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U

P. 3922/13

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भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

13  
-10 per

पश्चिम बंगाल WEST BENGAL

9-9562-2017  
Stamp duty & Regn fees as per Rule,  
already paid in the Development Agreement  
vid. Deed SLN - 4696/2013 & Deed No. I. 3921/2013

N 056895

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

Additional District Sub Registrar  
Sealdah

03922  
26/11/13

Power of Attorney

TO ALL TO WHOM THESE PRESENTS SHALL COME, we Grewal Concepts  
Private Limited, a company within the meaning of the Companies Act, 1956 and  
having its registered office at 3D, Dr. G.S. Bose Road, Kolkata-700 039, P.S.  
Kasba, hereafter called the "Grantor", represented by one of its directors Kulwant  
Singh, son of Late Amar Singh, by faith Hindu, by occupation Business, residing  
at 3D, Dr. G.S. Bose Road, Kolkata-700 039, P.S. Kasba, SEND GREETINGS:

111655

No ..... Sold To .....  
Rs .....  
P. K. DAS  
(Govt) LICENSED STAMP VENDOR  
11A, Minza Ghazi Street, Kol-87  
L No-235, PS  
Date ..... 20/11/2013 ✓



20 NOV 2013

Kulwant Singh



VCTS  
30/10

CONCEPTS (P) LTD.  
Kulwant Singh  
Director



A. D. S. R. SEALDAH  
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by me,  
Hajra  
Hajra

**WHEREAS:**

- A. The Grantor is the owner of two-third share and/or interest in the "Said Property" described in the Schedule and Indranagri Conclave Private Limited (hereafter the "Second Owner") is the owner of the remaining one-third share and/or interest therein.
- B. The Grantor and the Second Owner have entered into an agreement of even date registered with the A.D.S.R. Sealdah, South 24-Paraganas (hereafter the "Development Agreement"), to develop the Said Property (hereafter the "Project") under the terms and conditions as detailed therein.
- C. In terms of the Development Agreement and/or otherwise, the Grantor is required and/or is desirous of appointing the below named persons as its true and lawful attorneys for the purposes hereinafter mentioned.

**NOW KNOW YE ALL BY THESE PRESENTS THAT** we, the above named Grantor, do hereby nominate, constitute and/or appoint (1) **Inderpal Singh Sandhu**, son of late Sarup Singh Sandhu, and (2) **Jitenpal Sandhu**, son of the said Inderpal Singh Sandhu, both by occupation business, by faith Hindu, Indian Nationals and residing at Flat No. 4A, 4<sup>th</sup> Floor, 'Orbit Enclave', 12/3A, Picaso Bithi, Kolkata-700 017 (hereafter collectively the "**Attorneys**"), who have been duly nominated by the Second Owner in terms of the Development Agreement, to act jointly and/or severally, as the true and lawful attorney or attorneys of the Grantor, for, in the name of and/or on behalf of the Grantor and the Said Attorneys or any of them to do, exercise and perform all or any of the following acts, deeds and/or things relating to the Said Property, that is to say:

1. To possess and hold possession of the Said Property and to warn off, prohibit and if necessary, to proceed in due form of law against all or any of the trespassers at the Said Property or any part thereof and also against all defaulters in payment of rent or other considerations or those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.
2. To appoint and terminate the appointment of Architects, Engineers and/or Surveyors for surveying and doing soil testing and also for preparation of



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plans for construction of a building at the Said Property (hereafter the "Building") and also for any additions and/or alterations and/or modification thereto and to have such plans prepared and the soil of the Said Property tested.

3. To apply for and submit the plans for constructions of the Building to the Kolkata Municipal Corporation (hereafter the "KMC"), for sanctioning and have the same sanctioned and if so deemed fit and proper, to have the plans submitted and/or sanctioned and/or, as stated above, to have the same modify and/or altered by the KMC or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the Said Property to the concerned authorities and take back the same.
4. To pay fees, obtain sanctions and such other orders and/or permissions from the necessary authorities as be necessary for such sanctioning, modification and/or alteration of the said plans.
5. To appear and represent us before all necessary authorities and/or Government Departments and/or their officers and also all other State Executives, Judicial or Quasi Judicial authorities, including without limitation the KMC, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Kolkata Police, and if necessary to apply for and obtain all permissions and/or approvals from them or any of them in connection with the sanctioning, modification and/or alteration of the said plans including boundary verifications.
6. To execute any Gift Deed in favour of the KMC if required for obtaining sanction of the said plan and admit such execution before the concerned register.
7. To receive refund of the excess amount or fee, if any, paid for any of the purposes stated herein or otherwise and to give valid and effectual receipts and discharges in respect thereof.
8. To build at the Said Property by constructing the Building or otherwise thereon and for that purpose to demolish the existing buildings and/or other structures thereat.



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9. To apply for and obtain steel, cement, bricks and all other construction and/or building materials and/or construction equipments for the purpose of the Project and for such purpose to obtain all such permission as be necessary.
10. To apply for and obtain electricity, gas, telephone, water, drainage, sewerage, lifts, generators, cable or Dish TV connection and/or any other connections or utilities at the Said Property and/or the Building and to make alterations therein and to close down, surrender and/or have disconnected any of the connections or utilities as also such existing connections for obtaining such new connections.
11. To apply for and obtain permissions and licenses to install, run and operate lifts, generators and/or any other utilities at the Said Property and/or the Building.
12. To apply for and obtain the necessary completion or occupation or other certificates from the KMC and/or other concerned authorities in respect of construction and/or occupation of the Building.
13. To ask, demand, sue for, receive, recover, realize and collect rents, moneys, consideration, construction costs, mesne profits, deposits, payments, compensation, interests, damages, electricity charges, municipal rates and taxes, service and/or maintenance charges and all other sum or sums which are or may become due, payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to raise bills and give effectual receipts and discharges for the same.
14. To enforce any covenant in any agreement, sale deeds, lease deeds, declarations and/or licenses or tenancy agreements or any other documents entered into by the Grantor by any of our Attorneys and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit, then to exercise such right amongst others.
15. To terminate any contract or agreement with any person or persons and to deal with the spaces and/or rights of such person or persons relating to the Project in such manner as the Attorneys may deem fit and proper.



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16. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, agreements, supplemental agreements, construction contracts, consents, deeds, sale deeds, lease deeds, tenancy agreements, cancellation deeds, surrenders, nominations, rectification deeds, declarations, prescribed forms, affidavits, applications, understandings, indemnities, plans and other documents as may in any way be required to be so done.
17. To appear before any Notary Public, Registrar, Sub-Registrar, District Registrar, Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and perfected all deeds, instruments and/or writings signed or made by us or by any of our Attorneys or any of them by virtue of the powers hereby conferred.
18. To raise and/or borrow construction finance and/or loans for the purpose of the Project from any Bank or Financial Institution and, if necessary for that purpose, to create charges or mortgages in respect of any part or portion of only the Second Owner's Allocation in the Building as mentioned in the Development Agreement but under no circumstances whatsoever, no part of the share or interest of the First Owner in the Said Property and/or the First Owner's Allocation in the Building as mentioned in the Development Agreement can be charged or mortgaged.
19. To sell, lease out or otherwise transfer, deal with and dispose of the units, car parking spaces, servants quarters, roof or other constructed areas or saleable spaces in the Building within the Second Owner's Allocation to be earmarked between the Grantor and the Second Owner in accordance with the Development Agreement to the persons interested in purchasing or otherwise acquiring the same at such prices and on such terms and/or conditions as the Attorneys may deem fit and proper and to receive and realize the consideration and other amounts payable therefor by the intending buyers and grant receipts and discharges therefor which shall fully exonerate the person or persons paying the same.



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20. To exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas within the Second Owner's Allocation in the Building and to admit such execution before the concerned registrar.
21. To have the flats and other constructed areas and saleable spaces within the Second Owner's Allocation in the Building separately assessed and mutated in the names of the owners thereof in all public records and with all authorities including the KMC.
22. To accept, receive, sign and acknowledge all notices and/or services of all papers or documents from all Courts, Tribunals, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels and/or money orders.
23. To commence, prosecute, enforce, defend, answer and/or oppose all suits, actions and/or other legal proceedings and/or demands, civil, criminal or revenue, concerning the Premises or any of the affairs of the Grantor in connection therewith or any of the matters aforesaid in which the Grantors are now or may hereafter be interested or concerned and also if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.
24. To sign, declare, verify and/or affirm all Vakalatnamas, Complaints, Written Statements, Petitions, Consent Petitions, Warrants of Attorney, Memorandums of Appeal, Affidavits and all other documents or cause papers as the occasion shall require and/or as the Said Attorneys may think fit and proper.
25. For better and more effectually exercising all or any of the powers and authorities aforesaid, to retain, appoint and/or employ Advocates, Pleaders, Solicitors, Mukhtears or Debt Collecting Agents and to revoke such appointment.
26. To receive and/or pay and/or deposit all moneys including without limitation court fees, stamp and registration fees and to receive refunds thereof and grant valid receipts and discharges in respect thereof.



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27. To negotiate with all or any of the occupants of the Said Property or any part or portion thereof and from time to time to get their respective tenanted and/or occupied portions vacated from them on such terms and/or conditions as may be deemed fit and proper by the Attorneys or any of them including by paying any monetary compensation and/or by providing alternative accommodations or otherwise.
28. To sign and/or give notice to any tenant and/or trespasser at the Said Property or any portions thereof, to quit or surrender their tenancies or other rights, title and/or interests in respect of the occupied portions and to have vacated and deliver possession of the same to our Attorneys or any of them and to abate any nuisance or to remedy and breach of covenant or obligation and/or for any other purposes whatsoever.
29. To enforce any covenant in any agreement, declaration and/or license or tenancy agreement or any other document entered into by the Grantor and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit then to exercise such right amongst others.
30. To accept surrender and/or releases of any vacant and/or notional possession of any portion of the Said Property from its tenants, occupiers and/or trespassers and to retain the same.
31. For all or any of the purposes herein-stated, to appear and represent the Grantor before all concerned authorities and officials, Central and State Government Departments, Income Tax Departments, Revenue Departments, Land Departments and/or its Officers and also all other state Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals, including without limitation Officials of Reserve Bank of India, Income Tax Officers, Commissioner of Income Tax and make commitments and/or give undertakings.
32. To appoint from time to time any person or persons, appointed and/or authorised by the Second Owner by virtue of a resolution passed by its Board of Directors to act on behalf of the Grantor for exercising all or any of the authorities hereby conferred upon the Attorneys and to terminate the appointment of such substitute or substitutes and make other appointments in a similar manner.



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**AND GENERALLY** to do all such acts, deeds, matters and/or things concerning the authorities hereby granted in respect of the Said Property and for better exercise of the authorities herein contained which the Grantor could have done lawfully through any of its Directors or authorised person if personally present.

**AND** the Grantor does hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorneys or any of them or any of their substitutes shall do or caused to be done or shall lawfully do or caused to be done in or about the Said Property aforesaid *provided however* that the principal attorneys hereunder is and shall always be the Second Owner and the said Inderpal Singh Sandhu and the said Jitenpal Sandhu shall be the attorneys only so long as they are directors or employees of the Second Owner and further that the Second Owner shall be entitled to appoint only its Directors or employees as their substitutes in case they so desire.

**Schedule  
(Said Property)**

**ALL THAT** the Municipal Premises No. 3F, Dr. Girindra Sekhar Bose Road, Kolkata - 700 039, admeasuring about 18 Cottahs and 14 Chittacks with old structures made of brick built walls with tin and asbestos shed constructed thereon measuring about 3000 Square Feet within Police Station Kasba, District 24 Parganas (South), Ward No. 67 of the Kolkata Municipal Corporation, *together with* the right to use the 33 (thirty-three) feet wide common passage to the west thereof from Dr. Girindra Shekhar Bose Road to the end thereof butted and bounded as follows:

- ON THE NORTH : By Municipal Road known as Dr. Girindra Sekhar Bose Road;
- ON THE EAST : By portion of Municipal Premises No. 3, Dr. Girindra Sekhar Bose Road;
- ON THE SOUTH : By Municipal Premises No. 3, Dr. Girindra Sekhar Bose Road and
- ON THE WEST : Partly by 33 feet wide common passage and partly by Municipal Premises No. 3, Dr. Girindra Sekhar Bose Road.



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IN WITNESS WHEREOF we have executed this Power of Attorney at Kolkata on this \_\_\_ day of November, 2013.

Signed, executed and delivered by the within named **Grantor** in the presence of:

GREWAL CONCEPTS PVT. LTD.  
Kulwant Singh  
Director

**Witnesses:**

1. Sebadas Hazra  
6/7A, A J C Bose Road  
Kolkata - 700017
2. <sup>Ravis</sup> Rajesh K. Shrivastava  
75C Park Street,  
K-1-16

Witnessed by me  
[Signature]



A. D. S. R. SEALDAH  
22 NOV 2013  
D. : : Margates



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

Endorsement For Deed Number : I - 03922 of 2013

(Serial No. 04706 of 2013 and Query No. 1606L000009562 of 2013)

/2013

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

d for registration at 17.10 hrs on :22/11/2013, at the Private residence by Kulwant Singh

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

admitted on 22/11/2013 by

Singh

Grewal Concepts Pvt Ltd, 3 D, Dr. G. S. Bose Road, Kolkata, Thana:-Kasba, District:-South

ssion : Business

d By Sebadas Hazra, son of Lt Ranjit Hazra, 6/7 A, A. J. C. Bose Road, Kolkata

( Jaideb Pal )

ADDITIONAL DISTRICT SUB-REGISTRAR

2013

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

under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A

Fees:

ish

on /11/2013

icle : ,E = 7/- on 25/11/2013 )

of Market Value(WB PUVI rules of 2001)

at the market value of this property which is the subject matter of the deed has been

at the required stamp duty of this document is Rs - 50 /- and the Stamp duty paid as



( Jaideb Pal )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Jaideb Pal )

ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 9337 to 9349  
being No 03922 for the year 2013.



(Jaideb Pal) 26-November-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SEALDAH  
West Bengal