



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

P 284867

02/11/14
1.00
Q-15994/14

that the document is admitted
as a true copy of the original and
that the same is attached with
this stamp as part of the
document.

[Signature]

Addl. District Sub-Registrar
Behala, South 24 Parganas

Govt. Stamp No. - 15987 of 20 16
M(1) (a) (i) (ii) = 2.50
M(1) = 1.00
Total Rs. = 3.50

A.D.S.R. (Behala)
31-10-14

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS, that we 1. Smt Monika Mukherjee wife of Late Anil Kumar Mukherjee and daughter-in-law of Late Amulya Charan Mukherjee, 2. Rana Mukherjee son of Late Anil Kumar Mukherjee and grand son of Late Amulya Charan Mukherjee, 3. Smt. Bulbul Bhattacharya, ^{alias Anjana Bhattacharya} wife of Sri Debanjan Bhattacharya and daughter of Late Anil Kumar Mukherjee and grand daughter of Late Amulya Charan Mukherjee.

[Signature]

827 11/6/14
 Name: Goutam Goswami
 Address: 111, Narayan Bazar, 1st Fl.
 Value: 50
 BL-100, 24 Pgs (S)
 Alipore Judges' Court, 24 Pgs (S)
 Licence Stamp: [Signature]

[Signature]



V.C.T.I
3953

[Signature]

M. Mukherjee



V.C.T.I
3954

Bulbul Bhattacharya.
 Anjana Bhattacharya.



V.C.T.I
3955

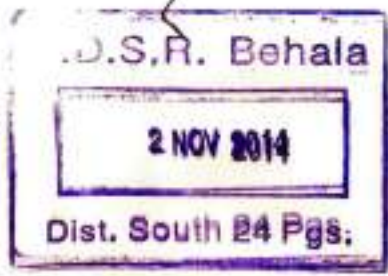
Sulcatya Dhuradhar



V.C.T.I
3956

Identified by

Debanjan Bhattacharya
 Sd/- Dr J.D. Bhattacharya
 B-206, Rahya Residency
 Sector-14, Vashi,
 Navi Mumbai 400703



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 31
Page from 517 to 536
being No 09560 for the year 2014.



(Asish Goswami) 24-November-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A.D.S.R. BEHALA
West Bengal

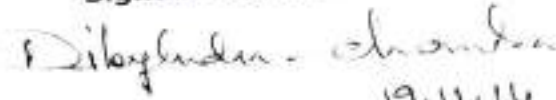
Signature of the person/s, admitting the Execution at Office.

| Sl. No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|---------|---|--------|---|--|---|
| 1 | Goutam Goswami Address: Bansha, 11, Narayan Roy Road, Kolkata Thana: Thakurpukur, District: South 24-Parganas, WEST BENGAL, India, Pin 700008 | Self |  |  LTI |  |
| | | | 19/11/2014 | 19/11/2014 | |

Name of Identifier of above Person(s)

Dibyendu Chandra
11, Raja Ram Mohan Roy Road, Kolkata,
District: South 24-Parganas, WEST BENGAL, India, Pin
700008

Signature of Identifier with Date


19.11.14





Government Of West Bengal
Office Of the A.D.S.R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : I - 09560 of 2014
(Serial No. 09573 of 2014 and Query No. 1607L000015994 of 2014)

On 02/11/2014

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

Presented for registration at 13.00 hrs on :02/11/2014, at the Private residence by Rana Mukherjee , one of the Executants.

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

Execution is admitted on 02/11/2014 by

1. Rana Mukherjee, son of Lt. Anil Kr. Mukherjee , P. S. - Haridevpur, 29, Kali Pada Mukherjee Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste Hindu, By Profession : Others
2. Monika Mukherjee, wife of Lt. Anil Kr. Mukherjee , P. S. - Haridevpur, 29, Kali Pada Mukherjee Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste Hindu, By Profession : Others
3. Bulbul Bhattacharya Alias Anjana Bhattacharya, wife of Debanjan Bhattacharya , P. S. - Haridevpur, 29, Kali Pada Mukherjee Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste Hindu, By Profession : Others
4. Sukanya Dharadhar, wife of Sudhir Dharadhar , P. S. - Haridevpur, 29, Kali Pada Mukherjee Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste Hindu, By Profession : Others

Identified By Debanjan Bhattacharjee, son of Dr. J. D. Bhattacharjee, B-206, R. Residency, Sector-14, Vashi, Navi Mumbai, MAHARASHTRA, India, Pin :-400703, By Caste: Hindu, By Profession: Others.

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

On 07/11/2014

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 assessed at Rs.-1,36,47,554/-

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

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

On 19/11/2014

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(g) of Indian Stamp Act 1899.

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
EndorsementPage 1 of 2

Government Of West Bengal

Office Of the A.D.S.R. BEHALA

District:-South 24-Parganas

Endorsement For Deed Number : I - 09560 of 2014

(Serial No. 09573 of 2014 and Query No. 1607L000015994 of 2014)

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 19/11/2014

(Under Article , E = 7/- on 19/11/2014)

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

Execution is admitted on 19/11/2014 by

1. Goutam Goswami

Director, M/s. M C G Infra Projects Pvt. Ltd., Behala, 17/4/1, Nafar Chandra Das Road, Kolkata,
District -South 24-Parganas, WEST BENGAL, India, Pin :-700034,
By Profession : Business

Identified By Dibyendu Chandra, son of Lt. Dibakar Chandra, 15/2, Raja Ram Mohan Roy Road,
Kolkata. District -South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste: Hindu, By
Profession Business.

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

Goutam Goswami

19/11/2014 16:06:00

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
EndorsementPage 2 of 2

4. Smt Sukanya Dharadhar wife of Sri Sudhir Dharadhar and daughter of Late Anil Kumar Mukherjee and grand daughter of Late Amulya Charan Mukherjee, all are residing at 29, Kalipada Mukherjee Road, Police Station-Behala then transferred to Thakurpukur and at present Haridevpur, Kolkata-700008 **SEND GREETINGS** :- do hereby nominate, constitute and appoint **SRI GOUTAM GOSWAMI** son of Late Rabindra Nath Goswami, aged about 47 years by faith - Hindu, by occupation - Business, residing at 11, Narayan Roy Road, Bansha, Kolkata - 700008, Police Station Thakurpukur , one of the Directors of M/s MCG Infra Projects Pvt. Ltd. having its Registered office at 17/4/1, Nafar Chandra Das Road, Behaia, Kolkata-700034 to be our lawful Attorney to do all acts, things and deeds hereinafter mentioned in respect of **ALL THAT** piece and parcel of Bastu land measuring about more or less 14.5 Cottahs on which a dilapidated two storied building standing thereon which is known as Municipal Premises No. 29, Kalipada Mukherjee Road Kolkata -700008 (Municipal Holding No.40/37) under the jurisdiction of Kolkata Municipal Corporation Ward No.122, Police Station - Haridevpur, hereinafter referred to as the "SAID PROPERTY" which is the subject to this General Power of Attorney.

WHEREAS the above said Principal parties are the absolute joint owners along with other owners of the piece and parcel of Bastu Land measuring about 14.5 cottah more or less which is more fully described in the schedule herein below.



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AND WHEREAS the above said Principal parties along with other co-owners has acquired right title and interest over the schedule mentioned property by way of inheritance and also by way of executing Registered Deed of Conveyance.

AND WHEREAS before execution of this instant Power of Attorney, the above said Principal parties were the joint owners along with other co-owners of an undivided 59 decimal of land in Mouza -Muradpur, J.L. No. 13, corresponding to C.S. Dag Nos.378, 379, 381, 382 Khatian No.26, C.S. Dag No.247 and C.S. Dag No.256, Khatian No.46.

AND WHEREAS the parties herein has transferred their undivided right title and interest in CS Dag No. 247 of Mouza -Muradpur, J.L. No. 13 measuring about 15 decimal to their co-sharers by executing one Registered Deed of Partition dated 11.06.2014 executed in the Office of Additional District Sub-Registrar at Behala. Be it mentioned herein that the legal heirs of Late Moni Mohan Mukherjee became the absolute owner of the said property by strength of that registered deed of partition and the said property is known as 46, Kalipada Mukherjee Road, Kolkata – 700008.

AND WHEREAS in the said Registered Deed of Partition dated 11.06.2014 the parties herein has acquired right title and interest over the piece and parcel of land, pond, bank of pond and pathway to pond measuring about 44 decimal out of 59 decimal in Mouza Muradpur, J.L. No. 13 corresponding to C.S. Dag Nos. 378, 379, 381, 382 and 256. Be it

mentioned herein that the Principal parties Number 1,3 and 4 were represented in the principal Deed of Partition dated 11.06.2014 by their constituted attorney Sri Rana Mukherjee by the strength of a registered Deed of Power of Attorney executed in the office of the Sub-Registrar, Kurla, Mumbai in the state of Maharashtra and recorded as being NO.3106 dated 19.04.2014 for the year 2014.

AND WHEREAS the parties herein has also acquired right title and interest over a piece and parcel of solid orchard land over and above the above said 44 decimal of land in Mouza Muradpur, by way of inheritance or in other words it can be said that they have inherited the purchased property of their father late Amulya Charan Mukherjee which he has purchased in the year 1936 by executing one Registered Deed of Conveyance executed in the Office of the Joint Sub-Registrar at Behala and recorded in Book No.1, Volume no.30, pages from 225 to 227 Being No. 2254 year 1936.

AND WHEREAS the parties herein are desirous of constructing a multistoried building over and above the schedule mentioned property and for that they have entered into one Registered Joint Venture Agreement with MCG Infra Project Private Limited company on the terms

and conditions enshrined in the said Registered Joint Venture Agreement dated 11.06.2014 and the same was registered in the Office of the Additional District Sub-Registrar, Behala.

AND WHEREAS the Principal owners who are the present owners herein have not sold the said property to any third person till date nor they have given the same on lease nor have transferred the same property to any Third Party till date and thus the said property is free from all encumbrances and have a clear marketable title.

NOW KNOWN WE ALL AND THESE WITNESSETH that we do hereby appoint, Nominate, constitute and authorize Sri Goutam Goswami, son of late Rabindra Nath Goswami by faith Hindu, by occupation Business of, 11, Narayan Roy Road, Barisha, Kolkata - 700008, Police Station -Thakurpukur, as our true and Lawful Attorney for us in our name and on our behalf and in our place to do commit or cause to be done or committed the following Acts, Deeds and things in respect of the said property and say :

1. To appear and to represent us before any officer either Govt. or any Pvt. Concern, Local Board, Union Board, Panchayet Officer, B.D.O., Land Reforms Officer, K.M.D.A. Officers, Kolkata Municipal Corporation for mutation or submit plan for sanction and revision amendments to the sanction plan or any other office or offices and to submit applications, petitions etc. and to sign and verify the same upon the aforesaid property on our behalf.

2. To look after, manage,, control, develop and supervise properly of our aforesaid property as mentioned hereinbefore.
3. To appear and to file claim, petition before the land authority, Land Acquisition Authority in case the said property or any part thereof is acquired by the Govt. or any other Statutory authority and to receive the compensation money as may be awarded in favour of our self.
4. To demolish the existing dilapidated two storied building standing thereon and to receive the sell proceeds of salvages of that two storied building.
5. To file plan and the same for any modification, additions, alternations, amendments to the sanctioned plan and revision amendments to the sanctioned plan and revision thereof and to submit the same with The Kolkata Municipal Corporation and/or all and/or any authority or authorities having jurisdiction for sanctioning the same and to have the same sanctioned and/or modified and/or altered and/or amended and /or revised and in connection therewith to make necessary application, sign, execute and deliver necessary plans, drawing, sketches, elevations, appendices, annexure, addendums, declarations, writings, affidavits and Deed of Gift, applications, papers and documents and give undertaking pay fees, claims, refund, receipt and

acknowledge refund obtain sanctions and such other orders and permissions as be expedient and to appoint, engage, engineer, Architect, Surveyor, Advocate Solicitors on our behalf for preparing plan and also to rectify, amend or modify the development agreement, partition deed or any other document on our behalf if it is needed for the interest of the said Development Agreement.

6. To construct a multistoried building on the schedule mentioned property by sanctioning a proper building plan from the Kolkata Municipal Corporation at the cost of the Developers.
7. To sell, transfer, convey, assign and assure and to dispose off the said property or the developer's allocation to the intending purchaser or purchasers on our behalf and the said Attorney is also empowered to receive sell proceeds of those flats as well as car parking spaces.
8. To execute and sign any agreement on our behalf on receipt of advance and/or earnest money and/or full consideration money from the intending purchaser or purchasers or any concerned and to grant them valid receipt or discharge for the same.
9. To execute any kind of Deed of Conveyance or Conveyances or any such deed or instruments of the said property either in whole or in part or portion thereof in favour of any intending purchaser or purchasers and to receive the sell proceeds thereof.

10. To represent and/or direct present and submit any Deed of Conveyance for registration or any such like Deed or Deeds before any Registering Authority within the Sub-Registrar, Additional District Sub-Registrar, District Sub-Registrar and/or Assurance at Kolkata and also before the Registering Authority within the territory of Indian union and admit execution to have the Conveyance or Conveyances registered and to do all Deeds and things which our said attorney shall consider necessary for conveying the said properties to the intending purchaser or purchasers in respect of the full share and/or interest as fully and effectually in all the respect as we could to do the same by ourself present.
11. To appear in all the Courts either Civil, Criminal or Revenue Original, Revisional or Appellate in the Registration office and in other offices and to sign verify Vokatatnamas, Ekrarnames, Powernama, etc. and to file Plant, Written Statement, Affidavit, Showcase, Petition, Objection, Statement, Petition before any Magistrate with Executive or Judicial Magistrate, District Magistrate, Additional District Magistrate or before any Sub-Judge, Munsiff, Session Judges, District Judge, High Court, Supreme Court, etc. on our behalf.
12. To institute any case, suit or proceeding before any Court of Law against any person, firm, association or any authority in respect of our aforesaid property on our behalf, if necessary.



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18. To carry into agreement or contracts entered with any person or persons on behalf of us.
19. To sing verify and file applications for execution or decrease.
20. To prefer appeal, motion, revision before any Higher Court or any order or judgment passed by any Lower Court, on our behalf.
21. To receive back any document or moneys or otherwise whatsoever any court, office or Opposite Party either in execution or decree or otherwise and to do all the acts.
22. To advertise negotiate, on terms for sale of any part/parts of the said property, which require to sell in terms of agreement on the schedule below landed property in Kolkata Municipal Corporation.
23. To sing, apply for and obtain connection for Electricity and/or Gas, Water and/or sewerage or drainage and/or to make alternations and/or close down and/or have disconnected the same to the respective authority or authorities having jurisdiction for sanctioning the same. Also to sing on drainage plan, sewerage plan and to submit the same before The Kolkata Municipal Corporation or respective authority or authorities.

24. To obtain financial assistance from any Nationalized Bank/Schedule Bank and/or any financial institution or from any private person on strength of this Power of Attorney and for the said purpose to sign all relevant papers and/or documents in connection therewith as and when necessary. AND GENERALLY to do all other acts, deeds, things and matters which is in the opinion of our said Attorney ought to be done and all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things done by us as if we are present and done the same by ourself.
25. That this Deed of Development Power of Attorney shall also be valid if any of the Principals expires. Be it mentioned herein that in case of any death of any of the principals, it would be binding upon his/her legal heirs to step into the shoes of that principal person and shall act as principal/principals on his or her behalf.
26. This development power of attorney shall be in force till the development agreement is in force.
27. To appoint any architect or any building contractor or contractors,

AND we do hereby ratify and confirm and agree to ratify and confirm all and the lawful acts of our said Attorney which will be done by virtue of this General Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of revenue redeemed land having an area measuring about more or less 14.5 (fourteen and half) cottahs lying and situated at Holding No.40/37 of Kalipada Mukherjee Road and also on other plots corresponding to C.S. Dag No. 374, 377 Khatian No. 655, C.S. Dag No. 378 and 382 Khatian No. 26, Mouza – Muradpur, under Ward No. 122 of Kolkata Municipal Corporation, together with a brick built structures standing thereon within the city of Calcutta and Collaborate of South 24-Parganas at Alipore and which is butted and bounded in the manner as appearing hereunder as follows :

ON THE NORTH : By House of Rashb Behari Ghosh.

ON THE EAST : By House of Mr. David & Mr. Ghosh.

ON THE WEST : Kalipada Mukherjee Road.

ON THE SOUTH : Pond.

IN WITNESSES WHEREOF all the parties hereto have subscribe their
 respective hands on the ~~day month and, year first above written.~~
 2nd day of November, 2014.



SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF WITNESSES :

- | | |
|--|--|
| 1. Dabanya Bhattacharya Sang Dr. J. D. Bhattacharya B-206, Zehya Residency, Sector - 14 Vashi, Navikumbhi 400705 | 1.  2. M. Mukherjee Bulbul Bhattacharya. 3. Anjana Bhattacharya. alias |
| 2. Sukita Mukherjee. wife of Rana Mukherjee. 31/A/8. Navjivan Society Chembur, Mumbai - 44. | 4. Sulanya Dharamdas |

SIGNATURE OF THE PRINCIPAL PARTIES

MCG INFRA PROJECTS PVT. LTD.

Gramam Goswami

Director

SIGNATURE OF ATTORNEY

Prepared in my office and
 drafted by me.



Advocate

High Court, Calcutta.

SPECIMEN FORM FOR TEN FINGER PRINTS



Subodh Chandra



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



M. P. Mukherjee



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



*Subodh Chandra
Ajanta Bhattacharya*



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Surekha Dhandher



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



A.D.S.R. Behala
2 NOV 2014
Dist. South 24 Pgs.

SPECIMEN FORM FOR TEN FINGER PRINTS



Geetam Goswami



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

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(Right Hand)

PHOTO

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Ring

Middle

Fore

Thumb

(Left Hand)



A.D.S.R. Behala

2 NOV 2014

Dist. South 24 Pgs.