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verified that this is admitted
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Add. Dist. Sub-Registrar, Bishuhat

08 DEC 2014

POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN
 that **MRS. VIDYA BHALOTIA**, Wife of Mr. Raghav Bhalotia, by
 faith : Hindu, by occupation : Business, residing at 18/24,
 Ballygunge Place, Police Station : Gariahat, Kolkata - 700019,
 hereinafter called and referred to as the PRINCIPAL SEND
GREETINGS:

38177
SL. No. DATE.....
NAME
ADD.....
AMT.....

7.9 NOV 2014

SHIO SHANKER SINGH
Advocate
Alipore Judges Court,
Kolkata-700 027

Shash
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



[Signature]
Addl. Dist. Sub-Registrar
Bachchanpur 24 Pgs.(S)

[Signature]
SHIO SHANKER SINGH
Advocate
Alipore Judges Court,
Kolkata-700 027

08 DEC 2014

WHEREAS OWNER is absolutely seized and possessed of and otherwise well and sufficiently entitled to ALL THAT pieces and parcels of land measuring an area of 58.5 decimal, be the same a little more or less, situate or lying at Dag Nos. 547, 549, 751 & 753, Khatian No. 2839, Mouza : Daulatpur, J.L. No. 79, Police Station : Bishnupur, District : South 24 Parganas, entered into Development Agreement on this day with M/S LARICA ESTATES LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 7, Red Cross Place, Police Station: Hare Street, Kolkata - 700001, for development of my aforesaid property, hereinafter referred to as the "SAID PROPERTY" morefully and clearly described in the SCHEDULE hereunder written, which was duly registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas and recorded in Book No. I as being no. 6492 of 2014 , as per terms and conditions clearly set forth therein.

AND WHEREAS in the said Development Agreement it was inter-alia stated that the Owner will get 10 % (Ten percent) of revenue share from the proceeds of sale of flats/bungalows/shops/car parking and other sellable spaces.

AND WHEREAS in pursuance of the said Development Agreement entered between myself and the LARICA herein and in pursuance of understanding between the parties it is necessary and also expedient for me to appoint, to look after my said property affairs.

NOW KNOW ALL BY THESE PRESENTS **MRS. VIDYA BHALOTIA**, Wife of Mr. Raghav Bhalotia, by faith : Hindu, by occupation : Business, residing at 18/24, Ballygunge Place, Police Station : Gariahat, Kolkata - 700019, do hereby and hereunder nominate, constitute and appoint M/S LARICA ESTATES LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 7, Red Cross

Vidya Bhatnagar

Place, Police Station: Hare Street, Kolkata - 700001, as my true and lawful
(represented by one of its Directors Manish Lakhotia)
Attorney, for me and in my name and on my behalf, to do and execute and
perform/caused to be done, executed and performed all or any of the
following acts, deeds, things and matters :-

1. TO hold and defend possession of the said premises/property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.
2. TO pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or on account of the said premises or any portion thereof or any undivided share or shares therein and to insure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.
3. To sign on my behalf upon the Building Plan, modified Building Plan (if any) for its sanction from the competent authorities, for construction of the proposed Buildings.
4. To enforce any covenant/agreement, Sale Deed, Declaration Deed or any other documents relating to the said property or any part thereof and to enforce every rights to that effect.
5. To appoint and terminate the appointment of Architect/LBS, Engineer etc. and to get prepare Plans, to submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or structures on the said premises or any portion or portions thereof before local sanctioning authority.

6. To build upon and exploit commercially the said premises by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
7. To appoint any Contractor/Sub-Contractor for construction work of Building thereon and to cancel the same and engage new contractor to be done by it or its own discretion.
8. To apply for and obtain such certificate, permission and clearance certificate and/or permissions from the competent authority as may be required for execution and/or Registration of any Deed in respect of said property in terms of the Agreement or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions.
9. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to signing all paper and documents relating to get electric connection and meter from Electricity authority or any other requirements for the said Building to be constructed and to enter into any Agreement or Agreements with any Party or Parties for the same.
10. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending purchaser/s of the purchase money and to give good, valid receipt and/or discharges for the same to the Purchaser/s.
11. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities, which may be required for the said premises. To sign and execute all other deeds and documents required to obtain the said connection from the

concerned authorities, which my attorney shall consider necessary and as may be required to complete the proposed Building at the SCHEDULE mentioned property.

12. To represent myself before K.M.D.A. P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respect. To pay sanction fees and other fees to sanctioning authority for sanction of such Building Plan and other and/or to appear and represent before said sanctioning authority.
13. To sign and execute all other deeds and documents required to get the water connection, which my attorney shall consider necessary and may be required to complete the proposed Building at the SCHEDULE mentioned property and to pay all charges and expenses including rates and taxes, Building tax and other levies, which may be required during the construction period.
14. To prepare, sign, execute, submit, enter into, modify, cancel, alter draw, approve the same and also to present for registration and admit registration of all paper, documents, Deeds, contract, agreement, applications, consent and other documents as may in any way be required before the competent authority to be or any of the powers herein contained including Leasing of the said premises and every or any part thereof and the termination of all contracts; rights of occupancy/user and/or enjoyment by any persons or persons whatsoever, the SCHEDULE mentioned property and also in connection with observing fulfilling and performing all the terms conditions and covenants on my part to be observed fulfilled and performed under the Development Agreement.
15. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which I now or may hereinafter be interested or connected and also if my attorney thinks fit

may compromise or refer to arbitration and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other court as the case may be.

16. To sign, declare verify and affirm complaints, written statements, petitions, affidavits, vakalatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, semi government or other Offices.
17. To appear and represent me before all authorities, make commitments and give undertaking as be required for all or any of the purpose herein contained.
18. To appear before any authorities regarding the Tax assessment, drainage/sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
19. The Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or parties thereof for and on behalf of me. Be it mentioned here that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or as being paid by the party/s and/or purchaser/s thereof and/or from the loan sanctioning institute or institutes such as HDFC, LIC, SBI, Home Finance, Home Trust, GIC Housing Finance Ltd. etc. and/or from any Bank of whatsoever status and/or any central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall be able to issue proper and effectual receipts or receipts for and on behalf of the Principal herein.

20. To negotiate terms and to sell the Space/s and/or Flat/s and/or Shop/s with proportionate share of land in the premises/said property to any purchaser/s at such price which my said Attorney in its absolute discretion thinks proper.
21. To enter into any Agreement or Agreements with any party/s or with the intending purchaser/s for sale of Space/s and/or Flat/s and/or Bungalow/s and/or Shop/s with proportionate share of land and/or cancel the same with the intending purchaser/s.
22. The attorney shall or may sign and to execute any Agreement, Deed of Sale and to deliver any Conveyance or Conveyances for selling Flats/Bungalows/Shops/Spaces with easement rights of the common areas of the proposed selling of Flat/s and/or Bungalow/s and/or Space/s and/or Shop/s along with proportionate share of land in favour of the intending purchaser/s or its nominee/s and in the Agreement/s, Deed of Sale/s of the proposed Sale, the said attorney shall receive and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending purchaser/s in my name and the same shall be treated as receipt of me personally and respectively from the intending purchaser/s.
23. To sign and execute all other deeds, instruments and assurances which my attorney shall consider necessary and to enter into and/or agree to such covenant and conditions as may be required to complete the proposed Building as the SCHEDULE mentioned property and for fully and effectually conveying the said proportionate share of land, Flat/s and/or Shop/s together with the easement rights of the common passages in the property on and for my behalf and it is to be treated as done by me.

24. To observe, fulfil and perform all the terms conditions and obligations on my part or to be observed fulfilled and performed according to the said Agreement and to execute all my rights therein by my said Attorney.

THIS POWER is involved with interest and is credited for valuable consideration and to be affected under the Contract Act and also under the Registration Act. This power will be irrevocable and subsist so long the Development Agreement shall not be cancelled or rescinded as per law upon violation of breach of contract on the part of the Attorney. This power of Attorney being collateral documents of the Development Agreement and whatsoever acts, deeds and things concerning the said property to be done by the Attorney shall be deemed to be done on behalf of me and my said Attorney be bound by such acts, deeds and things so done and that will also remain operative until and unless the contract is rescinded upon violation of lawful breach of contract on the part of the Developer/Attorney.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the Authorities herein contained which I could have lawfully done under my own hands, if personally present.

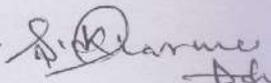
SCHEDULE ABOVE REFERRED TO

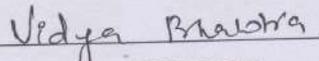
ALL THAT pieces and parcels of land measuring an area of 58.5 decimal, be the same a little more or less, situate or lying at Dag Nos. 547, 549, 751 & 753, Khatian No. 2839, Mouza : Daulatpur, J.L. No. 79, Police Station : Bishnupur, District : South 24 Parganas, under Kulerdari Gram Panchayet.

IN WITNESS WHEREOF I, **MRS. VIDYA BHALOTIA**, have hereto signed or set and subscribed my hand at Kolkata on this 8th day of December, in the year Two Thousand and Fourteen Anno Domini.

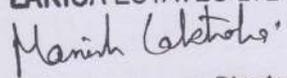
SIGNED, SEALED AND DELIVERED

in the presence of :-

1. 
7, Rad cross Road
Kolkata-1

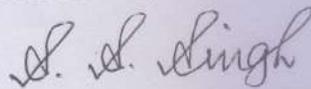

VIDYA BHALOTIA

2. 
SHIO SHANKER SINGH
Advocate
Alipore Judges Court,
Kolkata-700 027

LARICA ESTATES LTD

Director
LARICA ESTATES LTD.

ATTORNEY

Drafted By :


SHIO SHANKER SINGH
Advocate,
Alipore Judges' Court
Kolkata - 700027.

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BISHNUPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 06280 / 2014, Deed No. (Book - I , 06509/2014)
Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Vidya Bhalotia 18/24 Ballygunge Place, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	 08/12/2014	 LTI 08/12/2014	Vidya Bhalotia 08/12/2014

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

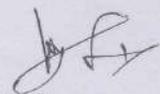
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Vidya Bhalotia Address -18/24 Ballygunge Place, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	Self	 08/12/2014	 LTI 08/12/2014	Vidya Bhalotia
2	Manish Lakhota Address -7/1, Guru Saday Road, Kolkata, Thana:-Karaya, District:-Kolkata, WEST BENGAL, India, Pin :-700019	Self	 08/12/2014	 LTI 08/12/2014	Manish Lakhota

Name of Identifier of above Person(s)

Shio Shanker Singh
Alipore Judges Court, Kolkata, District:-Kolkata, WEST
BENGAL, India, Pin :-700027

Signature of Identifier with Date

 Shio Shanker Singh Adv
8/12/14



(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR



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

Endorsement For Deed Number : I - 06509 of 2014
(Serial No. 06280 of 2014 and Query No. 1613L000014415 of 2014)

On 08/12/2014

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), 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 14.00/-, on 08/12/2014

(Under Article : ,E = 14/- on 08/12/2014)

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.-1,45,38,881/-

Certified that the required stamp duty of this document is Rs.- 60 /- 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 14.00 hrs on :08/12/2014, at the Office of the A.D.S.R. BISHNUPUR by Mrs Vidya Bhalotia ,Executant.

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

Execution is admitted on 08/12/2014 by

1. Mrs Vidya Bhalotia, wife of Mr. Raghav Bhalotia , 18/24 Ballygunge Place, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business
2. Mr. Manish Lakhotia
Director, M/s Larica Estates Limited, 7, Red Cross Place, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business

Identified By Shio Shanker Singh, son of . . ., Alipore Judges Court, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME :

Nidya Bhalotia



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME :

LARICA ESTATES LTD
Manish Lalhotra

Director

ate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 6017 to 6030
being No 06509 for the year 2014.



(Abu Hena Mobassir) 08-December-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal