

New Power
D Sorley

**GENERAL CERTIFICATE OF EXECUTION OF DOCUMENTS IN PRESENCE
OF NOTARY**

WOOLGOOLGA

NEW SOUTH WALES, AUSTRALIA

TO ALL TO WHOM THESE PRESENTS SHALL COME

I, **PARDEEP KAUR GREWAL** of Suite 3, 62 Beach Street, Woolgoolga in the State of New South Wales, Australia NOTARY PUBLIC duly authorised admitted and sworn and practising in the Town of Woolgoolga in the State of New South Wales in the Commonwealth of Australia DO HEREBY CERTIFY that:

1. On the Eighth day of September Two Thousand and Seventeen, Mr Bimal Ranjan Bimal Ranjan Aichroy appeared before me personally.
2. Mr Bimal Ranjan Aichroy produced to me his Australian Passport M5136751, his Certificate of Registration – Overseas Citizen of India Card A1224899 and his Income Tax PAN Card ARCPA3875Q. I compared the likeness of the person appearing before me and the photographs in the Passport, Overseas Citizen of India Card and PAN Card and am satisfied that he is the one and same person.
3. A photocopy of the identification page of Mr Bimal Ranjan Aichroy's Passport is annexed hereto and marked with the letter "A".
4. A photocopy of the identification pages of Mr Bimal Ranjan Aichroy's Overseas Citizen of India Card is annexed hereto and marked with the letter "B".
5. A photocopy of the front and back of Mr Bimal Ranjan Aichroy's PAN Card is annexed hereto and marked with the letter "C".
6. I did see Mr Bimal Ranjan Aichroy the Principal named and described in the Revocation of Powers of Attorney hereto annexed and marked with the letter "D" duly sign seal and deliver the said Revocation of Powers of Attorney and that the signature thereto subscribed is in the proper handwriting of the said Mr Bimal Ranjan Aichroy.

IN FAITH AND TESTIMONY

whereof I have hereunto subscribed my name and affixed my seal of office at Woolgoolga aforesaid this Eighth day of September in the year Two Thousand and Seventeen



Notary Public



APOSTILLE

(Convention de La Haye du 5 octobre 1961)

- | | |
|------------------------------|--|
| 1. Country | Australia |
| This public document | |
| 2. has been signed by | Pardeep Kaur Grewal |
| 3. acting in the capacity of | Notary Public |
| 4. bears the seal/stamp of | Pardeep Kaur Grewal, Notary Public, New South Wales, Australia |
| Certified | |
| 5. at Sydney Passport Office | 6. the 14th day of September, 2017 |
| 7. by Milan Stekovic | Department of Foreign Affairs and Trade
Sydney Passport Office
Australia |
| 8. No. UPPT-4J-55484 | |
| 9. Seal/Stamp | 10. Signature |



This Apostille only certifies the authenticity of the signature (where applicable) and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the content of the document for which it was issued. This Apostille can be verified at <https://orao.dfat.gov.au/pages/verifyapostille.aspx>

जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIMAL RANJAN AICHROY
BROJENDRA KISHORE AICHROY
25/07/1937

Permanent Account Number

ARGPA3875Q

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Pardeep Kaur Grewal
Solicitor/Notary Public
NSW Practising Certificate
No.49922

STAMP AFFIXED BY
[Signature]
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS, I, SRI BIMAL RANJAN AICH ROY son of Late Brojendra Kishore Aich Roy, by religion – Hindu, by occupation – Surgeon, resident of Premises No. 176/14/119, Raipur Road, commonly known as 119, Regent Estate, Police Station – Jadavpur, Post office – Regent Estate , Kolkata – 700 092 at present residing at # 20 , Ocean Drive , Safety Beach , New South Wales, 2456 Australia hereinafter called and referred to as the PRINCIPAL, SEND GREETINGS.

WHEREAS I the Principal SRI BIMAL RANJAN AICH ROY son of Late Brojendra Kishore Aich Roy, now absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land containing an area of 6 (Six) Cottahs 9 (nine) Chittaks and 33 (thirty three) Sq. ft. more or less more or less situate lying at and being Municipal Premises No. 176/14/119, Raipur Road, locally known as P-119, Regent Estate, at present within The Kolkata Municipal Corporation, Ward No. 96, Police Station - Jadavpur, Kolkata - 700 092 , in the District of South 24 Parganas and is enjoying the same free from all encumbrances paying taxes regularly which is morefully and particularly described in the SCHEDULE written hereunder and hereinafter called and referred to as the 'Said Premises'.

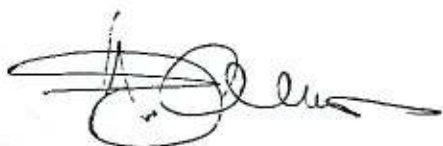
AND WHEREAS since I am mostly not residing in Kolkata , it is not possible for me to look after and supervise all my affairs to develop the said property and / or to construct a multistoried building there as per the building plan to be sanctioned by The Kolkata Municipal Corporation and in this circumstances I have decided to develop my aforesaid premises, lying and situate at Municipal Premises No. 176/14/119, Raipur Road, locally known as P-119, Regent Estate, at present within The Kolkata Municipal Corporation, Ward No. 96, Police Station - Jadavpur, Kolkata - 700 092 , in the District of South 24 Parganas, through a Developer, the particular of such property morefully described in the Schedule hereunder written .

AND WHEREAS I, the Principal have entered into a Registered Agreement dated 01/09/2015 , Being No. 6100 for the Year 2015 in the office of the A.D.S.R. Alipore , Dist. 24 Pgs(S) with M/S. DEBABRATA PROPERTIES PVT. LTD. having its registered office at Premises No. 548, Parnashree Pally, Police Station – Parnashree , Kolkata - 700 060, represented by its Director namely SRI DEBABRATA SARKAR son of Late Jogesh Chandra Sarkar, by faith – Hindu, by profession – Business, of 548, Parnashree Pally, Police Station – Parnashree , Kolkata - 700 060, hereinafter called and referred to as the Developer for developing the said premises with the right to construct a residential building as per the building plan to be sanctioned by the Kolkata Municipal Corporation in or upon the said Municipal Premises No. 176/14/119, Raipur Road, locally known as P-119, Regent Estate, at present within The Kolkata Municipal Corporation, Ward No. 96 , Police Station - Jadavpur, Kolkata - 700 092, in the District of South 24 Parganas, the particular of such property morefully described in Schedule hereunder written with such terms and conditions as clearly written therein.

AND WHEREAS in pursuance of the aforesaid Agreement entered into between myself named therein as Owner of the One Part and M/S. DEBABRATA PROPERTIES PVT. LTD. mentioned therein as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for me to appoint an agent to look after all my affair during my absence.

NOW KNOW YE BY THESE PRESENTS, I, SRI BIMAL RANJAN AICH ROY, do hereby and hereunder nominate, appoint and constitute SRI DEBABRATA SARKAR son of Late Jogesh Chandra Sarkar , by faith – Hindu, by profession – Business , of 548, Parnashree Pally, Police Station – Parnashree, Kolkata - 700 060, Director of M/S. DEBABRATA PROPERTIES PVT. LTD to be my true and lawful Attorney for me, in my name and on my behalf to do the following acts, deeds and things, that is to say :-

1. To construct a multistoried building on the property as described in the SCHEDULE hereunder, written according to the sanctioned and / or modified building plan to





be granted by The Kolkata Municipal Corporation in and upon the said property being Municipal Premises No. 176/14/119 , Raipur Road , locally known as P-119 , Regent Estate , at present within The Kolkata Municipal Corporation , Ward No. 96 , Police Station - Jadavpur, Kolkata - 700 092 , in the District of South 24 Parganas .

2. To apply, submit, sign, issue and receive from The Kolkata Municipal Corporation and/or any other Authority or Authorities concerned for such or relevant applications, maps, plans, papers, writings, drawings, design, forms and/or any representation or representations, too, as or may be required in respect of the Premises by the said Attorney at his discretion shall think fit and proper for and on behalf of me in my name.
3. To deposit any fees, charges or any other amount on behalf of me which may have to be paid to The Kolkata Municipal Corporation and/or any other Authorities in respect of the said premises or at the Schedule mentioned property written hereunder.
4. To appoint Architect or Architects, Contractors, Masons, Labours, Plumbers, Engineers, Painters, Electricians etc. for the purpose of executing the construction of the proposed building on the Said Property of the premises according to the sanctioned building plan and to terminate their service or services as and when required.
5. To apply for Electricity, Telephone, Water, Sewerage, Gas and Drainage and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and /or documents and/or plans and/or Drawings and/or Designs and/or Sketches and/or Undertaking and/or Representations and/or all relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various Department or Departments of The Kolkata Municipal Corporation and/or proper Authority or Authorities of





various Public and/or Private and/or Government or Semi-Government organization and/or Autonomous Body or Bodies.

6. To sign and receive registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said Premises and/or property written in the Schedule mentioned hereinbelow and to grant proper and effectual receipt or receipts in respect thereof.
7. To sign and apply for and obtain necessary permissions and / or approvals and / or sanctions and / or licence from any statutory authority including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and the West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent myself before the necessary authorities including Land Acquisition Department, Dist. South 24 Parganas (South), P. W. D. Department, the Kolkata Metropolitan Development Authority and concerned Kolkata Police Stations, South 24 Parganas in connection with the sanction, modification and/ or alteration of plans, construction and development in respect of the above said Property.
8. To sign and submit all papers statements undertakings and declarations as may be further required for construction of the proposed building on the Said Property of the premises according to the sanctioned building plan to be granted by The Kolkata Municipal Corporation.
9. To appoint any agent or agents, servant or servants on my behalf for the purpose of managing the Said property.
10. To make sign and verify all applications or objections to appropriate authorities for all any licence permission or consent etc. required by law in connection with the development of the Said Property and also to execute register and present



any declaration or undertaking before Registrar and Sub-Registrar and/ or any other statutory authority if required

11. To develop the Said property of the premises by making construction of the said building therein as my said Attorney may deem fit and proper.
12. To engage and appoint Solicitor, Advocate or Advocates to act and plead otherwise conduct the case whenever my said Attorney think proper to do so.
13. In case of acquisition by State Government or Union Government of the Said property my Attorney will have full power to file objection or written statement or petition and to apply for compensation before such authorities.
14. To file and defend any or all Suits, Cases, Appeals, Complaints and Application of whatsoever, manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said Premises which is morefully described in the Schedule written hereunder and also to present and prosecute Writ Application or Petitions in respect thereof in any manner relating to the said premises described in the Schedule hereunder in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before and Judicial Authority and/or Quasi-Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.
15. To sign and verify all complaints, written statements, petitions, objections, Cross Objections, claims, counter claims, Applications for Executions, Revisions, Review New Trial or Stay of whatsoever manner or nature, Memorandum of Appeal and GENERALLY to do all other Acts, deeds and things related to above matters/proceedings for and on my behalf as the said Attorney in his absolute discretion shall think fit and proper in respect of the said Premises.
16. To compromise all Suits, Appeals, Cases and/or any other Legal proceedings in any Court of Law, Tribunal Authority of whatsoever manner of nature and to sign and verify all Application and Solenama thereof for and on my behalf.





17. To apply for and obtain and renew all licences, permits etc. as may be necessary or required for purchasing cement, iron, steel and other building materials for the purpose or carrying on the said construction on the said Property.
18. To negotiate for sale or to enter into Agreement for Lease, Construction, Agreement for creating charge, assignment or nomination over and / or any covered area or open areas or any part thereof or any Flats and Garage spaces in respect of the Developer's Allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of Flats and Garage spaces as my said Attorney may deem fit and proper.
19. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and to give good valid receipt and discharge thereof and also to accept the full and final payment from intended Purchasers as my said Attorney may deem fit and proper.
20. Upon such receipt as aforesaid in his name, on my behalf and as my act and deed, to sign, execute and deliver deeds, instruments and assurances, Assignment deeds , conveyance or conveyances as may be required for fully and effectually conveying and transferring the Developer's allocated portion mentioned in the said registered Development Agreement in favour of the Purchaser and/or Purchasers or his/their nominee or nominees and assignees, as the case may be.
21. To present any such Indenture for assignment , conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Indenture/ Conveyance and/or conveyances registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying and/or transferring the said Developer's allocated portions in the property as mentioned in the Schedule hereunder written to the Purchaser or Purchasers as fully and effectually in all respects as I could do the same myself.



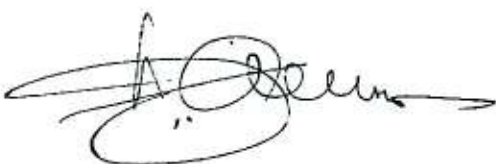
22. To receive any notice relating to my said Property from The Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.
23. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts, agreements acts and things as shall be required or deemed proper for or in relation to all or any of the purpose, matters or subjects herein specified.
24. For all or any of the purpose herein before stated, to appear and represent me before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to my Said Property.

AND GENERALLY to do all acts deeds matters and things concerning the authorities hereby granted in respect of the said premises which I could have done lawfully, under my own hands seals, if personally present.

AND I, do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the said premises. Notwithstanding no express power in that behalf is herein provided.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece or parcel of land measuring 6 (six) Cottahs 9 (nine) Chittaks and 33 (thirty three) Sq. ft. be a little more or less together with a building as standing thereon bearing Plot No. 119, J. L. No. 34, Touzi No. 151 in Mouza Bade Raipur, then Police Station - Tollygunge now Jadavpur, formerly within Corporation of Calcutta now within The Kolkata Municipal Corporation, now known as Municipal Premises No. 176/14/119, Raipur Road, locally known as P-119, Regent Estate, at present within The Kolkata Municipal Corporation , Ward No. 96 , Police Station - Jadavpur, Kolkata - 700 092, in the District of South 24 Parganas. This said land is butted and bounded in the following manner:-





ON THE NORTH : By Plot No. 120.
 ON THE SOUTH : By Plot No. 118.
 ON THE WEST : By Plot No. 105 & 106.
 ON THE EAST : By 30' feet wide Road.

IN WITNESSES WHEREOF I the party hereto and hereunto set and subscribed my hand on this 8th day of September Two Thousand and Seventeen A. D.

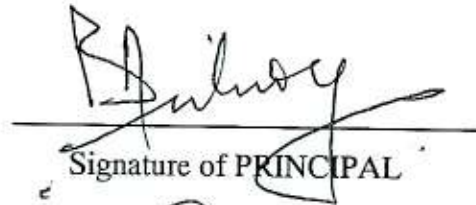
SIGNED, SEALED AND DELIVERED

By the PRINCIPAL at Woolgoolga
 New South Wales, 2456 Australia

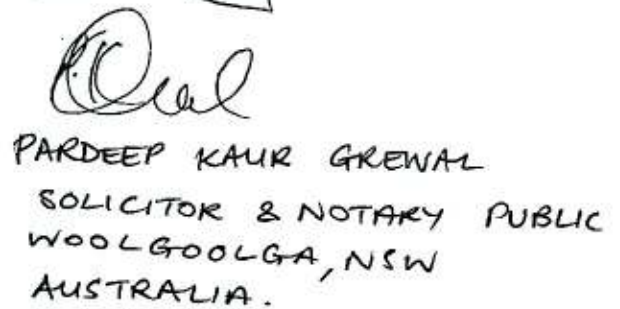
in presence of :-



GORDON LESUE ABBOTT
 SOLICITOR
 WOOLGOOLGA, NSW
 AUSTRALIA



Signature of PRINCIPAL



PARDEEP KAUR GREWAL
 SOLICITOR & NOTARY PUBLIC
 WOOLGOOLGA, NSW
 AUSTRALIA.

