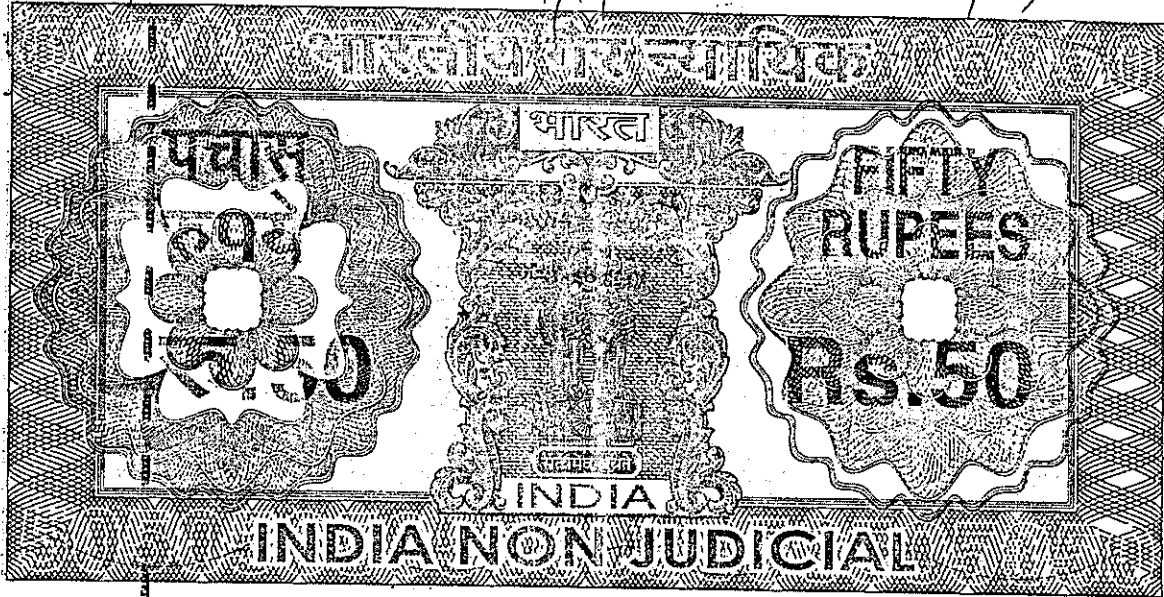


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NC-337/14

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 078743

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

POWER OF ATTORNEY

[Signature]
District Sub-Register-III
Aizpore, South 24-parganas

1. Date: 3RD March 2014

2. Place: Kolkata

3. Parties

- 3.1 (1) MR. CHANDAN BISWAS AND (2) MR. MEGHNATH BISWAS, both sons of Late Jugal Kishore Biswas, (3) MR. RABINDRA NATH BISWAS, son of Late Jatindra Nath Biswas, (4) MRS. MANJU BISWAS, wife of Late Kartick Chandra Biswas, (5) MS. SARMISTHA BISWAS, daughter of Late Kartick Chandra Biswas and all residing at 14A & B, Earle Street, Kolkata - 700 026 and 7A&B, Valmikee Street, Kolkata - 700026
(Grantors)

28/9/14
[Signature]

67773

24 DEC 2013

NO. 67773
 SOLD TO - **B. A. P. D. A. S.**
 Advocate
 Of - Alipore Police Court
 Kolkata-700027
 VALUED BY - **R. K. CHANDRA**
 LICENCED STAMP
 20, CYLINDER SUBSIDIARY ROAD, KOLKATA

✓ I found her out

FRONT - IMPRESSION
RESPONSED WITH.

✓ I found her out B. A. P. D. A. S.



vet 1-933

✓ Rajendra Nath Biswas



vet 1-934

✓ Munje Biswas

(for self and constituted
attorney of Homi Bhai)



vet 1-935

✓ Sarveshtha Biswas



vet 1-936

✓ Meghanta Bijan

[MEGHANATH BISWAS]

Dhruv seth a

District Sub-Registrar-III
Alipore, South 24-Parganas

3 MAR 2014

And

3.2 **MR. SURENDRA KUMAR DUGAR**, son of Late J. M. Dugar, working for gain at 83 Topsia Road (S), P.S. Topsia, Kolkata - 700046, Police Station Topsia, being the Director of PS Group Realty Ltd.,

MR. GAURAV DUGAR, son of Surendra Kumar Dugar, working for gain at 83 Topsia Road (S) , P.S. Topsia, Kolkata - 700046, Police Station Topsia, being Authorised Signatory of PS Group Realty Ltd

(collectively Attorneys).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

4.1 **Ownership of said Property :** The Grantors are the joint and absolute owners and possess land measuring 9 Cottahs 8 Chittacks, more or less together with structures and dwelling units erected thereon, situate, lying at and being Municipal Premises No. 14A&B, Earle Street and 7A&B, Valmikee Street, Kolkata - 700 026, described in the Schedule below (Said Property).

4.2 **Said Project:** The Grantors have decided to develop the Said Property by construction of new buildings (new buildings) on the Said Property and the Grantors have further decided to grant power to the developer to convey lease and/or transfer the Developer's Allocation forming part of the said Property.

4.3 **Development Agreement:** By an Agreement 3rd day of March, 2014, registered in the Office of the DSR-III, Alipore, South 24 Parganas (Development Agreement), the Grantors have appointed the Attorneys as the Developer of the Said Property for development of the new Building, in the manner and on the terms and conditions contained in the Development Agreement.

4.4 **Building Plans:** The Grantors will require the building plans to be sanctioned and/or modified/alterd (Building Plans) by the Kolkata Municipal Corporation and other statutory authorities including but not limited to Traffic Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, Calcutta Electric Supply Corporation Limited (collectively Other Authorities). It is hereby agreed that the Attorneys shall go ahead with the sanction of plan only after allocation between the Owners (hereinafter referred to as the Owners' Allocation) and the Developer (hereinafter referred to as the Developers' Allocation) is finalized which is evident from Clause 1.11 of the said Development Agreement.

4.5 **Reason for Granting of Powers:** Under Clause 4.1 of the Development Agreement, it has been agreed that the Grantors shall grant a Power of Attorney to the Attorneys for (1) causing sanctioned/revalidated/modified/alterd by the Kolkata Municipal Corporation and Other Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building (2) doing all things needful for construction and development



NETI-937

Chandan Biswas,

[CHANDAN BISWAS]

TRUSS-IMPRESSION
DISPENSED WITH.


D. B. B. - 104

Gauri Singh



IDENTIFIED BY ME

Dhiraj Sethi
S/o of Noratan Mal Sethi
83 Topra Road (s)
Kolkata-700040
Serua

District Sub-Registrar-III
Alipore, 24-Parganas

3 MAR 2014

of the Said Property by construction of the New Buildings and (3) booking and convey, lease, assign and/or transfer of the Units in the New Buildings to prospective purchasers/transferees after sanction of the building plan only (collectively Transferees) in terms of the Development Agreement. Accordingly, the Grantors are granting certain powers and authorities to the Attorneys, by this Power of Attorney.

5. **Subject Matter of Power of Attorney**

5.1 **Sanction of Building Plans:** Powers and authorities for causing sanction and/or modification of the Building Plans and ancillary activities incidental thereto.

5.2 **Construction of New Building:** Powers and authorities for construction of the New Building on the Said Property in terms of the Development Agreement.

5.3 **Sale:** Powers and authorities for sale of the Units in respect of the Developer's Allocation in the New Building to the Transferees.

6. **Appointment**

6.1 The Grantors hereby nominate, constitute and appoint the Attorneys jointly and/or severally as the lawful Attorney(s) of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantor.

7. **Powers and Authorities**

7.1 **Sanction of Building Plans and Other Statutory Compliances:** To cause sanction of the Building Plans by appointing a licensed architect and structural engineer and then, if required, to have the same revalidated and/or modified and/or extended and/or altered and/or revised by KMC and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and/or re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from KMC and the Other Authorities. It is hereby agreed that the Attorneys shall go ahead with the sanction of plan only after allocation between the Owners and the Developer is finalized which is evident from Clause 1.11 of the said Development Agreement.

7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to the KMC and the Other Authorities for sanction, modification, alteration, extension, revision and/or re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.

7.3 **Dealing with Tenants:** To deal with the tenants in respect of the said Property and enter into negotiation with the tenants for obtaining vacant possession from the tenants in respect of the said Property. The Developer is also authorized to file eviction suits in respect of the eviction of the tenants and all necessary papers relating to it. This shall be in conformity to clause 12.1 of the said Development Agreement.

District Sub-Registrar-II
Alipore Sadar Parganas

- 7.4 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.
- 7.5 **Mutation and Amalgamation:** To make necessary applications and cause mutation cum amalgamation of the said Property with the Kolkata Municipal Corporation.
- 7.6 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, 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 **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, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.8 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein only for the above purpose.
- 7.9 **Acceptance of Papers:** To accept notices and service of papers from KMC, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- 7.10 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.11 **Granting Receipts:** To receive and pay and/or deposit of moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.
- 7.12 **Municipal Tax:** To make payment of upto date municipal tax in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- 7.13 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Buildings on the Said Property.
- 7.14 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Buildings and/or any other structure on the Said Property, in accordance with the Development Agreement.



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Aligarh, Uttar Pradesh
3 MAR 2014

- 7.15 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorneys in accordance with the Development Agreement and without creating any liability or obligation of the Grantor.
- 7.16 **Watch and Ward:** To employ and appoint watchmen, guards, and other security personnel for the Said Property.
- 7.17 **Negotiation and Sale:** To negotiate for sale and sell the Units in respect of the Developer's Allocation in the New Building to the Transferees, on terms and conditions as be deemed fit by the Attorneys and to prepare, sign, execute and deliver agreements, deeds and other instruments in this regard.
- 7.18 **Receive Payments:** To receive all payments with regard to the sale of the Units in respect of the Developer's Allocation in the said building from the Transferees and acknowledge receipt of the payments.
- 7.19 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into such agreements, deeds and instruments including but not limited to the clearance under the Income Tax Act, 1961, for transfer of the Units in respect of the Developer's Allocation in the New Building to the Transferees.
- 7.20 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, deeds and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements, deeds and other instruments for the purpose of plan sanction and for transferring of the Units in respect of the Developer's Allocation in the New Building after sanction of the Building Plan.
- 7.21 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of development of 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 all moneys, including Court Fees etc.
- 7.22 **Outgoings:** To pay all outgoings, including municipal taxes, etc. in respect of the Said Property/New Building and to collect receipts therefore.
8. **Covenants and Ratification**
- 8.1 **Covenants:** The Attorneys agree and covenant with the Grantors that (1) all the costs, charges and expenses for construction shall be borne and paid by the Attorneys (2) no financial or other liability shall be created on the Grantors by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and (3) the liabilities and obligations of the Grantors shall continue to remain the same as mentioned in the Development Agreement, irrespective of grant of this Power of Attorney unless specifically mentioned in the Development Agreement. This Power of Attorney is a part of the Development Agreement dated 14/02/2014 and its applicability is fully dependent upon the Agreement for Development.



District Sub-Registrar-III
Alipore, South 24-Parganae

3 MAR 2014

8.2 **No Transfer:** The Attorneys hereby agree and covenant with the Grantors that this Power of Attorney does not create constitute or assume any kind of transfer, enjoyment or making profit in favour of the Attorneys in respect of the Owners Allocation. All the receivable will be paid back to the Principal and all the payables will be borne by the Principal in respect of the Owners Allocation.

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

Schedule
(Said Property)

ALL THAT the piece and parcel of land containing by admeasurement **9 Cottahs 8 Chittacks** (more or less) being the aggregate of the Property described in Part - I, Part -II, Part - III, Part - IV and Part - V mentioned hereinbelow **TOGETHER WITH** all structures, and buildings measuring 11890 sq. ft. (more or less) standing thereon and presently forms part of Municipal Premises No. **14A&B, Earle Street and 7A&B, Valmikee Street, Kolkata - 700 026**, Police Station - Ballygunge.

Part - I

ALL THAT the piece and parcel of land containing by admeasurement **1 Cottah 11 Chittacks 33 Sq. ft.** (more or less) **TOGETHER WITH** all structures, and buildings measuring 2300 sq. ft. (more or less) standing thereon and presently forms part of Municipal Premises No. **14A Earle Street**, Police Station - Ballygunge, being butted and bounded as follows:-

NORTH	-	By Premises No. 7B, Valmikee Street,
SOUTH	-	By Premises No. 15A, Earle Street,
EAST	-	By Driveway to Premises No. 5A and 6, Valmikce Street,
WEST	-	By Common Passage

Part - II

ALL THAT the piece and parcel of land containing by admeasurement **2 Cottah 14 Chittacks** (more or less) **TOGETHER WITH** all structures, and buildings measuring 3840 sq. ft. (more or less) standing thereon and presently forms part of Municipal Premises No. **14B, Earle Street**, Police Station - Ballygunge, being butted and bounded as follows:-

NORTH	-	By Common Passage,
SOUTH	-	By Premises No. 15A, Earle Street,
EAST	-	By Common Passage,
WEST	-	By Earle Street,

Part - III

ALL THAT the piece and parcel of land containing by admeasurement **3 Chittacks 43 Sq. ft.** (more or less) **TOGETHER WITH** all structures, and buildings measuring 350 sq. ft. (more or less) standing thereon and presently forms part of Municipal Premises No. **7A, Valmikee Street**, Police Station - Ballygunge, being butted and bounded as follows:-

NORTH	-	By Valmikee Street,
SOUTH	-	By 7B, Valmikce Street,



District ~~Sup~~ Registrar-III
Alipore, West Bengal

3 MAR 2014

EAST - By Driveway to Premises No. 5A and 6, Valmikee Street,
WEST - By 7B, Valmikee Street,

Part - IV

ALL THAT the piece and parcel of land containing by admeasurement **4 Cottans 5 Chittacks 35 Sq.** ft (more or less) **TOGETHER WITH** all structures, and buildings measuring **5400 sq. ft.** (more or less) standing thereon and presently forms part of Municipal Premises No. **7B, Valmikee Street, Police Station - Ballygunge,** being butted and bounded as follows:-

NORTH - By Valmikee Street,
SOUTH - By Common passage and 14A, Earle Street,
EAST - By Driveway and Premises No. 7, Valmikee Street
WEST - By Earle Street,

Part - V

ALL THAT the piece and parcel of land containing by admeasurement **15 Chittacks 8 Sq. ft** (more or less) being the common passage between 14A, Earle Street, 14B Earle Street, 7A, Valmikee Street and 7B, Valmikee Street.



District Sub-Registrar-III
Bargarh

3 MAR 2014

OR HOWSOEVER OTHERWISE the same area is was or were heretofore butted bounded called known numbered described or distinguished.

9. Execution and Delivery

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

Chandan Biswas

Chandan Biswas

Meghnath Biswas

Meghnath Biswas

Rabindra Nath Biswas

Rabindra Nath Biswas

Manju Biswas

Manju Biswas

Sarmistha Biswas

Sarmistha Biswas

[Grantors]

We accept:

Surendra Kumar Dugar

Surendra Kumar Dugar

Gaurav Dugar

Gaurav Dugar

[Attorneys]

Drafted by:

P. P. Ch.

Advocate
Alipore police
6/2/22

Witnesses:-

1. Dhruj Sethia
83 Topra Road (6)
Kolkata - 700042
2. Jayanta Paul
83 Topra Road (6)
Kolkata - 700042



District Sub-Registrar-III
Alipore South 26 Parganas

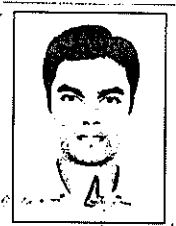
3 MAR 2014



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left hand					
right hand					

Name SURENDRA KUMAR DUGAR

Signature [Handwritten Signature]



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left hand					
right hand					

Name GAURAV DUGAR

Signature [Handwritten Signature]



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RAJESH KUMAR PATWARI

Signature [Handwritten Signature]



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name MANOJ KUMAR

Signature [Handwritten Signature]



Registrar (Sub-Registrar-III)
Andhra Pradesh State Registrars

3 MAR 2014



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SAHUSRIKA BISWAS
 Signature Sahusrika Biswas



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left hand					
right hand					

Name MAHARATHI BISWAS
 Signature Maharathi Biswas



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left hand					
right hand					

Name C. H. ANDAN BISWAS
 Signature Andan Biswas

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature



District Sub-Registrar-III
Alipore, South 24-Parganas

3 MAR 2014



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02504 of 2014
(Serial No. 01825 of 2014 and Query No. 1603L000003995 of 2014)

On: 03/03/2014

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

Presented for registration at 17.30 hrs on :03/03/2014, at the Private residence by Surendra Kumar Dugar, one of the Claimants.

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

Execution is admitted on 03/03/2014 by

1. Mr. Chandan Biswas, son of Lt Jugal Kishore Biswas, 7 A & 7 B Valmikee Street And 14 A & B, Earle Street, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
2. Meghnath Biswas, son of Lt Jugal Kishore Biswas, 7 A & 7 B Valmikee Street And 14 A & B, Earle Street, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
3. Rabindra Nath Biswas, son of Lt Jatindra Nath Biswas, 7 A & 7 B Valmikee Street And 14 A & B, Earle Street, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
4. Manju Biswas, wife of Lt Kartick Chandra Biswas, 7 A & 7 B Valmikee Street And 14 A & B, Earle Street, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
5. Sarmistha Biswas, daughter of Lt Kartick Chandra Biswas, 7 A & 7 B Valmikee Street And 14 A & B, Earle Street, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
6. Surendra Kumar Dugar
Director, P S Group Realty Ltd., 83, Topsia Road (South), Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
, By Profession : Business
7. Mr. Gaurav Dugar
Authorised Signatory, P S Group Realty Ltd., 83, Topsia Road (S), Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
, By Profession : Business

Identified By Dhiraj Shetia, son of Noratan Mal Sethia, 83, Topsia Road (S), Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste: Hindu, By Profession: Service.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

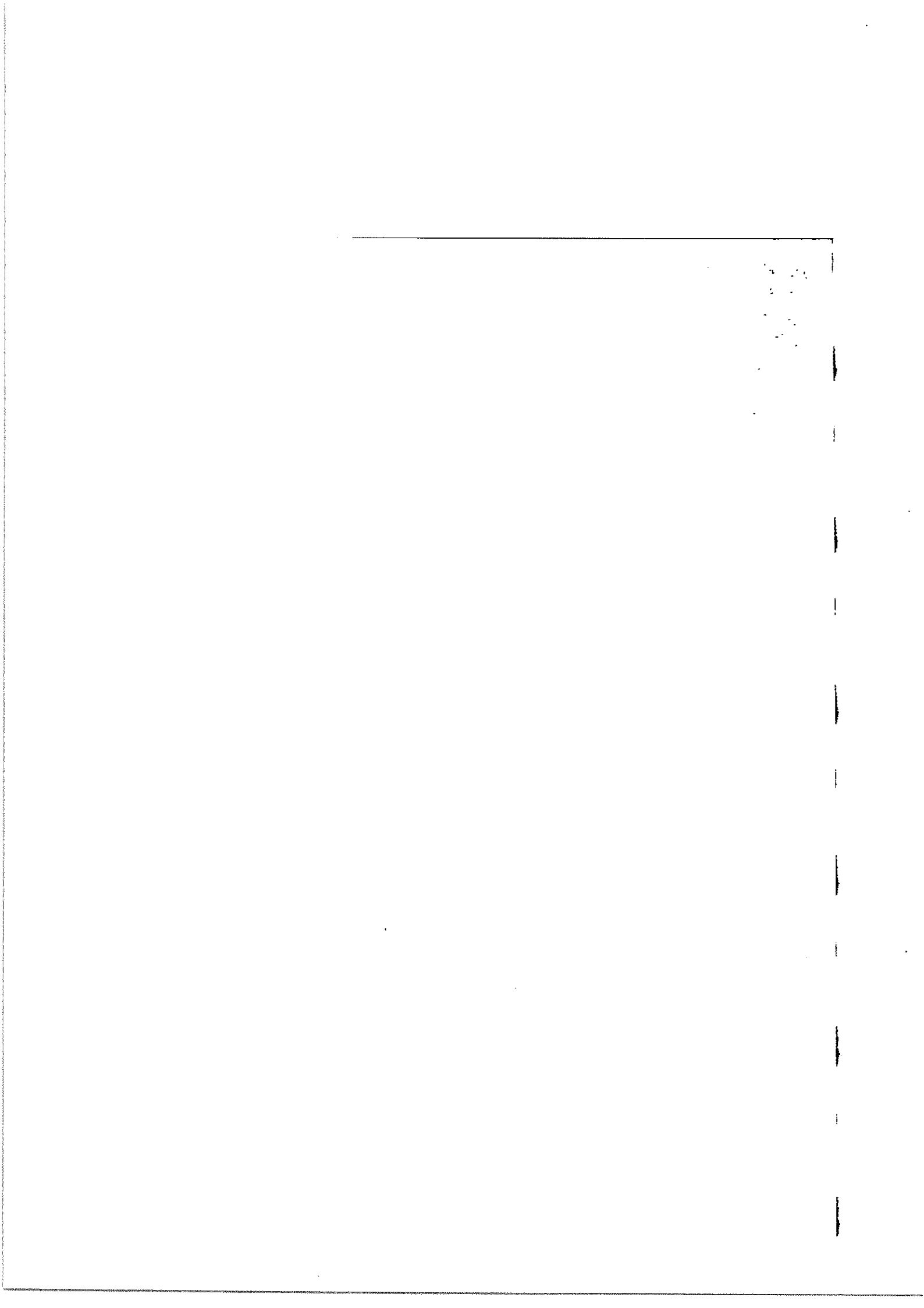
On: 04/03/2014

Certificate of Market Value (WB PUVI rules of 2001)



(Signature)
District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

26/03/2014 10:43:00





Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02504 of 2014
(Serial No. 01825 of 2014 and Query No. 1603L000003995 of 2014)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-6,11,71,169/-

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

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 12/03/2014

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 12/03/2014

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 12/03/2014)

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 26/03/2014

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(g) of Indian Stamp Act 1899.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



(Signature)
District Sub-Registrar-III
Allipore, South 24 Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

26/03/2014 10:43:00

Endorsement Page 2 of 2

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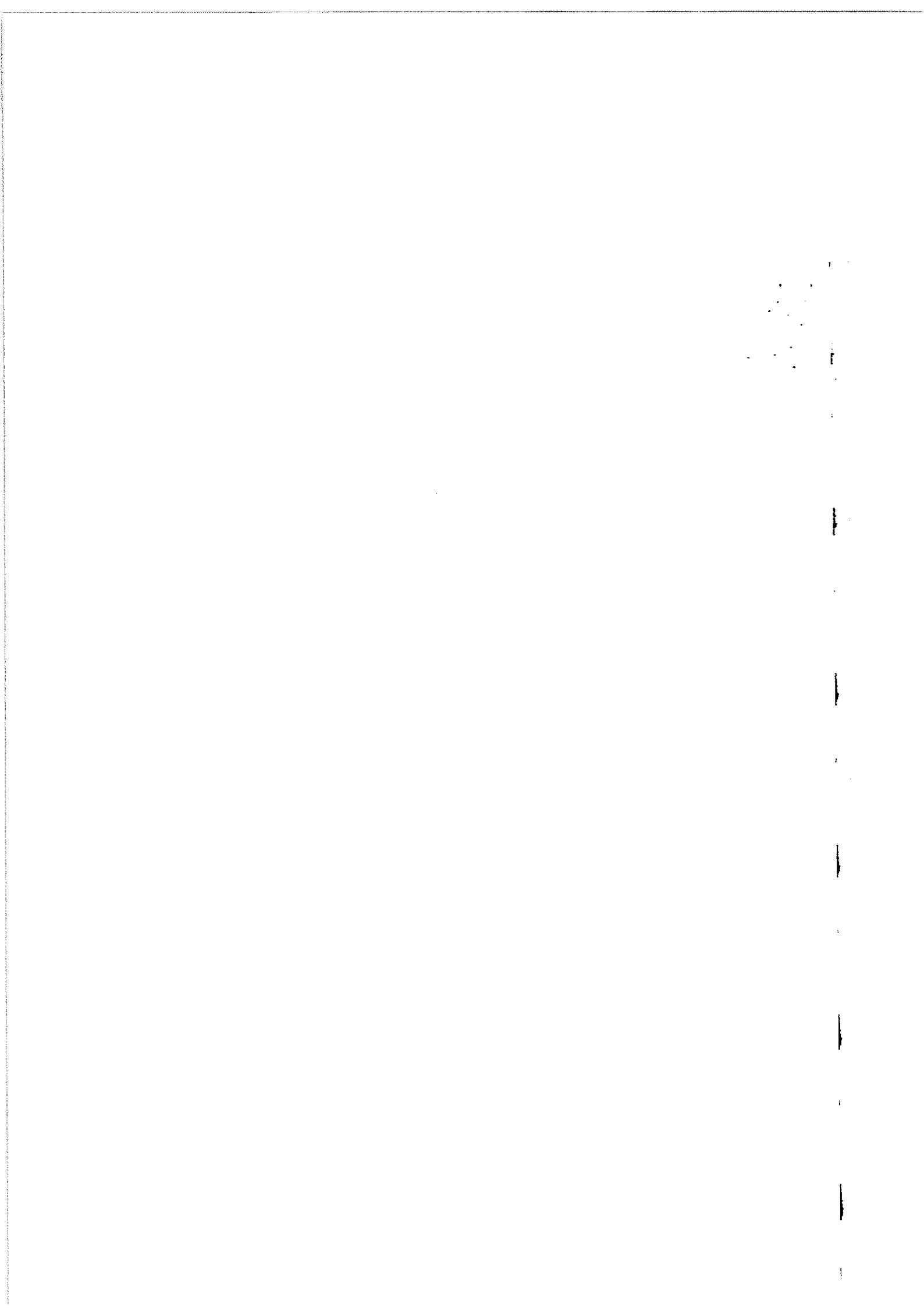
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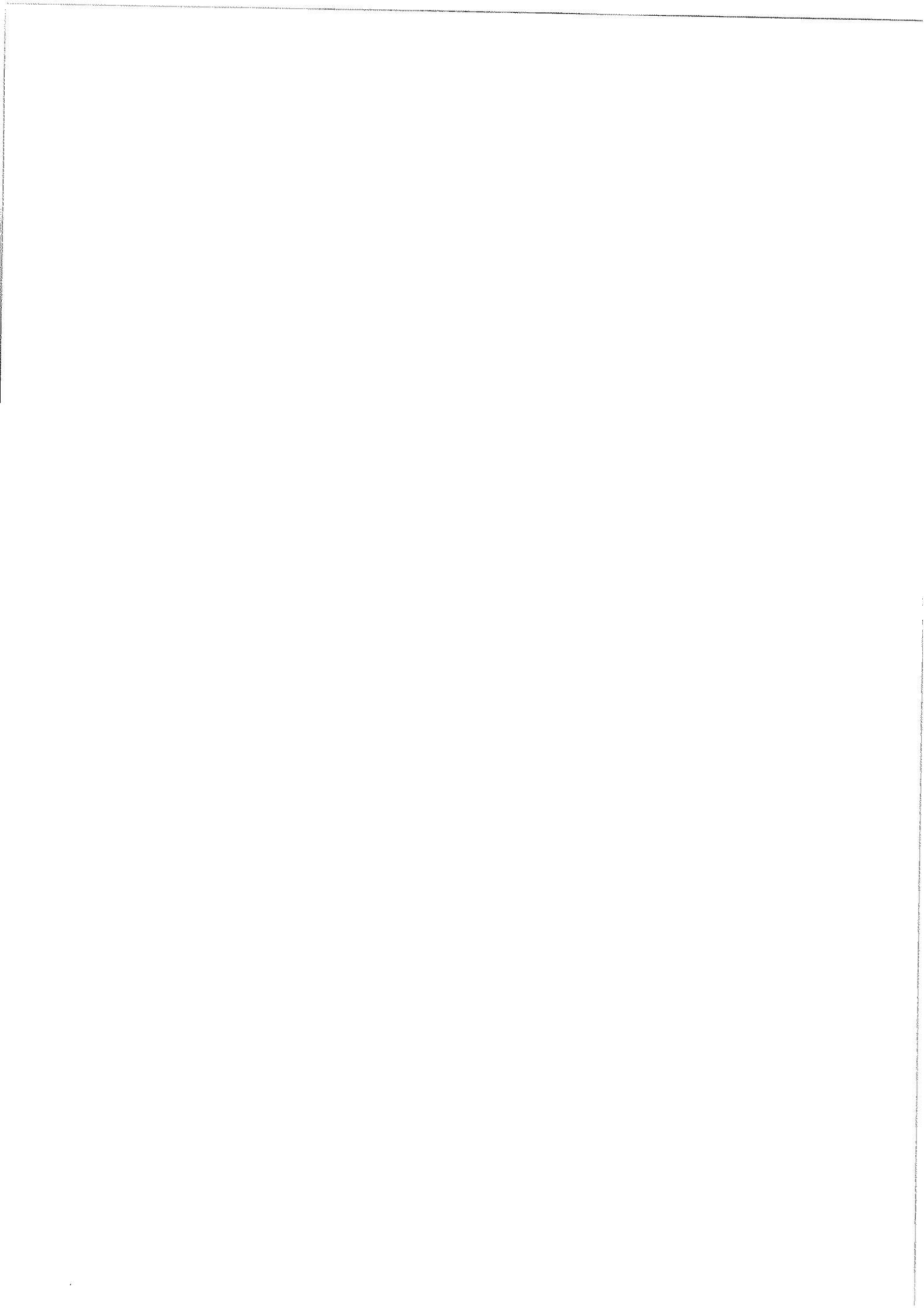


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 3949 to 3963
being No 02504 for the year 2014.



(Signature)
(Rajendra Prasad Upadhyay) 26-March-2014
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal
District Sub-Registrar-III
Alipora, South 24 Parganas



Dated this _____ day of _____, 2014

From

Chandan Biswas & Ors

... Grantors

To

Surendra Kumar Dugar

Gaurav Dugar

... Attorneys

POWER OF ATTORNEY

For Sanction of Building Plans, Construction of Said Buildings
and Sale of Developer's Allocation
Municipal Premises No. 14A&B, Earle Street and 7A&B, Valmikee Street, Kolkata - 700 026
Police Station - Ballygunge,
Kolkata-700026

PS GROUP REALTY PVT. LTD.

Ravi Kumar Dugar

Director /