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न्धियवृद्धा पश्चिम बंगाल WEST BENGAL enter-

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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME, We

- (1) SIMPLE BUILDERS & REALTORS PRIVATE LIMITED,
- (2) COOLBRAIN REALTORS & BUILDERS PRIVATE LIMITED,
 - (3) DHANKIRAN VINTRADE PRIVATE LIMITED,
 - (4) NEXTGEN COMMODEAL PRIVATE LIMITED,
- (5) DECENT VINTRADE PRIVATE LIMITED,
- (6) MOTION BUILDERS PRIVATE LIMITED,
- (7) IDEAL REALTORS & DEVELOPERS PRIVATE LIMITED,

All companies respectively incorporated under the provisions of the Companies Act, 1956, having their registered offices at No. 14, Mullick Street, Kolkata – 700007

Address West Street, Cities I No. 17.

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Additional Registratof Assurance in Kolketa

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- (8) GAJVADAN BARTER PRIVATE LIMITED,
- (9) HARRY VINCOM PRIVATE LIMITED,
- (10) JAYITA VINIMAY PRIVATE LIMITED,
- (11) KANISHKA TRADELINK PRIVATE LIMITED,
- (12) KURUKSHETRA COMMOTRADE PRIVATE LIMITED,
- (13) NIKHILESH TIE UP PRIVATE LIMITED,
- (14) PRAJAKTA DEALTRADE PRIVATE LIMITED,
- (15) BRIDGET VINIMAY PRIVATE LIMITED,
- (16) BRYAN VANLJYA PRIVATE LIMITED,
- (17) DEVADIDEV VINIMAY PRIVATE LIMITED,
- (18) DEWANSH VANLJYA PRIVATE LIMITED,
- (19) ENRIQUE VINIMAY PRIVATE LIMITED,

All companies respectively incorporated under the provisions of the Companies Act, 1956, having their registered offices at No. 109, Park Street, Kolkata – 700016

AND

(20) JASMINE COMMOTRADE PRIVATE LIMITED,

a company incorporated under the companies act, 1956 having its registered office at 14 Mullick Street, Kolkata 700 007, represented by its director Amit Jhunjhunwala residing at 5/7, Buroshibtala Main Road Kolkata 700 038.



;)

WHEREAS

- A. We are all the joint owners and are absolutely seized and possessed of and otherwise well and sufficiently entitled to an estate equivalent to an absolute estate of inheritance in fee simple in possession to the messuages land hereditaments an area of all that the piece and parcel of land fully detailed and described in Schedule hereunder written and hereinafter referred to as the 'said property'.
- B. We being the owners of the above mentioned property do hereby nominate constitute empower authorize M/s Jasmine Commotrade Private Limited, (hereinafter referred to as the "SAID ATTORNEY") a private limited company incorporated under the Companies Act, 1956 and having its registered office at 14, Mullick Street, Kolkata 700 007, P S Burrabazar, to act as our true and lawful attorney for us in our name and on our behalf and do execute interalia the following acts deeds and things as mentioned hereinafter.

NOW THESE PRESENTS WITNESSTH that we the said companies SIMPLE BUILDERS & REALTORS PRIVATE LIMITED, COOLBRAIN REALTORS & BUILDERS PRIVATE LIMITED, DHANKIRAN VINTRADE PRIVATE LIMITED, NEXTGEN COMMODEAL PRIVATE LIMITED, DECENT VINTRADE PRIVATE LIMITED, MOTION BUILDERS PRIVATE LIMITED, IDEAL REALTORS & DEVELOPERS PRIVATE LIMITED, GAJVADAN BARTER PRIVATE LIMITED, HARRY VINCOM PRIVATE LIMITED, JAYITA VINIMAY PRIVATE LIMITED, KANISHKA TRADELINK PRIVATE KURUKSHETRA COMMOTRADE LIMITED, LIMITED, NIKHILESH TIE - UP PRIVATE LIMITED, PRAJAKTA DEALTRADE PRIVATE LIMITED, BRIDGET VINIMAY PRIVATE LIMITED, BRYAN VANIJYA PRIVATE LIMITED, DEVADIDEV VINIMAY PRIVATE LIMITED, DEWANSH VANIJYA PRIVATE LIMITED, ENRIQUE VINIMAY PRIVATE LIMITED, have nominated constituted and appointed and do hereby nominate, constitute and appoint the said M/S JASMINE COMMOTRADE PRIVATE LIMITED a private limited company incorporated under the Companies



Additional Registrar of Assurance III Kolkata

Act, 1956 and having its registered office at 14, Mullick Street, Kolkata 700 007, P S Burrabazar to be our true and lawful Attorney for us in our name and on our behalf to do and execute and perform the following acts, deeds, things and matters, that is, to say:-

- 1) To look after and manage the said property in such manner as our said Attorney shall think fit and proper.
- 2) To represent us at the local Municipality office, BLRO office, Gram Panchayat Office and any other concerned or necessary authorities and to get our name recorded and mutated in their respective books and records and apply for the same as well as apply for conversion, mutation, assessment and any other act or thing as may be necessary from time to time with respect of the said property.
- 3) To cause necessary building plans and specifications to be prepared for construction at the said property as well as all revised or new plans in respect of such construction and to sign all such building plans and specifications including revised new plans and to submit the same to the concerned authority for sanctions and to observe and perform all formalities and obligations in connection with the sanctioned building plans and specifications from the Rajpur Sonarpur Municipality upon giving proper acknowledgements and / or receipts for the same.
- 4) To appear before and represent us at the office under Urban Land (Ceiling and Regulations) Act, Income Tax Act, Municipal Act, and all other acts, statutes, laws, rules and bye-laws in any way and in connection with the said property.
- 5) To negotiate for sale or disposal of the units, flats, shops, or any other saleable space at the said property together with all easements rights and appurtenances thereto with any person or persons and on such terms and conditions as our said Attorney shall think fit and proper and for that purpose to sign execute and enter into all such agreement contracts and other writings and papers relating to the sale or disposal as aforesaid containing such covenants and conditions as our said Attorney shall think fit and proper



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- 6) To negotiate and apply for and also accept any deposit or loan from any authority, banks or any other financial institution or individuals or any corporate for the said property and also negotiate the terms and conditions on our behalf as the said Attorney shall think it and proper.
- 7) To receive all moneys by way of advance and / or earnest money in connection with sale or disposal on our behalf as above of the said property and to grant valid and effectual receipt and discharge thereof and deposit the same with us in our account.
- 8) To appoint engineer, architects, surveyors, supervision caretakers, contractors, masons, carpenters, plumbers, miseries, coolies, labourers, durwans, security guards and all other persons required in connection with the said property at such wages remunerations, fees or other payments and on such terms and conditions as our said Attorney shall think fit and proper and to dismiss and discharges all or any of them and to re-appoint any of them.
- 9) To negotiate and purchase from any suppliers or vendors for cement, steel, bricks, sand and other materials required for construction and to purchase the same at such price and on such terms and conditions as our said Attorney shall think fit and proper.
- 10) To apply to appropriate authorities for electric connections, sanitary connections, water supply connections, drains and sewerage connections temporary or permanent for the said property on such terms and conditions as our said Attorney shall think fit and proper.
- 11) To act or cause to be paid all municipal rates taxes surcharges land revenue and any other outgoings and impositions payable in respect of the said property.
- 12) Upon receipt of full payment of the consideration amount on our behalf to sign and execute all conveyance, deeds, lease and all other documents and writing in respect of the sale of units, flats, shops, or any other saleable space at the said property as well as the proportionate share of the land in the said property intended for sale, lease, rent



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Kolkata

or disposal on such terms and conditions as our said Attorney shall think fit and proper and to register the same according to the provisions of law.

- 13) To keep an account of the entire Receipts and Payments made and any costs incurred on our behalf with respect to the said property and to periodically present the said accounts before us and to collect or pay the balance due in the said account or otherwise as and when it may be necessary or required to be made or collected.
- 14) Be it noted that this power of attorney is being granted in favour of the said attorney without any consideration and no interest or right of the said attorney is created on the property which is the subject matter of this power of attorney and further that the said attorney shall not hereby obtain or have power to make any construction, development work on the said property.
- 15) To do execute and perform all such assurances Acts, Deeds, Matters and things that may be expedient or found necessary for completion of the sale of various units, shops in the said property as effectually as we should ourselves do if we are present in person.
- 16) To sign and acknowledge all registered or insured letters parcels or money orders and to receive delivery thereof.
- 17) To ask, demand, sue for, recover and receive all moneys securities for money, goods debts, merchandise effects, and things whatsoever nature and description belonging or hereafter to belong to us jointly with any other person or persons in connections with the said property and to give valid and effectual receipts and discharges for the same.
- 18) To appear before the Income Tax, Wealth Tax, sales Tax or any other Authorities and in all courts and offices in all matters concerning the said property and to sign file and verify returns to prefer appeals and to apply for reviews and revisions as and when necessary and to produce and explain books of account and other books to furnish any particulars of other book, to furnish any particulars or explanations required to us to pay Income Tax, Wealth Tax, sales Tax and other taxes and to do all other acts deeds and things in connection therewith and generally to completely represents before



Additional Registarce Assurance - III

Income Tax Wealth Tax and other Taxing Authorities, to file petitions for time and other petitions to apply for time and other petitions to apply for inspection etc. and also to appoint Advocates, Pleaders and other legal Agents and to sign Vakaltnama as there for.

- 19) To represent us before State Government, Rajpur Sonarpur Municipality, BLRO office, Courts of Law and other Authorities, general provisional or local in Civil Criminal or Revenue, Judicial Officers regarding the said property.
- 20) Generally to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as ourselves would do in person and do hereby ratify and confirm and agree to ratify all and every act, deed matter and thing whatsoever our said attorney shall lawfully do or cause to be done or execute by virtue and in execution of the Power of Authority.

THE SAID PROPERTY ABOVE REFERRED TO

SCHEDULE A

ALL THAT piece and parcel of land in measuring about 253 decimals comprised in RS Dag Nos 491, 492, 566, 570, 571, 572, 573 & 574 and LR Dag No 505, 506, 582, 586, 587, 588, 589 & 590 recorded in LR Khatian No 2853/1, 2854/1, 2855/1, 2856/1, 2857/1, 2858 to 2872, J. L. No. 71 in Mouza Jagaddal within the jurisdiction of Rajpur Sonarpur Municipality under A. D. S. R. and P. S. Sonarpur in the District of South 24 Parganas and presently known and numbered as Holding No 456 Dwarir Road or howsoever otherwise the same is was or were heretofore butted bounded known numbered described called or distinguished.



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IN WITNESS WHEREOF we the said companies SIMPLE BUILDERS & REALTORS PRIVATE LIMITED, COOLBRAIN REALTORS & BUILDERS PRIVATE LIMITED, DHANKIRAN VINTRADE PRIVATE LIMITED, NEXTGEN COMMODEAL PRIVATE LIMITED, DECENT VINTRADE PRIVATE LIMITED, MOTION BUILDERS PRIVATE LIMITED, IDEAL REALTORS & DEVELOPERS PRIVATE LIMITED, GAJVADAN BARTER PRIVATE LIMITED, HARRY VINCOM PRIVATE LIMITED, JAYITA VINIMAY PRIVATE LIMITED, KANISHKA TRADELINK PRIVATE LIMITED, KURUKSHETRA COMMOTRADE PRIVATE LIMITED, NIKHILESH TIE - UP PRIVATE LIMITED, PRAJAKTA DEALTRADE PRIVATE BRIDGET VINIMAY PRIVATE LIMITED, BRYAN VANIJYA PRIVATE LIMITED, DEVADIDEV VINIMAY PRIVATE LIMITED, VANIJYA PRIVATE LIMITED, ENRIQUE VINIMAY PRIVATE LIMITED AND JASMINE COMMOTRADE PRIVATE LIMITED, have hereunto set and subscribed our hands on this the 13th day of (June 2012

In the presence of Witness:

Signed sealed and delivered

in presence of

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177B.C.L.A.

Signed sealed and delivered

in presence of

lamfarash

Simple Builders & Realtors Pvt. Ltd

Neve. I Pandey

Authorized Signatory

(Authorized vide Board Resolution

Dated 28/05/2012)

Coolbrain Realtors & Builders Pvt. Ltd.

Navne J Pandy

Authorized Signatory

(Authorized vide Board Resolution

Dated 28/05/2012)



A 3 JUN 2013

Signed sealed and delivered

in presence of

Dhankiran Vintrade Pvt. Ltd.

Nov. J Pandry

Authorized Signatory

(Authorized vide Board Resolution

Dated 28/05/2012)

Nextgen Commodeal Pvt. Ltd.

Never I Pandry

Authorized Signatory

(Authorized vide Board Resolution

Dated 28/05/2012)

Decent Vintrade Pvt. Ltd.

Authorized Signatory

(Authorized vide Board Resolution

Dated 28/05/2012)

Motion Builders Pvt. Ltd.

Authorized Signatory

(Authorized vide Board Resolution

Dated 31/05/2012)



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in presence of

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in presence of

Ideal Realtors & Developers Pvt. Ltd.

Nover Caroly

- Authorized Signatory

(Authorized vide Board Resolution

Dated 31/05/2012)

Gajvadan Barter Pvt. Ltd.

Navn. I Pandry

Authorized Signatory

(Authorized vide Board Resolution

Dated 31/05/2012)

Harry Vincom Pvt. Ltd.

Novne J- lander Authorized Signatory

(Authorized vide Board Resolution

Dated 31/05/2012)

Jayita Vinimay Pvt. Ltd.

Authorized Signatory

(Authorized vide Board Resolution

Dated 31/05/2012)



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Kolkata

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Kanishka Tradelink Pvt. Ltd.

Navner Pandey

Authorized Signatory

(Authorized vide Board Resolution

Dated 02/06/2012)

Kurukshetra Commotrade Pvt. Ltd.

Navar Parday

Authorized Signatory

(Authorized vide Board Resolution

Dated 02/06/2012)

Nikhilesh Tie-Up Pvt. Ltd.

Varnet Pandy

Authorized Signatory

(Authorized vide Board Resolution

Dated 02/06/2012)

Prajakta Dealtrade Pvt. Ltd.

Navner Pardy

Authorized Signatory

(Authorized vide Board Resolution

Dated 02/06/2012)



Additional Registrar of Assurance (III)
Kolkata

Signed sealed and delivered

in presence of

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Bridget Vinimay Pvt. Ltd.

Navn- I Parly

Authorized Signatory

(Authorized vide Board Resolution Dated 02/06/2012)

Bryan Vanijya Pvt. Ltd.

Authorized Signatory

(Authorized vide Board Resolution Dated 04/06/2012)

Devadidev Vinimay Pvt. Ltd.

Navner Pauley Authorized Signatory

(Authorized vide Board Resolution Dated 04/06/2012)

Dewansh Vanijya Pvt. Ltd.

Nove of Budy

Authorized Signatory

(Authorized vide Board Resolution

Dated 04/06/2012)



3 JUN 2012

Signed sealed and delivered

in presence of

in presence of

Landarder

Signed sealed and delivered

in presence of

Lings.

Rapolan

Orafford he Chaya Noi Adverte. 1 Colard INA CulEnrique Vinimay Pvt. Ltd.

Navn. Flanky Authorized Signatory

(Authorized vide Board Resolution

Dated 04/06/2012)

Jasmine Commotrade Pvt. Ltd.

Adthorized Signatory

(Authorized vide Board Resolution

Dated 04/06/2012)



Additional Registrator Assurance - III Kolkata

Government of West Bengal Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

Office of the A.R.A. - III KOLKATA, District- Kolkata Signature / LTI Sheet of Serial No. 06341 / 2012, Deed No. (Book - IV , 03563/2012)

. Signature of the Presentant

Name of the Presentant	Photo	7			
	7 11010	Finger Print	Signature with date		
Amit Jhunjhunwala 5/7, Buroshibtala Main Road, Kolkata, P.O.:-, District:, WEST BENGAL, India, Pin :-700038	13/06/2012	LTI 13/06/2012	13/06/2012		

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

l No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Navneet Pandey Address -14, Mullick Street, Kolkata, P.O. :- ,District:, WEST BENGAL, India, Pin :-700007	Self		LTI	Nove & Corden
			13/06/2012	13/06/2012	
2	Amit Jhunjhunwala Address -5/7, Buroshibtala Main Road, Kolkata, P.O.:-, District:, WEST BENGAL, India, Pin:-700038	Self		LTI	Amsuria
			13/06/2012	13/06/2012	

ame of Identifier of above Person(s)

iju Shaw , Shib Tala Lane , P. S. - Entally, Kolkata, P.O. :istrict:-., WEST BENGAL, India, Pin:-700015

Signature of Identifier with Date

13/6/12

Additional Registrar of Assurance - III (Ashim Kumataghosh) ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. TIL KOLKATA



: 3

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

Endorsement For Deed Number: IV - 03563 of 2012 (Serial No. 06341 of 2012)

On

Payment of Fees:

On 13/06/2012

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: 48(d) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 13/06/2012

(Under Article: E = 7/- on 13/06/2012)

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.-/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Presented for registration at 13.21 hrs on :13/06/2012, at the Office of the A.R.A. - III KOLKATA by Amit Jhunjhunwala ,Claimant.

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

Execution is admitted on 13/06/2012 by

Additional Registrarof Assurance Worksta

ADDITIONAL REGISTRAR OF ASSURANCE-III

EndorsementPage 1 of 3

13/06/2012 14:38:00

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

Endorsement For Deed Number: IV - 03563 of 2012 (Serial No. 06341 of 2012)

Navneet Pandey

Authorized Signatory, Simple Builders & Realtors Pvt. Ltd., 14, Mullick Street, Kolkata, P.O.:-District:-., WEST BENGAL, India, Pin:-700007.

Authorized Signatory, Coolbrain Realtors & Builders Pvt. Ltd., 14, Mullick Street, Kolkata, P.O.:-District:- WEST BENGAL, India, Pin:-700007.

Authorized Signatory, Dhankiran Vintrade Pvt. Ltd., 14, Mullick Street, Kolkata, P.O. :- ,District:-., WEST BENGAL, India, Pin:-700007.

Authorized Signatory, Nextgen Commodeal Pvt. Ltd., 14, Mullick Street, Kolkata, P.O. :- ,District:-., WEST BENGAL, India, Pin:-700007.

Authorized Signatory, Decent Vintrade Pvt. Ltd., 14, Mullick Street, Kolkata, P.O.:-, District:-., WEST BENGAL, India, Pin:-700007.

Authorized Signatory, Motion Builders Pvt. Ltd., 14, Mullick Street, Kolkata, P.O.:-, District:-., WEST BENGAL, India, Pin:-700007.

Authorized Signatory, Ideal Realtors & Developers Pvt. Ltd., 14, Mullick Street, Kolkata, P.O. :- District:- WEST BENGAL, India, Pin:-700007.

Authorized Signatory, Gajvadan Barter Pvt. Ltd., 109, Park Street, Kolkata, P.O. :- ,District:-., WEST BENGAL, India, Pin:-700016.

Authorized Signatory, Harry Vincom Pvt. Ltd., 109, Park Street, Kolkata, P.O.:-, District:-., WEST BENGAL, India, Pin:-700016.

Authorized Signatory, Jayita Vinimay Pvt. Ltd., 109, Park Street, Kolkata, P.O.:-, District:-, WEST BENGAL, India, Pin:-700016.

Authorized Signatory, Kanishka Tradelink Pvt. Ltd., 109, Park Street, Kolkata, P.O.:-, District:-., WEST BENGAL, India, Pin:-700016.

Authorized Signatory, Kurukshetra Commotrade Pvt. Ltd., 109, Park Street, Kolkata, P.O.:-, District:-., WEST BENGAL, India, Pin:-700016.

Authorized Signatory, Nikhilesh Tie -up Pvt. Ltd., 109, Park Street, Kolkata, P.O. :- ,District:-, VVEST BENGAL, India, Pin :-700016.

Authorized Signatory, Prajakta Dealtrade Pvt. Ltd., 109, Park Street, Kolkata, P.O.:-, District:-, VVEST BENGAL, India, Pin:-700016.

Authorized Signatory, Bridget Vinimay Pvt. Ltd., 109, Park Street, Kolkata, P.O. :- ,District:-, VVEST BENGAL, India, Pin :-700016.

Authorized Signatory, Bryan Vanijya Pvt. Ltd., 109, Park Street, Kolkata, P.O.:-, District:-, VEST BENGAL, India, Pin:-700016.

Additional registrar of assurance-iii

13/06/2012 14:38:00



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

Endorsement For Deed Number : IV - 03563 of 2012 (Serial No. 06341 of 2012)

Authorized Signatory, Devadidev Vilnimay Pvt. Ltd., 109, Park Street, Kolkata, P.O.:-, District:-., WEST BENGAL, India, Pin:-700016.

Authorized Signatory, Dewansh Vanijya Pvt. Ltd., 109, Park Street, Kolkata, P.O.:-, District:-, WEST BENGAL, India, Pin:-700016.

Authorized Signatory, Enrique Vinimay Pvt. Ltd., 109, Park Street, Kolkata, P.O.:-, District:-, WEST BENGAL, India, Pin:-700016.
, By Profession: Business

2. Amit Jhunjhunwala

Authorized Signatory, Jasmine Commotrade Pvt. Ltd., 14, Mullick Street, Kolkata, P.O.:-, District:-., WEST BENGAL, India, Pin:-700007.

, By Profession : Business

Identified By Raju Shaw, son of Panchu Deo Shaw, 16, Shib Tala Lane, P. S. - Entally, Kolkata, P.O.: -, District:-., WEST BENGAL, India, Pin:-700015, By Caste: Hindu, By Profession: Others.

(Ashim Kumar Ghosh)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurang — III
Kolkata

(Ashim Raar osh)
ADDITIONAL REGISTRAR OF ASSURACE-III



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SPECIMEN FORM FOR TEN FINGERPRINTS

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Additional Registrarof Assurance III

estificate of Registration under section 60 and Rule 69.

Registered in Book - IV SD Volume number 6 Page from 169 to 188 Deing No 03563 for the year 2012.



(Ashim Kumar Ghosh) 14-June-2012 ADDITIONAL REGISTRAR OF ASSURANCE-III Office of the A.R.A. - III KOLKATA West Bengal

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