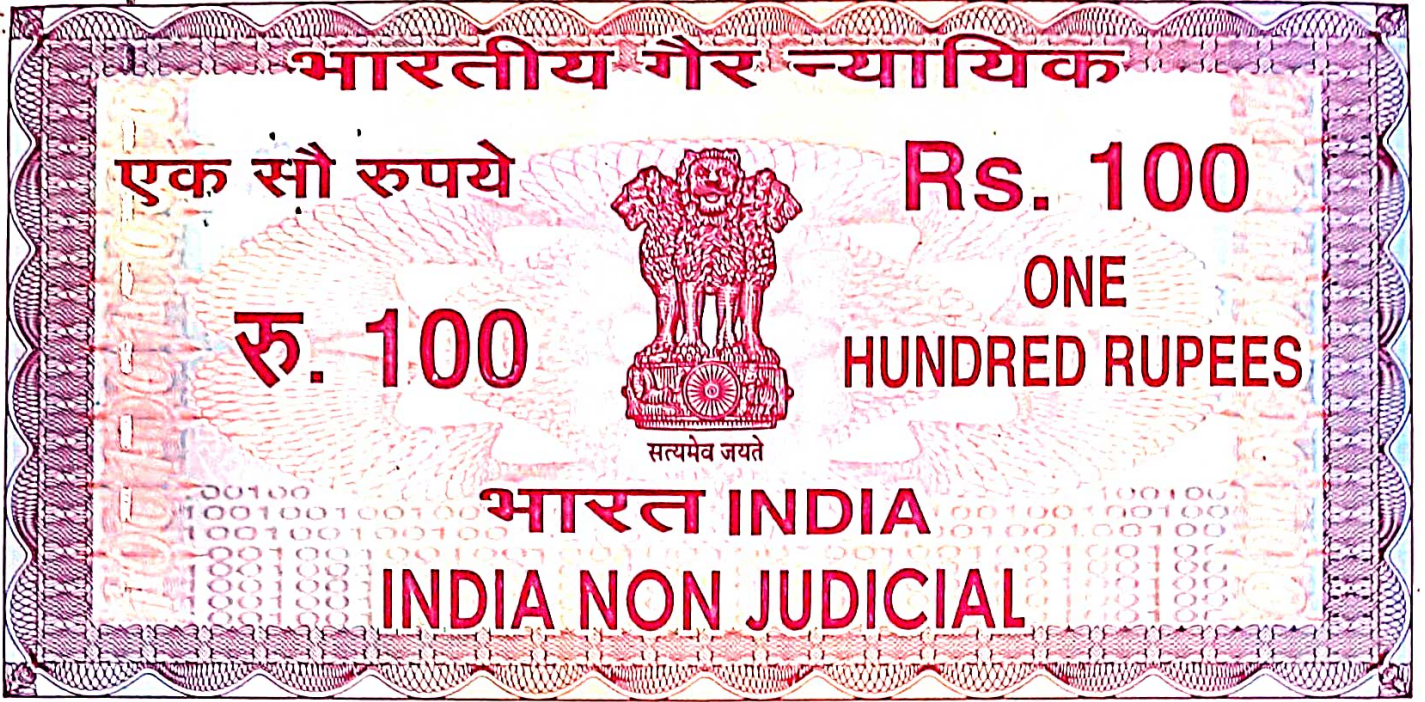


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70/2  
8-25/2

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 571601

admitted to registration. The Signature Sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document

*[Signature]*  
District Sub-Registrar-III  
North 24 Parganas, Barasat

24 FEB 2015

**POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I SRI HRUDA NANDA DUTTA (PAN ADWPD2828G), son of Late Hrishikesh Dutta, by faith- Hindu, by occupation-Business, by Nationality-Indian, residing at 74/C/2, Daspara Road (near Thakurpukur Bazar), Thakurpukur, District-South 24 Parganas, Police Station-*Thakurpukur* Kolkata-700063, West Bengal (hereinafter jointly referred to as "the PRINCIPALS") SEND GREETINGS:

159592

A. K. Chowdhary & Co.  
 Advocates  
 10, Old Post Office Street  
 Room No. 21; 1<sup>st</sup> Floor, Kol-1

20 FEB 2015

SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 No. K.S. Roy Road, Kol-1

*[Handwritten signature]*



664

20 FEB 2015  
20 FEB 2015

MACHEL INFOSYSTEMS PVT LTD.  
*[Handwritten signature]*  
 (MAHENDRA ACHARYA) Director



667

*[Handwritten signature]*  
 (HRUDA NANDA DUTTA)



District Sub-Registrar-III  
 North 24-Parganas, Barasat  
 20 FEB 2015

*[Handwritten signature]*  
 MUKESH PATNOIA. S/O- PAWAN K.N. SHARMA  
 C-8, Space Tower VIP Road Kol-55  
 P.S. Baguiati Po. Baguiati  
 Serwira

**WHEREAS** I am the owners of **Property'** being **ALL THAT** piece or parcel of land measuring about 48.66 Decimals be a little or more or less lying and situate at various Dag Nos., Mouza- Dugdia, J.L.No.163, Police Station- Barasat(old), Sashan (new), District-North 24 Parganas. hereinafter referred to as "the **said Property**".

**AND WHEREAS** by an Agreement entered on this day being No 2119 for the year 2015 (hereinafter referred to as "the **said Development Agreement**") by and between the Principals herein **MACWEL INFOSYSTEMS PVT LTD** a company within the meaning of the companies act 1956 having its registered office at 23A, N. S. Road, 3<sup>rd</sup> floor, Fortuna Tower, room no. 3, Kolkata 700001, as developer therein (and hereinafter also referred to as "the **Developer**"), the Principals have appointed the Developer to develop the Schedule Property (hereinafter referred to as "the **Project**") and the commercial exploitation of the Constructed spaces in the Project as defined and described therein on the terms and conditions therein contained.

**AND WHEREAS** as so agreed under the Development Agreement, the Principals are executing this Power of Attorney in favour of **MACWEL INFOSYSTEMS PVT LTD** for the purposes concerning the said Property as hereinafter contained:

**NOW KNOW YE BY THESE PRESENTS**, We, the Principals, abovenamed **SRI HRUDA NANDA DUTTA**, hereby do hereby nominate constitute and appoint **MACWEL INFOSYSTEMS PVT LTD** as our true and lawful attorney to do execute exercise and perform all or any of the following acts deeds and things concerning the said Project, i.e. to say:-

1. To have the soil of the said Property tested, to appoint and depute architects, engineers etc. for preparation of plan for construction of new building at the said Property.
2. To take all the permissions, approvals, sanctions for amalgamation of the said Property and to amalgamate the Schedule property together with any other adjacent property in the records of the Concerned Authority.



✓  
District Sub-Registrar-III  
North 24 Parganas, Barasat  
20 FEB 2015

3. To obtain necessary permissions approvals and sanctions from the concerned authorities in connection with the sanction of plan for construction of the said Project, obtaining Lift License, permission for installation of generator, for obtaining sewerage connection, water supply, electricity supply and/or for modification and changes of the plan and for obtaining the completion and occupancy certificates and to appear before, pursue and follow up the matter with the Corporation, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by Promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, and other concerned authorities.
4. To apply for quota and to obtain the same relating to cement, bricks, building materials etc. from any person whomsoever for the construction of new building(s) at the said Property.
5. To apply for and obtain all utilities and facilities in the new building/s at the said Property.
6. For or all any of the purposes aforesaid to sign execute and deliver all papers, plans, documents, etc. as our said attorney may deem fit and proper.
7. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said Property on our behalf as effectually as it could be done personally.
8. To advertise in the newspapers for the transfer of residential flats and other spaces in the Project for the Entire Allocation.
9. To sign execute register and deliver for in the name and on behalf of the Principals necessary agreements agreeing to and/or confirming



District Sub-Registrar-III  
North 24-Parganas, Barasat

20 FEB 2015

transfer/assignment/sale of the constructed spaces or share of land in the land comprised in the said Property attributable to and as a property appurtenant to the Constructed spaces in the said Project and to receive all consideration in respect thereof.

- 10.** To present for registration, with the registering authority the agreement, sale deed, conveyance deed, mortgage deed, security documents executed by the said attorney in respect of the Constructed spaces in the said Project by virtue of the powers hereby confer and to admit the execution and to register, convey thereof before any Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorneys by virtue of the powers hereby conferred as if the principals are present personally to admit the execution and registration thereof.
- 11.** To sign transfer forms, documents and writing for mutating the property in the names of the Principals in the records of the Concerned Authority, or other public authorities and to do all other acts in connection therewith.

AND GENERALLY to do exercise, execute and perform all necessary acts, deed or deeds, matters or things for exercising the powers and authorities hereby conferred on the said attorney as fully and effectually as it could have been done personally by the Principals.

AND it is hereby agreed and undertaken that we shall ratify and confirm all and whatsoever our said attorney, under the powers hereinbefore contained, shall lawfully do execute or perform in exercise of the powers and authorities hereby conferred upon, under and by virtue of this instrument.



✓  
Principal, Sri Angaraiah  
Public School, Mysore

20 FEB 2015



**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of land measuring about 48.66 Decimals be a little or more or less lying and situate at various Dag Nos., Mouza- Dugdhla, J.L.No.163, Police Station- Barasat(old), Sashan (new), District-North 24 Parganas.

119	Dugdhla	385	8 Decimal
140	Dugdhla	1028,399	8.66 Decimal
92	Dugdhla	385	7 Decimal
97	Dugdhla	385	5 Decimal
102	Dugdhla	385	4 Decimal
143	Dugdhla	385	4 Decimal
146	Dugdhla	1028,399	12 Decimal
		<b>TOTAL</b>	<b>48.66</b>

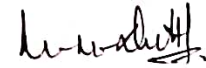
IN WITNESSES WHEREOF the Parties have executed this Power of Attorney on this the 20th day of February...Two Thousand and Fourteen ..

SIGNED, SEALED AND DELIVERED

In the presence of :

1. MUKESH PATNA .  
C-8 SPALL TOWER,  
VIP ROAD,  
KOL- 59.

2. Janku Das  
10, old Post office St  
KOT-1

  
(HARUDANANDA DUTTA)

SIGNED, SEALED AND ACCEPTED

In the presence of :

1. MUKESH PATNA .

2. Janku Das

MACWEL INFOSYSTEMS PVTLD

  
Director

(MAHENDRA AGARWAL)














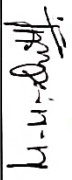




















Drafted by  
M. Sarkar .  
Advocate  
High Court, Calcutta  
WB/326/2010



District Sub-Registrar-III  
North 24-Parganas, Barasat

20 FEB 2015

# SPECIMEN FORM FOR TEN FINGERS PRINT

		 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
<b>(Left Hand)</b>						
 <b>Thumb</b>						
 <b>Fore</b>						
 <b>Middle</b>						
 <b>Ring</b>						
 <b>Little</b>						
<b>(Right Hand)</b>						
		 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
<b>(Left Hand)</b>						
 <b>Thumb</b>						
 <b>Fore</b>						
 <b>Middle</b>						
 <b>Ring</b>						
 <b>Little</b>						
<b>(Right Hand)</b>						
<p><b>PHOTO</b></p>		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
<b>(Left Hand)</b>						
 <b>Thumb</b>						
 <b>Fore</b>						
 <b>Middle</b>						
 <b>Ring</b>						
 <b>Little</b>						
<b>(Right Hand)</b>						
<p><b>PHOTO</b></p>		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
<b>(Left Hand)</b>						
 <b>Thumb</b>						
 <b>Fore</b>						
 <b>Middle</b>						
 <b>Ring</b>						
 <b>Little</b>						
<b>(Right Hand)</b>						



District Sub-Registrar-III  
North 24-Parganas, Barasat

20 FEB 2015



Government Of West Bengal  
Office Of the D.S.R. - III NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 02132 of 2015  
(Serial No. 02207 of 2015 and Query No. 1525L000004669 of 2015)

**On 20/02/2015**

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

Presented for registration at 20.25 hrs on :20/02/2015, at the Private residence by Mr. Mahendra Agarwal ,Claimant.

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

Execution is admitted on 20/02/2015 by

1. Hruda Nanda Dutta, son of Late Hrishikesh Dutta , 74/ C/2, Daspara Road ( Near Thakurpukur Bazar ), Thakurpukur, , Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700063, By Caste Hindu, By Profession : Business
2. Mr. Mahendra Agarwal  
Director, Macwel Infosystems Pvt. Ltd., 23 A, N. S. Road, 3rd Floor, Fortuna Tower, Room No. 3, Kol-700001, District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business

Identified By Mukesh Patnia, son of Pawan Kr. Sharma, U. P. Road. Kol- 59, Ps- Baguati, P.O. :-Baguati, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

( Suman Basu )  
District Sub-Registrar III North 24 Pgs

**On 23/02/2015**

**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.-60,82,500/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Suman Basu )  
District Sub-Registrar III North 24 Pgs

**On 24/02/2015**

**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 : 4, 48(g) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 46.00/-, on 24/02/2015

District Sub-Registrar-III  
North 24 Pgs  
(Suman Basu)  
District Sub-Registrar III North 24 Pgs





**Government Of West Bengal**  
**Office Of the D.S.R. - III NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

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**Endorsement For Deed Number : I - 02132 of 2015**  
**(Serial No. 02207 of 2015 and Query No. 1525L000004669 of 2015)**

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( Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 24/02/2015 )

( Suman Basu )  
District Sub-Registrar III North 24 Pgs

  
District Sub-Registrar-III  
( Suman Basu )  
North 24 Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69. .

Registered in Book - I  
CD Volume number 5  
Page from 3168 to 3177  
being No 02132 for the year 2015.



(Suman Basu) 27-February-2015  
District Sub-Registrar III North 24 Pgs  
Office of the D.S.R. - III NORTH 24-PARGANAS  
West Bengal