

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, **I, SRI VIKASH TANTIYA,** son of Sri Abhay Kumar Tantiya, having PAN No. **ABUPT6200E**, residing at P-447B, Keyatala Road, Post Office – Sarat Bose Road, Police Station – Ballygunge, Kolkata – 700 029, director of

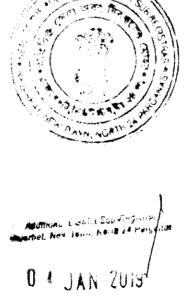
contd . . p/2

• 7 DEC 2018 7804 5. Singha Namet Addressi Advocate Vendor:..... Alique du dige's Court Alipur Collectorate, 24 Pp. (S) Kelnata-27 SUBHANKAR DAS STAMP VENDOR Alipur Pelice Court, Kol-27 Frank forces 65 forter. hair 709000 Repair Dismot Jan Filgislist Joan, North K4 Parguan 1 4 JAN 2013 68 Cultor Fairly. Subit Majundoz Alipore Jugu WA (Kel-27)

M/S. ANT TELEVISION (P) LTD (PAN No. **AAFCA1618J**), a company incorporated under the Companies Act, 1956, having its registered office at 1, Acharya Jagadish Chandra Bose Road, Kolkata – 700 020 hereinafter be referred to as referred to herein as **PRINCIPAL** do hereby appoint and nominate MESSRS **"ROHRA DEVELOPERS PVT. LTD**", a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, having PAN AAECR 3883 M represented by its directors (1) **SRI HARISH KUMAR ROHRA** alias **HARISH ROHRA**, having PAN : AGJPR7205B, (2) **SRI YOGESH KUMAR ROHRA** alias **YOGESH ROHRA**, having PAN ADKPR3778D, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Post office – Bangur, Police Station – Laketown, Kolkata – 700 055 to do the follwing acts deeds and things ;

A. I am the absolute owner of **ALL THAT** the Sali land measuring about 40 Cottah 12 Chittack be the little more or less in aggregate, appertaining to R.S. Khatian Nos. 878 & 880, L.R. Khatian No. 4190 & 9139, consisting of Dag No. 3094 having land area measuring about 15 Decimal, 3095 having land area measuring about 25 Decimal, 3096 having land area measuring about 17 Decimal and 3097 having land area measuring about 10 Decimal in Monza Ghuni, J. L. No. 23, within the ambit of Jyangra- Hatiara No. 2 Gram Panchayet, Police Station — New Town, in the District of North 24Parganas.

B. I, to develop the landed property as aforesaid, entered on 31st day of December, 2018 into a development agreement with the said MESSRS "ROHRA DEVELOPERS PVT. LTD", for the terms inter alia (i) the said developer will construct a building in accordance with building plan (ii) the said developer will construct the building at its own cost (iii) the said developer will provide me 48% of the sanctioned area in the new building (not the previous one) TOGETHER WITH undivided proportionate share and interest in the land attributable thereto in the said premises and all rights on the common areas and facilities attached thereto as per plan in the proposed multi-storied building on the said landed property lying and



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situate on the said property which includes undivided proportionate share and rights on the common areas and facilities attached thereto along with undivided proportionate hare and interest in the land underneath (hereinafter be referred to as the SAID OWNERS' ALLOCATION) (iv) that save and except the ALL THAT owners' allocation of the building all the rest area of the building which includes undivided proportionate share and rights on the common areas and facilities attached thereto along with undivided proportionate hare and interest in the land underneath (hereinafter be referred to as the SAID DEVELOPER'S ALLOCATION). The agreement as aforesaid was registered in the office of the Addl. Dist. Sub-Registrar, Rajarhat and recorded in Book No. I, Being No. 152300059 for the year 2019.

B. I do appoint and nominate MESSRS **"ROHRA DEVELOPERS PVT.** LTD". a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, having PAN : AAECR3883M represented by its directors (1) SRI HARISH KUMAR ROHRA alias HARISH ROHRA, having PAN : AGJPR7205B, (2) SRI YOGESH KUMAR ROHRA alias YOGESH ROHRA, having PAN : ADKPR3778D, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Post office – Bangur, Police Station – Laketown, Kolkata – 700 055 as my true and lawful attorney, for me, in my name and on my behalf to do and execute all or any of the following acts, deeds and things in respect of the said property :-

i. To develop the said premises by constructing building thereon.

ii. To represent to the Panchayet, Zila Parishad, Municipality/NKDA and/or any competent authority.

iii. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present



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the same to the Panchayet, Zila Parishad, Municipality, NKDA and/or any competent authority.

iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.

v. To obtain clearances from all government departments and authorities including Fire Brigade, BLRO, JLRO, Panchayet, Zila Parishad, Police and the Authorities of Urban Land ceiling and Department, NKDA and all other competent authorities as may be necessary.

vi. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.

vii. To appear before any officer of the Panchayat / Zila Parishad or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.

viii. To represent before any court of law.

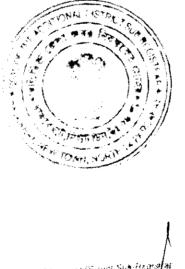
ix. To appear and to act in all courts, civil, criminal and tribunal whenever required

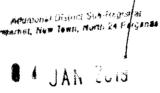
x. To sign and verify plaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.

xi. To engage and appoint any advocate or counsel wherever required.

xii. To represent me to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.

xiii. To settle any dispute arising in respect of the said property.





xiv. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell the area of the Developer's Allocation of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price which our said attorneys, in their absolute discretion, think proper and/or to cancel and/or repudiate the same only after obtaining of plan and demarcation and determination of the respective allocations of the owner and the developer.

xv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said area of the Developer's Allocation in the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.

xvi. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee.

xvii. To sign and execute all other deeds, instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said the area of the Developer's Allocation in the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof as we could do ourselves, if personally present.

xviii. To present any such conveyance or conveyances in respect of the said the area of the Developer's Allocation in the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things

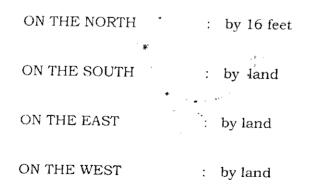
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which my said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects as we could do the same myself.

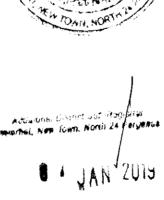
And I hereby agree to ratify and confirm all and whatever other act or acts my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said developer's allocation and/or part thereof and/or part thereof under and by virtue of this deed.

<u>THE FIRST SCHEDULE AS REFERRED TO ABOVE</u> (description of the entire premises)

ALL THAT the Sali land measuring about 40 Cottah 12 Chittack be the little more or less in aggregate, appertaining to R.S. Khatian Nos. 878 & 880, L.R. Khatian No. 4190 & 9139, consisting of Dag No. 3094 having land area measuring about 15 Decimal, 3095 having land area measuring about 25 Decimal, 3096 having land area measuring about 17 Decimal and 3097 having land area measuring about 10 Decimal in Monza Ghuni, J. L. No. 23, within the ambit of Jyangra- Hatiara No. 2 Gram Panchayet, Police Station — New Town, in the District of North 24Parganas, butted and bounded in the following manner :



IN WITNESSES WHEREOF I the executor have hereunto put my respective





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hands on these presents on this the 4 th day of January, Two Thousand Nineteen (2019).

WITNESSES: 2. Subhankor Maha Paka Bangur Avenue Koll-55

ANT TELEVISION (P) LTD

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Director (EXECUTOR)

2. Asinchen Ghush. Fula Madia.

We admit, accept, acknowledge and confirm

ROHRA DEVELOPERS PVT. LTD

him for

Director

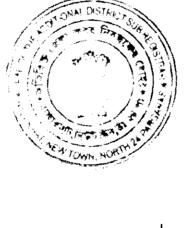
ROHRA DEVELOPERS PVT. LTD

Director ATTORNEY

Drafted by me and prepared in my office

Tim [SANTANU/SINGHA]

Advocate Alipore Judges Court, Bar Association Library, Room No. 2, Kelkata - 700 027. Enrolment No. WB/785/1992



Additional Costor Counciliantia Additional New Torin, North 24 Jaryanas 0 4 JAN 2019

Thumb

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middle finger ring finger small finger

Left hand Right hand

Name..... 1 Tauly

Signature....

Thumb middle finger ring finger 1st finger small finger Left Hand Right Hand

Name.....

train forten. Signature...

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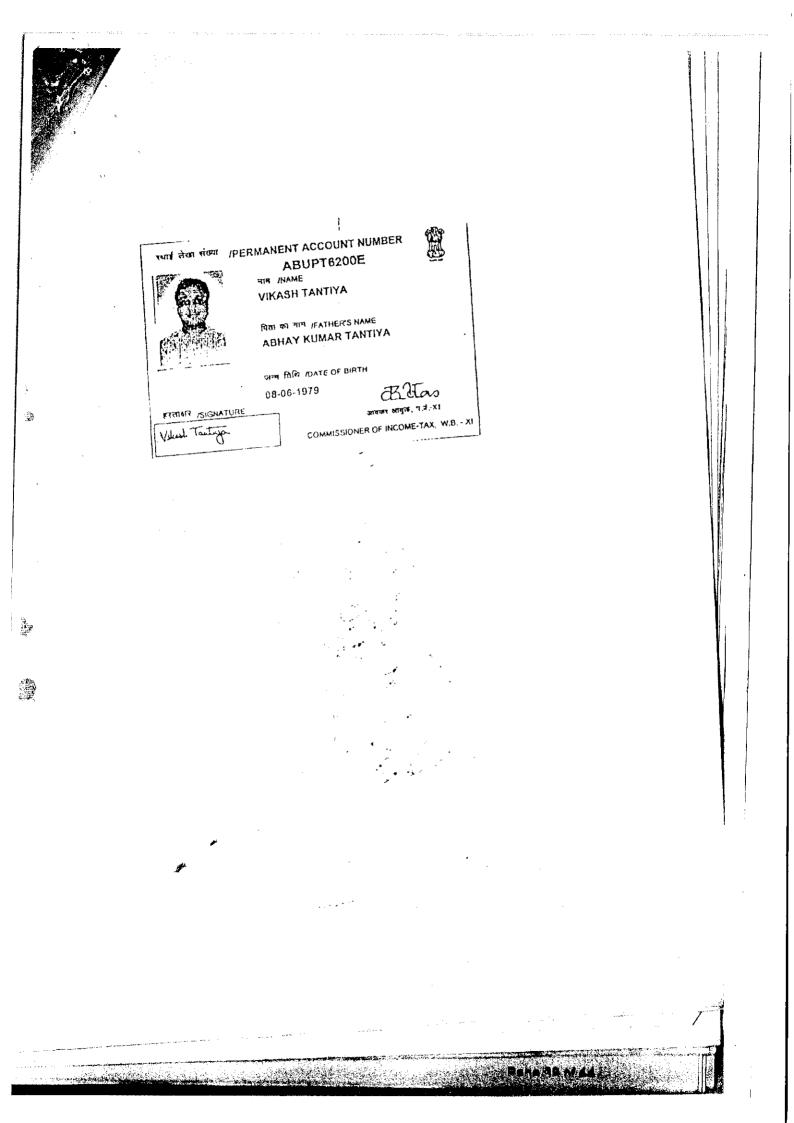
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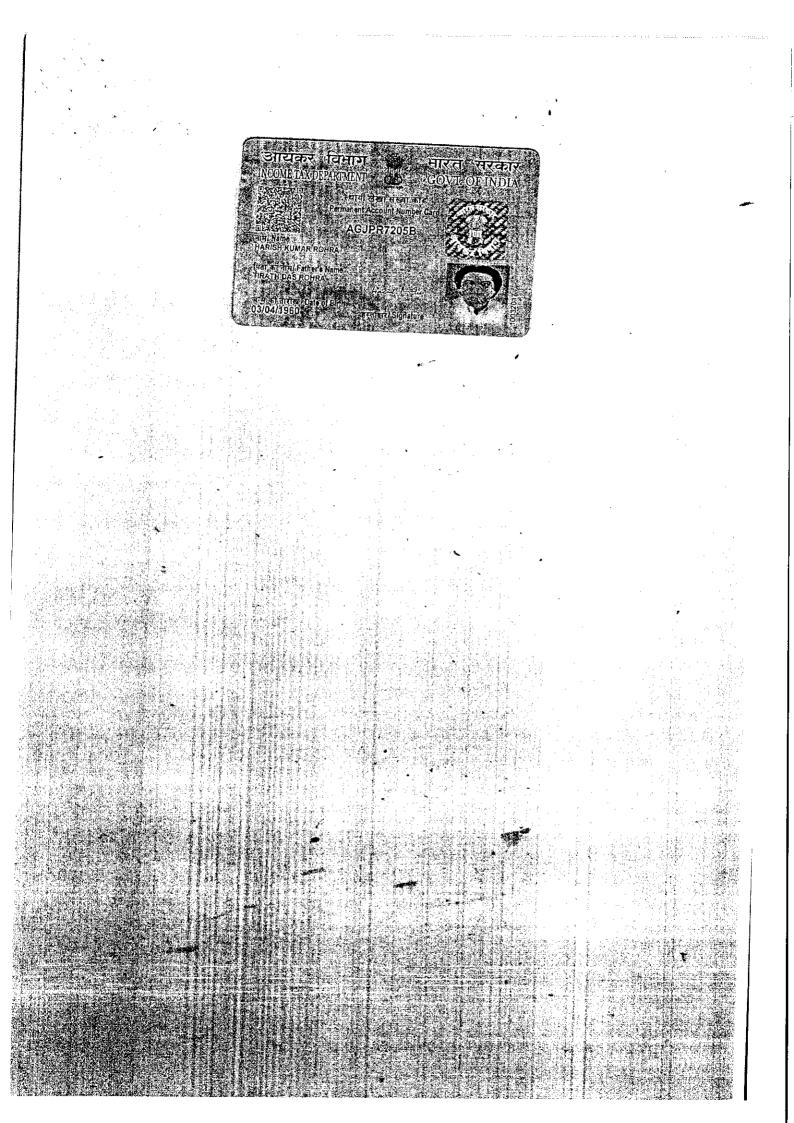
1 भारत सरकार आयकर विमाग GOVT. OF INDIA INCOME TAX DEPARTMENT ANT TELEVISION PRIVATE IMITED 69/02/2005 CONTRACT STOCKED IN THE POPULATION AAFCA1618J ja telesi P 6



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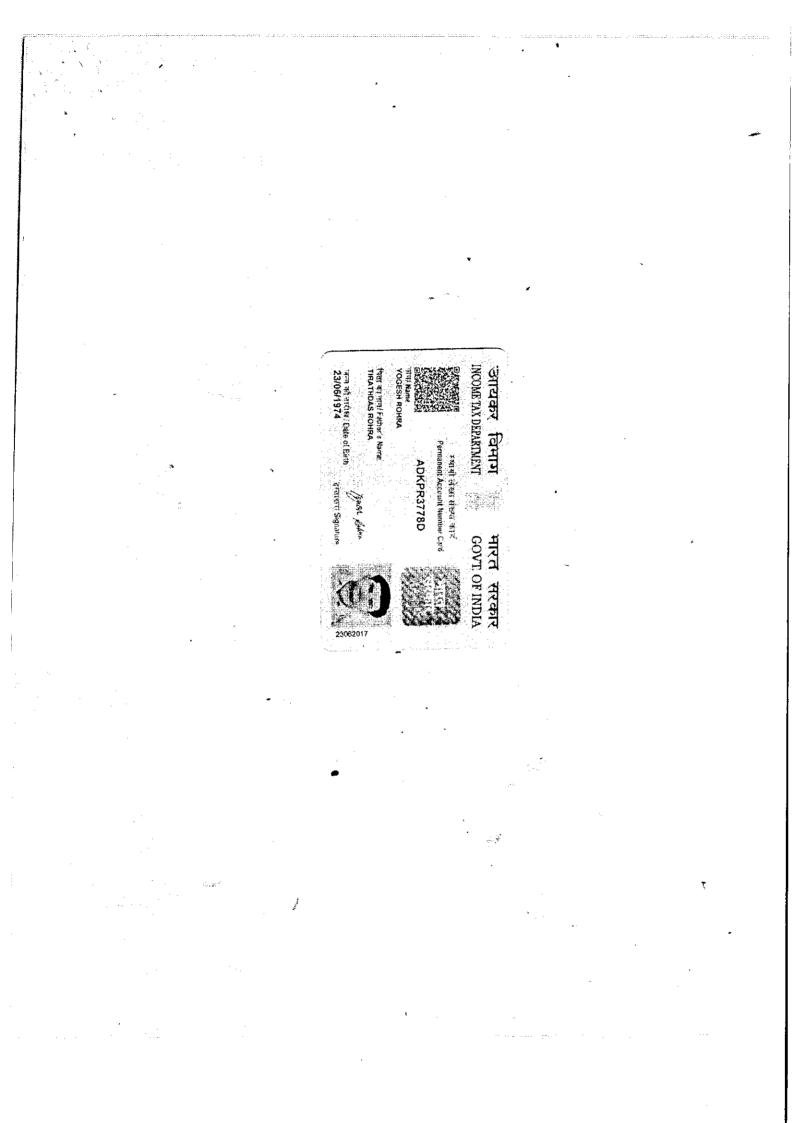








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Major Information of the Deed

Deed No :	1-1523-00261/2019	Date of Registration	09/01/2019		
Query No / Year	1523-1000002111/2019	Office where deed is registered			
Query Date	03/01/2019 2:27:03 PM	A.D.S.R. RAJARHAT, District: North 24-Pargana			
Applicant Name, Address & Other Details	SUBIT MAJUMDER ALIPORE JUDGES COURT,Thana : A BENGAL, PIN - 700026, Mobile No. : 1	hana : Alipore, District : South 24-Parganas, WEST le No. : 9831759754, Status :Advocate			
Transaction		Additional Transaction			
	Power of Attorney after Registered	[4305] Other than Immovable Property, Declaration [No of Declaration : 2] Market Value			
Set Forth value					
Rs. 4/-		Rs. 8,10,93,951/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)			
Remarks	Registered Development	Agreement of [Deed			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni Pin Code : 700157

		Falgalias, i	Land		Area of Land	SetForth	Market	Other Details
Sch		Khatian			Alea of Land		Value (In Rs.)	
No L2	Number LR-3094	Number LR-4190	Proposed Bastu	Shali	15 Dec	1/-	1,81,55,362/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-3095	LR-4190	Bastu	Shali	25 Dec	1/-	3,02,58,937/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-3096	LR-4190	Bastu	Shali	17 Dec	1/-	2,05,76,077/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-3097	LR-4190	Bastu	Shali	10 Dec	. 1/-	1,21,03,575/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			67Dec	4 /-	810,93,951 /-	
	Grand	Total :			67Dec	······································	810,93,951 /-	

Major Information of the Deed :- I-1523-00261/2019-09/01/2019



Principal Details :

No	Name,Address,Photo,Finger print and Signature
	ANT TELEVISION PRIVATE LIMITED 1, Acharya Jagadish Chandra Bose Road,, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.:: AAFCA1618J, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

S		Name,Address,Photo,Finger print and Signature	
N	0		1
1	i	ROHRA DEVELOPERS PRIVATE LIMITED 73, BANGUR AVENUE, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, PAN No.:: AAECR3883M, Status :Organization, Executed by: Representative	

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr VIKASH TANTIYA Son of Mr. Abhay Kumar Tantiya P-447B, Keyatala Road,, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABUPT6200E Status : Representative, Representative of : ANT TELEVISION PRIVATE LIMITED (as DIRECTOR)
2	Mr HARISH KUMAR ROHRA (Presentant) Son of Late TIRATH DAS ROHRA 73, BANGUR AVENUE, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGJPR7205B Status : Representative, Representative of : ROHRA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)
3	Mr YOGESH ROHRA Son of Late TIRATH DAS ROHRA 73, BANGUR AVENUE, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation Business, Citizen of: India, , PAN No.:: ADKPR3778D Status : Representative, Representative of : ROHRA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details : Name & address				
Mr SUBIT MAJUMDER Son of Mr DILIP MAJUMDER ALIPORE JUDGES COURT, P.O:- ALIPORE 700026, Sex: Male, By Caste: Hindu, Occupa HARISH KUMAR ROHRA, Mr YOGESH ROI	, P.S Alipore, District:-South 24-Parganas, West Bengal, India, PIN - ation: Advocate, Citizen of: India, , Identifier Of Mr VIKASH TANTIYA, Mr HRA			

Major Information of the Deed :- I-1523-00261/2019-09/01/2019

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Trans	fer of property for L2	
SI.No	From	To. with area (Name-Area)
1	ANT TELEVISION PRIVATE LIMITED	ROHRA DEVELOPERS PRIVATE LIMITED-15 Dec
Trans	fer of property for L3	
SI.No	From	To. with area (Name-Area)
1	ANT TELEVISION PRIVATE LIMITED	ROHRA DEVELOPERS PRIVATE LIMITED-25 Dec
Trans	fer of property for L4	
	From	To. with area (Name-Area)
1	ANT TELEVISION PRIVATE LIMITED	ROHRA DEVELOPERS PRIVATE LIMITED-17 Dec
Trans	fer of property for L5	
SI.No		To. with area (Name-Area)
1	ANT TELEVISION PRIVATE LIMITED	ROHRA DEVELOPERS PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 3094(Corresponding RS Plot No:- 3094), LR Khatian No:- 4190	Owner:এ.এন.টি. টেলিভিশন প্রা:, Gurdian:লি: , Address:1 নং এ.জে.সি.বোস রোড, কলি-20 , Classification:শালি, Area:0.47000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3095(Corresponding RS Plot No:- 3095), LR Khatian No:- 4190	Owner:এ.এন.টি. টেলিভিশন প্রা:, Gurdian:লি: , Address:1 নং এ.জে.সি.বোস রোড, কলি-20 , Classification:শালি, Area:0.21000000 Acre.	Owner Name not selected by applicant.
L4	LR Plot No:- 3096(Corresponding RS Plot No:- 3096), LR Khatian No:- 4190	Owner:এ.এন.টি. টেলিভিশন প্রা:, Gurdian:লি: , Address:1 নং এ.জে.সি.বোস রোড, কলি-20 , Classification:শালি, Area:0.17000000 Acre,	Owner Name not selected by applicant.
L.5	LR Plot No:- 3097(Corresponding RS Plot No:- 3097), LR Khatian No:- 4190	Owner:এ.এন.টি. টেলিভিশন প্রা:, Gurdian:লি: , Address:1 নং এ.জে.সি.বোস রোড, কলি-20 , Classification:শানি, Area:0.10000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152300261 / 2019

Major Information of the Deed :- I-1523-00261/2019-09/01/2019



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On 04-01-2019

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules, 1962) Presented for registration at 16:50 hrs on 04-01-2019, at the Private residence by Mr HARISH KUMAR ROHRA,.

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 8,10,93,951/-

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

Execution is admitted on 04-01-2019 by Mr VIKASH TANTIYA, DIRECTOR, ANT TELEVISION PRIVATE LIMITED. 1, Acharya Jagadish Chandra Bose Road,, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SUBIT MAJUMDER, , , Son of Mr DILIP MAJUMDER, ALIPORE JUDGES COURT, P.O. ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Advocate

Execution is admitted on 04-01-2019 by Mr HARISH KUMAR ROHRA, DIRECTOR, ROHRA DEVELOPERS PRIVATE LIMITED, 73, BANGUR AVENUE, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

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Indetified by Mr SUBIT MAJUMDER, , , Son of Mr DILIP MAJUMDER, ALIPORE JUDGES COURT, P.O. ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Advocate

a Marine Marine

Sanjoy Basak ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 09-01-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

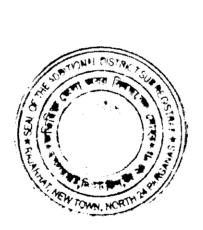
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-Description of Stamp

1. Stamp: Type: Impressed, Serial no 7804, Amount: Rs.100/-, Date of Purchase: 07/12/2018, Vendor name: SUBHANKAR DAS

Service and

Sanjoy Basak ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RAJARHAT North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-00261/2019-09/01/2019



<u>Certificate of Registration under section 60 and Rule 69.</u> Registered in Book - I Volume number 1523-2019, Page from 21554 to 21571 being No 152300261 for the year 2019.



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Digitally signed by SANJOY BASAK Date: 2019.01.11 15:30:04 +05:30 Reason: Digital Signing of Deed.

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(Sanjoy Basak) 11-01-2019 3:29:36 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RAJARHAT West Bengal.

(This document is digitally signed.)



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