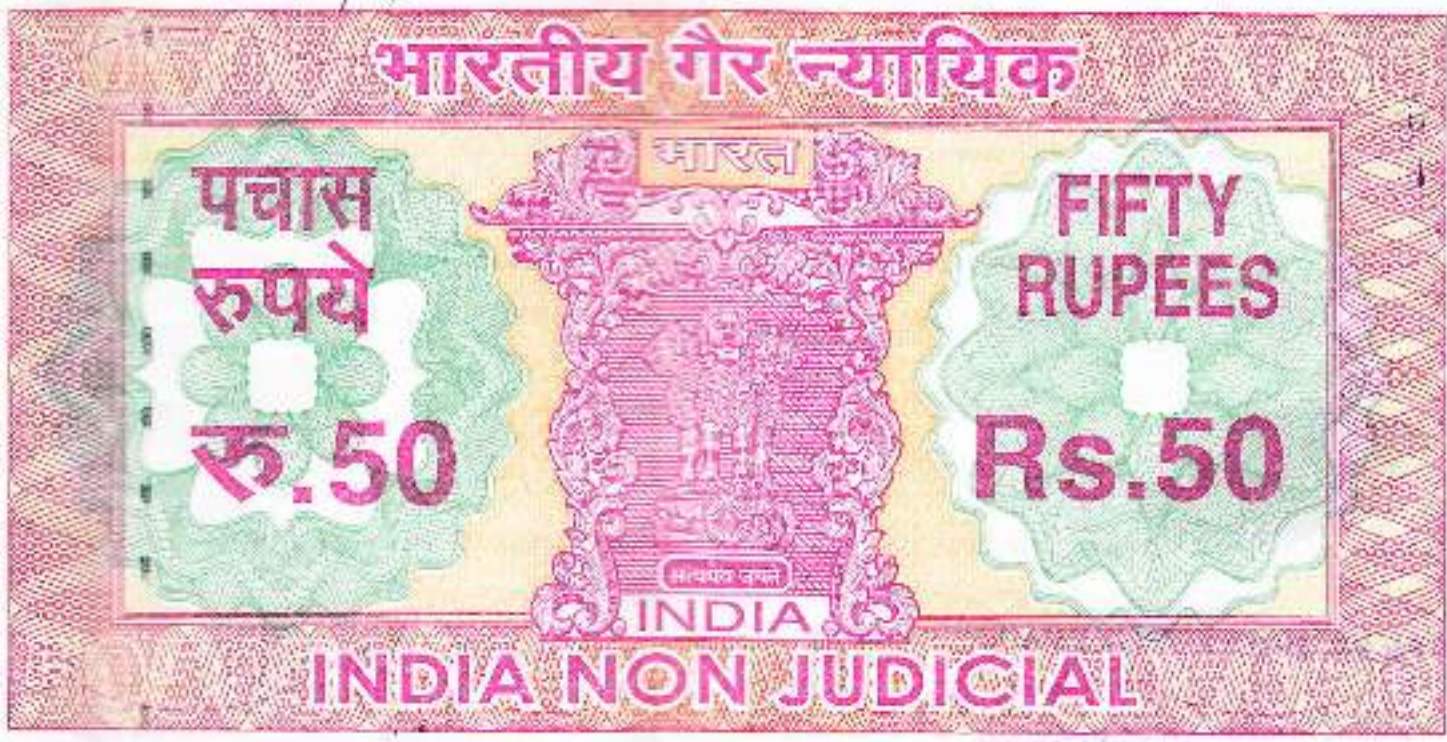


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 618434

2-80
10/2/14
Additional Registrar of Assurances-III
Kolkata

A.R.A.
III

POWER OF ATTORNEY

1. Date: 10th JULY, 2014
2. Place: Kolkata.
3. Parties

Certified that the Document is Admitted to Registration. The Signature Shows and its endorsement shows addition to this Document in the part of this Document.

Additional Registrar of Assurances-III, Kolkata

Kolkata
11 JUL 2014

QUICK 'N' SAFE LIMITED, a Company registered under the provisions of the Companies Act, 1956 having its registered office at 5, Weston Street Police Station - Bowbazar, Kolkata-700013, represented by its Director SRI VINOD K JHA, son of Lt. Kamala Kant Jha of 5, Weston Street Police Station - Bowbazar, Kolkata-700013.

(3.1 hereinafter collectively referred to as the Owners/Grantors.)

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And

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07 JUL 2014

BL. NO. _____ DATE _____
 NAME _____
 AFD _____ sof _____
 AFD _____

Dipak Yadava
 78, Bentinck Street,
 Kolkata

Certificate of

Registered
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 being No

Dipak Yadava

 3330
 e.

For M/s. SHREE KRISHNA ESTATES

Dipak Yadava
 Authorised Signatory

 3331
 e

QUICK N SAFE LIMITED

(Signature)
 Director

(VINOD K JHA)

(Sanatan
 ADDITIONAL
 Office of
 West Ben)

(Signature)
 MOUSTERS DEPOSED
 LICENSED OFFICE - 4008
 KOLKATA REGISTRATION OFFICE



Identified by:
Kamraj Ghosh - Chakraborty
 Adv
 High Court, Calcutta.

(Signature)
 Additional Registrar of Assurance - III
 Kolkata
 10 JUL 2014

3.2 M/s. SHREE KRISHNA ESTATES, a Partnership Firm having its office at 78, Bentinck Street, 5th Floor, Kolkata -70001 and being represented by one of its Partners and Authorized Representative Mr. DIPAK YADUKA, son of Shri Basuden Prasad Yaduka of P-44, C.I.T. Road, Scheme-VLM(S), P.S.- Phoolbagan, Kolkata-700054 (3.2 hereinafter collectively referred to as the Constituted Attorneys).

WHEREAS :

- (a) **Background :** The Owners/Grantors are the sole and absolute Owner of All that the land altogether measuring 10 Cottah 10 Chittack together with structures and tile shed standing thereon at 1, 3, 5 and 7, Weston Street, P.S. Bowbazar, KMC Ward No.46, Kolkata-700013, within the limits of Kolkata Municipal Corporation, morefully described in the Schedule herein below (hereinafter referred to as the Said Property), free from all encumbrances whatsoever;
- (b) **Execution of the Development Agreement:** By a Registered Development Agreement dated 26th June, 2014 registered with Registrar of Assurances-II in Book No. I, Volume No. 38, Pages 2333 to 2375, being Deed No. 08307 for the year 2014, the Owners/Grantors herein has entered into a Development Agreement for development of the Said Property wherein the Owner's Allocation is 2,000 Square feet (Super-Built-up Area) i.e. 1,000 Square feet Super-Built-Up Area in 3rd Floor and 1,000 Square feet Super -Built-Up Area in the 4th Floor of the proposed Building together with right to park 2 (two) nos of medium size Cars and the Developer's Allocation is remaining balance area of total area constructed after allotment of areas to be allotted to the existing tenants and the owners herein in the said Property along with other terms and conditions as stated in the said Development Agreement
- (c) **Reason for granting Power :** It is not possible for the Owners/Grantors to take the steps for development of the proposed building accordingly the

F



Additional Registrar of Companies
Kolkata

10 JUL 2014

Owners/Grantors are granting certain powers and authorities in respect thereof to the Attorneys, by this Power of Attorney and we do hereby nominate, Constitute and appoint M/s. SHREE KRISHNA ESTATES, a Partnership Firm having its office at 78, Bentinck Street, 5th Floor, Kolkata - 700001 (hereinafter collectively called the "Constituted Attorney") as our true and lawful Attorneys/s and agents for us in our names on our behalf to do, execute and perform all act and deeds and things which we could do ourselves on this earth including those mentioned below either directly or through their agents and employee/s.

Subject Matter of Power of Attorney

1. To prepare building plan, and to put signature on our behalf as our lawful Attorneys in the building plan drawings and other allied necessary papers and apply for the sanction of building plan from Kolkata Municipal Corporation AND deposit all fees to the concerned authority in our names and on our behalf in connection with the building plan and /or if necessary modify the building plan and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits, declaration & register boundary declaration, splayed corner relating thereto and receive the same from the Kolkata Municipal Corporation against acknowledgement receipt in respect of the Said Property on our behalf as our constituted Attorneys;
2. To appear for and on our behalf in office of the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation Ltd or any local or any statutory authority and all Govt. Offices and Police Stations and to apply for and obtain necessary sanction , permit, license, and to apply for and obtain permanent connection of water, electricity drainage and sewage to the Said Property;




Additional Registrar of Assurance - in
Kolkata

10 JUL 2014

3. To sign, execute and verify and file all plaints, suits, written statements, written objection, pleadings, application, complaints, memorandum of appeal, cross objection reply affidavit and sign all other papers to be filed before the Civil court, Criminal Court, administrative authorities, Tribunal High Court and Arbitration and to accept all service of summons and other process and to appoint Lawyer and sign Vakalatnama and compromise any suit and proceedings for protection of any interest in the Said Property on my behalf;
4. To enter into any Deed of Exchange, Deed of amalgamation in respect of the Said Property containing such provisions and with such person/s and/or institution to grant valid receipt for all money received and /or to be received by us in respect of the Said Property and also to fulfil and enforce all obligations relating thereto;
5. 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 or under the Income Tax Act or under any other Act or Acts in respect of the Said Property and/or parts thereof;
6. To enter into Agreement for Sale and sign, execute, enter into, modify, cancel, alter, draw approve, and /or any agreements for transfer and all papers, documents, contracts, agreement, conveyance, declarations, affidavits, applications, returns, confirmations, consents the Agreements for Sale, Conveyance Deed of Exchange and/or Amalgamation and to sign Lodgement receipts and to get back the documents registered from Registration office and/or any other documents as may be required to be so done, and/or in any other way alienating and / or encumbering the Said Property and grant valid receipts for an in connection with the Developer allocation area in the Said Property;




Additional Registrar of Assurance - III
Kolkata

10 JUL 2014

7. To appear before Notary Publics, District Registrar, Sub Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates and all other offices or officers and authorities in connection with the registration of documents and deeds either executed by us or by the Attorneys and enforcement of all powers and authorities as contained herein in respect of the Developer allocation area in the Said Property;
8. To declare, affirm, sign and execute all papers documents affidavits declarations relation to the title of the Said Property and also to apply for and obtain necessary mutation, separation, apportionment and/or amalgamation in the records of Kulkata Municipal Corporations in respect of the Said Property;
9. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings including arbitration and demands touching any of the matters aforesaid or any other matters relating to the Said Property 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, Thika Controller, City Civil and Small Causes Court and including those against the claimant, caretaker and local people in respect of the Said Property;
10. To accept notices and services of papers from any Court, Tribunal, Postal and / or other authority and / or persons;
11. To receive and pay and/or deposit all monies including Court fees, receive refunds and to receive and grant valid receipts and discharges in respect thereof in respect of the Said Property;
12. To affirm, sign and verify all plaints, petitions, written statements, consent petition, affidavit, documents, vakalatnamas, warrants of Attorneys, Memorandum of Appeal in any proceedings in any way concerned with the



Additional Registrar of Assurances - in
Kolkata

10 JUL 2014

Said Property or proceedings and to represent or cause to be represented by us before any Munsiff, Asst. District Judge, Magistrates, High Court or any other Courts to all intents and purpose in connection with the Said Property;

13. To deposit, withdraw and receive documents, costs and to receive refunds or any other money or monies from any courts or from any court or courts or from opposite parties either in execution of decree or otherwise and on receipt of payment thereof, to sign and deliver my proper receipts and discharges for the same only in respect to the Said Property;
14. To Engage and appoint any Solicitor, Advocates or counsel and / or Attorneys and agents to act and plead and otherwise conduct the said court case wherever my said Attorneys shall think proper such appointments as its sole discretion in respect of the Said Property;
15. To compromise, compound or withdraw cases or be non situated to refer to arbitration all disputes and differences in respect of the Said Property;
16. To deal with any claimant in any respect to the claim under the sale agreements in all manner whatsoever, including steps to obtain confirmation and / or release and for the purpose, to appear before the Kolkata Municipal Corporation and other authorities and Government Departments and / or officers and all other Sales Executives, Judicial or quasi Municipal Officers and other authorities and all courts and tribunals in respect of the Said Property;
17. To do all things relating to ascertainment of the boundary of the Said Property including settling of all disputes relating thereto in respect of the Said Property;
18. To pay all outgoings including Municipal Tax, Urban Land Tax, Rent Revenue and other charges whatsoever payable for and on account of the Said Property and receive refund and other monies including compensation of any nature from requisition and / or acquisition and to grant valid receipts and/or discharges thereof in respect of the Said Property;



Additional Registrar of Assurance - 48
Kolkata

10 JUL 2014

19. To sign and submit all papers applications and documents for having the mutation affected in all public records and with all authorities and / or person including Kolkata Municipal Corporation, in respect of the Said Property and to deal with such authority and / or authorities and to have mutation affected in respect of the Said Property.

AND GENERALLY our said Attorney shall have the power to do all such other acts, deeds and things as be required for and/or in connection with Said Property as we could have done if personally present.

And we do hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the Attorneys shall lawfully do or cause to be done in or about the Said Property as aforesaid by virtue hereof.

Schedule Above Referred to

(The Said Property)

ALL THAT the piece and parcel of land ad-measuring an area of 10 Cottahs 10 Chittacks, be little more or less, along with partly one and half storied dilapidated building and appurtenances thereon, situated and lying at Municipal Premises Numbers 1, 3, 5 and 7, Weston Street, P.S. Bowbazar, Kolkata-700013, Municipal Ward No. 46, within the limits of Kolkata Municipal Corporation and butted and bounded as follows:-

ON THE EAST : BY PREMISES NO: 9, WESTON STREET;


ON THE WEST : BY PREMISES NO: 74, BENTINCK STREET;

ON THE NORTH : BY PREMISES NO: 75, BENTINCK STREET;

ON THE SOUTH : BY 19 FT. WIDE WESTON STREET;

Execution and Delivery :




Additional Registrar of Assurance - B
Kolkata

10 JUL 2014

In Witness Whereof the Owner/ Grantor and the Attorneys have executed this Power of Attorney on the above date.

QUICK N SAFE LIMITED




(VINOD K JHA)

Director

QUICK 'N' SAFE LIMITED

[Owner/Grantor]

For M/s. SHREE KRISHNA ESTATES



Authorised Signatory

M/s. SHREE KRISHNA ESTATES

[Attorney]

Witnesses:

Signature Raj Zafar

Name Raj Zafar

Father's Name Shoaib Zafar

Address 78, Beantinch Street

Signature Alam Chatterjee

Name Alam Chatterjee

Father's Name Amit Chatterjee

Address 61A, Heromonkan Ghosh Lane, Kol-85

Drafted By:

Rajesh Gangopadhyay
RAJESH GANGOPADHYAY F-1369/761/1998.
Advocate.
High Court, Calcutta.



Additional Registrar of Assurance - 
Kolkata

10 JUL 2014



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

Endorsement For Deed Number : IV - 04892 of 2014
(Serial No. 08592 of 2014 and Query No. 1903L000013333 of 2014)

10/07/2014

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

Presented for registration at 14.30 hrs on :10/07/2014, at the Private residence by Dipak Yaduka
,Claimant.

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

Execution is admitted on 10/07/2014 by

Vinod K Jha
Director, Quick N Safe Limited, 5, Weston Street, Kolkata, District:-, WEST BENGAL, India, Pin
:-700013.
, By Profession : Others

Dipak Yaduka
Authorised Signatory, M/s. Shree Krishna Estates, 78, Bentinck St., Kolkata, District:-, WEST
BENGAL, India, Pin :-700001.
, By Profession : Others

Identified By S. Guha Thakurta, son of . , High Court Cal, District:-, WEST BENGAL, India. . By
Caste: Hindu, By Profession: Advocate.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

on 11/07/2014

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(d) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash


Rs. 7.00/- on 11/07/2014

(Under Article : E = 7/- on 11/07/2014)

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.- 50/-


Additional Registrar of Assurance - III
Kolkata (Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

11/07/2014 14:08:00

EndorsementPage 1 of 2






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

Endorsement For Deed Number : IV - 04892 of 2014
(Serial No. 08592 of 2014 and Query No. 1903L000013333 of 2014)

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III


Additional Registrar of Assurance - III
Kolkata

11 JUL 2014
(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III



SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of
Executives /
Presentants



Ripak Yachub

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LEFT HAND				
Thumb	Index	Middle	Ring	Little
RIGHT HAND				



[Signature]

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Additional Registrar of Assurance - III
Kolkata

10 JUL 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 8
Page from 6460 to 6472
being No 04892 for the year 2014.



[Signature]
(Sanatan Maity) 12 July 2014
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.P.A. - III KOLKATA
West Bengal

19/7/14