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.

27. To execute Deed of Conveyance in respect of the constructed space of the new building to be constructed on the schedule below Land or part thereof either in favour of the Purchaser or Transferee or its nominee or nominees in such part or parts as the Purchaser or Transferee may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof.

28. To present such Deed of Conveyance in respect of the constructed space of the new building to be constructed on the schedule land or part thereof for registration before the registering authority and to admit execution thereof.

29. To hand over and deliver possession of the buildings/constructed space constructed on the schedule below land and/or the premises, units, parking spaces, etc. therein, to

such person or persons including the nominee/s and/or assign/s of the Attorney as it may in its absolute discretion think fit and proper.

30. To insure the New Buildings and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as the said Attorney may think sufficient to protect the interests of all concerned therein.

31. To ask for, receive and recover from all the transferees / Purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of the schedule below land/New Buildings and the spaces contained therein, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as the said Attorney may think fit.

32. To make necessary representations including filing of complaints and appeals before the Assessor & Collector, Gram Panchyat, Zilla Parishad, Kolkata Municipal Corporation and other concerned authorities including the Court of Competent Jurisdiction or Forum in regard the fixation of rateable value of buildings (proposed new buildings) under construction on the schedule below

AND THE GRANTOR HEREBY DECLARES that all and every act, deed, matter and thing which shall be done by the Attorney or its substitute or substitutes for the aforesaid purposes or any of them shall be as good and effectual to all intents and purposes whatsoever as if the same had been signed and delivered and given or made by the Grantor by its own person.

AND THAT the powers granted herein are in consonance with the Development Agreement and shall be exercised in accordance with the Development Agreement.

AND, WE HEREBY AGREE THAT this Power of Attorney is pursuant to the Development Agreement and for consideration also. The said general power of attorney shall be valid and enforceable during the subsistence of the Development Agreement.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 77 decimals equivalent to 0.77 acres, be the same little more or less, together with all easement rights, privileges, and appurtenances thereto situated and lying at District South 24 Parganas, Police Station Bishnupur, within A.D.S.R. Bishnupur, Mouza Sarmaterchak, in J.L. No.17, R.S./LR. Dag No.2, previous L.R. Khatian No.61 and present L.R. Khatian No.609 under Kulerdari Gram Panchayat.

IN WITNESS WHEREOF, the Parties hereto have executed this
Deed on this 8th day of AUGUST 2019.

Signed and Delivered by the within named |
OVAL DEVELOPERS PRIVATE LTD. |
through its Authorised Signatory |
Mr. Jahan Numazar Mehta |
in the presence of |

OVAL DEVELOPERS PVT. LTD.

Jahan Numazar Mehta
Authorised Signatory

(PRINCIPAL)

1. *Anirbhay Mishra*
DP-5, Sec-V, Salt-Lake
Kolkata-700091
2. Ritesh Pal
7c, K.S. ROAD
KA-1

Signed and Delivered by the within named |
AMITIS DEVELOPERS LLP |
through its Authorised Signatory |
Mr. Subha Chakrabarti |
in the presence of |

AMITIS DEVELOPERS LLP

Subha Chakrabarti
Authorised Signatory

(ATTORNEY)

SUBHA CHAKRABARTI

1. *Anirbhay Mishra*
2. Ritesh Pal

Drafted by:

Bodhisatwa Basu

Bodhisatwa Basu
Advocate (WB-2138/2009)
Alipore Police Court,
Kolkata-700027

SPECIMEN FORM FOR TEN FINGER PRINTS



Jules Nguyen Photo

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Shuler

	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					

On 24-07-2019

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 5,66,53,616/-



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 08-08-2019

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

Presented for registration at 17:45 hrs on 08-08-2019, at the Private residence by Mr SUBHA CHAKRABARTI ,

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

Execution is admitted on 08-08-2019 by Mr SUBHA CHAKRABARTI, Authorised Signatory, Amitis Developers LLP, , 10/1C, Diamond Harbour Road, P.O:- BEHALA, P.S:- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700027

Identified by Mr Subhajeet Sarkar, , Son of Mr B M Sarkar, Godrej Waterside T-ii, Unit 109, P.O: Sech Bhaban, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Service

Execution is admitted on 08-08-2019 by Mr JAHAN NUMAZAR MEHTA, AUTHORISED SIGNATORY, OVAL DEVELOPERS PRIVATE LIMITED, , MANSAROVAR BUILDING, 3B, CAMAC STREET, P.O:- CAMAC STREET, P.S:- Park Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr Subhajeet Sarkar, , Son of Mr B M Sarkar, Godrej Waterside T-ii, Unit 109, P.O: Sech Bhaban, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Service



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 380295 to 380331
being No 190407947 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.08.24 14:31:34 +05:30
Reason: Digital Signing of Deed.

Tridip Misra) 24-08-2019 14:31:27
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)