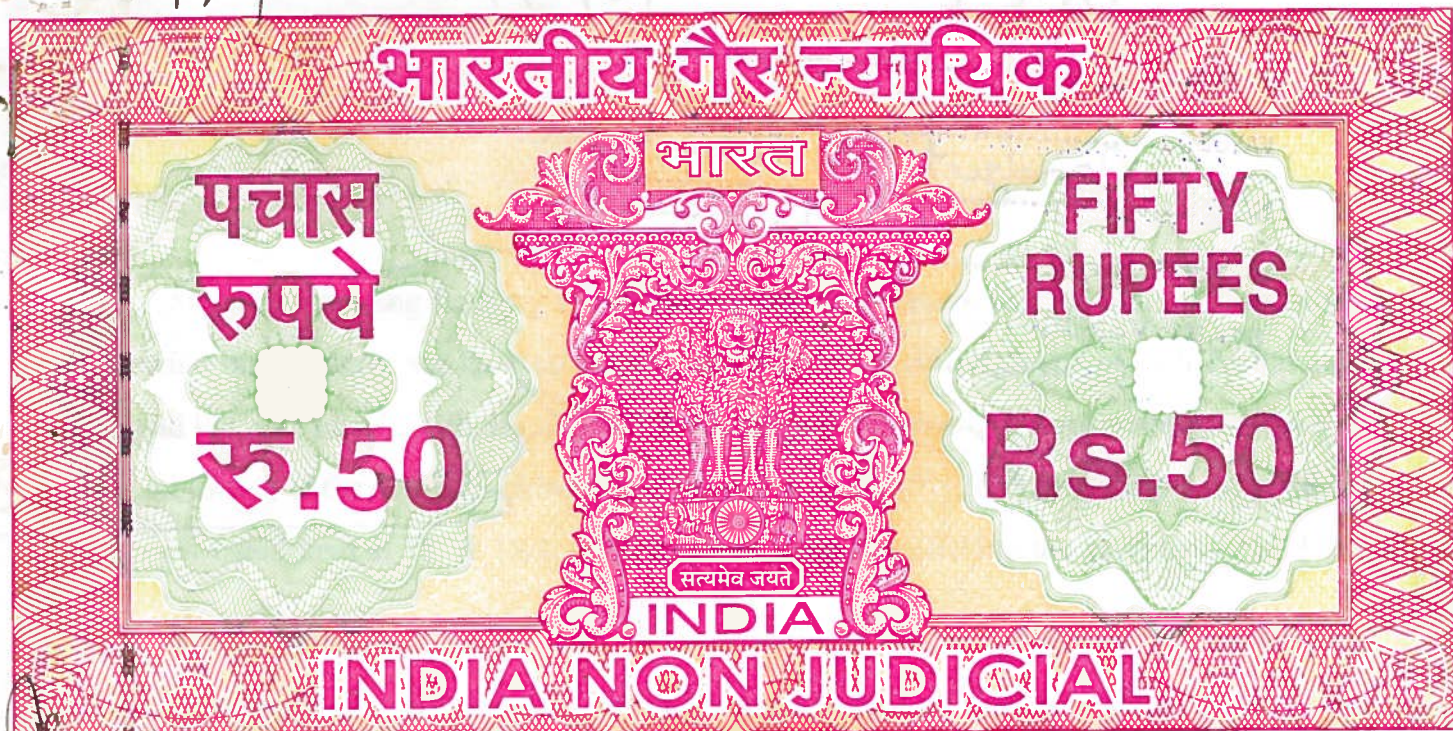


1941

1815



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

R 914949

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

17 APR 2015

A.D.S.R. Howrah

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We 1. SRI PRODYOT BANERJEE, son of Late Nripendra Nath Banerjee, by faith Hindu, by occupation Business and 2. SRI SAYANTAN BANDYOPADHYAY, son of Late Nripendra Nath Banerjee, by faith Hindu, by occupation Service, both residing at 18/1, College Road, within Police Station A.J.C. Bose Botanic Garden - formerly Shibpur and District of Howrah are the joint owner of the property morefully explained in SCHEDULE mentioned herein below ;

Contd. P-2

Since the building standing upon our property has become old, maintaining the same is beyond our capacity, we have so entered into a Development Agreement with Technicians' Guild Pvt. Ltd. on 17th day of April 2015 and said Development Agreement duly registered in the Office of the A.D.S.R. Howrah and being No. 01814/2015 to develop a new building over the said land at 18 & 18/1, College Road upon demolishing the existing old building.

To manage and perform the work and/or activities of the construction work of the proposed building, we need to authorise Sri Tapan Kumar Banerjee a Director of Technicians' Guild Pvt. Ltd. to act and perform whatever is required to be performed on our behalf for the purpose of new construction work. We therefore do hereby jointly and severally appoint, nominate and constitute **SRI TAPAN KUMAR BANERJEE** son of Late Guru Sharan Banerjee by faith Hindu, by occupation Business, residing at 46, College Road, within Police Station A.J.C. Bose Botanic Garden - formerly Shibpur, District Howrah as our true and lawful Attorney to do, act and execute and perform in our names and on our behalf the following acts, deeds and things amongst others.

POWERS

1. To work, manage, control and supervise our joint property as mentioned in the SCHEDULE below.
2. To negotiate on terms for and agree to and sell 58% Share of the property which includes 58% Share of the proposed construction together with proportionate undivided Share of Land as has been allotted in the name of the Developer to any purchaser/purchasers at such price which our said Attorney in his absolute discretion thinks proper, to agree upon and to enter into any agreement for such sell or sales and/or to cancel and/or repudiate the same.
3. To receive from the intending purchaser/purchasers earnest money and/or advance/advances against sale of 58% Share in the proposed development and also the balance of purchase money and to give good valid receipt and discharge for the same which will protect the purchaser/purchasers without seeing the application of money.

4. Upon such receipt as aforesaid in our names as our act and deed to sign and execute registration and deliver any Deed of Conveyance/Conveyances relating to the “said property” or any part and portion thereof in favour of the Purchaser/Purchasers or the nominee/nominees or assigner and to spent all the sum for development of the proposed project.
5. To present any such conveyance or conveyances for registration signing on our behalf, to admit execution before the Registering authority upon receipt of the consideration for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the 58% Share of the Developer in the proposed development to the intending purchaser/purchasers as fully and effectually in all respect as we could do the same for us.
6. To appear, prosecute and defend all actions and proceedings, to sign and verify all written statements, Affidavit, withdrawal application/applications for compromise and all other pleading.
7. To carry on correspondences with all concerned authorities including the State of West Bengal in all its departments, Howrah Municipal Corporation, CESC Ltd. and any other Authorities signing on our behalf.
8. To appoint and engage on our behalf pleader, advocate or solicitors or council to act and plead and otherwise conduct any case in connection with the property whenever our said Attorney think proper to do.
9. To appear for and represent us in all the Court - Civil, Criminal, Revenue, Revisional or appellate authority or before any Registration Office for the purpose of Registration of any Conveyance or Conveyances and/or otherwise and to sign execute on our behalf as and when required and our said Attorney thinks proper to do so in connection with the property.

We hereby agree to ratify and confirm all and whatsoever other act or acts, our said Attorney shall lawfully do execute or perform or cause to be done, executed or performed in connection with the said property.

Contd. P-4

S C H E D U L E

ALL THAT the piece and parcel of Bastu Land with two storied massonry Building standing thereupon measuring area as stated below ;

Area of the Plot of Land as per Deed when purchased :- 10 Kathas 12 Chittack area of Land at Holding Number 18, College Road.

Area of the Plot as recorded in Municipal Register :-

3 Katha 1 Chittack 38 Square feet area of Land at 18, College Road and 8 Katha area of Land at 18/1, College Road (since the land purchased at 18, College Road was later divided into two parts and mutated as 18 and 18/1, College Road)

Area of the Plot of Land in physical possession now :-

3 Katha 00 Chittacks 10 Squarefeet area of Land at Holding Number 18, College Road and 7 Katha 5 Chittack 30 Squarefeet area of Land at Holding No. 18/1, College Road.

A map showing dimensions and area of Site as is available after physical Survey of Site is annexed herewith.

Total Floor area of the building at Ground and First Floor standing upon the Plot of Land is measured as 3837 Square feet.

The said Plots of Land situated at Howrah Municipal Corporation Holding Number 18, College Road and 18/1, College Road, Police Station A.J.C. Bose Botanic Garden but formerly Shibpur, within Howrah Municipal Corporation Ward Number 38, Settlement Khatian Number LR-69, 193, 328 & 396, Mouza Shibpur, Dag Numbers LR-57, Sheet Number 152 is butted and bounded as follows :

ON THE NORTH : 17 + 17B, College Road.

ON THE SOUTH : Holding No. 19/1, College Road.

ON THE EAST : College Road.

ON THE WEST : Swarnamoyee Khal.

IN WITNESS WHEREOF we have signed this Development Power of Attorney on this
17th day of April, 2015 A.D.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF THE FOLLOWING
WITNESSES :

1. Sital Chandra Naskar .
2, P. K. Roy Chowdhury Lane .
Howrah - 711103 .
2. Manabendra Boulia .
2, B. Garden Lane, Howrah - 3 .

1) Pradyot Kumar Bandyopadhyay .

2) Sayantan Bandyopadhyay

SIGNATURE OF THE EXECUTANTS

Drafted by me and prepared in my Office.

Dibabrata Bhattacharya ,

Advocate

Howrah Judges' Court.

Typed by :

Pradyot Kumar Bandyopadhyay .

SIGNATURE OF ATTORNEY HOLDER

PAN NO : AFWPB3119E

SITE PLAN

AT HOLDING NO. 18 & 18/1, COLLEGE ROAD, P.S. - A.J.C. BOSE BOTANIC GARDEN,
DIST. - HOWRAH, H.M.C. WARD NO. 38, BOROUGH - VI (NEW)

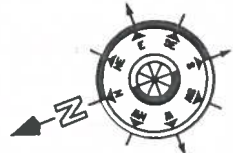
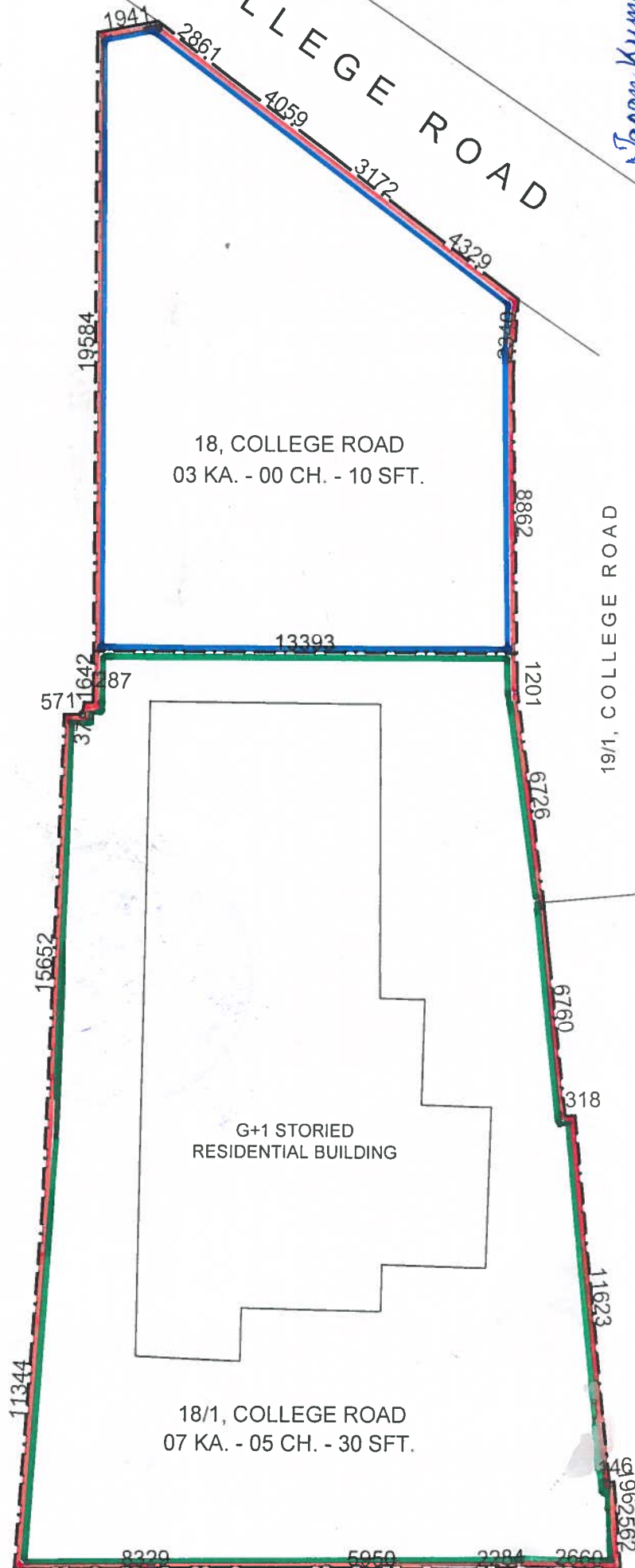
SCALE : - 1 : 200

DECLARANT : 1) MR. PRODYOT BANERJEE

2) MR. SAYANTAN BANDOPADHYAY

HOLDING NO.	AREA	SHOWN IN COLOUR
18, COLLEGE ROAD	03 KA. - 00 CH. - 10 SFT.	BLUE
18/1, COLLEGE ROAD	07 KA. - 05 CH. - 30 SFT.	GREEN
TOTAL	10 KA. - 05 CH. - 40 SFT.	RED

17 + 17B, COLLEGE ROAD

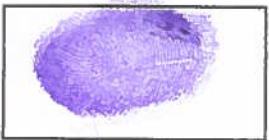


Prodyot Banerjee
Sayantan Bandopadhyay

Jagan Kumar Banerjee

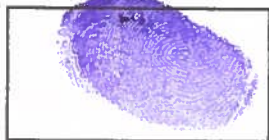
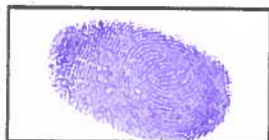
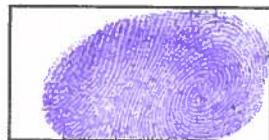
ATTORNEY HOLDER FOR DEVELOPMENT POWER OF ATTORNEY

Left Hand Fingers



**Photo of
Attorney Holder**

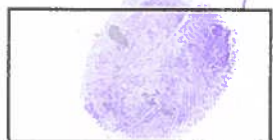
Right Hand Fingers



Jagom Kumar Basnyee
Signature of Attorney Holder

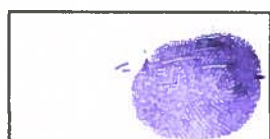
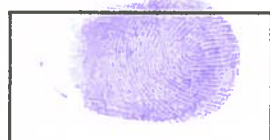
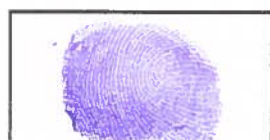
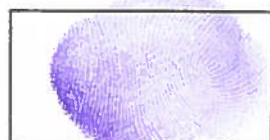
EXECUTANTS FOR DEVELOPMENT POWER OF ATTORNEY

Left Hand Fingers



**Photo of
Executant**

Right Hand Fingers

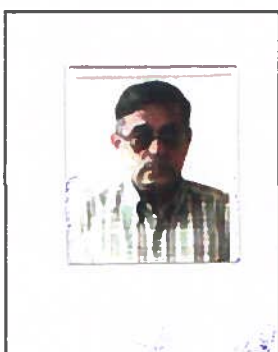
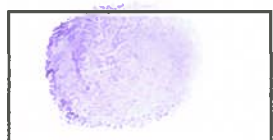
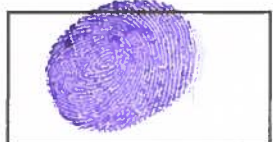


Hridayt Kumar Banerjee.

Signature of Executant

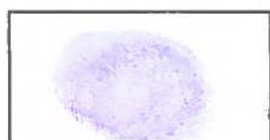
EXECUTANTS FOR DEVELOPMENT POWER OF ATTORNEY

Left Hand Fingers



**Photo of
Executant**

Right Hand Fingers



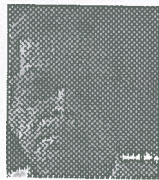
Syantan Banerjee

Signature of Executant

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. HOWRAH, District- Howrah

Signature / LTI Sheet of Serial No. 01941 / 2015, Deed No. (Book - I , 01815/2015)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Prodyot Banerjee 18/1, College Road, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India	 17/04/2015	 LTI 17/04/2015	<i>Prodyot Kumar Banerjee</i> 17.4.15

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Prodyot Banerjee Address -18/1, College Road, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India	Self	 17/04/2015	 LTI 17/04/2015	<i>Prodyot Kumar Banerjee</i>
2	Sayantan Bandyopadhyay Address -18/1, College Road, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India	Self	 17/04/2015	 LTI 17/04/2015	<i>Sayantan Bandyopadhyay</i>
3	Tapan Kr Banerjee Address -46, College Road, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India	Self	 17/04/2015	 LTI 17/04/2015	<i>Tapan Kumar Banerjee</i>

Name of Identifier of above Person(s)

D Bhaduri
District:-Howrah, WEST BENGAL, India

Signature of Identifier with Date

Difabrata Bhaduri
17.4.15



Government Of West Bengal
Office Of the A.D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 01815 of 2015
(Serial No. 01941 of 2015 and Query No. 0502L000003773 of 2015)

On 17/04/2015

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 : 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 17/04/2015

(Under Article : ,E = 7/- on 17/04/2015)

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.-1,46,86,437/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 50/-

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

Presented for registration at 11.24 hrs on :17/04/2015, at the Office of the A.D.S.R. HOWRAH by Prodyot Banerjee , one of the Executants.

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

Execution is admitted on 17/04/2015 by

1. Prodyot Banerjee, son of Lt Nripendra Nath Banerjee , 18/1, College Road, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, By Caste Hindu, By Profession : Business
2. Sayantan Bandyopadhyay, son of Lt Nripendra Nath Banerjee , 18/1, College Road, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, By Caste Hindu, By Profession : Service
3. Tapan Kr Banerjee
Director, M/s. Technicians Guild Pvt Ltd, District:-Howrah, WEST BENGAL, India.
, By Profession : Business
Identified By D Bhaduri, son of - -, District:-Howrah, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

17/04/2015 17:07:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 3003 to 3014
being No 01815 for the year 2015.



(Panchali Munshi) 20-April-2015
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. HOWRAH
West Bengal