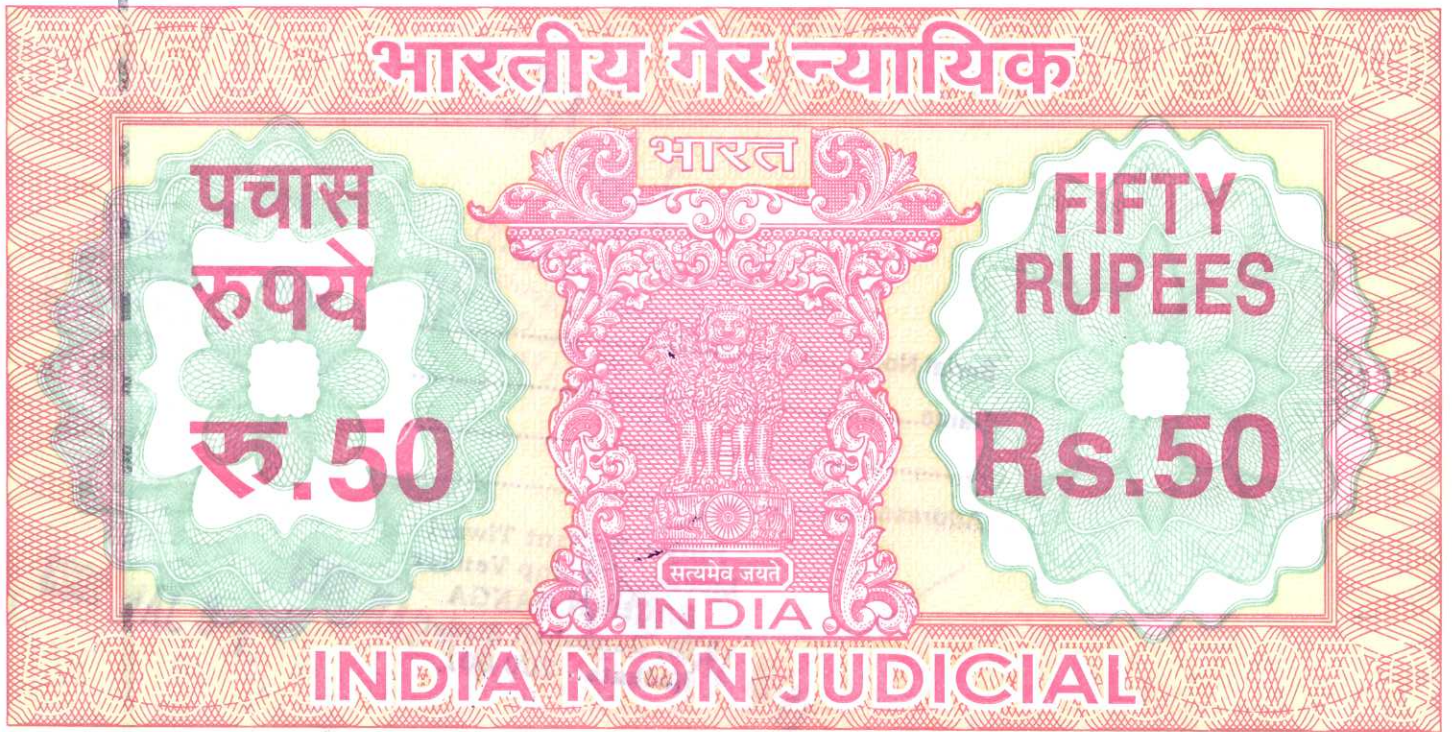




अष्टिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 599463



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, KISHAN MIRANIA AGARWAL, son of Ram Bilas Agarwal, by faith Hindu, by Nationality Indian, by occupation Business, residing at 36/1B, Lala Lajpat Rai Sarani, P.O. – L R Sarani, P.S. Bhawanipore, Kolkata- 700020, Kolkata, West Bengal, do hereby appoint, nominate and constitute, **M/S MIRANIA SWARN DEVELOPERS LLP**, a limited liability partnership firm duly incorporated under Limited Liability Partnership Act, 2008, having its registered office at 20/1M, East Topsia Road, Kolkata-700046, District 24 Parganas (South), as my true and lawful Attorney.

2 MAY 2023

P. K. Datta
Notary
Regn. No. 118746
C.M.M.'s Court
7 & 3, Barabazar Street
Kolkata - 700 014

BISWAJIT MATI
Advocate
High Court, Calcutta
F/2182/1782/2019

Prop :- Sri Kant Tiwari
Licence Stamp Vendor
BAGMAN GANGA
8, Bankshall Street
Kolkata - 700 001

BISWAJIT MATI
Advocate
High Court, Calcutta
F/2182/1782/2019

46456

18 JAN 2023

18 JAN 2023

18 JAN 2023

Address.....

Name.....

Serial No.....



WHEREAS I, the Principal herein, due to my personal reasons do appoint aforesaid Attorney to act in my name and my behalf to perform the following acts and things and deeds in the schedule property in pursuance to the Development Agreement dated 14/11/2022 and Supplementary Development Agreement dated 25/04/2023:



1. To apply for mutation and/or conversion at B.L.& L.R.O. and/or competent Authority and to obtain necessary 'No Objection' from concerned Department and to sign and execute all declarations, forms, affidavits, applications and all other papers and documents as required for such purpose;
2. To sanction any plan from Kolkata Municipal Corporation, other concerned local bodies, concerned Municipal Engineering Directorate and any other concerned bodies.
3. To appear and represent me before the necessary authorities including any departments of Kolkata Municipal Corporation, other concerned local bodies, concerned Municipal Engineering Directorate, Zilla Parishad South 24 Parganas, WBSEDCL, WBSEB, Fire Services, Fire Brigade, Directorate of Electricity, Police, SWID, B.S.N.L., Public Works Department (PWD), Roads and Highway Department, Land Reforms offices under West Bengal Land Reforms Act, 1955, Planning authorities, Pollution Control Board, the authorities under Urban Land (Ceiling & Regulations) Act, 1976, West Bengal Estate Acquisition Act, West Bengal Panchayet Act, Town and Country (Planning & Development) Act, Refugee-Rehabilitation Department, concern Registration Offices, Notary Public, Magistrate and/ or other competent authorities for all matters pertaining to the land in the said Property and/or the residual land of the said Property;
4. To make, sign and verify all applications or objections to the appropriate authorities for all and any license, permission or consent, etc, required by law in connection with the management, supervision and administration of the said property and/or the residual land of the said Property;

P. K. Datta

Notary

Regn. No. 1101/MC

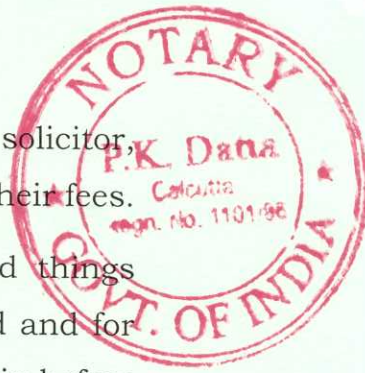
C.M.M.'s Court

2 & 3, Bankshall Street

Calcutta - 700 001

12 MAY 2023

5. To engage, appoint, terminate and discharge any solicitor, counsel, advocate, vakil, pleader, lawyer and pay their fees.
6. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Principal could do in person.



SCHEDULE AS ABOVE REFERRED TO:

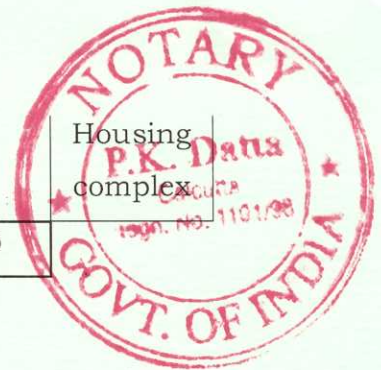
Sl.No.	R.S DAG NO.	R.S Khatian NO.	OWNERS' LAND AREA (IN DECIMAL)	TOTAL DAG AREA	NATURE
1	13909(P)	3297	9.5	41	Housing complex
2	13919(P)	3748	14.3	25	Housing complex
3	13920	7001	52	52	Housing complex
4	13921	5103	21	21	Housing complex
5	13922	48	27	27	Housing complex
6	13923	1978	12	18	Housing complex
			3		
			3		
7	13924	48	16	16	Housing complex
8	13925	56	8	8	Housing complex
9	13926	6876	9	9	Bastu
10	13927	4441	10	10	Bastu
11	13928	7001	14	14	Housing complex
12	13929(P)	5103	64.12	99	Housing complex
13	13929/18023(P)	5103	29	94	Housing complex
14	13851(P)	2381	17.58	40	Housing complex

P.K. Datta
Notary

12 MAY 2023

Regn. No. 1101/98
C.M.M.'s Court
& 3, Bankshall Street
Calcutta - 700 009

15	13889(P)	5849	40.87	52
		TOTAL=	350.37	526



AND GENERALLY, TO DO all acts, deeds and things as may be necessary or requisite in connection with the grant as aforesaid;

AND I, KISHAN MIRANIA AGARWAL, hereby agreed and undertake to ratify and confirm all and whatsoever my said attorney shall lawfully do, execute, perform or cause to be done, executed or performed by virtue of power and authority herein conferred.

P. K. Datta
Notary
Regn. No. 1101/98
C.M.M.'s Court
' & S. Bank Road, Simla

12 MAY 2023

IN WITNESS WHEREOF I, KISHAN MIRANIA AGARWAL set and subscribed my hands on this 12th day of May, Two Thousand and Twenty-three (2023).



1. Kush Jaiswal.
11A/1C, East Topsia Road
161-46

2. Molly Dutta Das.
25F Motilal Basak
Lane, Kol-700054

(SIGNATURE OF THE PRINCIPAL)

MIRANIA SWARN DEVELOPERS LLP

CONSTITUTED ATTORNEY

(SIGNATURE OF THE ATTORNEY)

Drafted & prepared at my office.

(BISWAJIT MATI, Advocate).

HIGH COURT, CALCUTTA

F/2182/1782/2019.

Signature Attested by the
Identification of advocate

12 MAY 2023

P.K. Dutta
Notary
Regn. No. 1101/93
C.M.M.'s Office
2 & 3, Bankshall Street
Calcutta - 700001

