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(5)

IV

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445 अचिरावण पश्चिम बंगाल WEST BENGAL & power 65AA 497455

24/03/13  
 1355/13

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances - II, Kolkata  
 13.5.13

Additional Registrar of Assurances - II  
 Kolkata  
 13.03.2013

POWER OF ATTORNEY

1. Date: 29th March, 2013.

2. Place: Kolkata

3. Parties

3.1 Malay Kumar Banerjee, son of Late Sunil Kumar Banerjee, residing at 1, Grand Trunk Road, Bhadrakali, Police Station Uttarpara, District Hooghly, Pin-712232

3.2 Sanjay Banerjee, son of Mr. Malay Kumar Banerjee, residing at 1, Grand Trunk Road, Bhadrakali, Police Station Uttarpara, District Hooghly, Pin-712232

3.3 Ajay Banerjee, son of Mr. Malay Kumar Banerjee, residing at 1, Grand Trunk Road, Bhadrakali, Police Station Uttarpara, District Hooghly, Pin-712232

(collectively Grantors)

Malay Kumar Banerjee

13/03/13

5-

136787

Name: REGENT HIRISE PRIVATE LTD  
Address: 71, Park Street (Room No-14)  
Kolkata-700 016

REGENT HIRISE PRIVATE LTD

Mr. A. J. C. Bose  
Kolkata

22 MAR 2013

Licensed Stamp Vendor  
S. SARKAR

Stamp for registration of  
in the day of  
at the residence of



3286

REGENT HIRISE PVT. LTD.

DIRECTOR AUTHORIZED SIGNATORY  
(*Handwritten signature*)  
(*Handwritten initials*)



3287

(*Handwritten signature*)  
(*Handwritten initials*)



3288

(*Handwritten signature*)  
(*Handwritten initials*)



*Handwritten signature*

Additional Registrar of Companies  
Kolkata  
29 JUN 2013

And

- 3.4 Harsh Vardhan Patodia, son of Mr. Gopal Prasad Patodia, residing at 5F/2, New Road, Alipore, Police Station Alipore, Kolkata-700027
- 3.5 Kumar Vardhan Patodia, son of Mr. Harsh Vardhan Patodia, residing at 5F/2, New Road, Alipore, Police Station Alipore, Kolkata-700027  
(collectively Attorneys).

**NOW THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:**

4. Background
- 4.1 Ownership of Said Property: The Grantors are the joint, absolute and undisputed owners of land measuring approximately 532 (five hundred fifty two) decimals a little more or less, comprised in L.R. Dag Nos. 5428(Part), 5429, 5430, 5431, 5432(Part), 5433, 5434, 5435(Part), 5436(Part), 5438(Part), 5440(Part), 5441(Part), 5442, 5443, 5444, 5445(Part), 5450, 5451, 5452, 5453, 5454, 5455(Part), 5456(Part), 5457(Part), 5458, 5459, 5460(Part), 5461, 5462(Part), 5468, 5469, 5470, 5471, 5472(Part), 5474, 5476(Part), 5477, 5478, Mouza Bhadrakali, J.L. No. 9 together with structures and building standing thereon, situate, lying at and being Municipal Premises Nos. 20 and 22 B Grand Trunk Road, within Ward No. 9 of Uttarpara Kotrung Municipality, Police Station Uttarpara, Sub-Registration District Serampore, District Hooghly and more fully described in the Schedule below (Said Property).
- 4.1 Said Agreement: In pursuance of the understanding reached by and between the Grantors herein and (1) Regent Hirise Private Limited, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 207, Atharya Jagadish Chandra Bose Road, Kolkata-700017 and (2) Riya Enclave Private Limited, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012 (collectively Developers), the Grantors had appointed the Developers for development of the said Property as confirmed and recorded in the Agreement dated 29<sup>th</sup> March 2013 (Said Agreement) and registered before the office of the Additional Registrar of Assurances - III, Kolkata under being no **I-3042** of 2013. The Development of the Said Property is envisaged by construction of several separate and distinct clusters of new buildings thereon (Said Complexes) in the manner and on the terms and conditions contained in the Said Agreement.
- 4.2 Status of Attorneys: The Attorneys, namely, (1) Harsh Vardhan Patodia (Attorney No.3.4 herein) and (2) Kumar Vardhan Patodia (Attorney No.3.5 herein) are the Directors of the respective Developers.
- 4.3 Powers Pursuant to Said Agreement: The Said Agreement further records that the Grantors shall grant all powers and authorities to the Developers or their nominees to do, act and perform various acts, deeds and things for the purpose of development of the said Property. The respective Developers have appointed/nominated the respective Attorneys to receive the powers and authorities in terms of the Said Agreement. Hence, the Grantors are granting the following powers and authorities to the Attorneys.
5. Subject Matter of Power of Attorney
- 5.1 Sanction: Powers and authorities for sanction, revaledation, modification and/or alteration of the Building Plans and purposes ancillary thereto.
6. Appointment
- 6.1 Hereby Made: The Grantors hereby nominate, constitute and appoint the Attorneys, namely, Harsh Vardhan Patodia and Kumar Vardhan Patodia, as the lawful attorneys of the Grantors, to do all acts, deeds and things mentioned below.

*Harsh Vardhan Patodia*

*Kumar Vardhan Patodia*



32891  
c

Malay Kumar R



32890  
c

RIYA ENCLAVE PVT. LTD

Uma (ahadi)

Director

(KUMAR VARDHAN PATODIA)



Additional Registrar of Assurance - III  
Kolkata  
26 JUN 2013

- Shashi's by us  
Sopri Jyenu  
S/o H. S. S. Jyenu  
by occupation :- Sonus  
working for govt at  
204, A.T.C. BACH  
KAN-7

7. Powers and Authorities

- 4.1 7.1 **Building Plans:** To cause the Building Plans to be prepared through Architect and to sign, submit or cause to be submitted the Building Plans and to sign, file, submit and take delivery of all applications, petitions, affidavits, deeds, other papers and documents and also to pay fees, costs, charges and to take refund of excess amount of such fees, costs, charges, if any, for sanction, revalidation, modification and/or alteration of the Building Plans and also to appear and represent the Grantors before the UKM and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, authority or authorities under the Urban Land (Ceiling & Regulation) Act, 1976, West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, Land Acquisition Act, Income Tax Act, Traffic Department, Directorate of Fire Services, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, WBSEB and/or authorities under any other Acts and/or Regulations (collectively Other Authorities) as may be required for the purpose of getting the Building Plans to be sanctioned, revalidated, modified and/or altered for the new buildings on the Said Property.
- 7.2 **Dealing with Authorities:** To deal with UKM and all the Other Authorities and to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers as be required for sanction, revalidation, modification and/or alteration of the Building Plans for the new buildings on the Said Property.
- 7.3 **Removal of Local Obstruction:** To remove any local obstruction inside the Said Property.
- 7.4 **Testing and Preparatory Work:** To apply for and obtain necessary permission for survey, measurement, test soil, excavation and other preparatory works required for the new buildings on the Said Property.
- 7.5 **Connection of Utilities:** To apply for, sign, execute and submit all papers, applications, documents and plans and also to pay fees, costs, charges and to take refund of excess amount of such fees, costs, charges, if any, and to do all other acts and things as may be required for obtaining water connection, sewage connection, electricity connection, gas connection, drainage, generator license, lift license, fire clearance, traffic permission, telephone connection and any other utilities and to close down and/or disconnect all or any of such utilities and for taking necessary permissions from all the Other Authorities.
- 7.6 **Regulatory Clearances:** To apply for and obtain all requisite permissions, licenses and clearances including but not limited to clearance under the Urban Land (Ceiling & Regulation) Act, 1976, West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, Pollution Control Board, Kolkata Metropolitan Development Authority, Fire Services, Police Authorities, Land Reforms Office, Planning Authorities and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.7 **Mutation and Conversion:** To apply for and obtain the mutation, amalgamation, separation, correction of records and conversion of nature of the said Land and for the said purpose to represent the Grantors and sign the applications, papers, writings, undertakings and affidavits, as may be necessary or required from time to time.
- 7.8 **Assessment:** To appear before the UKM and other concerned authorities for determination and fixations and/or finalization and/or assessment of the valuation of the said Land and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as may be necessary or required from time to time.
- 7.9 **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Property.
- 7.10 **Legal Action:** To commence, initiate, institute, file, compromise, settle, prosecute, defend any case, suit, appeal or any other legal proceeding including arbitration

*Maheshwar Bandyopadhyay*

*S*



**Additional Registrar of Assurances - III**  
**Kolkata**  
**26 JUN 2019**

proceeding or to take any legal action and to appoint, retain, employ and discharge any Counsel, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings and to make, sign, verify, affirm, present and file Vokatnama, warrant of Attorney, plaint, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description arising out of any matter in respect of the Building Plans for new buildings on the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay costs, fees, charges, expenses and all moneys, including Court Fees etcetera.

7.11 **Employment:** To employ architects, structural engineers, overseers, solicitors, advocates, chartered accountants, civil engineers, security personnel and/or such other agents as may be required for preparation and sanction of Building Plans and other sanctions and/or permissions required for new buildings on the Said Property.

7.12 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, revalidation, modification and/or alteration of Building Plans and to have the same registered.

7.13 **Appearance:** To appear before Notary Public; Registrars, Courts, Magistrates and all other officers of the UKM and the Other Authorities in connection with sanction, revalidation, modifications and/or alteration of the Building Plans and to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, declarations, undertakings etc. as be required to enforce all powers and authorities contained herein.

8. **Ratification**

8.1 **Hereby Made:** The Grantors hereby ratify and confirm and agree to ratify and confirm all actions of the Attorneys in pursuance of this Power of Attorney.

**Schedule  
(Said Property)**

Land measuring approximately 552 (five hundred fifty two) decimals a little more or less, comprised in 552 (five hundred fifty two) decimals a little more or less, comprised in I.R. Dag Nos. 5428(Part), 5429, 5430, 5431, 5432(Part), 5433, 5434, 5435(Part), 5436(Part), 5438(Part), 5440(Part), 5441(Part), 5442, 5443, 5444, 5445(Part), 5450, 5451, 5452, 5453, 5454, 5455(Part), 5456(Part), 5457(Part), 5458, 5459, 5460(Part), 5461, 5462(Part), 5468, 5469, 5470, 5471, 5472(Part), 5474, 5476(Part), 5477, 5478, Mouza Bhadrakali, J.L. No. 9 together with structures and building standing thereon, situate, lying at and being Municipal Premises Nos. 20 and 22 B Grand Trunk Road, within Ward No.9 of Uttarpara Kotrung Municipality, Police Station Uttarpara, Sub-Registration District Serampore, District Hooghly, delineated on the Plan attached hereto and bordered in color Red thereon and butted and bounded as follows:

**On the North** : By portions of Municipal Premises Nos. 18 and 19  
Bhadrakali Grand Trunk Road

**On the East** : By the river Hooghly

**On the South** : By Municipal Premises Nos. 1, 2, 3 and 4, Bishalakshmi  
Ghat Lane

**On the West** : By Grand Trunk Road

9. **Execution and Delivery**

9.1 **In Witness Whereof** the Grantors have executed this Power of Attorney on the above date.

*Malay Keesar Bandyopadhyay*



28 JUN 2016

Additional Registrar of Assurance,  
Kolkata





Malay Kumar Banerjee  
[Malay Kumar Banerjee] Sanjay Banerjee  
[Sanjay Banerjee]

Ajay Banerjee  
[Ajay Banerjee]

[Grantors]

Accepted:

REGENT HIRISE PVT. LTD.  
Harsh Vardhan Patodia  
DIRECTOR/AUTHORIZED SIGNATORY  
[Harsh Vardhan Patodia]

RIYA ENCLAVE PVT. LTD.  
Kumar Vardhan Patodia  
DIRECTOR  
[Kumar Vardhan Patodia]

[Attorneys]

Witnesses:

Signature Aradh Signature Gopi Jyoti  
Name ABHIJIT GHOSH Name Gopi Jyoti  
Father's Name PRADIP KR GHOSH Father's Name Dr. S.S. Jyoti  
Address 15/1 SURAH EAST Address 204 A J. C. Road  
ROAD, KOLKATA 70010 KOL-17

Dr. S.S. Jyoti -  
Gopi Jyoti  
15/1 Surah East, Calcutta

Additional Registrar of Additional - 22  
26 JUN 2019





**Government Of West Bengal**  
**Office Of the A.R.A. - III KOLKATA**  
District:-Kolkata

**Endorsement For Deed Number : IV - 04905 of 2013**  
**(Serial No. 08858 of 2013 and Query No. 1903L000013544 of 2013)**

**On 26/06/2013**

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

Presented for registration at 16.45 hrs on :26/06/2013, at the Private residence by Harsh Vardhan Patodia ( Developer) , one of the Claimants.

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

Execution is admitted on 26/06/2013 by

1. Malay Kumar Banerjee, son of Lt. Sunil Kumar Banerjee , 1, Grand Trunk Road, Bhadrakali, Thana:-Uttarpara, District:-Hooghly, WEST BENGAL, India, Pin :-712232, By Caste Hindu, By Profession : Others
2. Sanjay Banerjee, son of Malay Kumar Banerjee , 1, Grand Trunk Road, Bhadrakali, Thana:-Uttarpara, District:-Hooghly, WEST BENGAL, India, Pin :-712232, By Caste Hindu, By Profession : Others
3. Ajay Banerjee, son of Malay Kumar Banerjee , 1, Grand Trunk Road, Bhadrakali, Thana:-Uttarpara, District:-Hooghly, WEST BENGAL, India, Pin :-712232, By Caste Hindu, By Profession : Others
4. Harsh Vardhan Patodia ( Developer)  
Dir./ Authorised Signatory, Regent Hirise Private Limited, 207, Acharya Jagadish Chandra Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017,  
, By Profession : Others
5. Kumar Vardhan Patodia ( Developer)  
Director, Riya Enclave Private Limited, 84 A, Chittaranjan Avenue, Kolkata, District:-, WEST BENGAL, India, Pin :-700012,  
, By Profession : Others

Identified By Gopal Jhunjunwala, son of Lt. S. S. Jhunjunwala, 204, A. J. C. Bose Road, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

**On 10/07/2013**

**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.-/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impressive Rs.- 10/-

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

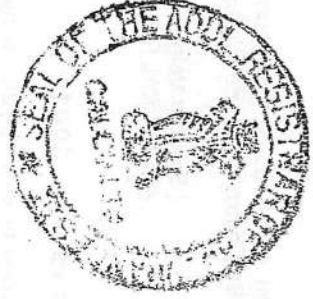
**On 12/07/2013**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

  
Additional Registrar of Assurance : III  
Kolkata ( Sanatan Maity )

**ADDITIONAL REGISTRAR OF ASSURANCE-III**  
Endorsement Page 1 of 2

**12/07/2013 15:10:00**





Government Of West Bengal  
Office Of the A.R.A. - III KOLKATA  
District:-Kolkata

Endorsement For Deed Number : IV - 04905 of 2013  
(Serial No. 08858 of 2013 and Query No. 1903L000013544 of 2013)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 48(d) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 7.00/-, on 12/07/2013

( Under Article : E = 7/- on 12/07/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 70/- is paid , by the draft number 347205, Draft Date 09/07/2013, Bank : State  
Bank of India, LA MARTINIÈRE, received on 12/07/2013

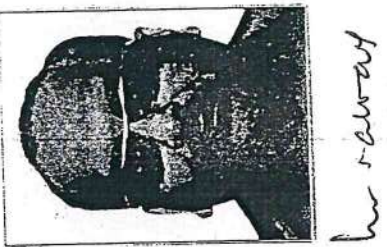










( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

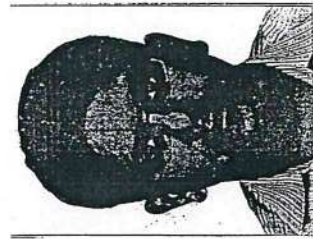








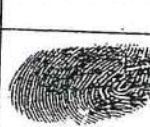

  
Additional Registrar of Assurance - III  
Kolkata

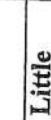

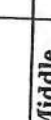
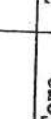



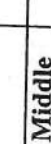
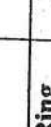

13 JUL 2013 Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Endorsement Page 2 of 2

12/07/2013 15:10:00



<i>Finger prints of the executant</i>					
 <i>L. Rawson</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b> <b>(Left</b> <b>Hand)</b>	 <b>Fore</b> <b>Hand)</b>	 <b>Thumb</b>
	 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b> <b>(Right</b> <b>Hand)</b>	 <b>Ring</b> <b>Hand)</b>	 <b>Little</b>

<i>Finger prints of the executant</i>					
 <i>L. Rawson</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b> <b>(Left</b> <b>Hand)</b>	 <b>Fore</b> <b>Hand)</b>	 <b>Thumb</b>
	 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b> <b>(Right</b> <b>Hand)</b>	 <b>Ring</b> <b>Hand)</b>	 <b>Little</b>

<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;">           Space for pasting            Photograph of            the executant.         </div>					
 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b> <b>(Left</b> <b>Hand)</b>	 <b>Fore</b> <b>Hand)</b>	 <b>Thumb</b>	
 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b> <b>(Right</b> <b>Hand)</b>	 <b>Ring</b> <b>Hand)</b>	 <b>Little</b>	

Additional Registrar of Assurance - III  
Kolkata

16 JUN 2019







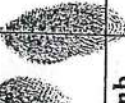



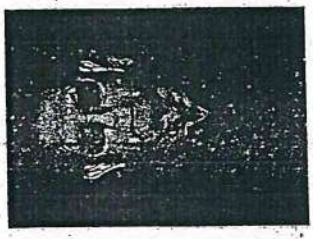
2 JUN 2019












Additional Registrar of Assurance  
Kolkata











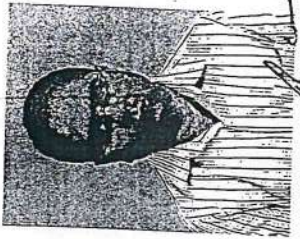
M. S. Registrar of Assurance  
Kolkata





<i>Finger prints of the executant</i>				
				
Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring Hand	Little
 <i>Malayalam R - 78</i>				

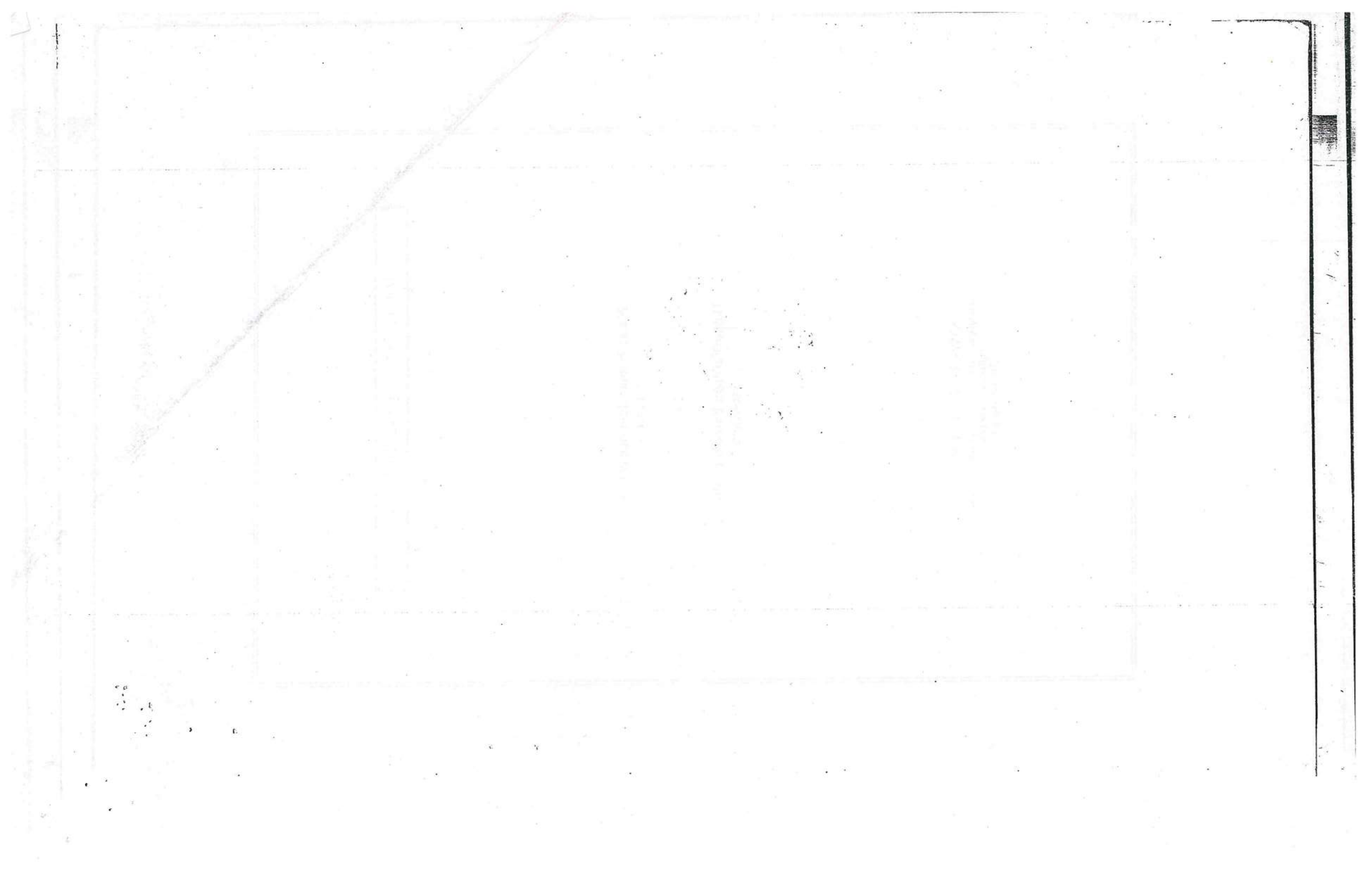
<i>Finger prints of the executant</i>				
				
Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring Hand	Little
 <i>Malayalam R - 78</i>				

<i>Finger prints of the executant</i>				
				
Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring Hand	Little
 <i>Malayalam R - 78</i>				

Additional Registrar of Assurance  
Kolkata  
29 JUN 2019

III - Assurance





Dated 29<sup>th</sup> day of March, 2013

From

Malay Kumar Banerjee & Ors.  
... Grantors

To

Harsh Vardhan Patodia & Anr.  
... Attorneys

**POWER OF ATTORNEY**

Municipal Premises No. 40 & 42 B.G.T. Road  
Police Station Uttarpara  
District Hooghly



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1945

10

10



Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV  
CD Volume number 7  
Page from 8887 to 8898  
being No 04905 for the year 2013.



(Anup Kumar Mandal) 16 July 2013  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A. - III KOLKATA  
West Bengal.

18/7/13