

14404/14

IV

08259/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



T 946143

18 - 2274314

1.10

Additional Registrar of Assurances-III
Kolkata

S. Paul E-7
010-125

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement stamp attached to this document are correct.

Additional Registrar of Assurances-III, Kolkata

POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT

WE (1) SUNRISE ENCLAVE PRIVATE LIMITED(PAN AAICS 2280H), (2) HIRISE PROMOTERS PRIVATE LIMITED (PAN AABCH 4412R), (3) SAGUN VINIMAY PRIVATE LIMITED (PAN AAICS 7016D), (4) MAINAK VINIMAY PRIVATE LIMITED (AAECM 2868F), (5) ANTRATMA COMMODITIES PRIVATE LIMITED (PAN AAGCA 6782Q), (6) ANANT DISTRIBUTORS PRIVATE LIMITED (PAN AAGCA 7066D), (7) ANAND SUPPLIERS PRIVATE LIMITED (PAN AAGCA 6781P), (8) ANTRIKSH SUPPLIERS PRIVATE LIMITED (PAN AAGCA 6784J), (9) ATTRACTIVE DEALER PRIVATE LIMITED(PAN AAGCA 6783R), (10) ANURAG SUPPLIERS PRIVATE LIMITED (PAN AAGCA 6780N), (11) ASTER VINIMAY PRIVATE LIMITED(PAN AAGCA 6346N), No. 1 to 11 are all Companies incorporated under the Companies Act,

Additional Registrar of Assurances-III
Kolkata

27 NOV 2014

115888

A. K. Chowdhary & Co.
Advocates
10, Old Post Office Street
Room No. 21, 1st Floor, Kol-1

NAME
ADB
Rs.
7/10/27 NOV 2014	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
20/1/10/27 NOV 2014	

27 NOV 2014

27 NOV 2014



Identified by me
V. Modi
VIKASH MODI
S/o. Sri M. P. Modi
50, Suburban School Rd.
Kol-25
Service

Additional Registrar of Assurances
Kolkata

27 NOV 2014

1956, all having their respective registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025 and (12) **TIRUPATI HI-TECH PRIVATE LIMITED** (PAN AACCT 4791N), a Company incorporated under the Companies Act, 1956, having its registered office at 1, Rowdon Street, Suite No. 807, Police Station-Shakespeare Sarani, Kolkata - 700 017, hereinafter jointly called and referred to as the "**PARTIES HERETO OF THE FIRST PART**" (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors and successors in interest and assigns) of the **ONE PART**. Parties No.1, 2, 3 and 4 are represented by one of its directors Mr. Utsav Agarwal (PAN AJDPA 7778B), son of Rajiv Agarwal working for gains at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, Parties No. 5, 6, 7, 8, 9, 10 and 11 are represented by one of its directors Mr. Arun Kumar Kedia (PAN AFCPK 8353F), son of Ram Kumar Kedia, working for gains at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025 and Party No.12 is represented by its authorized signatory Mr. Utsav Agarwal, son of Rajiv Agarwal working for gains at 1, Rowdon Street, Suite No. 807, Police Station- Shakespeare Sarani, Kolkata - 700 017 in furtherance of the intentions and provisions as contained in Development Agreement being No. 4317 for the year 2014 herein hereby **NOMINATE, APPOINT and CONSTITUTE: ASTER VINIMAY PRIVATE LIMITED**, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025 herein represented by one of its directors Mr. Arun Kumar Kedia (PAN AFCPK 8353F), son of Ram Kumar Kedia, working for gains at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025 as our **TRUE AND LAWFUL ATTORNEY** for us in our names and on our behalf to do and execute all or any of the following acts, deeds and things in respect of the property and premises described in the Schedule herein:

1. To Sale, alienate, transfer, convey, grant, give, dispose of Units/Flats/Commercial Spaces/Shops/Car parking spaces/other saleable areas constructed in accordance with and/or under the said Development Agreement and/or given and to manage, control, supervise, use, possess and occupy the Schedule property, in the manner as the said attorney shall think fit and proper.
2. To negotiate with any of the prospective buyer/buyers/ lessees and/or the party and/or parties in order to sale, dispose, alienate, transfer and conveyance of the Units/Flats/Commercial Spaces/Shops/Car parking spaces/other saleable areas constructed in accordance with and/or under the said Development Agreement in the manner as the said attorney shall

Arun Kumar Kedia

Utsav Agarwal



[Signature]
Registrar of Assurances - III
Kolkata

27 NOV 2014

think fit and proper and to receive consideration in respect thereof in the name of Aster Vinimay Private Limited.

3. To construct, promote, erect, develop and built multi-storied building/s at and in the said premises as mentioned in the Schedule hereunder written and/or given.
4. To demolish the structure/s lying erected at and upon the Schedule property for the said construction, promotion, erection, development and building at and upon the Schedule property hereunder written and/or given.
5. To apply for quota and to obtain the same relating to cement, bricks, building materials etc. from any person whomsoever for the said intents and purposes.
6. To take all the permissions, approvals, sanctions etc. from any person whatsoever with regard to the same in all the manners whatsoever and put our signature/s for the same for all times to come pertaining to the Schedule property hereunder written and/or given hereunder.
7. To obtain bank finance and/or banking facilities from any bank and/or financial institutions and to create a charge and/or mortgage in respect of properties and construed spaces/areas in accordance with and/or under the said Development Agreement and the land thereunder.
8. To execute and present for registration before any registration Office each and every deed, document, instrument and paper whatsoever expedient and necessary in connection with the sale, Sub Lease, disposal, alienation, mortgage, transfer, conveyance and/or for usage of the Constructed spaces in respect of the properties and construed spaces/areas in accordance with and /or under the said Development Agreement at or upon the Schedule property hereunder written and/or given in the manner as the said attorney shall think fit and proper and admit the execution thereof on our behalf as if we are personally present.
9. To appear before the competent Block Land and Land Reforms Officer/Serampore Municipality/Borough Office/Panchayet/Zilla Parishad any Other Civic Authority Municipality, Lift Department, Electricity



[Handwritten signature]

Additional Registrar of Assurance - III
Kolkata

27 NOV 2014

Department, Block Development Officer and/or any authority whomsoever for any reason whatsoever in connection with the Schedule property hereunder written and/or given on our behalf.

10. To do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of our said attorney hereafter ought to be done, executed and performed in relation to the Schedule property as fully and effectually as we could do the same if he may personally be represented so as to achieve the ends of these presents.
11. To appoint and engage, transfer, suspend and remove at pleasure any employee or agent, staff workers, for or from permanent, temporary or special service and to settle the terms and conditions as the said attorney, shall think fit and to determine their powers and duties so as to effectuate the intention of these presents.
12. To obtain necessary permission approvals and sanctions from different authorities in connection with the construction of the said projects and also for pursuing and following up the matter with the Serampore Municipality, Panchayet, Zilla Parishad, Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, for obtaining Lift License, Permission for installation of Generator, for obtaining Sewerage Connection, Water, Electricity Supply and/or modification and changes of the plan and for obtaining the completion and Occupancy Certificates and other Authorities and for booking and/or entering into agreement for sale of saleable spaces of the allocation of either party.
13. To entrust all or any of the powers, authorities and liberties hereunder vested to its substitute or substitutes authorized by the firm from time to time by way of a valid resolution for any one or more purpose or purposes as the Attorney shall from time to time desire in that behalf.
14. To represent us and to appear before any Court of Law, any or all Judicial, Legislative, Executive authority and/or authorities, Public and/or Private authority and/or authorities whomsoever in connection with us so far it relates with the Schedule property hereunder written and/or given.



[Handwritten signature]

**Additional Registrar of Assurance - III
Kolkata**

27 NOV 2014

[Faint, illegible text at the bottom of the page]

15. To appoint, engage and discharge any Pleader, Solicitor, Advocate, Wakil and/or Attorney/Attorneys in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the Schedule property hereunder written and/or given on our behalf as effectually as it could be done if I may be represented physically.
16. To sue, defend, prosecute and litigate with whomsoever concerned in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the Schedule property hereunder written and/or given on our behalf as it could be done on personal representation.
17. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, draft and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the Schedule property hereunder written and/or given on our behalf as effectually as it could be done personally.
18. The revenue and/or proceeds that shall be received by the Developer out of sale of Developers Allocation in accordance with the revenue sharing agreement as contained in the Development Agreement shall be credited to the Owner's account by the Developer.
19. And generally to do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of the said attorneys ought to be done, executed and performed in relation to the Schedule property hereunder written and/or given as fully and effectually as it could be done personally.

AND IT is hereby agreed and undertaken that I shall ratify and confirm all and whatsoever our said attorney, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this instrument.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land admeasuring about an area of 81 Cottahs 4 Chittacks 18 sq. ft. (more or less) to 5436.455 square meters situate lying and comprised in L. R. Dag nos. 74(P), 75(P), 76, 77(P), 78(P), 81(P), 82 and 83(P), recorded in L. R. Khatian Nos. 27815, 27816, 27817, 27769, 27770, 27771, 27772,



[Handwritten signature]

Additional Registrar of Assurance - III
Kolkata

27 NOV 2014

[Faint, illegible text]

27773, 27796, 27797, 28264, 27985, 28265, and 27979, in Mouza – Serampore, J. L. No. 13, Police Station Serampore, Additional District Sub-Registrar Serampore, under Serampore Municipality, Ward No. 21, being Municipal Holding No. 78/79/A, G. T. Road (WEST), Serampore, Dist – Hooghly together with the messuages, tenements, hereditaments, premises and others thereof being butted and bounded in the following manner:

- ON THE SOUTH** : By G. T. Road.
- ON THE EAST** : By Others Property,
- ON THE WEST** : By Others Property,
- ON THE NORTH** : By Others Property.

Continued Page 7.




Additional Registrar of Assurance - III
Kolkata

27 NOV 2014

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hands and seals on this 27th day of NOV 2014

SIGNED, SEALED AND DELIVERED by Principals

at Kolkata in the presence of:

WITNESSES:

1. V. Modi
VIKASH MODI
50, Suburban School Rd.
1002 - 25

2. Rahul Rao
10, old Post office
Street Kol-1

Utsav Agarwal

Mr. Utsav Agarwal as director of
SUNRISE ENCLAVE PRIVATE
LIMITED, HIRISE PROMOTERS
PRIVATE LIMITED, SAGUN
VINIMAY PRIVATE LIMITED,
MAINAK VINIMAY PRIVATE
LIMITED and as Authorised
representative of TIRUPATI HI-
TECH PRIVATE LIMITED

Arun Kedia

Mr. Arun Kumar Kedia as Director of
ANTRATMA COMMODITIES
PRIVATE LIMITED, ANANT
DISTRIBUTORS PRIVATE
LIMITED, ANAND SUPPLIERS
PRIVATE LIMITED, ANTRIKSH
SUPPLIERS PRIVATE LIMITED,
ATTRACTIVE DEALER PRIVATE
LIMITED, ANURAG SUPPLIERS
PRIVATE LIMITED, ASTER
VINIMAY PRIVATE LIMITED

SIGNED, SEALED AND ACCEPTED by the

ATTORNEY at Kolkata in the presence of:

WITNESSES:

1. V. Modi

2. Rahul Rao

Drafted by
A.K. Dey
Adv
High Court Calcutta

Arun Kedia

Mr. Arun Kumar Kedia as Director of
ASTER VINIMAY PRIVATE
LIMITED







Additional Registrar of Assurance - III
Kolkata

27 NOV 2014


[Faint, illegible text]

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. 14404 / 2014, Deed No. (Book - IV , 08259/2014)

I - Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Arun Kumar Kedia 50, Suburban School Road, P. S. - Kalighat, Kolkata, District:-, WEST BENGAL, India, Pin :-700025	 27/11/2014	 LTI 27/11/2014	 27/11/14.

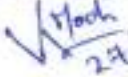
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Utsav Agarwal Address -50, Suburban School Road, P. S. - Kalighat, Kolkata, District:-, WEST BENGAL, India, Pin :-700025	Self	 27/11/2014	 LTI 27/11/2014	
2.	Arun Kumar Kedia Address -50, Suburban School Road, P. S. - Kalighat, Kolkata, District:-, WEST BENGAL, India, Pin :-700025	Self	 27/11/2014	 LTI 27/11/2014	
3.	Arun Kumar Kedia Address -50, Suburban School Road, P. S. - Kalighat, Kolkata, District:-, WEST BENGAL, India, Pin :-700025	Self	 27/11/2014	 LTI 27/11/2014	

Name of Identifier of above Person(s)

Vikash Modi
50, Suburban School Road, Kolkata, District:-, WEST
BENGAL, India, Pin :-700025

Signature of Identifier with Date


27/11/14


Additional Registrar of Assurance - III
Kolkata

(Serial No. 14404/2014)

ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA





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

Endorsement For Deed Number : IV - 08259 of 2014
(Serial No. 14404 of 2014 and Query No. 1903L000022745 of 2014)

On 27/11/2014

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 27/11/2014

(Under Article : ,E = 7/- on 27/11/2014)

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 Impresive Rs.- 100/-

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

Presented for registration at 13.10 hrs on :27/11/2014, at the Office of the A.R.A. - III KOLKATA by Arun Kumar Kedia , one of the Executants.

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

Execution is admitted on 27/11/2014 by

1. Utsav Agarwal

Director, Sunrise Enclave Private Limited, 50, Suburban Schoolroad, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.

Director, Hirise Promoters Private Limited, 50, Suburban Schoolroad, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.

Director, Sagun Vinimay Private Limited, 50, Suburban Schoolroad, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.

Director, Mainak Vinimay Private Limited, 50, Suburban Schoolroad, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.

Authorised Representative, Tirupati Hi- Tech Private Limited, 50, Suburban Schoolroad, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.

, By Profession : Others

Additional Registrar of Assurance - III
Kolkata

(Suman Maity)
7 NOV 2014
ADDITIONAL REGISTRAR OF ASSURANCE-III

EndorsementPage 1 of 2

27/11/2014 14:38:00



1914
1914



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

Endorsement For Deed Number : IV - 08259 of 2014
(Serial No. 14404 of 2014 and Query No. 1903L000022745 of 2014)

2. Arun Kumar Kedia

Director, Anratma Commodities Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Director, Anant Distributors Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Director, Anand Suppliers Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Director, Antriksh Suppliers Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Director, Attractive Dealer Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Director, Anurag Suppliers Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.

Director, Aster Vinimay Priavate Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.
, By Profession : Others

3. Arun Kumar Kedia

Director, Aster Vinimay Private Limited, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.
, By Profession : Others

Identified By Vikash Modi, son of M. P. Modi, 50, Suburban School Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance - III
Kolkata























27 NOV 2014

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

EndorsementPage 2 of 2



SPECIMEN FORM FOR TEN FINGERS PRINT

	<i>Agarwal</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>Arora</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
PHOTO						
		Little Ring Middle Fore Thumb (Left Hand)				
		Thumb Fore Middle Ring Little (Right Hand)				
PHOTO						
		Little Ring Middle Fore Thumb (Left Hand)				
		Thumb Fore Middle Ring Little (Right Hand)				



Additional Registrar of Assurance - III
Kolkata


27 NOV 2014



Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 15
Page from 3139 to 3151
being No 08259 for the year 2014.




(Sanatan Maitty) 28-November-2014
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal