

1139A/14

(d)

IV

06527/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



111 P 873713

Additional Registrar of Assurances-III  
Kolkata

Certified that the Document is admitted to Registration, the Signatures and the endorsement are attached to this document by the name of this Document.

9 SEP 2014

**POWER OF ATTORNEY**

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances-III  
Kolkata

KNOW ALL MEN BY THESE PRESENTS that we, (1) SMT. UTPALA DEB (P.A.N. No. AGRPD 7078 A), wife of Late Tulsi Charan Deb by faith Hindu by occupation Business, (2) SRI ANINDYA DEB (P.A.N. No. AFYPD 8076 N), son of Late Tulsi Charan Deb by faith Hindu by occupation Business, (3) SMT. ANWESHA GHOSH (P.A.N. No. AIMPG 6226 A), wife of Subir Kumar Ghosh daughter of Late Tulsi Charan Deb by faith Hindu by occupation Service all of 33/1, Nayan Chand Dutta Street, P.S. Bartola, Kolkata-700006 (4) SEKAI PRIVATE LIMITED, (P.A.N. No. AAGCS 8080 D), a Company incorporated under Companies Act, 1956 having its registered office at 30C, Devendra Ghosh Road, P.S. Bhowanipore, Kolkata - 700 025, represented by its Director Sri Indrajit Banerjee son of Late Ranjit Kumar Banerjee (5) RANJIT SHIPPING PVT. LTD. (formerly TRANSGLOBE CONTAINER SERVICES (I) PVT. LTD.) (P.A.N. No. AABCR 7293 Q), a

*(Handwritten signatures of the parties mentioned in the text)*

613/14

31/9/14

11/11/14

Company incorporated under Companies Act, 1956 having its registered office at Premises No.30C, Devendra Ghosh Road, P.S. - Bhowanipore, Kolkata - 700025 represented by its Director **Sri Jeet Banerjee** son of Sri Indrajit Banerjee, (6) ASIAN SECURITIES EXCHANGE PVT. LTD. (P.A.N. No. AACCA 6085 E), a Company incorporated under Companies Act, 1956 having its registered office at Premises No.5, Bawali Mondal Road, P.S. - Lake, Kolkata-700029, represented by its Director **Sri Ajit Khandelwal** son of Late Radheshyam Khandelwal, (7) B.N.K. SECURITIES (P) LTD. (P.A.N. No. AABCB 0771 F), a Company incorporated under Companies Act, 1956 having its registered office at Premises No.2, Palm Avenue, P.S. - Karaya, Kolkata-700019, represented by its Director **Sri Ajit Khandelwal** son of Late Radheshyam Khandelwal, (8) BRIJNATH KHANDELWAL & CO. (P.A.N. No. AADFB 6267 H), a partnership firm having its office at No.2, Palm Avenue, P.S. - Karaya, Kolkata-700019, represented by its Partner **Sri Ajit Khandelwal** son of Late Radheshyam Khandelwal and (9) MITTRA PROPERTIES PVT. LTD. (P.A.N. No. AAFCM 7987 C), a company incorporated under companies Act, 1956 having its registered office at No.13, India Exchange Place, P.S. - Hare Street, Kolkata-700001, represented by its Director **Sri Bhola Nath Mitra** son of Late Sachindra Nath Mitra, (hereinafter collectively referred to as the "APPOINTERS") SEND GREETINGS:

WHEREAS:

(A) We, the Appointers herein, are jointly the absolute owners in respect of All That the piece or parcel of Plot of Land measuring about 13(thirteen) Cottahs 1(one) Chittack 19(nineteen) Square Feet Together With old dilapidated two storied brick built building situated lying at and being Municipal Premises No.13, India Exchange Place, P.S. - Hare Street, Ward No.45, Kolkata - 700001, more fully described in the Schedule hereunder written, (hereinafter referred to as the "said Premises").

(B) By an Indenture being Development Agreement dated 31<sup>st</sup> May 2014 registered in Book No.I, C.D. Volume No.32, Pages 1374 to 1424 Being Deed No.6758 for the year 2014 at the office of the Additional Registrar of Assurances - II, Kolkata, we the Appointers herein have retained and appoint Messrs M.P. Terrace Pvt. Ltd. of No.3A, Hare Street, Kolkata - 700001, as the Developer to undertake the development of the "said premises" by constructing building thereat, at or for the consideration and on the terms and conditions recorded therein.

(C) In pursuance of the said Development Agreement dated 31<sup>st</sup> May 2014, the said Developer Messrs M.P. Terrace Pvt. Ltd. to do or cause to be done various acts, deeds and matters for the Development of the said Premises in pursuance of the above referred Indenture dated 31<sup>st</sup> May 2014.

(D) We, the appointers herein have agreed and decided to grant Power of Attorney in favour of the said Developer Company Messrs M.P. Terrace Pvt. Ltd. to act in our name and on our behalf and on our account and to do all or any of the acts deeds matters and things hereinafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS that we the Appointers (1) SMT. UTPALA DEB, (2) SRI ANINDYA DEB, (3) SMT. ANWESHA GHOSH, (4) SEKAI PRIVATE LIMITED, (5) RANJIT SHIPPING PVT. LTD., (6) ASIAN SECURITIES EXCHANGE PVT. LTD.,

(7) B.N.K. SECURITIES (P) LTD., (8) BRIJNATH KHANDELWAL & CO., and (9) MITTRA PROPERTIES PVT. LTD., above named doth hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said Developer Company M/s. M.P. Terrace Pvt. Ltd. (hereinafter referred to as the said "Attorney") as our true and lawful Attorney to act in our names, on our behalf and on our account and to do all or any of the acts deeds matters and things namely:

- a) To enter upon, hold, occupy and possess the "said premises" being Land and Premises No.13, India Exchange Place, Kolkata - 700001, more fully described in the Schedule hereunder written and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper;
- b) To appear and represent the Appointers before the Municipal Corporation Authority, Police authorities, Fire Brigade Authority, Electricity authorities, Urban Land Ceiling Authorities and other Government authorities and/or departments, Central or State in connection with the development of the said premises and/or construction of building thereat and further to sign execute and deliver all necessary letters, statements, applications, declarations maps, plans, sketches, drawings and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper;
- c) To look after, manage, maintain and administer the said premises and/or the day to day affairs concerning the same or portions thereof



as may be required for the purpose of carrying out the development thereof and/or construction of the said proposed Building thereat and/or demolition of the existing structures thereat and for the said purpose to do all acts deeds, matters and things as the said Attorney shall think proper;

- d) To demolish or cause to be demolished the existing structures of the said premises or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts deeds matters and things as the said Attorney shall think proper;
- e) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including necessary sanction of plan from the Municipal Corporation authority for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper;
- f) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Municipal Corporation authority, Fire Brigade authorities, Police authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the said premises and/or demolition of the existing building and other structures comprised in the said premises and/or construction of new building or other structures in or upon the land comprised in the said premises and for the said purposes to sign execute and deliver all applications, maps, plans or



other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper;

- g) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said premises and/or the building as may hereafter be erected and the same in such name or names as the said Attorney shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as the said Attorney shall think proper;
- h) To apply for and obtain Electricity Connections in or upon the said premises and for the said purpose to sign execute and deliver papers, letters and documents and same in such name or names and also to do all acts, deed, matters and things as the said Attorney shall think proper;
- i) To undertake and carry out the development of the land comprised in the said premises as per the plan as may be sanctioned by the Municipal Corporation authority and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper;
- j) To institute and/or prosecute all or any suits, appeals, Revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and/or construction of the said proposed building in or upon the land comprised in the said premises as per the plan to be sanctioned by the Municipal Corporation authority and for the said purpose, to

The bottom of the page features several handwritten signatures and initials. From left to right, there is a signature that appears to be 'A. M.', followed by a large, stylized initial 'L'. Next is another signature, possibly 'S.', followed by a signature that looks like 'B. J.'. The final signature on the right is more complex and appears to be 'P. J.' or similar.

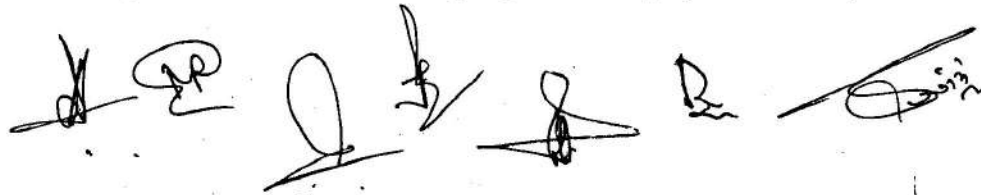
do all acts deeds matters and things as the said Attorney shall think proper;

- k) To defend and/or contest and/or prosecute all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the said premises and/or the land comprised therein and/or development thereof and or construction of the said proposed building including execution proceeding being E.C. Case No. 110 of 2009 pending before the Hon'ble High Court, Calcutta arising out of C.S. No. 145 of 1991 and all proceeding arising therefrom and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper;
- l) To sign execute affirm and verify all complaints, Written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as the said Attorney shall think proper;
- m) To receive and recover the vacant possession of the said Premises from the Learned Receiver appointed by the Hon'ble High Court, Calcutta in Execution proceeding being E.C. Case No.110 of 2009 and/or from the occupants of the said premises and for the said purpose to sign execution and deliver all papers and documents and to do all acts deeds, matters and things as the said Attorney shall think proper;
- n) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the said premises and/or the development thereof and/or

A series of handwritten signatures and initials are located at the bottom of the page. From left to right, there is a signature that appears to be 'S', followed by initials 'MP' inside a circle, then a signature that looks like 'L', another signature, a signature that looks like 'B', and finally a signature that looks like 'P'.

construction of the proposed building and the same on such terms and condition and for such consideration as the said Attorney shall think proper, without affecting the rights of the Appointer;

- o) To refer all or any dispute concerning or relating to the said premises and/or the development thereof and/or construction of the proposed building Complex to arbitration on such terms as the said Attorney shall think proper;
- p) To pay the sanction fees and other costs charges and expenses for obtaining the sanction and/or permission and/or clearances and No Objection Certificates including the sanction of plan as also obtaining of public utility services;
- q) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said Attorney shall think proper;
- r) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, plumbers, Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the said premises and/or construction of building and the same for such salaries or remuneration or charges and on such terms and conditions as the said Attorney shall think proper;
- s) From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Municipal Corporation authority and for the said purpose to pay necessary

A series of handwritten signatures and initials in black ink, arranged horizontally across the bottom of the page. The signatures are stylized and vary in length and complexity.



charges as also to do all acts deeds matters and things as the said Attorney shall think proper;

- t) To enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise disposal of the units, offices, shops, show rooms and other spaces of the proposed building forming part of the Developers' allocations in the proposed new building to be erected in or upon the land comprised in the said premises together with undivided proportionate share in the land and the same for such consideration and on such terms and conditions as the said Attorney shall think proper;
- u) To sell, transfer or otherwise dispose of the flats, offices, shops, show rooms and other spaces of the proposed building to be erected at the said premises and the same forming part of the Developer's allocation and for the said purposes, to sign and execute all the Sale Deeds, Transfer deeds, Lease deeds and other deeds, documents and Agreements as may from time to time be required and as the said Attorney shall think proper;
- v) To appear before the appropriate Registering authorities and to present the Agreements for Sale, Sale Deeds, lease deeds, Transfer Deeds, declarations and other deeds, documents and Agreements after execution of the same and further to admit the execution of the same and do all acts, deeds matters and things for completion of Registration thereof and as the said Attorney shall think proper;
- w) To receive realise and recover the amounts of earnest moneys and/or part payments and/or consideration moneys for and on account of sale and/or transfer of units, offices, shops, show rooms and other spaces forming part of the Developers' allocation of the proposed

A series of handwritten signatures and initials in black ink, including a large stylized signature on the left, a circled 'EP' in the center, and several other scribbled signatures and initials extending to the right.

building and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper;

AND WE, the Appointers above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney acting as aforesaid, lawfully do AND THAT this Power of Attorney shall be co-existing with the said Indenture dated the 31<sup>st</sup> May, 2014.

**THE SCHEDULE ABOVE REFERRED TO**

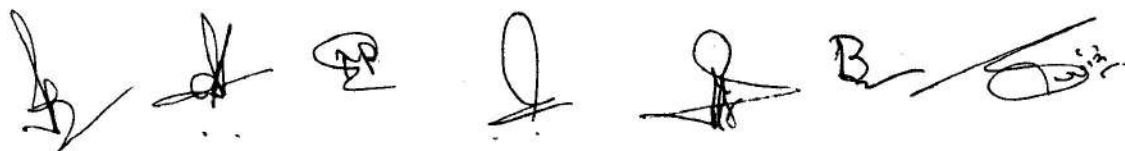
All That the piece or parcel of Plot of Land measuring about **13(thirteen) Cottahs 1(one) Chittacks 19(nineteen) Square Feet** together old dilapidated three storied brick built building situated lying at and being Municipal Premises No.13, India Exchange Place (formerly No.5/1, Royal Exchange Road), P.S. - Hare Street, Ward No.45, Kolkata - 700001 and butted and bounded in the manner as follows :-

ON THE NORTH : By Premises No.7, Swallow Lane;

ON THE SOUTH : Partly by India Exchange Place and partly by Premises No.12, India Exchange Place;

ON THE EAST : Partly Premises No.25, Swallow Lane and partly by 14, India Exchange Place;

ON THE WEST : By Premises No.14, India Exchange Place.



IN WITNESS WHEREOF we, the Appointers abovenamed have hereunto set and subscribed our respective signatures on this 6<sup>th</sup> day of September, Two Thousand Fourteen;

SIGNED EXECUTED AND DELIVERED by the Appointers abovenamed at Kolkata in the presence of:

Shivakant Dwivedi  
3A, Hare Street  
Kolkata - 700 001

Brijraj Jain  
Advocate

1. Rupala Deb
2. Anindya Deb
3. Anwesha Ghosh

4. **SEKAI PRIVATE LTD.**  
Indrajit Banerjee  
Director  
(INDRAJIT BANERJEE)
5. **RANJIT SHIPPING PVT. LTD**  
Indrajit Banerjee  
Director
6. **ASIAN SECURITIES EXCHANGE PVT. LTD**  
Ajit Khandelwal  
Director  
(AJIT KHANDEHWAL)
7. **ASIA Securities Pvt. Ltd.**  
Ajit Khandelwal  
Director  
(AJIT KHANDEHWAL)
8. **For Brijnath Khandelwal & Co.**  
Ajit Khandelwal  
Partner  
(AJIT KHANDEHWAL)
9. **MITRA PROPERTIES PRIVATE LIMITED**  
Bhola Nath Mittra  
DIRECTOR  
(BHOLA NATH MITTRA)

SIGNED EXECUTED AND DELIVERED by the Attorney abovenamed at Kolkata in the presence of:

Shivakant Dwivedi  
Brijraj Jain Advocate  
Brijraj Jain Advocate

Drafted & Prepared by :-  
M/s. B. K. Jain & Co.,  
Advocates,  
6A, K. S. Roy Road,  
Kolkata - 700 001.

**For M. P. TERRACE PVT. LTD.**  
Mahadev Prasad Kharakia  
Director  
(MAHADEV PRASAD KHARKIA)

**For M. P. TERRACE PVT. LTD.**  
Sunil Kumar Gupta  
Director  
(SUNIL KUMAR GUPTA)



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

**Endorsement For Deed Number : IV - 06527 of 2014**  
**(Serial No. 11331 of 2014 and Query No. 1903L000017543 of 2014)**

**On 06/09/2014**

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

Presented for registration at 13.10 hrs on :06/09/2014, at the Private residence by Mahadev Prasad Kharkia , one of the Claimants.

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

Execution is admitted on 06/09/2014 by

1. Utpala Deb, wife of Lt. Tulsi Charan Deb , 33/1, Nayan Chand Dutta Street, P. S. - Bartola, Kolkata, District:-, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business
2. Anindya Deb, son of Lt. Tulsi Charan Deb , 33/1, Nayan Chand Dutta Street, P. S. - Bartola, Kolkata, District:-, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business
3. Anwasha Ghosh, wife of Subir Kumar Ghosh , 33/1, Nayan Chand Dutta Street, P. S. - Bartola, Kolkata, District:-, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Service
4. Indrajit Banerjee  
Director, Sekai Private Limited, 30 C, Devendra Ghosh Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.  
, By Profession : Others
5. Jeet Banerjee  
Director, Ranjit Shipping Pvt. Ltd., 30 C, Devendra Ghosh Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700025.  
, By Profession : Others
6. Ajit Khandelwal  
Director, Asian Securities Exchange Pvt. Ltd., 5, Bawali Mondal Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700029.  
  
Director, B N K Securities ( P ) Ltd., 5, Bawali Mondal Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700029.  
  
Director, Brijnath Khandelwal & Co., 5, Bawali Mondal Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700029.  
, By Profession : Others
7. Bholanath Mitra  
Director, Mitra Properties Pvt. Ltd., 13, India Exchange Place, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others

  
Sanjatan Maity  
Kolkata

- 9 (Sanjatan Maity)

**ADDITIONAL REGISTRAR OF ASSURANCE-III**

**EndorsementPage 1 of 2**

09/09/2014 14:36:00



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

**Endorsement For Deed Number : IV - 06527 of 2014**  
**(Serial No. 11331 of 2014 and Query No. 1903L000017543 of 2014)**

8. Mahadev Prasad Kharkia  
Director, M/s. M P Terrace Pvt. Ltd., 3 A, Hare Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others
9. Sunil Kumar Gupta  
Director, M/s. M P Terrace Pvt. Ltd., 3 A, Hare Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others
- Identified By Shivakant Dwivedi, son of Lt. U N Dwivedi, 3 A, Hare Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

**On 08/09/2014**

**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/-

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

**On 09/09/2014**

**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 09/09/2014

( Under Article : E = 7/- on 09/09/2014 )

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance - III  
Kolkata











9 SEP 2014  
( Sanatan Maity )

ADDITIONAL REGISTRAR OF ASSURANCE-III











09/09/2014 14:36:00

EndorsementPage 2 of 2











# SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executives and/or purchaser Presentants	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore</b>	<b>Thumb</b>
	<i>Mahesh Prasad Kulkarni</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring</b>	<b>Little</b>
						














		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore</b>	<b>Thumb</b>
	<i>Sunil Kumar Gupta</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring</b>	<b>Little</b>
						

























		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore</b>	<b>Thumb</b>
	<i>Nalpala Del.</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring</b>	<b>Little</b>
						





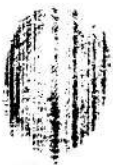


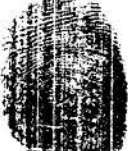





# SPECIMEN FORM FOR TEN FINGERPRINTERS












Sl. No.	Signature of the executants/and/or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Arindya Deb.</i>					
						







Sl. No.	Signature of the executants/and/or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Anwesha Ghosh</i>					
						

Sl. No.	Signature of the executants/and/or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Indrajit Banerjee</i>					
						

# SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Jeet Banerjee</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring</b>	<b>Little</b>
						

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Jitendra</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring</b>	<b>Little</b>
						

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Bhola Nath Mishra</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring</b>	<b>Little</b>
		