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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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 Additional Registrar of Assurances-III
 Kolkata

Certified that the Document is admitted to Registration...
 Additional Registrar of Assurances-III
 Kolkata

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,

Additional Registrar of Assurances-III
 Kolkata

10 SEP 2016

(1) **AMITAVA MITRA** (PAN AFGPAM3743M), son of Late Girija Bhusan Mitra by caste Hindu by nationality Indian by occupation Business residing at 1C, Chandi Charan Ghosh Road, Kolkata 700040 and (2) **PARTHA SARATHI MITRA** (PAN AGZPM9722A), son of Late Girija Bhusan Mitra by caste Hindu by nationality Indian by occupation Business residing at 1C, Chandi Charan Ghosh Road, Kolkata 700040, hereinafter collectively referred to as "the **OWNERS / PRINCIPALS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs executors administrators and legal representatives) **SEND GREETINGS:**

WHEREAS:

A. We, the Principals abovenamed are fully seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to **All That 2.6195 Acres** of land comprised in several Dags as noted below, corresponding to L.R. Khatian No.137, Sabek Khatian No.612, in Mouza Dakshindari, J.L.No.25 of the South Dum Dum Municipality, P.S. Lake Town, North 24-Parganas (in short "the **said Premises**"), absolutely and forever:

L.R. Dag No.	Share	Area Recorded (Acre)
876	0.4167	0.04
879	0.1666	0.02
880	0.4164	0.03
881	0.4167	0.11
882	0.4167	0.19
883	0.4167	1.10
884	0.4167	0.13
885	0.4167	0.04
886	0.4164	0.001
887	0.4167	0.01
888	0.4167	0.10

L.R. Dag No.	Share	Area Recorded (Acre)
889	0.2084	0.016
890	0.8332	0.10
892	0.4167	0.10
893	0.4167	0.19
894	0.4167	0.02
895	0.4167	0.01
896	0.2084	0.0024
897	0.2085	0.0024
946	0.4167	0.04
965	0.2083	0.0015
966	0.4167	0.01
967	0.4167	0.01
968	0.4167	0.02
969	0.4167	0.02
970	0.4168	0.01
971	0.4167	0.02
972	0.2085	0.0016
973	0.4168	0.01
974	0.4164	0.25
970/1009	0.4167	0.01
917/1010	0.4167	0.0026
972/1011	0.2084	0.0020
Total:		<u>2.6195</u>

B. By a Development Agreement of even date made between the Principals herein therein referred to as the Owners of the one part and **M/S. JAGANNATH HEIGHTS PRIVATE LIMITED** (in short "the **Developer**"), therein referred to as the Developer of the other part and registered in the office of Additional Registrar of Assurances IV, Kolkata in Book No.1 Being No. 8816 for the year 2016, the Principals have appointed the said Developer as the developer of the said Premises and granted exclusive right to develop the said Premises by constructing new building or buildings thereat for mutual benefit and for the consideration



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1903-1000339722/2016	Office where deed will be registered
Query Date	14/09/2016 12:58:52 PM	A.R.A. - III KOLKATA, District: Kolkata
Applicant Name, Address & Other Details	A K Roy Hare St.Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9331309876, Status :Advocate	
Transaction	Additional Transaction	
[4002] Power of Attorney, General Power of Attorney		
Set Forth value	Market Value	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Amitava Mitra Son of Late Girija Bhusan Mitra1 Chandi Charan Ghosh Road, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District -South 24- Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mr Partha Sarathi Mitra Son of Late Girija Bhusan Mitra1 Chandi Charan Ghosh Road, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District -South 24- Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	M/S. JAGANNATH HEIGHTS PRIVATE LIMITED 9A Lord Sinha Road, P.O:- Middleton Row, P.S - Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071 Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Manish Kumar Sharma Son of Mr Mahesh Kumar Sharma 9A Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	M/S. JAGANNATH HEIGHTS PRIVATE LIMITED (as Authorised Representative)

Identifier Details :

Name & address	
Mr Partha Nandy Son of Late Arun Kumar Nandy 210, Baksara Village Road, P.O:- Baksara, P.S:- JAGACHHA, Howrah, District:-Howrah, West Bengal, India, PIN - 711110, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Amitava Mitra, Mr Partha Sarathi Mitra, Mr Manish Kumar Sharma	N

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 28/10/2016 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

and on the terms and conditions therein contained (in short "**the Development Agreement**").

- C. The Principals are executing this Power of Attorney in favour of the said Developer M/s. Jagannath Heights Private Limited of 9A, Lord Sinha Road, P.S. Shakespeare Sarani, P.O. Middleton Row, Kolkata-700071 acting through its authorised representative Manish Kumar Sharma, son of Sri Mahesh Kumar Sharma working for gain 9A, Lord Sinha Road, Kolkata-700071 jointly and/or severally (hereinafter for the sake of brevity referred to as "**the Attorney / Attorneys**") as and for the purposes relating to the said Premises as hereinafter contained.

NOW KNOW YE BY THESE PRESENTS, We, the withinnamed **PRINCIPALS** jointly and/or severally do hereby nominate constitute appoint the said Attorneys jointly and/or severally as the true and lawful attorneys of the Principals for in the name and behalf of the Principals and each of them and the said Attorneys to do execute exercise and perform all or any of the following acts deeds matters and things relating to said Premises and each of them i.e., to say:-

1. To cause the names of the Principals to be mutated in the records of the B.L. & L.R.O. and the municipality as the owners of the said Premises and also cause assessment and separation thereof.
2. To warn off and prohibit and if necessary proceed in due form of law against all or any trespasser on the said premises or any part thereof and to take appropriate steps whether by action or distress or otherwise to evict them and to abate all nuisance and to hold and defend possession of the said premises and to

maintain and manage the affairs of the said Premises and to protect the same in all manner.

3. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof by the concerned authorities / municipality and to attend all hearings and have the same finalized.
4. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
5. To take all necessary steps and actions and do all acts deeds and things as may be required from time to time for effecting partition of the said Premises from the remaining shares / portions in the said Dags belonging to the Other Owners, including by instituting suits and other legal proceedings as may be required and found necessary.
6. To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the said Property converted in all relevant Government Records so as to be suitable for development.

7. To have the said premises surveyed and measured and to pay for such surveys and have plan/s prepared.
8. To have the soil testing done on places, different spots for knowing the strength of the soil beneath the ground level so that the structural design can be prepared on the reports of the soil strength and to appoint Consultants and Experts for such soil testing at the appropriate remuneration and pay and incur the same.
9. To appoint and also to terminate the appointment of Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, fire fighting experts, electrical engineers, land contractors and all other type of road and garden developers / contractors and such other experts or consultants as may be necessary as may be necessary for developing the said premises in such manner as the said Attorneys or any of them may deem necessary.
10. To appoint suitable number of Engineers, Supervisors, Soil Testing Contractors, Piling Contractors and/or any other type of contractor, worker or labour that may be necessary for starting and or completing and/or carrying out the work of construction including contractors for digging deep tube well and doing all work of sanitation and including septic tank, overhead tank, underground reservoir and fixing the remuneration for such works.
11. To appoint Contractors advisers supervisors and experts for all purpose like civil construction, drainage, plumbing architectural beautification, interior and exterior decoration, gardening, electrification, fire fighting provision of updated infrastructuring

and technology and all other types of contractors that may be necessary for the purpose of development and construction at the said premises.

12. To appoint various other types of persons e.g. experts, skilled and unskilled workers directly or indirectly for construction of the buildings/constructions including swimming pool, health club, general club, and other amenities and also appoint if necessary caretakers, canteen operators, peons, operators, security guards and other necessary staff and employees and persons for managing the affairs of construction, possession and smoothly running the development work at the said premises or any of them.
13. To have prepared and finalized and to submit the necessary plans and/or applications for permission for development and construction of building or buildings at the said premises with the concerned authorities / municipality, Govt. body or bodies and/or any other authority or authorities as may be necessary and to sign verify and re-verify all applications, forms, undertakings, declarations, papers and documents including plans for sanction that may be necessary for planned development of the said premises and to appoint and empower and authorize the Architects and Consultants to represent the case of the said premises before various authorities and for that purpose to sign and grant power/authorization.
14. To apply for and obtain orders of sanction of plans as also for modification of and/or addition and/or alteration to plan as may be sanctioned and/or revision and/or revalidation thereof and/or such other orders and permissions as be expedient therefor.

15. To apply for and obtain "No Objection Certificate" for sanctioning of plan and construction of building/s at the said premises from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, and/or construction of building/s and/or obtaining utilities and other purposes herein stated.
16. To inform the concerned authorities / municipality of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities / municipality and to get the same regularised.
17. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said premises and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
18. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan and/or for construction of the new building/s at the said premises and obtaining utilities and facilities therein.
19. To incur and pay all fees for consultants, engineers, architects and to deposit all requisite charges, sanction fees and govt. fees that may be necessary for sanctioning of plan and development

at the said premises and obtaining permissions for development and construction at the said premises and also all fees like sanction fee, mutation fee, conversion fee, drainage connection fees, electric deposit and charges, assessment fees, completion fees or any other fees and charges or monetary payment that may from time to time become payable for development and construction at the said Premises in all respect.

20. To enter into and sign the agreements with the contractors, fixing the remuneration and agree to the detailed terms and conditions of work/duties and manner of payment and make payments as the Attorneys or any of them shall think fit and proper.
21. To fix up the remuneration of the Contractors and all others for the work to be done by them and to make their regular payment after the work is approved by the technical persons or by the Attorneys and from time to time to make advance/on account payments to them and do all acts, deeds and things that may be necessary for carrying out such work of construction.
22. To appear and represent the Principals and each of them before any govt. or semi-govt., private body or municipality or corporation or anybody or bodies where it may be necessary either in person or through appointed lawyers or authorized representative and to furnish all papers, documents as may be required and do all acts, deeds and things that may be necessary for the purpose of obtaining permission/sanction if necessary for developing the said premises and constructing the building/s and completing the same.

23. To sign and apply for permission for drainage connection, water connection, telephone connection and/or any other connection as may be thought fit and proper to and to sign all papers and documents and to put/deposit necessary fees in respect thereof and do all acts, deeds and things that may be necessary for the proposed development of the said premises and in that behalf to apply for and obtain commencement certificate, completion certificate and/or Certificate of Fitness/Occupancy for the full construction or part thereof in respect of the building or buildings from the municipal authorities and to sign and submit all such papers, applications, documents, letters that may be necessary for obtaining these certificates or any other certificate.
24. To demolish the existing structures and to level the land and erect boundary walls.
25. To apply for and obtain permission for electricity supply from the CESC Limited and to install generator and take permission for the same and to sign all applications, papers and documents and to appear and make representations written and oral before the necessary authorities in this behalf either personally or through authorized representative and to grant and transfer to the concerned electricity supplier, if necessary, space for setting up Transformer, Generator set etc.
26. To obtain all refunds and surplus deposits or fees from the authorities where deposits are to and to have been made in excess or get adjustment of municipal tax bills for which the same has been paid in excess that what is lawfully payable and to get the property assessed to tax and to get all the assessments for assessment of Tax completed.

27. To construct new building or buildings at the said premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
28. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said premises from the CESC Limited / WBSEB, the concerned authorities / municipality and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
29. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016 and to obtain all licenses and permissions under the said Act as may be required for construction of building/s at the said premises or any of them.
30. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modifications revalidation revision and/or alteration of the plans and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.
31. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said premises and to place orders for supply erection and installation

thereof on the manufacturer thereof and also to give contract for maintenance of lift or lifts and its concerned machineries.

32. To purchase and acquire all materials that may be required for the purpose of construction or to select the suppliers who will be supplying the materials at the rates to be fixed by the said Attorneys or any of them and approve all materials to make payment to the suppliers for supply of various materials. In case of any dispute with regard to quality or qualities of materials, to negotiate and settle the disputes and if the disputes are referred to the appropriate Court of Law or Arbitration case, to sign all papers and documents necessary therefore.
33. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities / municipality and/or other concerned authorities in respect of construction and/or occupation of the building or buildings to be constructed at the said premises or any part thereof.
34. To insure and keep insured all or any constructions at the said premises and/or the land comprised in the said Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorneys or any of them and to pay all premium for such insurance.
35. For all or any of the purposes hereinbefore and also hereinafter stated, to appear and represent the Principals before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Commissioner, concerned municipality and all its departments, the Kolkata

Metropolitan Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016, the B.L.& L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land / Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorneys or any of them.

36. To sell, lease out or otherwise transfer or agree so to do the flats, units, office spaces, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises to the person or persons interested in owning purchasing,

taking on lease and/or otherwise acquiring the same together with or independent of or independently the land comprised in the said Premises at such consideration, premium, rent etc., and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to receive all proceeds consideration and other amounts received/realised out of such sale, lease and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.

37. To join in as confirming party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Premises and/or undivided share in the land comprised in the said Premises or part thereof, and confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of conveyance, lease or otherwise transfer to be executed in pursuance thereof.
38. To cancel and terminate any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, units, car parking spaces and other constructed areas/saleable spaces and/or undivided share in the land comprised in the said premises or part thereof for and on behalf of the Principals and the said Attorneys or any of them and for that to sign execute and deliver all papers deeds cancellations documents instruments and writings and do all acts deeds and things, including to make refunds and payments to them on any account whatsoever such as refund of earnest money, interest (if applicable), penalty and damages (if

applicable) etc., and also to deal with the space and rights of such person or persons in such manner as the said Attorneys or any of them may deem fit and proper.

39. To ask, demand, sue for, recover, realise and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
40. To sign, execute, present for registration and enforce any covenant in any agreement for sale or any other agreement or contract of transfer Deed of Partition executed by the Principals or by the said Attorneys or any of them by virtue of the powers hereby conferred in favour of the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring flats, units, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises or otherwise together with or independent of or independently the land comprised in the said premises and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
41. To deliver possession and/or make over the constructed flats / offices / shops / showrooms / portions / saleable spaces and rights / car parking spaces and rights etc., and issue letters of possession and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise.

42. To form and/or promote an Association or holding organization/ co-operative society/ limited company for maintenance of the building/s at the said premises and so long as the same is not formed, to maintain and realize statutory taxes impositions surcharge expenses Maintenance Charges fixed from time to time for granting electricity, commercial facilities, water, lifts and other facilities which the occupants may get at the appropriate rate and to grant valid receipts in respect of such collection and to pay of incur all costs in respect of such maintenance of the premises therefrom.
43. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said premises or any part thereof or the building or buildings to be constructed on the said premises or any part thereof.
44. To file complaints with the concerned Magistrate for protecting the said premises and/or the buildings to be constructed thereon against all unlawful acts if done by anybody and prosecute the same.
45. To apply for and take loans and/or finances from any Bank or Financial Institution (including LIC Housing Finance Limited, Housing Development Finance Corporation Limited, SBI Homes Finance Limited, National Housing Bank, Standard Chartered Bank, ICICI Bank, other Banks etc.) by creating charge on the said premises or on the security of the said Premises and such other securities and guarantees as may be required and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to sign all documents (including for sale and transfer) and to allow the persons interested in

purchasing flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or the land comprised in the said Premises or any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution.

46. To create security or charge on the said Premises by creating such charges and mortgages, including mortgaging of the said Premises by way of equitable mortgage by depositing of Title Deeds of the said Premises, and for the said purposes sign execute and make Bills of Exchange, Security Deeds, Mortgage Deeds, Indemnities give and deposit the title deeds, deed of pledge hypothecation and hundies, promissory notes, guarantees and agree to all terms and conditions, covenant stipulations as shall be thought fit and proper by our said Attorneys or any of them and enter into and enter into and sign all documents agreements declarations confirmations and instruments.
47. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, lease deeds, nominations, assignments, cancellation deeds, rectifications, deeds, declarations, affidavits, applications, undertakings, indemnities and other documents.
48. For all or any of the powers and authorities herein contained, to appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Additional

District Sub Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorneys or any of them by virtue of all or any of the powers hereby conferred.

49. To appear and represent the Principals before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said Attorneys or any of them by virtue of the powers hereby conferred.

50. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning the said Premises in any manner, including for sanction revalidation renewal modification revision and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or sale or transfer of the flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court or Tribunal, Civil or

Criminal or Revenue, including the Municipal Tribunal, Collector, Thika Controller etc.

51. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said Attorneys or any of them may think fit and proper.
52. To accept notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
53. To receive or pay and/or deposit on behalf and account of the Principals all moneys including stamp duty, court fees, registration fees, legal fees etc.
54. To receive, on behalf and account of the Principals , refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
55. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
56. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said Attorneys and to delegate all or any of the powers and authorities herein

contained **and** on such substitution/delegation, it shall be deemed that the powers to the extent delegated shall be deemed to have been given directly by the Principals in favour of such substitute or delegate.

57. To institute, defend and prosecute, enforce or resist any suit or other action and proceedings, appeals, in any court of India, civil, criminal, revenue, or before any tribunal or arbitration or Income Tax Authorities or any other quasi judicial authorities on my behalf with respect to the said premises or any part thereof and to execute and sign Vakalatnama and other authorities to act and plead, to sign and verify plaints, written statements, affidavits, declarations, applications, petitions and other pleading including pleadings under Article 226 of the Constitution of India and also to present any memorandum of appeal and other legal processes, enforce judgement, execute any decree or order, to appoint and engage on my behalf any advocate, attorney, counsels as my said attorney would think fit and proper and to adjust, settle, compromise, withdraw the same.
58. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain appoint and employ Advocates, Solicitors, lawyers etc. and to pay their fees and costs.
59. To receive, pay and/or deposit all moneys including court fees, stamp and registration fees, other fees etc. and to receive refunds thereof and grant valid receipts and discharge in respect thereof.

60. To warn off and prohibit and, if necessary, proceed in due form of law against any trespassers on the premises or any part thereof of those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.
61. For and/or any of the aforesaid purposes to sign execute verify and/or affirm for us and on our behalf and in our name all maps, plans, applications, letters, communications, documents, papers, writings and pleadings (including complaints, petitions, affidavits, written statements applications, Memoranda of Appeals, etc.) as may be required.

AND GENERALLY to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said premises which the Principals themselves could have lawfully done under their own hands and seals, if personally present.

AND the Principals do hereby ratify and confirm and agree and undertake to ratify and confirm all and whatever the said Attorneys or any of them has done or shall lawfully do or cause to be done in or about the premises aforesaid.

AND this Power of Attorney is in respect of Developer's allocation only. No right to sell of the Owner's allocation

THE FIRST SCHEDULE ABOVE REFERRED TO:

(said Premises)

All That 2.6195 Acres of land comprised in several Dags as noted below, corresponding to L.R. Khatian No.137, Sabek Khatian No.612, in Mouza Dakshindari, J.L.No.25 of the South Dum Dum Municipality, P.S. Lake Town, North 24-Parganas:

L.R. Dag No.	Share	Area Recorded (Acre)
876	0.4167	0.04
879	0.1666	0.02
880	0.4164	0.03
881	0.4167	0.11
882	0.4167	0.19
883	0.4167	1.10
884	0.4167	0.13
885	0.4167	0.04
886	0.4164	0.001
887	0.4167	0.01
888	0.4167	0.10
889	0.2084	0.016
890	0.8332	0.10
892	0.4167	0.10
893	0.4167	0.19
894	0.4167	0.02
895	0.4167	0.01
896	0.2084	0.0024
897	0.2085	0.0024
946	0.4167	0.04
965	0.2083	0.0015
966	0.4167	0.01
967	0.4167	0.01
968	0.4167	0.02
969	0.4167	0.02
970	0.4168	0.01
971	0.4167	0.02
972	0.2085	0.0016
973	0.4168	0.01
974	0.4164	0.25
970/1009	0.4167	0.01
917/1010	0.4167	0.0026
972/1011	0.2084	0.0020
	Total:	<u>2.6195</u>

(Save and except the Owner's Allocation Area as per Development Agreement).

IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 14th day of September 2016.

EXECUTED AND DELIVERED by
the withinnamed **PRINCIPALS** at
Kolkata in the presence of:

1) Pradip Saha,
142/e/14, Darsin Dan,
Road, Cal - 48

2) Partha Nandy
10, K.S. Roy Road
Kolkata - 700001

✓ Pankaj Chatterjee

✓ Amita Banerjee

We accept
For Jagannath Heights (P) Ltd.
Director/
Authorized Signatory
(MANISH KUMAR SHARMA)

Drafts by
Arun Kumar
Adv.
High Court
Calcutta
WB/1927/1978



Government of West Bengal

330 P. 17

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 19031000339722/2016

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 Amitava Mitra 1 Chandi Charan Ghosh Road, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Principal		C-6413 	 14.9.2016
2	Mr Partha Sarathi Mitra 1 Chandi Charan Ghosh Road, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Principal		C-6414 	 14.9.2016
3	Mr Manish Kumar Sharma 9A Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071	Representative of Attorney [M/S. JAGANNA TH HEIGHTS PRIVATE LIMITED]		C-6412 	 14/9/16 Presentans

Additional Registrar of Assurance-III
Kolkata

14 SEP 2016

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Partha Nandy Son of Late Arun Kumar Nandy 210, Baksara Village Road, P.O:- Baksara, P.S:- JAGACHHA, Howrah, District:-Howrah, West Bengal, India, PIN - 711110	Mr Amitava Mitra, Mr Partha Sarathi Mitra, Mr Manish Kumar Sharma	<i>Partha Nandy</i> 14/09/2016

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

Additional Registrar of Assurance - III
 Kolkata

14 SEP 2016



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/23/150 / 339008

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name
নির্বাচকের নাম

Partha Sarathi Mitra
পার্শ্ব সারথি মিত্র

Father's Name
পিতার নাম

Grija Bhusan
গিরিজা ভূষণ

Sex

M

Sex

পুং

Age as on 1.1.2000

50

১.১.২০০০-এ বয়স

৫০

Parthasarathi Mitra

Address
1 CHANDER LANE, 1ST FLOOR, ST. GENT PARK
CALCUTTA - 700 004

Postal
1 601 001

[Handwritten Signature]

Executive Signature
Electoral Registration Officer
West Bengal State

For 150 Tollygunge Assembly Constituency

24th Ward

Place Calcutta

Pin 700 001

Date 21.08.2000

Office

[Large Handwritten Signature]



एLECTION कमीशन
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LFB0514166



निर्वाचक नाम : अमित मिश्रा

Elector's Name : Amita Mishra

पिता नाम : विठ्ठलजी मिश्रा

Father's Name : Vitthalji Mishra

लिंग / Sex : पुरुष / M

जन्म तिथि / Date of Birth : XX / XX / 1950

Amita Mishra

LFB0514166

Date:

15/08/2007

Address:

1 CHANDI GHOSH ROAD REGENT
PARK Kolkata 700040

Date: 15/08/2007

150-50166 বিধান পরিষদ বিধান পরিষদ

অতিরিক্ত প্রতিলিপি

Facsimile Signature of the Electoral
Registration Officer for

150-Tollygunge Constituency

বিধান পরিষদ বিধান পরিষদ বিধান পরিষদ বিধান পরিষদ
বিধান পরিষদ বিধান পরিষদ বিধান পরিষদ বিধান পরিষদ
বিধান পরিষদ বিধান পরিষদ বিধান পরিষদ বিধান পরিষদ
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

INDIAN UNION DRIVING LICENCE		WEST BENGAL STATE POLICE	
No.	WB112011139545	Issue Dt.	12/04/2011
Name	PARTHA MANDY		
SIGN of	ARUN		
Blood Gr.		Address:- 210 BAKSARA VIA	
Authorized to Drive		Valid Till NT 06/09/2030 Y 00/00/0000	
Badge Details		Holder's Sign 	
Number		L. Authority 	
Dt. of Issue	00/00/0000		
Valid Till	00/00/0000		

Partha Mandy

SPECIMEN FORM FOR TEN FINGERPRINTS



Pantanasorn The Nethi

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



Armita Waché

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



Soo

	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					

Major Information of the Deed

Deed No :	IV-1903-05838/2016	Date of Registration	9/19/2016 2:43:03 PM
Query No / Year	1903-1000339722/2016	Office where deed is registered	
Query Date	14/09/2016 12:58:52 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	A K Roy Hare St, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9331309876, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Amitava Mitra Son of Late Girija Bhusan Mitra 1 Chandi Charan Ghosh Road, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 14/09/2016 , Admitted by: Self, Date of Admission: 14/09/2016 ,Place : Pvt. Residence
2	Mr Partha Sarathi Mitra Son of Late Girija Bhusan Mitra 1 Chandi Charan Ghosh Road, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 14/09/2016 , Admitted by: Self, Date of Admission: 14/09/2016 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S. JAGANNATH HEIGHTS PRIVATE LIMITED 9A Lord Sinha Road, P.O:- Middleton Row, P.S.- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Manish Kumar Sharma Son of Mr Mahesh Kumar Sharma 9A Lord Sinha Road, P.O:- Middleton Row, P.S.- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : M/S. JAGANNATH HEIGHTS PRIVATE LIMITED (as Authorised Representative)

Identifier Details :**Name & address**

Mr Partha Nandy
 Son of Late Arun Kumar Nandy
 210, Baksara Village Road, P.O:- Baksara, P.S:- JAGACHHA, Howrah, District-Howrah, West Bengal, India, PIN - 711110, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Amitava Mitra, Mr Partha Sarathi Mitra, Mr Manish Kumar Sharma

Endorsement For Deed Number : IV - 190305838 / 2016**On 14-09-2016****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:30 hrs on 14-09-2016, at the Private residence by Mr Manish Kumar Sharma .

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

Execution is admitted on 14/09/2016 by 1. Mr Amitava Mitra, Son of Late Girija Bhusan Mitra, 1 Chandi Charan Ghosh Road, P.O: Regent Park, Thana: Regent Park, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 2. Mr Partha Sarathi Mitra, Son of Late Girija Bhusan Mitra, 1 Chandi Charan Ghosh Road, P.O: Regent Park, Thana: Regent Park, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Identified by Mr Partha Nandy, . . Son of Late Arun Kumar Nandy, 210, Baksara Village Road, P.O: Baksara, Thana: JAGACHHA, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

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

Execution is admitted on 14-09-2016 by Mr Manish Kumar Sharma, Authorised Representative, M/S. JAGANNATH HEIGHTS PRIVATE LIMITED, 9A Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Partha Nandy, . . Son of Late Arun Kumar Nandy, 210, Baksara Village Road, P.O: Baksara, Thana: JAGACHHA, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service



Balaram Adhikari
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 19-09-2016**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

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 56009, Amount: Rs. 100/-, Date of Purchase: 17/08/2016, Vendor name: Abhijit Sarkar



Balaram Adhikari
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2016, Page from 139160 to 139197

being No 190305838 for the year 2016.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2016.09.21 16:43:15 +05:30

Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 21/09/2016 16:43:14

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)

@@
DATED THIS 14th DAY OF September 2016
@@

FROM

AMITAVA MITRA AND PARTHA
SARATHI MITRA

TO

M/S. JAGANNATH HEIGHTS
PRIVATE LIMITED

POWER OF ATTORNEY

MR. AWANI KUMAR ROY
Advocate
10, Kiran Shankar Roy Road,
Kolkata - 700 001.