

01075

00981/2013

भारतीय गैर न्यायिक

पचास
रुपये
₹.50



FIFTY
RUPEES
Rs.50

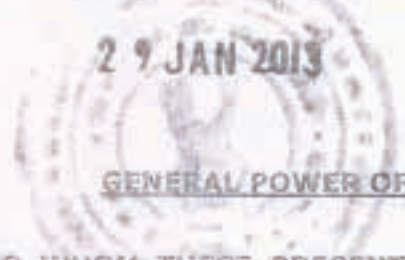
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

F 949631

certified that the document is genuine or registration. The stamp and sheet/booklet & the endorsement certificate attached with this document are the part of the document.

[Signature]
Secretary, West Bengal
Stamp and Seal, State of West Bengal



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) ACCORD ENCLAVE PRIVATE LIMITED, (2) CORNET VANIJYA PRIVATE LIMITED, both (Nos. 1 to 2) being Companies, incorporated under the Companies Act, 1956 having its registered office at DC-7/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059.

ORIGINAL - 1

36920

15 JUN 2012

TO: R.K. Khambhwal
G. P.O. 90
Kot. 1.
[Signature]

Postage is to be paid by the sender.
If the postage is not paid, the post office
will not be responsible for the return of the
article.

Syhamine



405



Syhamine

Admission Stamp: Sub-Post Office
Kot. 1. P.O. 90. Kot. 1. P.O. 90.

22 JAN 2013

Final
to P.O. 90 Kot. 1.
[Signature]

(3) AZURITE BUILDERS PRIVATE LIMITED, (4) CRESCENT TIE-UP PRIVATE LIMITED, (5) DIVINE VINIMAY PRIVATE LIMITED, all (Nos. 3 to 5) being Companies incorporated under the Companies Act, 1956 having their registered office at 67/40, Strand Road, Kolkata 700006, (6) EXCEL SALES PRIVATE LIMITED, (7) HARAPPA NIRMAN PRIVATE LIMITED, (8) REGAL VINIMAY PRIVATE LIMITED, all (Nos. 6 to 8) being Companies incorporated under the Companies Act, 1956 having their registered office at 7C, Sir Hari Ram Goenka Street, Kolkata 700 007, (9) VEGA COMMERCIAL PRIVATE LIMITED, (10) ENERGY COMMERCIAL PRIVATE LIMITED, all (Nos. 9 to 10) being Companies incorporated under the Companies Act, 1956 having their registered office at 67/40, Strand Road, Kolkata 700006, (11) DURGAVATI PROMOTERS PRIVATE LIMITED, (12) ANNAPURNA APARTMENTS PRIVATE LIMITED, (13) SUBHAM PROMOTERS PRIVATE LIMITED, (14) SARBANI PROPERTIES PRIVATE LIMITED, (15) STYLISH VANIJYA PRIVATE LIMITED, (16) BAUL BUILDCON PRIVATE LIMITED, (17) MOHENJADARO ESTATE PRIVATE LIMITED, all (Nos. 11 to 17) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (18) MORNING TOWERS PRIVATE LIMITED, the Company incorporated under the Companies Act, 1956 having their registered office at 30, Maharshi Devendra Road, Third Floor, Kolkata 700007, (19) GREEN DEVCON PRIVATE LIMITED, (20) GREEN PROMOTERS PRIVATE LIMITED, (21) GREEN CONBUILD PRIVATE LIMITED, (22) VISTA TOWERS PRIVATE LIMITED, (23) GREEN MANSION PRIVATE LIMITED, (24) GREEN TOWERS PRIVATE LIMITED, (25) LOHARUKA DEVELOPERS PRIVATE LIMITED, all (Nos. 19 to 25) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (26) SHRIJA PROPERTIES PRIVATE LIMITED, the Company incorporated under the Companies Act, 1956 having their registered office at 30, Maharshi Devendra Road, 3rd Floor, Kolkata 700 007, (27) MONOPOLY ENCLAVE PRIVATE LIMITED, (28) MELODY ENCLAVE PRIVATE LIMITED, (29) CAPRICON ENCLAVE PRIVATE LIMITED, all (Nos. 27 to 29) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, all represented by their common Authorised Signatory (Mr.) Sunil Kumar Loharuka, son of Late Ram Bhagat Loharuka, residing at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (hereinafter collectively referred to as "the **PRINCIPALS**") **SEND GREETINGS:**

(3) AZURITE BUILDERS PRIVATE LIMITED, (4) CRESCENT TIE-UP PRIVATE LIMITED, (5) DIVINE VINIMAY PRIVATE LIMITED, all (Nos. 3 to 5) being Companies incorporated under the Companies Act, 1956 having their registered office at 67/40, Strand Road, Kolkata 700006, (6) EXCEL SALES PRIVATE LIMITED, (7) HARAPPA NIRMAN PRIVATE LIMITED, (8) REGAL VINIMAY PRIVATE LIMITED, all (Nos. 6 to 8) being Companies incorporated under the Companies Act, 1956 having their registered office at 7C, Sir Hari Ram Goenka Street, Kolkata 700 007, (9) VEGA COMMERCIAL PRIVATE LIMITED, (10) ENERGY COMMERCIAL PRIVATE LIMITED, all (Nos. 9 to 10) being Companies incorporated under the Companies Act, 1956 having their registered office at 67/40, Strand Road, Kolkata 700006, (11) DURGAVATI PROMOTERS PRIVATE LIMITED, (12) ANNAPURNA APARTMENTS PRIVATE LIMITED, (13) SUBHAM PROMOTERS PRIVATE LIMITED, (14) SARBANI PROPERTIES PRIVATE LIMITED, (15) STYLISH VANIJYA PRIVATE LIMITED, (16) BAUL BUILDCON PRIVATE LIMITED, (17) MOHENJADARO ESTATE PRIVATE LIMITED, all (Nos. 11 to 17) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (18) MORNING TOWERS PRIVATE LIMITED, the Company incorporated under the Companies Act, 1956 having their registered office at 30, Maharshi Devendra Road, Third Floor, Kolkata 700007, (19) GREEN DEVCON PRIVATE LIMITED, (20) GREEN PROMOTERS PRIVATE LIMITED, (21) GREEN CONBUILD PRIVATE LIMITED, (22) VISTA TOWERS PRIVATE LIMITED, (23) GREEN MANSION PRIVATE LIMITED, (24) GREEN TOWERS PRIVATE LIMITED, (25) LOHARUKA DEVELOPERS PRIVATE LIMITED, all (Nos. 19 to 25) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (26) SHRIJA PROPERTIES PRIVATE LIMITED, the Company incorporated under the Companies Act, 1956 having their registered office at 30, Maharshi Devendra Road, 3rd Floor, Kolkata 700 007, (27) MONOPOLY ENCLAVE PRIVATE LIMITED, (28) MELODY ENCLAVE PRIVATE LIMITED, (29) CAPRICON ENCLAVE PRIVATE LIMITED, all (Nos. 27 to 29) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, all represented by their common Authorised Signatory (Mr.) Sunil Kumar Loharuka, son of Late Ram Bhagat Loharuka, residing at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (hereinafter collectively referred to as "the **PRINCIPALS**") **SEND GREETINGS:**

WHEREAS:

A. The Principals alongwith **AJNA COMMERCIAL PRIVATE LIMITED**, a Company, incorporated under the Companies Act 1956, having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the absolute owners to **All Those** the pieces and parcels of land containing an area of 79.349 Decimal, equivalent to 48 Cottah, more or less, lying and situate at Mouza RAIGACHI, J.L. No. 12, contained in L.R. Dag No. 919, 923, 928, 929, 918/1534 and 893, recorded under L.R. Khatian No. 2074 to 2103, within the limit of Rajarhat Bisnupur 1 No. Gram Panchayat, P.O. & P.S. Rajarhat, District North 24 Parganas (hereinafter collectively for the sake of brevity referred to as "the **said Premises**"), absolutely and forever.

B. The Principals appointed **AJNA COMMERCIAL PRIVATE LIMITED** as Developer and agreed to develop the said Premises by constructing new building/s thereon containing several Flats, Commercial spaces, car parking spaces etc. on the terms and conditions contained in the Agreement dated 20th June 2012 registered with the ADSR Rajarhat in Book I Being No. 979 for the year 2013.

C. In order to effectuate the said Agreement and to comply with their obligations therein, the Principals are executing this Power of Attorney in favour of **AJNA COMMERCIAL PRIVATE LIMITED** and its **Directors** for the time being jointly and/or severally as the true and lawful attorneys of the Principals as and for the purposes relating to the said Premises hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, We, the within named **PRINCIPALS**, jointly and/or severally, do hereby nominate constitute appoint the said **AJNA COMMERCIAL PRIVATE LIMITED** and its **Directors** for the time being jointly and/or severally as the true and lawful attorney or attorneys for in the name of and on behalf of the Principals and the said Attorney to do execute exercise and perform all or any of the following acts deeds matters and things relating to said Premises i.e., to say:-

1. To hold and defend possession of the said Premises and warn off and prohibit and if necessary proceed in due form of law against all or any trespassers on the said premises or any part thereof and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter

To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof and to attend all hearings and have the same finalized.

3. To pay all rates taxes charges expenses and other outgoings whatsoever (including land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
4. To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, including to the Collector, the Gram Panchayat etc., and to have the said Property converted in all relevant Government Records.
5. To apply for, pursue and obtain all permissions, clearances, certificates and/or approvals required for sale transfer and conveyance of the said Property and to sign and submit all papers applications documents and affidavits declarations and other papers and documents and to pay and receive all moneys and to do all acts deeds and things as be required in connection therewith.
6. To warn off and prohibit and if necessary proceed in due form of law against trespassers and to take appropriate steps whether by action or distress or by entering into all contracts and arrangements with them or any of them or otherwise and to abate all nuisance.
7. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of construction of new building or buildings at the said premises or portion or portions thereof and also for additions and/or alterations (including internal alteration within the sanctioned covered space or external alteration beyond the covered space) and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes hereinstated.
8. To have the said premises surveyed and measured and to have the soil tested.
9. To prepare apply for and submit the plans from time to time in respect of construction of one or more buildings at the said premises or on portion or portions thereof with the concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered

10. To inform the concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities and to get the same regularised.
11. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans (including to gift any part or portion of the said premises to the concerned authorities, if necessary).
12. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan and/or for construction of the new building/s at the said premises and obtaining utilities and facilities therein.
13. To construct new building or buildings at the said premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
14. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said premises from the WBSEB and other concerned and appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain "No Objection Certificate" for sanctioning of plan and construction of building/s at the said premises from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 (if applicable) and all other permissions that may be required for sanctioning of plan and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.
16. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 (if applicable) and to obtain all licenses and permissions under the said Act as may be required for construction of building/s at the said premises.
17. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modifications and/or alteration of the plans and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.

and other utilities at the said premises and to place orders for supply erection and installation thereof on the manufacturer thereof and also to give contract for maintenance of lift or lifts and its concerned machineries.

19. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities and/or other concerned authorities in respect of construction and/or occupation of the building or buildings to be constructed at the said premises or any part thereof.
20. To insure and keep insured all or any constructions at the said premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premia for such insurance.
21. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principals before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Kolkata Metropolitan Development Authority, the Municipality, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the B.L. & L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them.
22. To sell, lease out or otherwise transfer or agree so to do such undivided share in the land comprised in the said Premises to the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or

7

flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises at such consideration, premium, rent etc., and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to receive all proceeds consideration and other amounts received/realised out of such sale, lease and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.

23. To terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, offices, shops, showrooms, car parking spaces and other constructed areas/saleable spaces and/or undivided share in the land comprised in the said premises or part thereof, for and on behalf of the Principals and to deal with the space and rights of such person or persons in such manner as the said attorneys or any of them may deem fit and proper.
24. To ask, demand, sue for, recover, realise and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
25. To have the flats, offices, shops, showrooms and other constructed areas in the building or buildings that may be constructed at the said premises separately assessed and mutated in the names of the buyers/lessees/purchasers thereof and in all public records and with all authorities and/or persons having jurisdiction over the said premises and to deal with such authority and/or authorities in such manner as the said attorneys or any of them may deem fit and proper.
26. To finalise and accept or dispute the market value of the said Premises assessed by the concerned Registrar or the concerned Collector on all agreements, deeds for sale, gift, lease and/or otherwise transfer of the flats, offices, shops, showrooms car parking spaces and other constructed areas in the building or buildings that may be constructed at the said premises and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorneys or any of them.
27. To apply for and obtain all permissions clearances and certificates under the laws now prevailing or enacted hereafter for sale, lease or otherwise transfer of

the flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said Premises or any portion thereof or any undivided share therein in favour of any person or persons.

28. To enforce any covenant in any agreement, sale deed, lease deed or any other documents of transfer executed by the Principals or by the said Attorneys or any of them by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
29. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said premises or any part thereof or the building or buildings to be constructed on the said premises or any part thereof.
30. To take loans and/or finance from any Bank or Financial Institution (including LIC Housing Finance Limited, Housing Development Finance Corporation Limited, SBI Homes Finance Limited, National Housing Bank etc.) by mortgaging or creating charge on the said premises or on the security of entirety of the said Premises and such other securities and guarantees as may be required and to sign on all documents and to allow the persons interested in purchasing flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said Premises or any portion thereof or any undivided share therein to take loans from any Bank or Financial Institution.
31. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, tripartite agreements, consents, confirmations, deeds, sale deeds, lease deeds, nominations, assignments, cancellation deeds, rectifications, deeds, declarations, affidavits, applications, undertakings, indemnities and other documents instruments and writings.
32. To appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Additional District Sub Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said attorneys or any of them by virtue of all or any of the powers hereby conferred.
33. To appear and represent the Principals before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorneys or any of them by virtue of the powers hereby conferred.

34. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning the revalidation renewal modification and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions clearances certificates etc., and/or sale or transfer of the flats, offices, shops, showrooms, car parking spaces or rights, servants quarters and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Municipal Tribunal, Collector, etc.
35. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said attorneys or any of them may think fit and proper.
36. To accept notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
37. To receive or pay and/or deposit on behalf and account of the Principals all moneys including stamp duty, court fees, registration fees, legal fees etc.
38. To receive, on behalf and account of the Principals refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
39. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
40. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said attorneys and to delegate all the powers and authorities herein contained and on such substitution/delegation, it shall be deemed that the powers to the extent delegated shall be deemed to have been given directly by the Principals in favour of such substitute or delegate.

AND GENERALLY to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said Premises which the Principals themselves could have lawfully done under their own hands and seals, if personally present.

AND the Principals do hereby ratify and confirm and agree and undertake to ratify and confirm all and whatever, the said attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid.

IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 20th day of January 2013.

SIGNED SEALED AND DELIVERED by the within mentioned PRINCIPALS, at Kolkata in the presence of:

Handwritten:
 20/1/13
 10:00 AM
 10/1/13

For and on behalf of:

ACCORD ENCLAVE PRIVATE LIMITED
 COURT VINEYER PRIVATE LIMITED
 ARCHITE BUILDERS PRIVATE LIMITED
 CHESSNEY TIE-UP PRIVATE LIMITED
 EPOURE VIKIMAY PRIVATE LIMITED
 EXCEL SALES PRIVATE LIMITED
 HARAPPA NIRMAL PRIVATE LIMITED
 REGAL VIKIMAY PRIVATE LIMITED
 VEGA COMMERCIAL PRIVATE LIMITED
 ENERGY COMMERCIAL PRIVATE LIMITED
 DURGAVATI PROMOTERS PRIVATE LIMITED
 ARAJAFERMA APARTMENTS PRIVATE LIMITED
 NURBAN PROMOTERS PRIVATE LIMITED
 BARRANI PROPERTIES PRIVATE LIMITED
 SYLHBI VARIJYA PRIVATE LIMITED
 RAUL BURLDOOR PRIVATE LIMITED
 MOHERJADARO ESTATE PRIVATE LIMITED
 BORNHO TOWERS PRIVATE LIMITED
 GREEN DEVCON PRIVATE LIMITED
 GREEN PROMOTERS PRIVATE LIMITED
 GREEN CONSOLE PRIVATE LIMITED
 VISTA TOWERS PRIVATE LIMITED
 GREEN HARRION PRIVATE LIMITED
 GREEN TOWERS PRIVATE LIMITED
 LOHARUKA DEVELOPERS PRIVATE LIMITED
 SHELLA PROPERTIES PRIVATE LIMITED
 MORNOPULY ENCLAVE PRIVATE LIMITED
 MELODY ENCLAVE PRIVATE LIMITED
 CAPRICOR ENCLAVE PRIVATE LIMITED

Handwritten Signature:
 Srijhamine

through their Authorised Signatory / Director

Handwritten:
 Drafted by
 V. Gung
 Adv..

FORM FOR TEN FINGERPRINTS

| | | | | | | |
|---|---|---|---|--|---|---|
| 1 |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore Hand) | Thumb |
| |  |  |  |  |  | |
| | <i>Singhman</i> | Thumb | Fore | Middle (Right Hand) | Ring Hand) | Little |



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 00981 of 2013
(Serial No. 01075 of 2013)

On

Payment of Fees:

On 22/01/2013


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

Presented for registration at 20.45 hrs on :22/01/2013, at the Private residence by Sunil Kr Loharuka
Executant.

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

Execution is admitted on 22/01/2013 by

29 JAN 2013


Additional District Sub-Registrar
District:-North 24 Parganas

(Debasish Dhar)
Additional District Sub-Registrar

Endorsement Page 1 of 4

29/01/2013 11:33:00



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 00981 of 2013
(Serial No. 01075 of 2013)

1. Sunil Kr Loharuka
Authorised Signatory, Accord Enclave Pvt Ltd, D C -9/28, Shastri Bagan Deshbandhunagar,
Thana:-Baguiati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059,
Authorised Signatory, Comet Vanijya Pvt. Ltd., D C -9/28, Shastri Bagan Deshbandhunagar,
Thana:-Baguiati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
Authorised Signatory, Azurite Builders Pvt. Ltd., 67/40, Stand Road, Kolkata, P.O. :- ,District:-Kolkata,
WEST BENGAL, India, Pin :-700006.
Authorised Signatory, Crescent- Tie- Up Pvt. Ltd, 67/40, Stand Road, Kolkata, P.O. :- ,District:-Kolkata,
WEST BENGAL, India, Pin :-700006.
Authorised Signatory, Divine Vinimay Pvt. Ltd., 67/40, Stand Road, Kolkata, P.O. :- ,District:-Kolkata,
WEST BENGAL, India, Pin :-700006.
Authorised Signatory, Excel Sales Pvt. Ltd., 7 C, Sir Hari Ram Goenka Street, Kolkata, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Authorised Signatory, Harappa Nirman Pvt. Ltd., 7 C, Sir Hari Ram Goenka Street, Kolkata, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Authorised Signatory, Regal Vinimay Pvt. Ltd., 7 C, Sir Hari Ram Goenka Street, Kolkata, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Authorised Signatory, Vega Commercial Pvt. Ltd., 67/40, Stand Road, Kolkata, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700006.
Authorised Signatory, Energy Commercial Pvt. Ltd., 67/40, Stand Road, Kolkata, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700006.
Authorised Signatory, Durgavati Promoters Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan,
Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
Authorised Signatory, Annapurna Apartments Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan,
Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
Authorised Signatory, Subham Promoters Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan,
Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
Authorised Signatory, Sarbani Properties Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan,
Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
Authorised Signatory, Stylish Vanijya Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu
Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
Authorised Signatory, Baul Buildcon Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu
Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

29 JAN 2013

Additional District Sub-Registrar
(Debasish Dhar)



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 00981 of 2013
(Serial No. 01075 of 2013)

Authorised Signatory, Mohenjadar Estate Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Morning Towers Pvt. Ltd., 30, Maharshi Devendra Road, 3rd Floor,, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700007.

Authorised Signatory, Green Devcon Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu Nagar,, Kolkata, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Green Promoters Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Green Conbuild Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Vista Towers Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Green Mansion Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Green Towers Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Loharuka Developers Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Shrija Properties Pvt. Ltd., 30, Maharshi Devendra Road, 3rd Floor,, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700007.

Authorised Signatory, Monopoly Enclave Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Melody Enclave Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.


Authorised Signatory, Capricorn Enclave Pvt. Ltd., Loharuka Niket, D C - 9/28, Shastri Bagan, Deshbandhu Nagar,, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

, By Profession : Business
Identified By D Pal, son of ... 10 Old Post Office St, P.O. :- ,District:-Kolkata, WEST BENGAL, India,
, By Caste: Hindu, By Profession: Others.

(Debasish Dhar)
Additional District Sub-Registrar

On 28/01/2013

29 JAN 2013


Additional District Sub-Registrar
(Debasish Dhar)
Additional District Sub-Registrar
Endorsement Page 3 of 4

29/01/2013 11:33:00



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 00981 of 2013
(Serial No. 01075 of 2013)

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.-2,22,28,277/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as Impresive Rs.- 50/-

(Debasish Dhar)
Additional District Sub-Registrar

On 29/01/2013

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 : 4, 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 29/01/2013


(Under Article : .E = 21/- on 29/01/2013)

Deficit stamp duty

Deficit stamp duty Rs. 20/- is paid, by the draft number 577693, Draft Date 22/01/2013, Bank Name State Bank of India, Rajarhat Township, received on 29/01/2013

(Debasish Dhar)
Additional District Sub-Registrar

29 JAN 2013


Additional District Sub-Registrar
(Debasish Dhar)
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 4174 to 4190
being No 00981 for the year 2013.



(Debasish Dhar) 29-January-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal