

The Signature(s) and / or photograph(s) attested.
The High Commission of India does not take any
responsibility for the contents of the Power of Attorney

On the East : By Premises No A / 137 Lake Gardens,
Kolkata 700045.

On the South : By Premises No A / 135 Lake Gardens,
Kolkata 700045.

On the West : By a blind lane.

IN WITNESS WHEREOF I, SMT. SHAILJA AGARWAL have hereunto set and
subscribed my hands on the 27th day of September 2018.

SIGNED & DELIVERED

by the PRINCIPAL

in presence of

WITNESSES :

- ① Anirban Lahiri
ANIRBAN LAHIRI
C/2805 OBEROI WOOD BLOCK
Mohan GOKHALE Road
Goregaon East
ADEEL NUSAH HUSSAIN MUMBAI 22333583
INDIA.

- ② Archana Singh
ARCHANA SINGH
A-535 INDIRA NAGAR
LUCKNOW, INDIA



Signature of the Principal

Accepted the Power

Signature of the Constituted Attorney

HIGH COMMISSION OF INDIA LUCKNOW
BR/CO5/2618 DATE 27/09/2018
SIGNED AND DECLARED BY THE SAID
Shailja Agarwal, British
Passport No. 521053766
27/09/2018



Assistant Consular Officer of 7
High Commission of India

STAMP AFFIXED BY

14-12-18

STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SMT. SHAILJA AGARWAL (O.C.I. NO. A488088), daughter of Late Om Prakash Acharya and wife of Mr. Sanjay Agarwal, by religion Hindu, by occupation business, residing at 92 Gordon Avenue, Stanmore, HA7 3QS hereinafter referred to as the "Principal", SEND GREETINGS:



WHEREAS I am one of the joint owners-in-possession along with Smt. Vimala Acharya, Sri Rajiv Acharya and Smt. Shalini Iyer out of which I am having undivided 1/4th share or interest and each of the other owners namely Smt. Vimala Acharya, Sri Rajiv Acharya and Smt. Shalini Iyer are also having undivided 1/4th share or interest of and in **ALL THAT** piece or parcel of revenue free land measuring 4 cottahs, 1 chittack and 35 sq.ft. more or less together with three storied brick built dwelling house standing thereon or on part thereof, situate lying at and being premises No.136, Lake Gardens (formerly being Plot No.63, Bangur Park, North Block -A'), Kolkata - 700 045 under Police Station Lake, formerly Tollygunge within the jurisdiction of Ward No.93 of the K.M.C. in the District of the then 24-Parganas, presently 24-Parganas (South), morefully described in the **SCHEDULE** hereunder written, free from all encumbrances and liabilities whatsoever.

AND WHEREAS I, the Principal along with my mother Smt. Vimala Acharya, my brother Sri Rajiv Acharya and my sister Smt. Shalini Iyer as joint owners, are intended to develop the said property at 136, Lake Gardens (formerly being Plot No.63, Bangur Park, North Block -A'), Kolkata - 700 045 under Police Station Lake, formerly Tollygunge within the jurisdiction of Ward No.93 of the K.M.C. in the District of the then 24-Parganas, presently 24-Parganas (South), morefully described in the **SCHEDULE** hereunder written by way of constructing a G+IV storied residential building containing residential apartments and car parking spaces on the said property through one developer **Module Developers Pvt. Ltd.**, a company incorporated under the Companies Act, 1956, having its office at 422, Lake Gardens, P.O. Lake, Kolkata - 700 045, P.S. - Lake, represented by one of its Directors, Sri Pranab Chatterjee, son of Dr. Paresh Nath Chatterjee, by religion Hindu, by occupation Business, residing at P-240, Lake Road, P.O. Sarat



Bose Road, Kolkata - 700 029, P.S. - Lake, by entering into a registered development agreement with the said developer on the basis of sharing of allocation of the proposed building as owners' allocation and developer's allocation on some terms and conditions.

AND WHEREAS since at present I am a resident of United Kingdom as an N.R.I. and I visit my country once in two years so it is not possible for me to remain at Kolkata for an uncertain period and to be physically present for the purpose of registration of the development agreement to be entered into with said developer company to engage it for construction of the proposed G+IV storied building on the basis of terms and conditions as will be entered into between me, the Principal, my mother Smt. Vimala Acharya, my brother Sri Rajiv Acharya and my sister Smt. Shalini Iyer and the said developer company **Module Developers Pvt. Ltd.**

AND WHEREAS in view of the aforesaid, I am desirous of appointing my mother **SMT. VIMALA ACHARYA (PAN : ADMPA8000B)**, wife of Late Om Prakash Acharya, by religion Hindu, by occupation Housewife, residing at 136 Lake Gardens, Kolkata 700045, to be my true and lawful attorney for the purpose of execution and registration of the development agreement with the said developer in the appropriate registry office representing herself as my true and lawful constituted attorney in my name and on my behalf.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT I, SMT. SHAILJA AGARWAL (O.C.I. NO.A488088), daughter of Late Om Prakash Acharya and wife of Mr. Sanjay Aagrwal, by religion Hindu, by occupation business, residing at 92 Gordon Avenue, Stanmore HA7 3QS, do hereby and hereunder nominate, constitute and appoint my mother **SMT.**



VIMALA ACHARYA (PAN : ADMPA8000B), wife of Late Om Prakash Acharya, by religion Hindu, by occupation Housewife, residing at 136 Lake Gardens, Kolkata 700045, as my true and lawful attorney in my name and on my behalf to do, execute and perform *inter alia*, all or any of the following acts, deeds, matters and things, namely :-

1. To negotiate on terms for and to agree to and enter into and conclude any development agreement with the said developer company Module Developers Pvt. Ltd. for development of the said property by way of constructing a G+IV storied building containing residential apartments and car parking spaces at 136, Lake Gardens (formerly being Plot No.63, Bangur Park, North Block -A'), Kolkata - 700 045 under Police Station Lake, formerly Tollygunge within the jurisdiction of Ward No.93 of the K.M.C. in the District of the then 24-Parganas, presently 24-Parganas (South), morefully mentioned and described in the **SCHEDULE** hereunder on the basis of sharing of allocation by the principal, my mother Smt. Vimala Acharya, my brother Sri Rajiv Acharya and my sister Smt. Shalini Iyer as owners and also by the developer with the right of developer to transfer its allocation by way of sale, gift or otherwise.
2. To sign and execute the development agreement with the said developer company Module Developers Pvt. Ltd. for construction of a G+IV storied building on the said property containing residential apartments and car parking spaces at the said premises No. 136, Lake Gardens (formerly being Plot No.63, Bangur Park, North Block -A'), Kolkata - 700 045 under Police Station Lake, formerly Tollygunge within the jurisdiction of Ward No.93 of the K.M.C. in the District of the then 24-Parganas, presently 24-Parganas (South) on the basis of sharing of allocation by the principal, my mother Smt. Vimala Acharya, my brother Sri Rajiv Acharya and my sister Smt. Shalini Iyer as owners and also by the developer with the right of



developer to transfer its allocation by way of sale, gift or otherwise.

3. To agree to the allocation of number of flats in different floors to be allotted as owners' allocation along with percentage of car parking spaces to the principal, my mother Smt. Vimala Acharya, my brother Sri Rajiv Acharya and my sister Smt. Shalini Iyer as owners in the proposed G+IV storied building along with other terms and conditions including period of completion of the owners' allocation and delivery of possession of owners' allocation.
4. As stipulated aforesaid, to sign, execute, register and deliver the said development agreement of the said property in favour of the said developer company or its nominee or assignee in my name and on my behalf and as my acts and deeds.
5. To present the development agreement for registration when executed by her, to admit execution thereof before the appropriate registrar including A.D.S.R., Alipore, 24-Parganas (South), D.S.R.-I, Alipore, 24-Parganas (South), A.R.A.-I, Kolkata and to admit the execution of the said development agreement in my name and on my behalf and to complete the registration formalities according to the law and rules of the registration department of the Govt. of West Bengal and to do, comply and perform other acts, deeds and things as will be required to complete the registration of the said development agreement and obtain delivery of the registered development agreement from the concerned registry offices as fully and effectually in all respects as I could do the same myself.
6. And I hereby ratify and confirm and agree to ratify and confirm any act or deed that may be done or caused to be done by my said attorney by virtue of the power hereby conferred and all acts or deeds shall be valid and binding upon me as if the same have been done by me personally.



7. And generally to do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to my said property or other concerned affairs ancillary or incidental thereto as fully or effectually as I myself could do the same if I were personally present.
8. And I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney under the power in that behalf hereinbefore contained, shall lawfully do, execute and perform under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE OF THE SAID PROPERTY

ALL THAT three storied brick built building, messuages, tenements with and including the garage and the mezzanine floor on the said garage and the rooms on the roof of the third floor, situate lying at and being premises No.136, Lake Gardens, Kolkata - 700 045 together with the freehold land whereupon the same is built, measuring more or less 4 cottahs, 1 chittack and 35 sq.ft. being Plot No.63, Bangur Park, North Block 'A' known as Lake Colony Scheme No.1 within the jurisdiction of Calcutta Municipal Corporation, P.S. the then Tollygunge, presently Lake, Sub-Registration office Alipore, District the then 24-Parganas, presently 24-Parganas (South), free from all encumbrances subject however to tenancy of the ground floor and the first floor of the said premises, with liberties, privileges and easement rights connected therewith and butted and bounded as follows:-

On the North : By Lake Gardens, Kolkata.

