

320. 6377/15 11/07/15 IV 03925/15



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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11/7/15  
Additional Registrar of Assurances-III  
Kolkata



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

11/07/15  
Additional Registrar of Assurance-III  
Kolkata

16 JUL 2015

Additional Regi  
of Assurances-III

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS SHALL COME, We, 1. SRI SUSHIL CHANDRA GHOSH (PAN NO.ADYPG4636R), son of late Sachindra Mohan Ghosh, by faith-Hindu, by nationality-Indian, by occupation-business, residing at 20, Swamiji Road, Shanti Pally, Post Office and Police Station-Parnasree, Kolkata-700060, 2. SRI DEBABRATA GHOSH, (PAN NO.AVWPG0228P), son of late Sachindra Mohan Ghosh, by faith-Hindu, by Nationality-Indian,

10/25/15  
10/25/15

18638

10 JUL 2015

No. .... Date.....  
 Sold To... **LUCID TOWERS PVT. LTD.**  
 of... *21, H.D. Sarani*  
 Rs. *100* / *Kr. 1.*  
**P. CHATTERJEE**  
 16, India Exchange Place, Kol-1  
 Licensed Stamp Vender  
 L. No. : 351-RS1989

*Subit Chandra Ghosh*

*2470*

**LUCID TOWERS PVT. LTD.**

*Subit Chandra Ghosh*  
**Director**

*2471*

*Subit Chandra Ghosh*

*2472*

*Subit Chandra Ghosh*

*Tapan Chatterjee*



**Additional Registrar of Assurances - Kolkata**

**11 JUL 2015**

2473  
e

✓ Mukul Chosh

2474  
e

✓ Krishona Chahal

2475  
e

✓ Bakul Bose.

2476

✓ SHEFAL BHOWNICK

Tapan Chatterjee  
Son of D. P. Chatterjee  
36 Maharani Indira Jee Road  
P.O. Panharree  
P.S. Behala Kolkata  
District of South 24 Pargana  
West Bengal India  
PIN - 700060



Additional Registrar of Assurance  
Kolkata

11 JUL 2015

,by occupation-Business, residing at 20,Swamiji Road, Shanti Pally, P.O & P.S-Parnasree ,Kolkata-700060 **3. Ms. MUKUL GHOSH, (PAN No. AWHPG5665Q)** Daughter of Sri Late Sachindra Mohan Ghosh by faith -Hindu, by nationality- Indian ,by occupation Homemaker and residing at 20,Swamiji Road, Shanti Pally, P.O & P.S-Parnasree ,Kolkata-700060 **4. SMT.KRISHNA GHOSAL (GHOSH), ),(Form-60)** wife of Sri Sukumar Ghosal, by faith -Hindu, by nationality- Indian ,by occupation- Housewife and residing at 20,Swamiji Road,Shanti Pally, P.O & P.S-Parnasree Pally ,Kolkata-700060 **5. SMT. BAKUL BOSE (GHOSH), (PAN No. BEXPB4401G)** wife of Sri Amal Narayan Bose,by faith -Hindu, by nationality- Indian,by occupation Housewife and residing at Naba Pally,22 Bigha Joka -II, P.O. & P.S.- Thakurpukur,Kolkata-700104 **6. SMT. SEFALI BHOWMICK( GHOSH), ),(Form-60)** wife of Sri Amulya Bhowmik, by faith -Hindu, by nationality- Indian, by occupation Housewife and residing at 10/10,Swamiji Road, P.O & P.S. Parnasree ,Kolkata-700060 SEND GREETINGS.

**WHEREAS :**

- A. We are the absolute owners of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land hereditament and premises situate lying at and being under Mouza: Behala C.S & R.S Dag no: 286, C.S.Khatian no: 1927 , R.S.Khatian no: 3826 ,J.L. no: 2,R.S.no: 83, Touzi no: 346 , Police station : Behala District South 24 Parganas at present being numbered as premises no: 200.Parnasree Pally Road no: 1, ward no: 131, Borough no: 14 under the Kolkata Municipal Corporation containing by estimation an area of 14 ( Fourteen ) cottahs 10 ( Ten ) Chittacks ,and 15( Fifteen ) sq.ft

more or less TOGETHER WITH structures standing thereon and/or part thereof more fully and particularly described and mentioned in the SCHEDULE hereunder written and hereinafter referred to as the said PREMISES.

- B. In order to look after, defend and manage all works in connection with the said premises as also to apply for and obtain requisite permission, sanction and/or no objection from the appropriate authority We granted a power of attorney in favour of **Shri Sushil Kumar Agarwal**, (PAN NO-ACUPA0264E) son of Late Jugal Kishore Agarwal, by faith-Hindu, by occupation - Business, residing at 17, Rowland Road, Flat No.-2B, Kolkata-700020, being director of **M/S LUCID TOWER PRIVATE LIMITED, (PAN no: AAACW8335R)** (Formerly known as Woodland Trade-Link Private Limited) having its registered office at 21, Hemanta Basu Sarani, 3<sup>rd</sup> Floor, P.O & P.S: Hare Street, Kolkata-700001 and having its principal place of business at BA-14, 1<sup>st</sup> FLOOR, SALT LAKE CITY, SECTOR-1, KOLKATA-700064 with power to do, execute and perform the acts, deeds and things specified thereunder.
- C. On the basis of an agreement for development of the said premises having been executed and registered by us unto and in favour of M/S LUCID TOWER PRIVATE LIMITED, (PAN no: AAACW8335R) (Formerly known as Woodland Trade-Link Private Limited) having its registered office at 21, Hemanta Basu Sarani, 3<sup>rd</sup> Floor, P.O & P.S: Hare Street Kolkata-700001 and having its principal place of business at BA-14, 1<sup>st</sup> FLOOR, SALT LAKE CITY, SECTOR-1, KOLKATA-700064 on the even date it has become necessary for us to grant power of attorney to a

nominee and/or a director and/or principal officer and/or representative of the said Developer namely **Shree Sushil Kumar Agarwal**, son of Late Jugal Kishore Agarwal, by faith-Hindu, by occupation - Business, residing at 17, Rowland Road, Flat No.-2B, Kolkata-700020 to do execute and perform certain acts deeds and things in our name and on our behalf concerning and/or relating to the said premises in implementation of the scheme of development envisaged thereunder.

NOW KNOW YE We the said , the absolute owners of the said premises do hereby nominate, constitute, ordain and appoint **Shree Sushil Kumar Agarwal**, son of Late Jugal Kishore Agarwal, by faith- Hindu, by occupation - Business, residing at 17, Rowland Road, Flat No.-2B, Kolkata-700020, a citizen of India, being director of **M/S LUCID TOWER PRIVATE LIMITED, (PAN no: AAACW8335R)** (Formerly known as Woodland Trade-Link Private Limited), having its registered office at 21, Hemanta Basu Sarani, Room no-306, 3<sup>rd</sup> Floor, Kolkata-700001 and having its principal place of business at BA-14, 1<sup>st</sup> FLOOR, SALT LAKE CITY, SECTOR-1, KOLKATA-700064, who shall be eligible to act, to be our true and lawful attorney to do, execute and perform the following acts, deeds and things on our behalf that is to say :-

1. To attend the offices of Kolkata Municipal Corporation Authorities and various other authorities who are empowered to give sanction for construction of a multi-storied building or buildings.

2. To appear and represent us before the concerned authorities including the Kolkata Municipal Corporation Authorities, Fire Brigade, West Bengal Police, CESC Ltd., the competent authority under the urban land Ceiling & Regulation) Act, 1976 in connection with the sanction of the building plan including its modification and/or alteration.
3. To apply for variation, alteration or modification of the Building Sanction Plan issued by the Kolkata Municipal Corporation and to appear and represent us before the said authority and other concerned authorities concerning or relating to necessary modification, alteration and/or variation of such Building Plan as may become necessary and expedient for optimum utilization of the built up area.
4. To construct, build and erect building at the said premises as per sanction plan including modification and/or alterations of the building plan from any concerned authority or authorities.
5. To appoint architect, engineer or other person or persons in consultation with the Executants for drafting plans and submission of the same at the Kolkata Municipal Corporation or before any other competent authority in order to construct new building on the said property.
6. To file and submit declarations, statements, applications and/or return to the necessary authority or authorities in connection with the matters herein contained.

7. To sign declare and/or affirm any plaint, written statements, petitions, affidavits, verifications, Vakalatnamas, warrant of attorney, Memorandum of appeal or any other documents or papers in any proceedings or in any way connected therewith.
8. For all or any other purposes hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute, modify, cancel, alter, draw applications, returns, confirmations and to present for registration, admit, execution and have registered the aforesaid documents before the District Registrar, Sub-Registrar and executive Magistrate and all other authority or authorities exercising jurisdiction and authority on that behalf in terms of the said development agreement dated 11.7.15. Vide Deed no I-190/05645/2015  
 बिना लॉन्गर् अफेन्स - I, Kalkate
9. To look after control and manage all our affairs in and about the said premises.
10. To negotiate on terms for and to agree with any purchaser and/or purchasers at such price which our attorney thinks fit and proper, to agree upon and to enter into any agreement or agreements for such sale or sales and/or cancel and/or repudiate the same, only in respect of the Developer's allocation as per terms of the said development agreement.
11. To receive from the intending purchaser or purchasers for selling of the developer's share of the scheduled property in whole or in part and/or in form of flat/flats with other and to receive earnest money and/or advance or advances from the purchaser or purchasers and also the balance of purchase



money and to give good, valid receipt and discharge for the same and to execute and register Deed or Agreement in favour of those purchaser.

12. Upon such receipt as aforesaid to sign, execute and deliver any agreement or agreements, deed or deeds of sale, conveyance or conveyances of any part or whole of the Developer's share of the said premises in favour of such purchaser or purchasers or his/her/their nominee or nominees or assignee or assignees.
13. To sign and execute all other deeds, instruments and assurances which the attorney shall consider necessary and to enter into and/or agree to such covenant and conditions as may be required for fully and effectually conveying the developer's share of the said property either in part or in full.
14. To present any such deed or deeds of sale, agreement, conveyance or other document or documents for registration and to admit execution thereof and receipt of consideration and to admit execution thereof and receipt of consideration and having authority for, and to have the said conveyance or conveyances or agreements registered and to do all other acts, deeds and things which the said attorney shall consider necessary for transferring and/or conveying the Developer's share of the said property.
15. To commence, prosecute, enforce, defend, answer and oppose at the developer's own cost all actions, other legal proceedings and demands, touching any of the matters

concerning the said premises or any part thereof including relating to the acquisition and/or requisition in respect of the said premises or any part thereof and if deem fit to compromise, settle, referred to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any court, civil or criminal or revenue including the rent control all without jeopardizing the rights, privileges and possible benefit of the Executant.

16. To sign and approve petitions, affidavits, written statements, memo of appeals and all other applications in respect of our said premises before any Court, Tribunal and/or any statutory body at the Developer's own cost.
17. The Attorney shall keep the executants suitably informed of actions taken by him on behalf of the Executant by virtue of this Power of Attorney and shall keep the Executant indemnified for and against all acts done by him and/or his agents or under his instructions.

**AND GENERALLY to do**, execute and perform all or any other act, matter and thing whatsoever as would be necessary or expedient to be done in connection with the construction of the building or buildings at the said premises and WE, being the Executant named above agree to ratify and confirm all and whatsoever acts, deeds and things our said attorney shall lawfully do or caused to be done in and about the said premises.

**AND THAT** the Executants shall ratify and confirm and agree to ratify and confirm all and whatsoever the said attorney shall do or caused to be done by virtue of the authorities vested in them under these presents.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of Land measuring 14 ( Fourteen ) cottahs 10 ( Ten ) Chittacks ,and 15( Fifteen ) sq.ft more or less being situated under Mouza: Behala C.S & R.S Dag no: 286, C.S.Khatian no: 1927 , R.S.Khatian no: 3826 ,J.L. no: 2,R.S.no: 83, Touzi no: 346 , Police station : Behala District South 24 Parganas at present being numbered as premises no: 200.Parnasree Pally Road no: 1, ward no: 131, Borough no: 14 under the Kolkata Municipal Corporation together with all other rights of easement attached thereto, butted and bounded as follows:-

**ON THE NORTH : 25ft wide Road**

**ON THE SOUTH : 30ft wide Road**

**ON THE EAST : 40ft wide Road**

**ON THE WEST :Dag no-284 (Vacant Land)**

AND WHATSOEVER OTHERWISE the said premises is described and/or distinguished.

IN WITNESS WHEREOF the Executant herein set and subscribed his hand and seal this the ...!... Day of July, 2015.

Signed, Sealed and Delivered by  
in the presence of.

1. Sudip Singh.  
21, H.B. Sanyal  
Kolkata - 1.

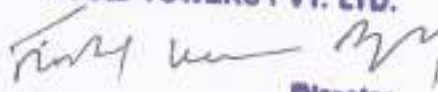
Mukul Ghosh  
Debabrata Ghosh  
Sushil Chandra Ghosh  
Bakul Bose.

2. Gagan Chatterjee  
Spdt Sebi Prasad Chatterjee  
at 36 Moha Rani Bidya Sebi Road  
Kolkata-700060

Keishona Ghosal  
Shree Falit  
Naomi C K

-----  
Signature of Owners

LUCID TOWERS PVT. LTD.

  
Director

-----  
Received and accepted

Drafted by me  
Maina Krishna Kundu (Adv)  
S.C. Court  
Kolkata.  
WB-320/1996.

DATED THE-----DAY OF JULY, 2015












## SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the executant and/or purchase / Presentants					
1.	<p style="font-size: small; margin: 0;">LUCID TOWERS PVT. LTD</p> <p style="font-size: x-small; margin: 0;">Director</p> 					
		LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND						
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
2.	<p style="font-size: small; margin: 0;">Sushil Chandra Ghosh</p> 					
		LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND						
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
3.	<p style="font-size: small; margin: 0;">Keishora Chahal</p> 					
		LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND						
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				

## SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the executant and/or purchaser / Presentants						
1							
			LITTLE	RING	MIDDLE	FORE	THUMB
			LEFT HAND				
							
			THUMB	FORE	MIDDLE	RING	LITTLE
			RIGHT HAND				
2							
			LITTLE	RING	MIDDLE	FORE	THUMB
			LEFT HAND				
							
			THUMB	FORE	MIDDLE	RING	LITTLE
			RIGHT HAND				
3							
			LITTLE	RING	MIDDLE	FORE	THUMB
			LEFT HAND				
							
			THUMB	FORE	MIDDLE	RING	LITTLE
			RIGHT HAND				

## SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the executant and/or purchaser / Presentants					
1.	<div style="font-size: 2em; font-family: cursive; transform: rotate(-90deg); position: absolute; left: -100px; top: 50%; transform: translateY(-50%);">Shefalibhownik</div> 					
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
2.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564  
Miscellaneous Receipt

Visit Commission Case No / Year	1903001023/2015	Date of Application	11/07/2015
Query No / Year	19031000174099/2015		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Applicant Name of QueryNo	Mr Anup Jhunjunwala		
Stampduty Payable	Rs.50/-		
Registration Fees Payable	Rs.7/-		
Applicant Name of the Visit Commission	Mr Anup Jhunjunwala		
Applicant Address	Bally, Howrah		
Place of Commission	21, H. B. Sarani, Room no. - 306 Kol - 1		
Expected Date and Time of Commission	11/07/2015 4:05 PM		
Fee Details	J1: 250/-, J2: 100/-, PTA-J(2): 0/-, Total Fees Paid: 350/-		
Remarks			





Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19031000174099/2015

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 Sushil Chandra Ghosh 20, Swarniji Road, Shanti Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Principal		 2471 e	<i>Sushil Chandra Ghosh</i> 11/07/2015
2	Mr Debebrata Ghosh 20, Swarniji Road, Shanti Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Principal		 2472 e	<i>Debebrata Ghosh</i> 11/7/15-
3	Mr Mukul Ghosh 20, Swarniji Road, Shanti Pally, P.O - Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Principal		 2473 c	<i>Mukul Ghosh</i> 11.7.2015

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
4	Smt Krishna Ghosal (ghosh) 20, Swamiji Road, Shanti Pally, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060	Principal		 2474e	<i>Krishna Ghosal</i> 11/7/15
5	Smt Bakul Bose(ghosh) Naba Pally, 22 Bigha Joka- I I, P.O.- Thakurpukur, P.S.- Thakurpukur, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700104	Principal		 2475e	<i>Bakul Bose</i> 11.7.2015
6	Smt Sefali Bhowmik(ghosh) 10/10, Swamiji Road, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060	Principal		 2476	<i>Snefali Bhowmik</i> 11.7.2015

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
7	Mr Sushil Kumar Agarwal 17, Rowland Road, Flat No. 2b, P.O:- Ballygunge. P.S:- Ballygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Attorney [M /s Lucid Tower Pvt Ltd ]			
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Tapan Chatterjee Son of Mr D P Chatterjee 38, Maharani Indira Debi Road, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Mr Sushil Chandra Ghosh, Mr Debabrata Ghosh, Mr Mukul Ghosh, Smt Krishna Ghosal (ghosh), Smt Bakul Bose(ghosh), Smt Sefali Bhowmik(ghosh), Mr Sushil Kumar Agarwal			

(Sanatan Maity)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. -  
 III KOLKATA  
 Kolkata, West Bengal

  
 Additional Registrar of Assurance - III  
 Kolkata

11 JUL 2015



  
Additional Registrar of Assurances - III  
Kolkata

11 JUL 2015