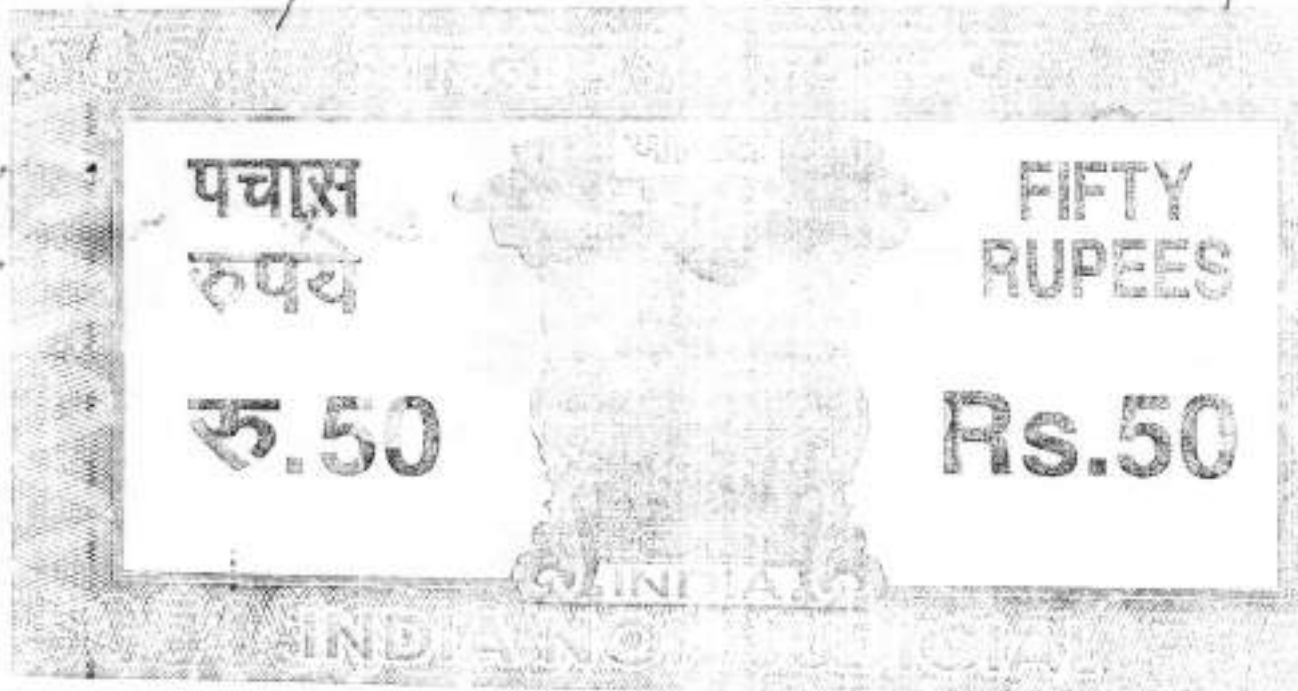


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 Registrar of Associations
 Kolkata

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,


 Registrar of Associations
 Kolkata

20 OCT 2016

(1) **SMT. ALOKA MITRA**, wife of Late Kanai Lal Mitra, by caste Hindu, by occupation Housewife, (2) **SRI TIRTHANKAR MITRA**, son of Late Kanai Lal Mitra, by caste Hindu, by occupation Business, both residing at 1A, Chandi ghosh Road, Nanu Babu Bazar, Tollygunge Regent Park S.O., 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** undivided 2/3rd share of total **1.0729 Acres** of land equivalent to 0.7153 Acres comprised in several L.R. Dags as noted below, corresponding to L.R. Khatian numbers in Mouza Dakshindari, J.L. No. 25 of the South Dum Dum Municipality, P.S. Lake Town, North 24-Parganas (in short "the **said property**"), absolutely and forever:

L.R. Khatian No.	L.R. Dag No.	Share	Area
90	881	0.1666	0.0453
90	883	0.1666	0.4415
90	884	0.1666	0.0535
90	885	0.1666	0.0197
90	887	0.1666	0.0040
90	888	0.1666	0.0023
90	889	0.0834	0.0064
90	891	0.1666	0.0469
90	897	0.0833	0.0012
90	966	0.1666	0.0009
90	968	0.1666	0.0084

L.R. Khatian No.	L.R. Dag No.	Share	Area
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91	879	0.1666	0.0287
91	880	0.1666	0.0140
91	882	0.1666	0.0770
91	886	0.1666	0.0036
91	890	0.1666	0.0228
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91	965	0.0834	0.0006
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91	974	0.1666	0.1027
91	917/1010	0.1666	0.0019
95	970/1009	0.1666	0.0041
95	921/1012	0.0833	0.0037
	Total	4.7487	1.0729

Undivided 2/3rd share became 0.7153 Acre

B. By a Development Agreement dated 1st September, 2016 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. 9865 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 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 and Manish Kumar Sharma, son of Sri Mahesh Kumar Sharma working for gain 9A, Lord Sinha Road, Kolkata-700071 to act 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 jointly and/or severally 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 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 hereinstated.
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 herein stated.
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 hereinstated 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 complaints, 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 undivided 2/3rd share of total **1.0729 Acres** of land equivalent to 0.7153 Acres comprised in several Dags as noted below, corresponding to L.R. Khatian numbers in Mouza Dakshindari, J.L. No. 25 of the South Dum Dum Municipality, P.S. Lake Town, North 24-Parganas (in short "the **said property**"), absolutely and forever:

L.R. Khatian No.	L.R. Dag No.	Share	Area
90	881	0.1666	0.0453
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91	967	0.1666	0.0066
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91	970	0.1666	0.0062
91	971	0.1666	0.0011
91	972	0.0833	0.0006
91	974	0.1666	0.1027
91	917/1010	0.1666	0.0019
95	970/1009	0.1666	0.0041
95	921/1012	0.0833	0.0037
	Total	4.7487	1.0729

Undivided 2/3rd share became 0.7153 Acre

IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 1st day of September 2016.

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

Alaka Mitra
Tirthankar Mitra

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

Hunar Roy Chowdhury
10, K. S. Roy Road
Kolkata - 700001

Draftsm
Anwar Kamal
Adv
High Court
Calcutta
WB/1927/1978



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 19031000367829/2016

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	Smt Aloka Mitra 1a, Chandi Ghosh Road, Nanu Babu Bazar, P.O.- Tollygunge, P.S.- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700040	Principal		 C-6918	<i>Aloka Mitra</i> 05/10/16
2	Mr Tirthankar Mitra 1a, Chandi Ghosh Road, Nanu Babu Bazar, P.O.- Tollygunge, P.S.- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700040	Principal		 C-6917	<i>Tirthankar Mitra</i> 05/10/16 Presentians
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, District:-Howrah, West Bengal, India, PIN - 711110	Smt Aloka Mitra, Mr Tirthankar Mitra		<i>Partha Nandy</i> 05/10/16	

Additional Registrar of Assurance - III
Kolkata
05 OCT 2016

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

নথীভুক্তকরণ নং/Enrolment No.: 1214/70003/04147

To: Tirthankar Mitra
 (তীর্থঙ্কর মিত্র)
 S/O Kanailal Mitra
 1A
 Chand Ghosh Road
 Naru Babu Bazar
 Tollygunge
 Regent Park S.O
 Kolkata
 West Bengal - 700040
 Mobile: 9235318043

Date: 06/11/2011

Ref. No: 00009103-00118351-00090325



UA 07818468 1 IN

আপনার আধার সংখ্যা/ Your Aadhaar No. :

5031 2891 9461

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



তীর্থঙ্কর মিত্র
 Tirthankar Mitra
 পিতা: কানাইলাল মিত্র
 Father: Kanailal Mitra
 জন্ম সাল / Year of Birth: 1959
 লিঙ্গ / Male

5031 2891 9461



আধার – সাধারণ মানুষের অধিকার

Tirthankar Mitra



ভারতীয় বিশিষ্ট পরিচর প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

নথীভুক্তকরণ নং/Enrolment No.: 1214/70003/04136

To: Alaka Mitra
 (মিসেস মিত্র)
 W/O Kapil Mitra
 TA
 Chand Ghosh Road
 Tollygunge Main
 Tollygunge
 Regent Park S O
 Kolkata
 West Bengal - 700040
 Mobile

Date: 14/11/2011

Ref. No: 00009070-00118351-00090315



UA 07818435 5 IN

আপনার আধার সংখ্যা/ Your Aadhaar No. :

2245 4541 4436

আধার – সাধারণ মানুষের অধিকার

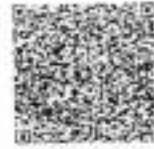


ভারত সরকার
 GOVERNMENT OF INDIA



আপনার নাম
 Alaka Mitra
 পতি : কপালমিত্র মিত্র
 Husband : Kapil Mitra
 জন্ম বর্ষ / Year of Birth : 1992
 মহিলা / Female

2245 4541 4436



আধার – সাধারণ মানুষের অধিকার

Alaka Mitra

INDIAN UNION DRIVING LICENCE		WEST BENGAL STATE	
No. VR-112011139546		Issue DL 13/04/2011	
Name	PAKSHA NANDY		
City of	ARUN KANTARHARDI		
Blood Gr.			
Address	216 BAKSARA VILLAGE RD BAKSARA		
Authorized to Drive			
Valid Till			
NT	09/09/2030	Signature	
T	00/00/0000	Holder's Sign	
Badge Details	MCWD		
Number			
Dt. of Issue	09/09/0000		
Valid Till	00/00/0000	L. Authority	

SPECIMEN FORM FOR TEN FINGERPRINTS



Alaka Mitra

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



Tirthankar Mitra

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



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



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

Major Information of the Deed

Deed No :	IV-1903-06346/2016	Date of Registration	10/20/2016 12:26:43 PM
Query No / Year	1903-1000367829/2016	Office where deed is registered	
Query Date	05/10/2016 12:48:21 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	A K Roy 10, K S Roy Rd, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9865362366, 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. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Smt Aloka Mitra Wife of Late Kanai Lal Mitra 1a, Chandi Ghosh Road, Nanu Babu Bazar, P.O:- Tollygunge, P.S:- Regent Park, District-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 01/09/2016 , Admitted by: Self, Date of Admission: 05/10/2016 ,Place : Pvt. Residence			
2	Name	Photo	Fingerprint	Signature
	Mr Tirthankar Mitra Son of Late Kanai Lal Mitra Executed by: Self, Date of Execution: 01/09/2016 , Admitted by: Self, Date of Admission: 05/10/2016 ,Place : Pvt. Residence			
	1a, Chandi Ghosh Road, Nanu Babu Bazar, P.O:- Tollygunge, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M /s Jagannath Heights Pvt Ltd 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 Pvt Ltd (as Authorised Signatory)

Identifier Details :

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

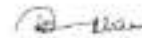
Endorsement For Deed Number : IV - 190306346 / 2016**On 05-10-2016****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:57 hrs on 05-10-2016, at the Private residence by Mr Tirthankar Mitra , one of the Executants.

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

Execution is admitted on 05/10/2016 by 1. Smt Aloka Mitra, Wife of Late Kanai Lal Mitra, 1a, Chandi Ghosh Road, Nanu Babu Bazar, P.O: Tollygunge, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Mr Tirthankar Mitra, Son of Late Kanai Lal Mitra, 1a, Chandi Ghosh Road, Nanu Babu Bazar, P.O: Tollygunge, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Indetified by Mr Partha Nandy, , Son of Late Arun Kumar Nandy, 210, Baksara Village Road, P.O: Baksara, Thana: JAGACHHA, , 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 20-10-2016**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 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 59443, Amount: Rs.50/-, Date of Purchase: 24/08/2016, 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 151113 to 151149
being No 190306346 for the year 2016.



Digitally signed by BALARAM ADHIKARI
Date: 2016.10.22 12:58:34 +05:30
Reason: Digital Signing of Deed.

(Balaram Adhikari) 22/10/2016 12:58:33
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

@@
DATED THIS DAY OF 2016
@@

FROM

SMT. ALOKA MITRA AND SRI
THIRTHANKAR MITRA

TO

M/S. JAGANNATH HEIGHTS
PRIVATE LIMITED

POWER OF ATTORNEY

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