

3016/15

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01824/15

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 633053

1-45
28/3/15



Be it declared that the instrument is submitted to Registrar of Assurances-III, Kolkata and the undersigned has been employed to do so document are the originals Document.

Additional Registrar of Assurances-III
Kolkata

Additional Registrar
of Assurances-III, Kolkata

POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE ANAND INDUSTRIES PVT LTD (PAN AAECA6158Q) a company within the meaning of the Companies Act 1956 having its registered office at Village and Post Office Salap, PS Domjur, District Howrah, represented by its Director Anand Narayan Singh son of late Jagdiamba Prasad Singh and **CLS LTD** (PAN AABCC1749E) a company within the meaning of the Companies Act 1956 having its registered office at 20 Salkia School Road, P S Golabari, Howrah 711 106, represented by its Director Anand Narayan Singh son of late

Additional Registrar of Assurances-III
Kolkata

3 MAR 2015

179673

Anand Industries Pvt Ltd.

NAME	Salap, Dam Sur
RESIDENCE	Howrah.
27 MAR 2015	
SIPRAN ANTI-MONEY LAUNDERING	
2 & 3, K. S. Roy Road, Kolkata	

1. Vandu Jhunjhunwala



1170
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✓ Raunak Properties Pvt. Ltd.
Vandua Jhunjhunwala
Managing Director

27 MAR 2015

27 MAR 2015

For Umapatra Tie-Up Private Ltd.
Vandua Jhunjhunwala
Managing Director

Rajlakshmi Marketing Pvt. Ltd.
Vandua Jhunjhunwala
Managing Director



1171
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For ANAND INDUSTRIES (P) LTD.
Anand
Director

ANAND MURAYAM SINGH
FOR ANAND LIMITED
Anand
Director

Additional Registrar of Assurances
Kolkata

Vandua Jhunjhunwala

Government of West Bengal
Office of the A.R.A. - III KOLKATA
W.B. FORM NO. 1504

Date: **31/03/2015**

al No.	03016/2015	Deed No.	Not Allotted
representant Name	Raunak Jhunjhunwala	Claimant Name	Sushil Kumar Jhunjhunwala and
Executant Name	Anand Narayan Singh and others		
Type of Deed	General Power of Attorney		

Fees & Standard User charges
Paid (Break up as below) **Rs 182/-**

Stamp Duty Paid
(Break up as below) **Rs 100/-**

1. By Cash * **Rs 182/-**
2. By Draft/BC/SABR

1. By Stamp **Rs 100/-**
2. By Draft/BC/SABR/Challan

SL. No.* Date * Amount (Rs.)

SL. No. No.* Date * Amount (Rs.)

Article :E=7/-,

By Cash* Amount includes Standerd User Charge of Rs 175/-

No* - Draft/Bankers Cheque/SABR/Challan No. Date *

-Draft/Bankers Cheque/SABR/Challan Date

Registering Officer
A.R.A. - III KOLKATA

Jagdamba Prasad Singh., **INNOVATIVE INFOWORLD PRIVATE LIMITED (PANAADCI7032E)** a company within the meaning of the Companies Act 1956 having its registered office at 46/1, College Road, Police Station-Shibpore, Howrah-711103, represented by its Director Manish Kumar, (**PAN BOMPK2584N**) son of Yogendra Pandey, **SHIVGANGA NIWAS PVT LTD (PAN AAMCS7933B)** a Company within the meaning of Companies Act, 1956, having its registered office at 20/2, Salkia School Road, Salkia, Police Station-Golabari, Howrah-711106, represented by its Authorised Representative Binay Chandra Jha (**PAN AEDPJ2382M**), **UMAPUTRA TIE-UP PVT LTD (PAN AABCU0557A)** a company within the meaning of the Companies Act 1956 having its registered office at P-829/A, Lake Town, Block - A. Kolkata - 700 089, represented by its Managing Director **RAUNAK JHUNJHUNWALA (PAN AEYPJ0495G)**, son of Sushil Kumar Jhunjhunwala, AND **M/S. RAJLAKSHMI MARKETING PRIVATE LIMITED (PAN AAECR0256J)**, a Private Limited Company incorporated under the Companies Act, 1956 having its registered office at 829/A, Lake Town Block A, Kolkata – 700 089, represented by its Managing Director **RAUNAK JHUNJHUNWALA (PAN AEYPJ0495G)**, son of Sushil Kumar Jhunjhunwala (hereinafter jointly referred to as "the PRINCIPALS") SEND GREETINGS:

WHEREAS we are the joint owners of Property" being **ALL THAT** plots of land having mokrari mourashi interest in the same measuring a little more or less 56 Cottahs TOGETHER WITH C.I. Shed structures, measuring more or less 3200 Sq.ft with all easements appurtenant thereto and easements over and underneath with presently 8.1 meter wide North side passage including drain situated at Howrah Municipal Corporation Holding No.436, Grand Trunk Road (North), Ward No.16, District Howrah, Police Station-Golabari comprised within R.S. Dag No. 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 114/206, 107/201 corresponding to L.R. Plot No.s 90, 91, 93, 94, 95, 96, 97, 98, 102, 101, 103, 104, 105, 106 114/206, 107/201 appertaining to R S Khatian No 28, L.R.Khatian No.17 in Sheet No.46 of Mouza and P. S. Golabari,, Pargana-Paikan, J.L.No.I, Revenue Survey No.1989, Touzi No.811, Hooghly within the Police Station-Golabari, in the District-Howrah, Place lying and situate within the territorial jurisdiction of District Registry Office and District Sub-Registry Office and Additional District Sub-Registry Office at Howrah and also known and identified as Premises No.436, G.T.Road (North), within Ward No16, of the Howrah Municipal Corporation hereinafter referred to as "the **said Property**".

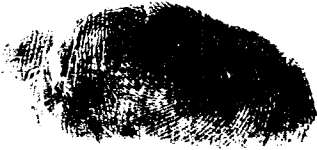


1172
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For Innovative Infoworld Pvt Ltd.

Monish Kumar

Director



1173
e

SHIVGANAGA NIWAS PVT. LTD.

Bisoy Chandra Singh

Authorised Signatory



1174
e

Sushil Kumar

Motilal Malu

(MOTILAL MALU)

S/o Late DR. MANICK CHAND MALU

46/1, COLLEGE ROAD,

HORSHAH - 711003

IS - SHIBPUR Business





Auditors Registrar of Assurance
Kolkata

28 MAR 2015

AND WHEREAS by an Agreement entered on this day being No 2788 for the year 2015 before the ARA - 1 col. (hereinafter referred to as "the **said Development Agreement**") by and between the Principals herein and **RAUNAK PROPERTIES PRIVATE LIMITED (PAN-AABCR8161K)**, a Company duly registered and incorporated under the meaning and provision of the Companies Act, 1956 having its registered office at the Premises No.6, Hanspukur Lane, 4th Floor, Kolkata – 700007, as developer therein (and hereinafter also referred to as "the **Developer**"), the Principals have appointed the Developer to develop the Schedule Property (hereinafter referred to as "the **Project**") and the commercial exploitation of the Developer's Allocation in the Project as defined and described therein on the terms and conditions therein contained.


AND WHEREAS as so agreed under the Development Agreement, the Principals are executing this Power of Attorney in favour of **RAUNAK PROPERTIES PRIVATE LIMITED** for the purposes concerning the said Property as hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, We, the Principals, abovenamed **ANAND INDUSTRIES PVT LTD, CLS LTD, INNOVATIVE INFOWORLD PRIVATE LIMITED, SHIVGANGA NIWAS PVT LTD, UMAPUTRA TIE-UP PVT LTD, RAJLAKSHMI MARKETING PRIVATE LIMITED**, hereby jointly and/or severally do hereby nominate constitute and appoint **RAUNAK PROPERTIES PRIVATE LIMITED** herein represented by **SUSHIL KUMAR JHUNJHUNWALA**, son of Late Kishorilal Jhunjunwala and **RAUNAK JHUNJHUNWALA**, son of Sushil Kumar Jhunjunwala as our true and lawful attorney to do execute exercise and perform all or any of the following acts deeds and things concerning the said Project jointly and /or severally i.e separately/independently, i.e. to say:-

1. To have the soil of the said Property tested, to appoint and depute architects, engineers etc. for preparation of plan for construction of new building at the said Property.
2. To take all the permissions, approvals, sanctions for amalgamation of the said Property and to amalgamate the Schedule property together with any other adjacent property in the records of the Howrah Municipal Corporation.

Wanda Jhunjunwala




Additional Registrar of Assurance - III
Kolkata

28 MAR 2015

- 3.** To obtain necessary permissions approvals and sanctions from the concerned authorities in connection with the sanction of plan for construction of the said Project, obtaining Lift License, permission for installation of generator, for obtaining sewerage connection, water supply, electricity supply and/or for modification and changes of the plan and for obtaining the completion and occupancy certificates and to appear before, pursue and follow up the matter with the Corporation, the Competent Authority under the 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, and other concerned authorities.
- 4.** To apply for quota and to obtain the same relating to cement, bricks, building materials etc. from any person whomsoever for the construction of new building(s) at the said Property.
- 5.** To apply for and obtain all utilities and facilities in the new building/s at the said Property.
- 6.** For or all any of the purposes aforesaid to sign execute and deliver all papers, plans, documents, etc. as our said attorney may deem fit and proper.
- 7.** To sign, verify, draw, draft and prepare any type of application, paper, document, letter, and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said Property on our behalf as effectually as it could be done personally.
- 8.** To advertise in the newspapers for the transfer of Constructed Space in the Project for the Developers portion only
- 9.** To sign execute register and deliver for in the name and on behalf of the Principals necessary agreements agreeing to and/or confirming transfer/assignment/sale of the developer allocation or share of land in

the land comprised in the said Property attributable to and as a property appurtenant to the Developer's Allocation in the said Project and to receive all consideration in respect thereof.

- 10.** To present for registration, with the registering authority the agreement, sale deed, conveyance deed, mortgage deed, security documents executed by the said attorney in respect of the Developer's Allocation in the said Project by virtue of the powers hereby confer and to admit the execution and to register, convey thereof before any Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorneys by virtue of the powers hereby conferred as if the principals are present to admit the execution and registration thereof.
- 11.** 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.
- 12.** To sign transfer forms, documents and writing for mutating the property in the names of the Principals in the records of the Howrah Municipal Corporation, or other public authorities and to do all other acts in connection therewith.

AND GENERALLY to do exercise, execute and perform all necessary acts, deed or deeds, matters or things for exercising the powers and authorities hereby conferred on the said attorney as fully and effectually as it could have been done personally by the Principals.

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

THE SCHEDULE ABOVE REFERRED TO

ALL THAT plots of land having mokrari mourashi interest in the same measuring a little more or less 56 Cottahs TOGETHER WITH C.I. Shed structures, measuring more or less 3200 Sq.ft with all easements appurtenant thereto and easements over and underneath with presently 8.1 meter wide North side passage including drain situated at Howrah Municipal Corporation Holding No.436, Grand Trunk Road (North), Ward No.16, District Howrah, Police Station-Golabari comprised within R.S. Dag No. 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 114/206, 107/201 corresponding to L.R. Plot No.s 90, 91, 93, 94, 95, 96, 97, 98, 102, 101, 103, 104, 105, 106 114/206, 107/201 appertaining to R S Khatian No 28, L.R.Khatian No.17 in Sheet No.46 of Mouza and P. S. Golabari,, Pargana-Paikan, J.L.No.I, Revenue Survey No.1989, Touzi No.811, Hooghly within the Police Station-Golabari, in the District-Howrah, Place lying and situate within the territorial jurisdiction of District Registry Office and District Sub-Registry Office and Additional District Sub-Registry Office at Howrah and also known and identified as Premises No.436, G.T.Road (North), within Ward No16, of the Howrah Municipal Corporation and the same depicted in RED colour border in the plan annexed hereto forming a part of this Deed and butted and bounded by:

ON THE NORTH : By Holding No.433, G.T.Road (North ; Passage of Holding No.435, G.T.Road (North)

ON THE EAST : By Holding No.435, G.T.Road (North) and PWD Road;

ON THE SOUTH : By property of Eastern Railway;

ON THE WEST : By Holding No.432, G.T. Road (North) and 435, G.T.Road(North);

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described

IN WITNESSES WHEREOF the Parties have executed this Power of Attorney on this the 28th day of March Two Thousand and Fifteen .

SIGNED, SEALED AND DELIVERED

In the presence of :

- 1. Chintil Mohan
46/1 College Road
Howrah-711003
- 2. Sanjib Roy .
26, Kalyan Lane
Salkia Howrah-711006

SIGNED, SEALED AND ACCEPTED

In the presence of :

- 1. Chintil Mohan
- 2. Sanjib Roy .

For ANAND INDUSTRIES (P) LTD.

Anand
Director
(ANAND NARAYAN SINGH)
For CLS LIMITED

Anand
Director
for Innovative Infoworld Pvt Ltd
Mouish Kumar
Director.

SHIVGANAGA NIWAS PVT. LTD.

Bisoy Chandra Das
Authorized Signatory Director
For Umaputra Tie-Up Private Ltd.

Damini Thirumala
Managing Director
Rajlakshmi M... Pvt. Ltd.
Damini Thirumala
Managing Director

Raunak Properties Pvt. Ltd.

Damini Thirumala
Managing Director

Sushil Thirumala

Drafted by
M. Sarkar.

MOU SARKAR
ADVOCATE
HIGH COURT, CALCUTTA

WB/326/2010



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

Endorsement For Deed Number : IV - 01824 of 2015
(Serial No. 03016 of 2015 and Query No. 1903L000004746 of 2015)

On 28/03/2015

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

Presented for registration at 13.45 hrs on :28/03/2015, at the Private residence by Raunak Jhunjhunwala , one of the Executants.

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

Execution is admitted on 28/03/2015 by

1. Anand Narayan Singh
Director, Anand Industries Pvt. Ltd., Vill & P. O. - Salap, , Thana:-DCMJUR, District:-Howrah, WEST BENGAL, India.

Director, C L S Ltd., 20, Salkia School Road, , Thana:-Golabari, District:-Howrah, WEST BENGAL, India, Pin :-711106.
. By Profession : Others
2. Manish Kumar
Director, Innovative Infoworld Private Limited, 46/1, College Road, District:-Howrah, WEST BENGAL, India, Pin :-711103.
. By Profession : Others
3. Binay Chandra Jha
Authorised Singnatory, Shivganga Niwas Pvt. Ltd., 20/2, Salkia School Road, District:-Howrah, WEST BENGAL, India, Pin :-711106.
. By Profession : Others
4. Raunak Jhunjhunwala
Managing Director, Umaputra Tie- Up Pvt. Ltd., P-829/ A, Lake Town, Kolkata, District:-, WEST BENGAL, India, Pin :-700089.

Managing Director, M/s. Rajlakshmi Marketing Private Limited, 829/ A, Lake Town, Kolkata, District:-, WEST BENGAL, India, Pin :-700089.
. By Profession : Others
5. Sushil Kumar Jhunjhunwala, son of Lt. Kishorilal Jhunjhunwala , 6, Hanspukur Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Others
6. Raunak Jhunjhunwala
Managing Director, Raunak Properties Private Limited, 6, Hanspukur Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700007.
. By Profession : Others

Identified By Motilal Malu, son of Lt. Dr. Manik Chand Malu, 46/1, College Road, District:-Howrah, WEST BENGAL, India, Pin :-711103, By Caste: Hindu, By Profession: Business.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance - III

Kolkata (Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

Endorsement Page 1 of 2





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

Endorsement For Deed Number : IV - 01824 of 2015
(Serial No. 03016 of 2015 and Query No. 1903L000004746 of 2015)

On 30/03/2015

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 31/03/2015

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 31/03/2015

(Under Article : 48(d) of Indian Stamp Act 1899 on 31/03/2015)



(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III


ADDITIONAL REGISTRAR OF ASSURANCE-III
Kolkata

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III


उत्पन्न निर्वाचन आयोग
भारत में
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/24/184/471740



निर्वाचक का नाम : शशी शंकर शर्मा
Elector's Name : Shashi Shankar Sharma
पिता का नाम : शशी शंकर शर्मा
Father's Name : Shashi Shankar Sharma
लिंग / Sex : पुरुष / M
जन्म तिथि / Date of Birth : 08/07/1985

Shashi Shankar

WB/24/16A/471740

বিষয়:

৬৫১১ কলেজ রোড, হোৱরাহ সিটি কর্পোরেশন
৭১১১০৩

Address:

6511 COLLEGE ROAD, HOWRAH
MUNICIPAL CORP. SHIBPUR HOWRAH
711103

Date: 10/08/2016













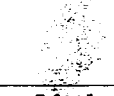









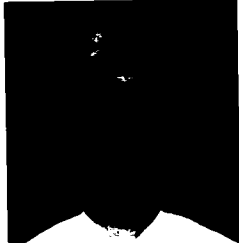
















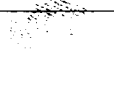




173-কলকাতা পশ্চিম বিধান সভার নির্বাচনী এলাকা
পশ্চিমবঙ্গ রাজ্য সরকার

Facsimile Signature of the Electoral
Registration Officer for
173-Howrah Dakshin Constituency

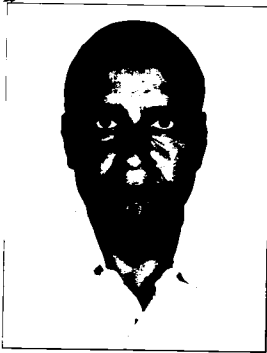



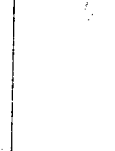




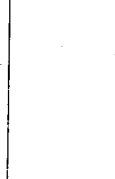

বিষয় পরিবর্তন হলে নতুন ঠিকানা প্রদান করে একটি নতুন
ফর্ম ও একটি মাসিক নতুন মাসিক পরিবর্তন ফর্ম
সহ বিধি বর্তমানে পরিবর্তন ফর্ম প্রদান করা।
In case of change in address submit the
relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Christul Karim

SPECIMEN FORM FOR TEN FINGERS PRINT

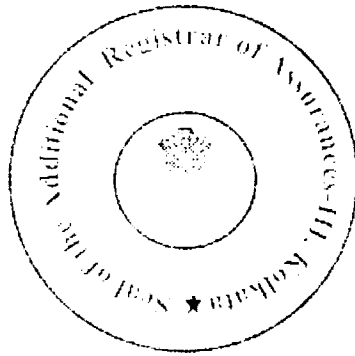
	<i>Quinif</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>Menish kous</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>Bijay chandra thg</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>Qandai Thingumala</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				

SPECIMEN FORM FOR TEN FINGERS PRINT

	<i>Susmit Thakur Wala</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
<p>PHOTO</p>							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
<p>PHOTO</p>							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
<p>PHOTO</p>							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 4
Page from 6437 to 6451
being No 01824 for the year 2015.



(Sanatan Maity) 01-April-2015
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal