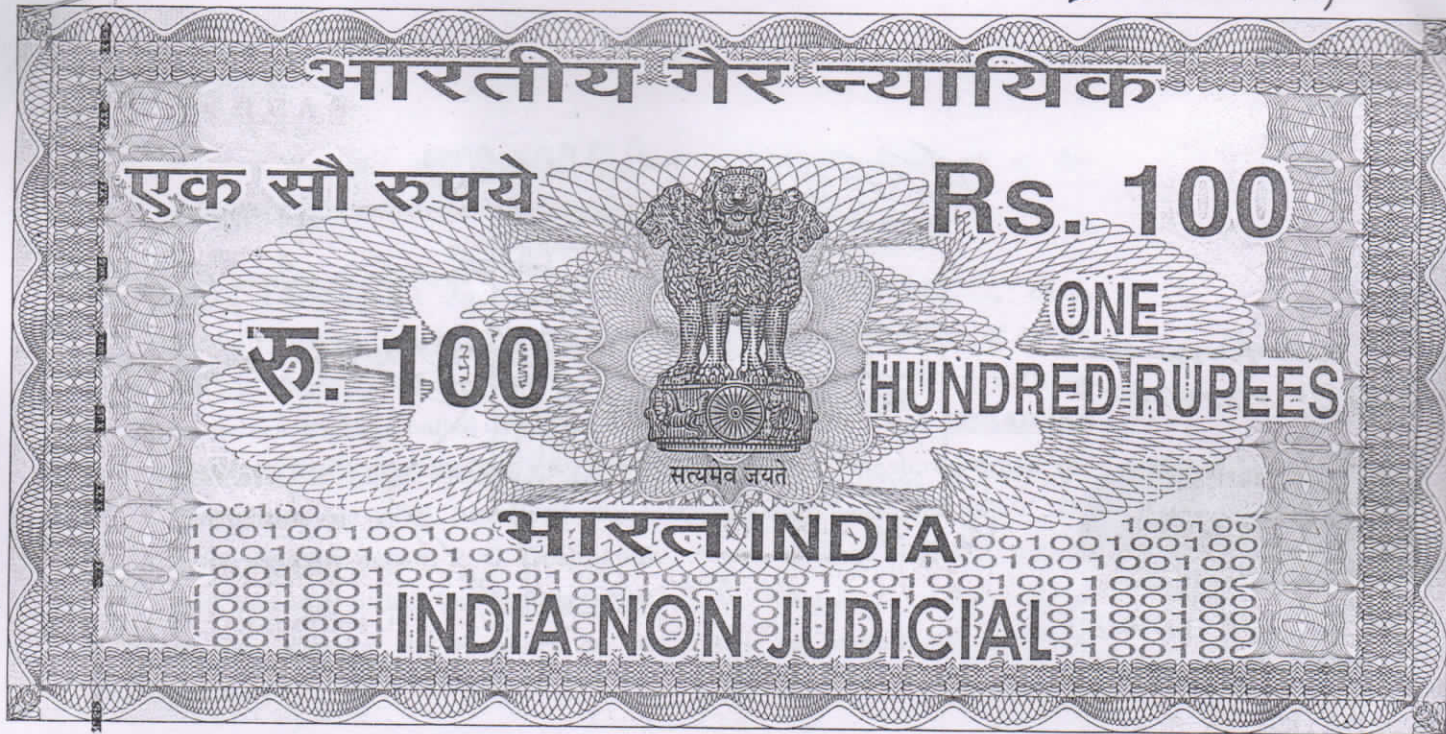


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I-12947



11.10.17
5.20
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 062887

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document


Addl District Sub-Registrar
Bidhannagar. (Salt Lake City)

12 OCT 2017

General Power Of Attorney

BY THIS POWER OF ATTORNEY, We (1) **MD. AZAM**, and (2) **MD. ANOWAR**, both son of Late Md. Ayub, both residing at Raigachi (Munshipara), P.O. & P.S. Rajarhat, District North 24-Pargana, Kolkata 700 135, hereafter jointly and/or collectively **SEND GREETINGS:**

68882 - 09 OCT, 2012

No.	Date:
Sold to: <i>Abhaya Babarajura (P) Ltd.</i>	
Address: <i>De 9/28, Shastri Bagan, Kol-59</i>	
Rs. <i>1000/-</i>	
A. BANERJEE	
L.S. VENDOR (O.S.)	
HIGH COURT, KOLKATA-700 001	

Md. Anwar
১২০ ১০৬২১০



V. P. T. G.
14531

১২০ ১০৬২১০
Md. Anwar



V. P. T. G.
14531

Md. Azam

Zeno Chatterjee
310 D. Chatterjee
De 9/28, Shastri Bagan
KOL-59

Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)



WHEREAS:

- A. We are the sole and absolute Owners of premises described in the **SCHEDULE** hereto and hereafter called "the **PREMISES**";
- B. By a Development Agreement dated the 11th October, 2012, hereafter called "the **SAID AGREEMENT**" registered in the Office of ADSR, Bidhan Nagar, Salt Lake, vide Deed No. 12946 dated 11/10/12 between ourselves therein called the Owners of the One Part and **LOHARUKA INFRASTRUCTURE PRIVATE LIMITED**, a company, registered under the Companies Act 1956, having its registered office at "Loharuka Niket", DC 9/28, Shastri Bagan, P. O. Deshbandhu Nagar, Kolkata 700 059, therein and hereafter called "the **DEVELOPER**" of the Other Part, we have agreed to have develop the Premises on the terms and conditions contained therein;
- C. In pursuance of the Said Agreement, it is required to grant on our part to the Developer and/or its nominees powers and authorities to complete the Project and transfer of the undivided proportionate share in the land contained in the Premises and/or the flats/parking spaces and/or the units contained in the Developer's Area;
- D. The Developer has, in addition to itself, nominated (1) **(Mr.) Anil Kumar Loharuka** (2) **(Mr.) Sunil Kumar Loharuka** and (3) **(Mr.) Anand Kumar Shah** to receive the said powers and authorities;
- E. Words and phrases used in these presents shall, unless they be contrary or repugnant to the context, have the same meanings as have been assigned to them under the said Agreement;
- F. In the circumstances, We are desirous of appointing the said (1) **LOHARUKA INFRASTRUCTURE PRIVATE LIMITED**, (2) **(MR.) ANIL KUMAR LOHARUKA**, (3) **(MR.) SUNIL KUMAR LOHARUKA** and (4) **(MR.) ANAND KUMAR SHAH**, jointly and/or severally, as our true and lawful attorneys and/or Agents, to do all acts, deeds and things in respect of the sale and transfer of the Developer's Area in the New Buildings, to be constructed on the Premises;

NOW KNOW YE BY THESE PRESENTS that We, the said (1) **MD. AJAM**, and (2) **MD. ANOWAR**, do hereby nominate, constitute and appoint the said (1) **LOHARUKA INFRASTRUCTURE PRIVATE LIMITED**, a company, having its registered office at "Loharuka Niket", DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **(MR.) ANIL KUMAR LOHARUKA**, (3) **(Mr.) SUNIL**

KUMAR LOHARUKA, both sons of Late Ram Bhagat Loharuka, residing at "Loharuka Niket", DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, and (4) **(MR.) ANAND KUMAR SHAH**, son of Sri Shravan Kumar Shah, residing at Green Valley Housing Complex, Block-A, Flat No.505, Chiriamore, Kaikhali, Kolkata- 700 136, jointly and/or severally, as our true and lawful attorneys and agents for us, in our names and on our behalf, to execute and perform, all or any of the following acts, deeds, matters and things as mentioned hereafter:

1. To hold, manage and maintain and defend the Premises and every part thereof and also to manage, maintain and administer the Premises and all buildings and constructions to be made thereon and every part thereof.
2. To do soil testing, excavation and all other works.
3. To sign and submit all papers, documents, statements, undertakings, declarations and plans, revised plans, as be required for having the Plans for the construction of the New Buildings sanctioned and to have the same sanctioned, modified, altered, and/or revised by the Rajarhat Bishnupur No.1 Gram Panchayat and/or North 24 Parganas Zilla Parishad and/or Panchayat & Rural Development Department and/or other authorities, hereafter called "the **PANCHAYAT**", and in connection therewith, to make, sign, execute and submit necessary applications and declarations, give undertakings, pay fees, obtain sanction and such orders and permissions as be expedient.
4. To appear before all necessary authorities including the Panchayat, Fire Brigade, Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Police and Court, in connection with the sanctioning of the Plans, construction of the New Buildings, obtaining licenses for lifts and other equipments and all and every matter in connection therewith.
5. To apply for and obtain such permissions, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipments and to appoint architects and contractors for the purpose of construction of the New Buildings on the Premises.
6. To apply for and obtain electricity from **CESC** or **WBSEB**, NOC for building height from **Airport Authority of India**, mutation as well as conversion of land from **Block Land and Land Reform Office** or other authorities concerned.

7. To apply for and obtain water, gas, sewage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Municipality and/or other authorities.
8. To warn off and prohibit, and if necessary, proceed against in due form of law, against all or any trespassers on the Premises or any parts thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisance.
9. To apply for and obtain such certificates and other permissions and clearances, including, certificates and/or permissions under the Urban Land (Ceiling and Regulation) Act, 1976 or other law relating to land as may be required for sanction of the Plans and constructions of the New Buildings and/or Buildings on the Premises.
10. To negotiate for sale, lease and/or transfer of the Premises and/or undivided share or shares thereof and/or Building and/or Buildings and/or structures thereon or flats or parking space or portions thereof **TOGETHER WITH** the undivided share in the land and the rights appurtenant thereto as be contained in the Developer's Area and as be appurtenant thereto and to enter into agreements, including flat/parking space sale agreements, containing such provisions and with such purchasers and/or other persons as may be permitted by the Developer and to receive earnest monies and/or part and/or full consideration there under and also to fulfill and enforce mutual obligations there under, but always indemnifying or keeping owners indemnified apart all liabilities and financial obligations;
11. To sign, execute, modify, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of the Plans and construction of the New Buildings on the Premises.
12. To sign, execute, modify, cancel, alter, approve, draw, present for registration, admit execution and have registered Sale Agreements, Conveyances and/or Sale Deeds and all other papers, documents, declarations, affidavits, confirmations etc. In respect of Units/ shops/ flats, parking spaces **TOGETHER WITH** share in the land contained in the Premises as be appurtenant to the respective units/ shops/ flats, covered spaces open and/or covered parking spaces contained in the Developer's Area of the New Buildings.

13. To execute, present for registration, admit execution and have registered all the aforesaid documents.
14. To appear before the District Registrar, Sub-registrars, Registrar of Assurances, Notary Publics, Metropolitan and Executive Magistrates and all other officer or officers and authority or authorities in connection with the registration of the documents and deeds as aforesaid and enforcement of all powers and authorities as contained herein.
15. To do all acts, deeds and things as may be necessary for selling of the entirety of the Developer's Area or parts or portions thereof on such price, terms and conditions and in such manner as our Attorneys deem fit and proper.
16. To receive all money or monies that may be receivable as and by way of consideration for sale and to grant valid and effectual receipts and discharges therefore in their own name, on our behalf, in respect of Developer's Area.
17. To appear before Notary Publics, District Registrars, Sub-registrars, Registrar of Assurances, Metropolitan and executive Magistrates and all other officer or officers and authority or authorities in connection with the Registration of the aforesaid documents and enforcement of all powers and authorities as contained herein.
18. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including the suit and arbitration proceedings and demands, touching any of the matters aforesaid or any other matters relating to the Premises or any part thereof, and also if thought fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue including, Rent Controller and small causes Court.
19. To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons and to take necessary steps keeping our interest and rights safe.
20. To receive and pay and/or deposit all moneys, including court fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof, from their purchasers or from different officers.

21. To sign and submit all papers, applications and documents for having the amalgamation of the Premises with the adjacent plots of land, and/or separation and/or mutation effected and/or getting the new holding number in the name of the Owners/Developer in all public records and with all authorities and/or persons, including, the Rajarhat Bishnupur No.1 Gram Panchayat, in respect of the Premises, and if necessary, to deal with such authority and authorities in any manner to have such amalgamation and/or separation and/or mutation effected.
22. To appear before the Panchayat and other authorities and Government Departments and/or officers and also all other state, Executive, judicial or Quasi-judicial, and other authorities and also all courts and tribunals, for all matters connected with the construction of New Buildings and/or other buildings on the Premises and connections of utilities and sanctioning of the plans and other matters relating to the Premises.
23. To pay all outgoings, including Panchayat Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the Premises and receive refunds and other moneys, including, compensation of any nature, including, those for requisition and/or acquisition and to grant valid receipts and/or discharges thereon, on our account and behalf.
24. To engage solicitors, advocates, chartered accountants, income-tax practitioners and/or agents.
25. To give undertakings, assurances and indemnities, as be required for the purposes aforesaid.
26. To appear and represent us before all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained.
27. To substitute and appoint from time to time, one or more attorneys, jointly or severally, under the said Attorneys, with the same or more limited powers and such substitute or substitutes at pleasure to remove and other or others to appoint.

AND GENERALLY the said attorneys, jointly and/or severally, shall have the power to do all such other acts, deeds and things relating to the Premises, in all manner whatsoever, as We, could have lawfully done if personally presents. The powers and/or authorities granted as aforesaid shall remain irrevocable during the subsistence hereof.

FORM FOR TAKING FINGERPRINTS

AND we do hereby agree to ratify and confirm and agree to ratify and confirm, all and whatsoever my said Attorneys shall lawfully do or cause to be done in or about the Premises as aforesaid.

THE SCHEDULE:

(the Premises)

ALL THAT the piece and parcel of the land admeasuring 25 (Twenty Five) Cottah 2 (Two) Chittack and 9 (Nine) Square Feet, more or less, at Mouza Raigachi, J.L. No. 12, Touzi No. 3027, R.S. No. 134, contained in R.S./L.R. Dag No. 883 (Area- 23 Cottah 8 Chittack and 42 Square Feet), recorded in R.S. Khatian No. 1192, corresponding to L.R. Khatian No. 103, 61, 1867, 266, 1866 and 351, AND also contained in R.S. Dag No. 885, corresponding to L.R. Dag No. 885 & 885/1543 (Area-1 Cottah 9 Chittack and 12 Square Feet), recorded in L.R. Khatian No. 478, P.S. Rajarhat, District North 24 Paraganas, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat and delineated and demarcated on the map annexed hereto marked "A" and bordered "**RED**" thereon.

Land at R.S./L.R. Dag No. 883 is butted and bounded as follows:

- ON THE NORTH:By R. S. Dag No. 883 (P) ;
- ON THE EAST :By R. S. Dag No. 883 (P);
- ON THE SOUTH: By R. S. Dag No. 886 ;
- ON THE WEST :By R. S. Dag No. 887 & 888 ;

Land at L.R. Dag No. 885 & 885/1543 (undivided share) is butted and bounded as follows:

- ON THE NORTH:By R. S. Dag No. 883 (P) ;
- ON THE EAST :By R. S. Dag No. 884 ;
- ON THE SOUTH: By PWD Road ;
- ON THE WEST :By R. S. Dag No. 886 ;

IN WITNESS WHEREOF, We have executed these presents on this the ...^{11th} day of October, 2012.























SIGNED, EXECUTED AND DELIVERED

by executants at Kolkata in the presence of:

Aseko Chatterjee.
DC 9/28, Shastri Bagan.
KOL - 59.

Md. Azam
Md. Anwar

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	<i>Md. Anwar</i>	Thumb	Fore	Middle (Right Hand)	Ring	Little
2						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	<i>Md. Anwar</i>	Thumb	Fore	Middle (Right Hand)	Ring	Little





Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 12947 of 2012
(Serial No. 14130 of 2012)

On

Payment of Fees:

On 11/10/2012

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

Presented for registration at 18.30 hrs on :11/10/2012, at the Private residence by Md Anowar , one of the Executants.

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

Execution is admitted on 11/10/2012 by

1. Md Azam, son of Lt Md Ayub , Raigachi Munshipara, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : ----
2. Md Anowar, son of Lt Md Ayub , Raigachi Munshipara, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : ----

Identified By A Chatterjee, son of D Chatterjee, D C -9/28 Shastribagan, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste: Hindu, By Profession: Service.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 12/10/2012

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.

Payment of Fees:

Amount By Cash

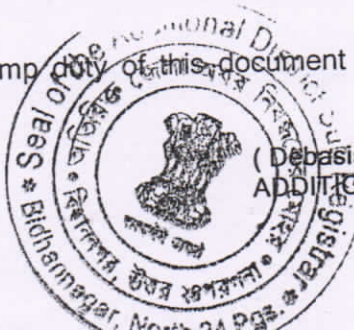
Rs. 21.00/-, on 12/10/2012

(Under Article : ,E = 21/- on 12/10/2012)

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.-1,09,74,140/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as: Impressive Rs.- 100/-

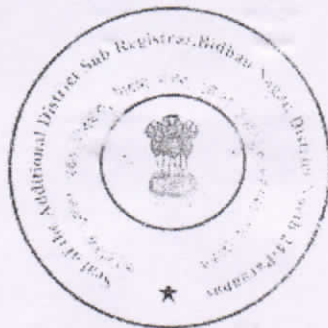



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 6198 to 6208
being No 12947 for the year 2012.




(Debasish Dhar) 12-October-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

(P.P.)