

STAMP AFFIXED BY

11/06/15
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



TO ALL TO WHOM THESE PRESENTS shall I, MS. ANITA DASGUPTA alias ANITA MIGLANI, wife of NALIN MIGLANI, by occupation - HOMEMAKER, by faith - Christian, by nationality - Australian, residing at 15 West 53rd Street, 31 B Museum Tower, New York 10019, New York, U.S.A. holding Passport Number M7095942 is daughter of Late Chittaranjan Dasgupta, SEND GREETINGS.

WHEREAS I, MS. ANITA DASGUPTA alias ANITA MIGLANI, wife of NALIN MIGLANI daughter of Late Chittaranjan Dasgupta, the APPOINTER/PRINCIPAL hereto absolutely seized and possessed of and otherwise well and sufficiently entitles to ALL THAT undivided and un-demarcated 1/27th [one twenty-seven] share of piece and parcel of a plot of land classified as BASTU and identified as Scheme Plot Nos. "20, "21", "22" and "23" measuring about 9 [nine] Cottah 11 [eleven] Chittack 27 [twenty seven] Square Feet be the same a little more or less, TOGETHER WITH a two storied old and dilapidated brick built building lying and situated at Mouza - JYANGRA, J. L. No. 16, R. S. No. 114, Touzi No. 3027, Pargana - KOLIKATA, comprised in C. S. Dag No. 221/580 corresponding to R. S. Dag Nos. 326 and 327 appertaining to C. S. Khaitan No. 395 under Khaitan No. 394 corresponding to L. R. Khaitan No. 2303 and 2311, within the local limits of the Ward No. 21 [old] 25 [new] of the Rajarhat Gopalpur Municipality, having Municipal Holding No. RGM/21/3228 [old] RGM-25/136 [new], having Premises No. BA-19, Deshbandhu Nagar, within the jurisdiction of the Office of the Additional District Sub Registrar at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, hereinafter referred to as the SAID PREMISES.

AND WHEREAS I am busy with my own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the SAID PREMISES as per plan to be sanctioned by the local Authority of the above facts it is not possible for us to look after and manage the whole affairs including construction of the new proposed building on comprised in the SAID PREMISES hence we, do hereby pleased to nominate, constitute and appoint SRI BENOY RANJAN DASGUPTA, son of Late Dhirendra Nath Dasgupta, by faith - Hindu, by occupation - Retired from Service, by nationality - Indian, residing at BA-19, Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, to be my true and lawful ATTORNEY to act for us in my name and on my behalf and for the sake of brevity hereinafter referred to as ATTORNEY for matters related to the said premises.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that I, MS. ANITA DASGUPTA alias ANITA MIGLANI, wife of NALIN MIGLANI, daughter of Late Chittaranjan Dasgupta, the above named APPOINTER have nominated, constituted and appointed and I, MS. ANITA DASGUPTA alias ANITA MIGLANI, wife of NALIN MIGLANI, daughter of Late Chittaranjan Dasgupta, do hereby nominate, constitute, and appoint SRI BENOY RANJAN DASGUPTA, son of Late Dhirendra Nath Dasgupta, by faith - Hindu, by occupation - Retired from Service, by nationality - Indian, residing at BA-



19, Deshbandhu Nagar, under Police Station – Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN – 700 059, West Bengal, to be my lawful ATTORNEY for me in my name and on my behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the SAID PREMISES jointly or separately hereinafter mentioned that is to say:

1. To enter and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.
2. To appear and represent us before the any authority and authorities including the Rajarhat Gopalpur Municipality, The Kolkata Metropolitan Development Authority, Fire Brigade, West Bengal Police, The Competent Authority under the Urban Land (ceiling and regulation) Act, 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit and take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the SAID PREMISES making construction of building thereon as per plan which to be approved and sanctioned by the Rajarhat Gopalpur Municipality and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on premises.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit the all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.
7. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
8. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for an on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or license fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing



structure to be demolished as mentioned in the Deed of Agreement for the Development of the said Premises.

9. To appear and represent me before all authorities including those under the Rajarhat Gopalpur Municipality for fixation and/or finalization of annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said ATTORNEY may deem fit and proper.
10. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
11. To sign, execute and submit and take delivery of site plan, building plan, application of phase II certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by Rajarhat Gopalpur Municipality in respect of our property more specifically mentioned in the schedule mentioned in the schedule written hereunder.
12. To enter into any agreement for sale with intending buyer/buyers against my Attorney's allocated portion and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
13. To enter into all Agreement for sale with the prospective Purchaser/s save and except Principal's allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive realize and obtain payment of all or any money which may hereafter become payable to me said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharge for the same as my said ATTORNEY shall think fit and proper.
14. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said Premises.
15. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration save and except the Owner's allocation.



16. To execute deed of conveyance in respect of the said property or any part thereof or any portion of the proposed building save and except Principal's allocation as stated in the Development Agreement.
17. To sign and execute and deeds, instrument of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchases or purchasers save and except Principal's allocation as stated in the Development agreement.
18. To execute conveyance or conveyances in my name on my behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Principal's allocation as stated in the Development agreement.
19. To instruct the Advocate/lawyer for preparing drafting such deed, agreements, documents and other such papers necessary for the purpose of booking and/or selling the schedule mentioned property.
20. To execute and /or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as and on my behalf save and except Principal's allocation as state in the Development agreement.
21. To execute and sign any deeds, agreements, memo of understanding with a view to sale of schedule mentioned property in its own names and on my behalf save and except Principal's allocation as stated in the Development agreement.
22. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premised or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any learned Court of Civil, Criminal and Revenue.
23. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
24. To advertise in the newspapers for Obtaining Purchaser for selling the flat/commercial and car parking space in the proposed building.
25. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building save and except any allocation or any part thereof subject to the conditions stipulated in the deed of agreement for Development.
26. To file and defend suites, cases, appeals and applications and whatsoever nature for and on behalf of me, or it be instituted preferred by or against



- any person or persons in respect of the said Premises and also to present and prosecute writ application in respect thereof.
27. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications thereof.
28. To sign declare and/or affirm any complaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principal.

AND GENERALLY to act as my ATTORNEY or agents in relation to all matter touching our said Premises and building, as we would do if we would personally represent notwithstanding the special Power of Attorney, in that particular behalf as contained in these present.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matter, deeds and things whatsoever by the said Attorney or Agents appointed under this Power in matters related to said premises in that hereinabove contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other works till the completion of whole deal/transaction as per the said agreement dated 17, [seventeenth] day of March, 2015 [Two Thousand Fifteen] and this Power of Attorney is irrevocable in nature so long as there is no breach of contract or any act by the Attorney which may go against the lawful right and interest of the Principal.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT undivided and un-demarcated 1/27th [one twenty-seven] share of piece and parcel of a plot of land classified as BASTU and identified as Scheme Plot Nos. "20, "21", "22" and "23" measuring about 9 [nine] Cottah 11 [eleven] Chittack 27 [twenty seven] Square Feet be the same a little more or less, TOGETHER WITH a two storied old and dilapidated brick built building lying and situated at Mouza - JYANGRA, J. L. No. 16, R. S. No. 114, Touzi No. 3027, Pargana - KOLIKATA, comprised in C. S. Dag No. 221/580 corresponding to R. S. Dag Nos. 326 and 327 appertaining to C. S. Khaitan No. 395 under Khaitan No. 394 corresponding to L. R. Khaitan No. 2303 and 2311, within the local limits of the Ward No. 21 [old] 25 [new] of the Rajarhat Gopalpur Municipality, having Municipal Holding No. RGM/21/3228 [old] RGM-25/136 [new], having Premises No. BA-19, Deshbandhu Nagar, within the



jurisdiction of the Office of the Additional District Sub Registrar at Rajarhat, under Police Station – Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN – 700 059, which is butted and bounded as follows:

ON THE NORTH : PREMISES NO. BA-20, DESHBANDHU NAGAR;
ON THE SOUTH : PREMISES NO. BA-18, DESHBANDHU NAGAR;
ON THE EAST : DRAIN AND FOURTEEN FEET WIDE COMMON PASSAGE;
ON THE WEST : PREMISES NO. BA-15, DESHBANDHU NAGAR;

IN WITNESS WHEREOF I have hereunto set subscribed and affixed my signature on 17, [seventeenth] day of March, 2015 [Two Thousand Fifteen].

AFFIX YOUR PHOTO HERE



Anita Miglani

SIGNATURE OF PRINCIPAL

Signed in my presence by

ANITA MIGLANI

NO. USANC 0349815 DATE: MAR 17 2015

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