

2682

2086/14



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

R 770025

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

*[Signature]*  
Additional District Sub Registrar  
Sealdah

Power/23125A

**DEVELOPMENT POWER AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS We **TIRUPATI PROPERTIES**, a partnership firm, duly registered represented by its partner (1) **SRI SUNIL GADIA** son of Sri Ratan Lal Gadia and having its principal place of business at 209, C.R. Avenue, Kolkata – 700 006, Indian Citizen, AND (2) **ROADWINGS INTERNATIONAL PVT. LTD;** a Company incorporate under the Companies Act, 1956 and represented by its Director, **SRI SANJAY SUREKA** son of Sri Bhaniram Sureka and having its principal place of business at 8, Camac Street, Kolkata – 700 017, Indian Citizen, do hereby

স্মারক নং 4976 25-6-2014

বলা : 1/10  
ARUN KUMAR BHAUMIK  
Advocate

সিদ্ধান্ত : Calcutta High Court

ডেডলাইন : Ranjito Paul

লাইসেন্স প্রাপ্ত ট্যাক্স ডেপুটি  
কালিপুর দফতর ডি.এন. অফিস

ডেডলাইনের নাম - রঞ্জিতা পাল

ট্রেজারির নাম :- ব্যাংকপুর

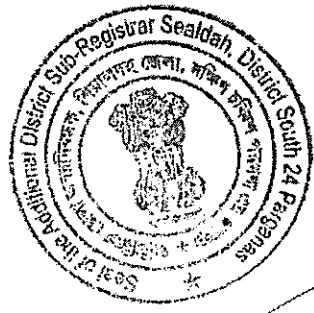
টি ভি নং :-

ট্যাক্স প্রদানের তারিখ 29 JUN 2014

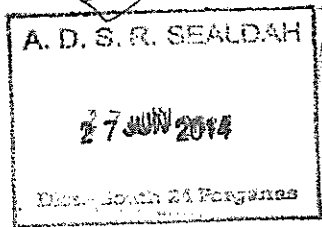
ই টি নং মোট কল

ট্যাক্স অফিস

170000




Identified by me  
Shamik Chakrabarty, Advocate  
City Civil Court, Kolkata



nominate, constitute and appoint **SRI ANIL GADIA** son of Sri Ratan Lal Gadia, residing at CF-71, Salt Lake City, Sector – I, Kolkata – 700 064, Indian Citizen, Director of **SRINIVAAS INFRA DEVELOPERS PVT. LTD**; a company incorporate under Companies Act, 1956, having its office at 209, C.R. Avenue, Kolkata – 700 006, as our true and lawful Attorney, for us in our name and on our behalf to do the following Acts, Deeds and Things in connection with our property mentioned in the schedule hereunder written.

WHEREAS **TIRUPATI PROPERTIES**, the Executants herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 79 Cottahs 00 Chittak 30 Sq.ft; in Premises No. 9A(Part), Uma Kanta Sen Lane and 37 Cottahs 04 Chittaks 02 Sq.ft; in Premises No. 9B, Uma Kanta Sen Lane, Kolkata, being total area 116 Cottahs 04 Chittaks 32 Sq.ft; more or less, now Premises No. 9A/1 (after amalgamation), Uma Kanta Sen Lane, Paikpara, Police Station – Chitpur, within the limits of Kolkata Municipal Corporation, in the district of 24-Paraganas (North).

AND WHEREAS **TIRUPATI PROPERTIES**, have entered into a Development Agreement with **SRINIVAAS INFRA DEVELOPERS PVT. LTD**, on 27.06.2014 registered at the office of the Addl. District Sub-Registrar Sealdah copied in Book No. I, Being No. 2085 for the year 2014 on the terms and conditions seth-forth therein. 

AND WHEREAS according to the said Development Agreement dated 27.06.2014 the Principles herein had agreed to execute this Power of Attorney which is to be valid for 6 years from the date of execution of this POA in the name of the Attorney Holder hereinabove.

To sign in the Building Plan or revised plan (if necessary) in our name for construction of building and to obtain the same on completion of legal formalities.

To sign execute, submit and take delivery site plan, building plan, application of phase – II, certificate, completion certificate or any addition/alteration, Revised Plans, documents, statements, undertaking Affidavit, Indemnity Bond, declaration, related

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A. D. S. R. SEALDAH  
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papers as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by Kolkata Municipal Corporation, in respect to our piece of land in the name of the principals.

To deposit the fees for obtaining revised sanction plan from the Kolkata Municipal Corporation in the name of the principals.

To raise construction at the said premises on the basis of the sanctioned plan for construction of the building duly approved and sanctioned by the competent authority, with the costs and expenses of the Attorney Entirely, as per the terms, conditions and specifications of the Development Agreement entered and executed by and between the principals and the Attorney.

To negotiate on terms for and to agree to and enter into and conclude any agreement for sale of the Flat/Flats except the flats & garages of owners allocation as per the Development agreement on 27-06-2014..... of the new building to be constructed at the said premises described in the schedule hereunder written to any purchaser/Purchasers at their own risk at such price which our said attorney in their absolute discretion, thinks proper and/or cancel or repudiate the same in the manner they deems fit and proper for and on our behalf. 

To allow the intending purchaser/purchasers to inspect the original title of the property sanctioned plan and others relevant documents of the title of the property for and on our behalf.

To appoint employees/agents for constructing the new building as per the sanctioned plan at such remuneration/wages as the said attorney may think fit proper and to discharge the employee/agents as and when necessary and same will be at the complete discretion of the Attorney at his own risk and liabilities.

To maintain the property to be constructed at the said premises to apply for water connection, supply of electric energy, sewer connection and will do other acts

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A. D. S. R. SEALDAH

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and Deeds, which are required/necessary for the construction of the building at the demised premises for and on our behalf at the costs and expenditures of the attorney.

To apply for permit for cement and building construction material whenever those will be required in connection with construction of the new building and to take delivery of the same when made so available for and on our behalf at their own costs and expenditures as well as risks and liabilities without any liability on the part of the principals.

To obtain necessary certificates of completion of the building form competent authority of Kolkata Municipal Corporation, for and on our behalf.

To receive and accept any consideration against as aforesaid, any compensation, interest, profits issues in any manner whatsoever whether in money, Bank drafts, pay orders, cheques or other movable goods or property actionable claim or in any other from whatsoever and to give receipt there from in full or partial discharge of the receipt of such consideration and to negotiate, endorse, accept discount or otherwise assign and promissory note, cheque, bill of exchange, hundi, draft and any other negotiable instruments or other instruments of obligation in any manner whatsoever for the purpose of cancellation or realization of the money in respect of such instruments for and on our behalf.

To deliver possession, actual or constructive, as the case may be in such manner as may be feasible to the transferee or the proposed transferee and to accept or to take possession of such properties, obtained or to be obtained in exchange of in part or full payment of the consideration payable in respect of the transfer of all or any of the properties at the demised premises in such manner as may be feasible, expedient or necessary in the circumstances of each of such deeds for and on our behalf, in respect of only the Developers' Allocation, as per the Development Agreement dated 27.06.2014, without having any right or authority and liability to deal with the Owners' Allocation.



A. D. S. R. S<sup>1</sup>ALDAH

27 JUN 2014

Dist. - S<sup>1</sup>al DA 24 P<sup>1</sup>arganas



To do all acts, deeds and things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and to institute, commence, procure, carry on or defend or resist all added as a party or be non-suited or withdraw the same concerning our property or any part thereof, or concerning anything which we may be party in any court in Civil, Criminal Revenue or Revisional jurisdiction including special jurisdiction of the High Court under Article 226 of constitution of India, before Income Tax Authorities and to sign and verify all complaints, written statements, accounts, inventories to accept service of all summons notices and other judicial process to execute any judgment decree or order and to appoint and engage any solicitors Advocate and to sign and to execute any vokatnama, warrant of attorney or other authorities to act and plead for and on our behalf at the costs and expenses of the Attorney.

To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes between the Developer and any other person/s including intending purchaser/purchasers of the Developers' Allocation in respect of the premises to be constructed to compound or comprise the same for and on our behalf, at the costs and expenses of the Attorney.


To sign and execute all other deeds, instruments and assurances which our said attorney shall consider necessary and to enter into such covenants as may be required for fully and effectively conveying the said property to be constructed as we could do ourselves if present, only and exclusively in respect of the Developers Allocation, under the Development Agreement dated ...27.06.2014.....



To present any Deed of Agreement, Deed or Deeds of Sale, Conveyance or Conveyances or other documents for registration as and when executed by and to admit execution by him and sign in receipt of consideration and submit before the Sub-Registrar or Registrar having authority for and to have it registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the said property to such Purchaser or Purchasers as fully and effectually in all respect we could do the same ourselves, if present in



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respect of only and exclusively in respect of the Developers allocation, under the Development Agreement dated ...27.06.2014 

And we hereby agree to ratify and confirm all and whatsoever other act/s our said attorney shall lawfully do, execute or perform or cause to be done executed or perform in connection with the sale of the said property in respect of Developers' Allocation under and by virtue of these presents notwithstanding no express power in that behalf is hereunder provided.

**SCHEDULE OF THE PROPERTY**

ALL THAT piece or parcel of land measuring an area 79 Cottahs 00 Chittak 30 Sq.ft; in Premises No. 9A(Part), Uma Kanta Sen Lane and 37 Cottahs 04 Chittaks 02 Sq.ft; in Premises No. 9B, Uma Kanta Sen Lane, Kolkata, being total area 116 Cottahs 04 Chittaks 32 Sq.ft; more or less, now Premises No. 9A/1 (after amalgamation) Uma Kanta Sen Lane, Kolkata, Holding No. 10/18, Paikpara, Police Station – Chitpur, Ward No. 4, within the limits of Kolkata Municipal Corporation, Addl. District Sub-Registration office Sealdah and according to the settlement records of rights finally published the plot is comprised at Parganas - Kalikata, in the district of 24-Paraganas (North).

**The property is butted and bounded as follows: -**

ON THE NORTH	:	Beerpara Lane.
ON THE SOUTH	:	Umakanta Sen Lane.
ON THE EAST	:	Beerpara Lane.
ON THE WEST	:	Triveni Garden and Ors.

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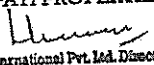
A. D. S. R. SEALDAH  
27 JUN 2014  
Dist. South 24 Parganas

IN WITNESS WHEREOF we have signed the General Power of Attorney on this  
27<sup>th</sup> day of June Two Thousand and Fourteen at Kolkata in presence  
of:-

1. Rajib Ghoshal  
B-134, Park Road, Park  
Barabati.


2. Arun Kumar Bhaumik

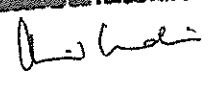
TIRUPATI PROPERTIES  
  
(SUNIL GADIA)

For TIRUPATI PROPERTIES  
  
Roadwings International Pvt. Ltd. Director  
Partner  
(SANJAY SUREKA)

SIGNATURE OF THE EXECUTANTS

Drafted by: -

  
Arun Kumar Bhaumik (Advocate)  
Calcutta High Court  
Registration No. 905/1983  
63/21, Dum Dum Road, Surer Math  
Kolkata - 700 074, Dial 2560-2531.

  
(ANIL GADIA)  
SIGNATURE OF THE ATTORNEY



A. D. S. R. SEALDAH  
27 JUN 2014  
Dist. South 24 Parganas












SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908












LH BOX - SMALL TO THUMB PRINTS

N. B. -












R.H. BOX - THUMB TO SMALL PRINTS

 <i>Aswath</i>	LH.					
	RH.					

ATTESTED: *Aswath*

 <i>Savit Bhatia</i>	LH.					
	RH.					

ATTESTED: *Savit Bhatia*

 <i>Himanshu</i>	LH.					
	RH.					

ATTESTED: *Himanshu*



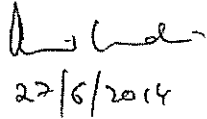


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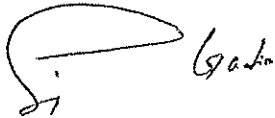








**Government of West Bengal**  
**Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. SEALDAH, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 02682 / 2014, Deed No. (Book - I , 02086/2014)**

**I . Signature of the Presentant**

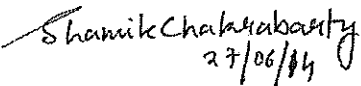
Name of the Presentant	Photo	Finger Print	Signature with date
Anil Gadia C F -71 Salt Lake City Sector I, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	 27/06/2014	 LTI 27/06/2014	 27/6/2014

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sunil Gadia Address -209 C R Avenue, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 27/06/2014	 LTI 27/06/2014	
2	Sanjay Sureka Address -8 Camac St, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700017	Self	 27/06/2014	 LTI 27/06/2014	
3	Anil Gadia Address -C F -71 Salt Lake City Sector I, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 27/06/2014	 LTI 27/06/2014	

**Name of Identifier of above Person(s)**  
 Shamik Chakraborty  
 City Civil Court, District:-Kolkata, WEST BENGAL,  
 India,

**Signature of Identifier with Date**

  
 Shamik Chakraborty  
 27/06/14



(Jaideb Pal)

**ADDITIONAL DISTRICT SUB-REGISTRAR**  
 Office of the A.D.S.R. SEALDAH





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

Endorsement For Deed Number : I - 02086 of 2014  
(Serial No. 02682 of 2014 and Query No. 1606L000004912 of 2014)

On 27/06/2014

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(g) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 7.00/-, on 27/06/2014

( Under Article : ,E = 7/- on 27/06/2014 )

**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.-18,95,51,111/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 100/-

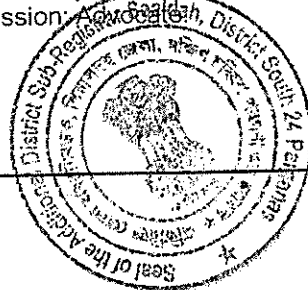
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 14.16 hrs on :27/06/2014, at the Office of the A.D.S.R. SEALDAH by Anil Gadia ,Claimant.

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

Execution is admitted on 27/06/2014 by

1. Sunil Gadia  
Partner, Tirupati Properties, 209 C R Avenue, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700006.  
, By Profession : Business
2. Sanjay Sureka  
Director, Roadwings International Pvt Ltd, 8 Camac St, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700017.  
, By Profession : Business
3. Anil Gadia  
Director, Srinivass Infra Developers Pvt Ltd, 209 C R Avenue, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700006.  
, By Profession : Business  
Identified By Shamik Chakraborty, son of , City Civil Court, District:-Kolkata, WEST BENGAL, India,  
, By Caste: Hindu, By Profession: Advocate



( Jaideb Pal )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 1 of 2

27/06/2014 14:40:00



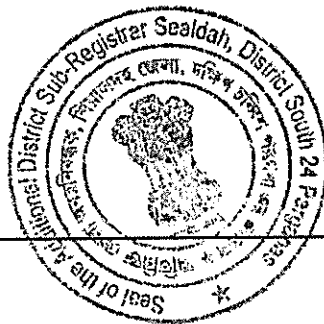
Government Of West Bengal  
Office Of the A.D.S.R. SEALDAH  
District:-South 24-Parganas

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Endorsement For Deed Number : I - 02086 of 2014  
(Serial No. 02682 of 2014 and Query No. 1606L000004912 of 2014)

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( Jaideb Pal )  
ADDITIONAL DISTRICT SUB-REGISTRAR



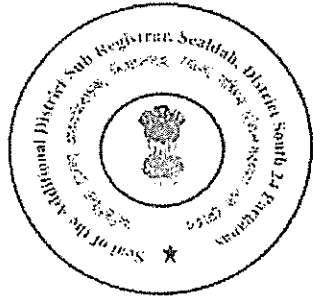
27/06/2014 14:40:00

( Jaideb Pal )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 5711 to 5723  
being No 02086 for the year 2014.



*[Handwritten signature]*

(Jitish Pal) 02 July-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SEALDAH  
West Bengal

