

21/14

11

IV

0046/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 087582

Certified that the Document is duly Registered in the Registrar's Office and the endorsement sheets attached thereto are the part of this Document

3.22  
15/1/14  
Additional Registrar of Assurances-III  
Kolkata

A.R.A. III

G. Power

Additional Registrar of Assurances-III  
Kolkata  
00069/14

kechfu  
Dipak

**THIS POWER OF ATTORNEY** made this 15<sup>th</sup> day of January Two Thousand Fourteen **BY RATANLAL PASARI**, son of the late Mulchand Pasari, residing at premises No. 17, Ballygunge Park Road, Kolkata-700019 PAN No. AFOPP5614G, **BIMAL KUMAR PASARI**, son of the late Mulchand Pasari, residing at premises No. 43, Landmark, 4<sup>th</sup> floor, Carmicheal Road, Mumbai- 400026, PAN No. AGHPP8409R and **LALIT PASARI**, son of the late Mulchand Pasari, residing at premises Old No. 4 New No. 9, Kasthuri Estate, 1<sup>st</sup> Street, Alwarpet, Chennai-600018, PAN No. AFVPP3446F hereinafter jointly referred to as the **OWNERS** (which

7th 250  
100  
350

Additional Registrar of Assurances- III  
Kolkata  
18 JAN 2014



186710

VICTOR MOSES & CO.  
6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

- 6 JAN 2014

Date.....  
Sold to.....  
of.....  
Rs. ....

16, India Exchange Place, Kol-1  
Licensed Stamp Vender

Shantanu Shetty



190

ASPIRATIONS HOMES PRIVATE LIMITED

Shantanu Shetty



191

Director

ASPIRATIONS HOMES PRIVATE LIMITED

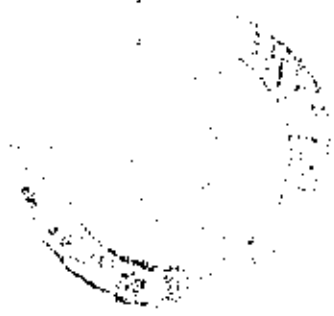
Manthayana

Director



192

Ra. Lal Pasari  
(RATAN LAL PASARI)



Additional Registrar of Assurance - III  
Kolkata  
15 JAN 2014

Smit Ray P.F.D



expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) **IN FAVOUR OF CHANDAN CHATTERJEE**, son of the Late Sachindra Kumar Chatterjee, residing at 2/2A, Mahendra Road, P.S. Bhowanipur, Kolkata-700 025 and **AMIT BAJORIA**, son of Sreekrishna Bajoria, residing at 7C, Priyanath Mullick Road, P.S. Bhowanipur, Kolkata-700 025, both Directors of Aspirations Homes Private Limited, hereinafter jointly referred to as the **ATTORNEYS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their substitute or substitutes)

**WHEREAS :**

A) We are seised and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the partly two-storied and partly three-storied brick-built messuage tenement and/or dwelling house Together With the piece and parcel of land containing an area of 1 Bigha, 8 Cottahs, 12 Chittacks, 22 Sq. ft. but on actual measurement containing an area of 1 Bigha, 9 Cottahs, 2 Chittacks, 40 Sq. ft. be the same a little more or less situate lying at and being premises No. 14, Shakespeare Sarani, formerly Theatre Road (formerly No. 7, Theatre Road) being part of Holding No. 60, Block No. 19 in the southern division, in KMC Ward no 63 , P.S. -Shakespeare Sarani, within the jurisdiction of the Registrar of Assurances, Kolkata in the town of Kolkata more fully and particularly described in the Schedule hereunder written (hereinafter referred to as the "said Property").

*Rectify  
Deput*

B) By a Development Agreement dated the 7<sup>th</sup> day of November, 2013 made between ourselves of the One Part and Aspirations Homes Private Limited ("the said Developer") of the Other Part and registered with the Additional Registrar of Assurances I Kolkata in Book no.1, Volume No. 3, Pages 552 to 609, Being No. 544, for the year 2014 the Developer has agreed to develop the said Property on the terms and

*Rectify  
Deput*

*From Deput*

*Chandan Chatterjee*





193 ✓

P. - 1 Kuntan  
(PINAL KUNAR-SARAK)



194 ✓

Lalit Bansi  
(LALIT BASARI)



Additional Registrar of Assurances  
Kolkata  
15 JAN 2014

Suresh Ray  
90 Lake M.M. Ray  
6, ARI Path office B.I.  
Kolkata - 700041  
(Suresh)



conditions therein contained (hereinafter referred to as the "said Development Agreement").

C) Pursuant to and in terms of the said Development Agreement the Owners are required to grant registered Power of Attorney to the said Developer or its officers in connection with development of the said Property and entering into agreement for sale, lease etc. of the undivided proportionate share in the land comprised in the said Property appertaining to the Developer's Allocation under the said Development Agreement. ✓

D) The Attorneys are the officers of the said Developer. ✓

E) We therefore intend to nominate constitute and appoint the said **CHANDAN CHATTERJEE**, son of the Late Sachindra Kumar Chatterjee, residing at 2/2A, Mahendra Road, Kolkata-700 025 and **AMIT BAJORIA**, son of Sreekrishna Bajoria, residing at 7C, Priyanath Mullick Road, Kolkata-700 025, both Directors of Aspirations Homes Private Limited, to be our true and lawful attorneys to act do and perform acts, deeds and things in connection with development of the said Property and entering into agreement for sale, lease etc. of the undivided proportionate share in the land comprised in the said Property appertaining to the Developer's Allocation under the said Development Agreement, either jointly or severally. ✓

**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH** that We the said **RATANLAL PASARI, BIMAL KUMAR PASARI** and **LALIT PASARI**, do hereby nominate, constitute and appoint the said **CHANDAN CHATTERJEE**, son of the Late Sachindra Kumar Chatterjee, residing at 2/2A, Mahendra Road, Kolkata-700 025 and **AMIT BAJORIA**, son of Sreekrishna Bajoria, residing at 7C, Priyanath Mullick Road, Kolkata-700 025, both Directors of Aspirations Homes Private Limited, to be their true and lawful Attorneys to act, do and perform the following acts, deed, matters and things in connection with development of the said ✓





*[Signature]*  
Additional Registrar of Assurance - III  
Kolkata  
15 JAN 2014



Property and entering into agreement for sale, lease etc. of the undivided proportionate share in the land comprised in the said Property appertaining to the Developer's Allocation under the said Development Agreement, either jointly or severally that is to say :-

1. To execute and register from time to time Agreement and/or Deed of Conveyance, Lease or any other document in connection with the transfer of the undivided proportionate share in the land comprised in the said Property appertaining to the Developer's Allocation under the said Development Agreement, to receive consideration therefor for on our behalf and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/ or other authorities having jurisdiction in the matter.

2. Such of the powers as the Attorneys in its absolute discretion shall think, fit and proper to any of its officers or agent upon intimation to the Owners and upon such delegation and intimation the said Power of Attorney shall be deemed to have been granted by the Owners in favour of the said Delegate or Delegates as the case may be.

**AND GENERALLY** to do and perform all and every such further and other lawful acts, deeds and things touching or concerning the matters and things aforesaid as fully and effectually and to all intents and purposes as we might or could do if personally present.

**AND** We do hereby ratify and confirm and agree at all times hereafter to ratify and confirm all and whatever our said Attorneys shall lawfully do or cause to be done in connection with the transfer of the undivided proportionate share in the land comprised in the said Property appertaining to the Developer's Allocation under the said Development Agreement, by virtue of this Power of Attorney notwithstanding no express power in this behalf is hereunder provided.





~~\_\_\_\_\_~~  
Additional Registrar of Assurance - III  
Kolkata  
15 JAN 2014





**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the partly two-storied and partly three-storied brick-built messuage tenement and/or dwelling house Together With the piece and parcel of land containing an area of 1 Bigha, 8 Cottahs, 12 Chittacks, 22 Sq. ft. but on actual measurement containing an area of 1 Bigha, 9 Cottahs, 2 Chittacks, 40 Sq. ft. be the same a little more or less together with structure standing thereon, ground floor measuring about 4000 Sq. Ft., first floor measuring about 4000 Sq. Ft. and second floor measuring about 2000 Sq. Ft., situate lying at and being premises No. 14, Shakespeare Sarani, formerly Theatre Road (formerly No. 7, Theatre Road) being part of Holding No. 60, Block No. 19 in the southern division, in KMC Ward no 63 , P.S. -Shakespeare Sarani, within the jurisdiction of the Registrar of Assurances, Kolkata in the town of Kolkata and butted and bounded as follows :-

*Rectify  
A/pal*

<b><u>ON THE NORTH</u></b>	: By Shakespeare Sarani
<b><u>ON THE SOUTH &amp; WEST</u></b>	: By 12, Shakespeare Sarani
<b><u>ON THE EAST</u></b>	: Partly by property No.16, Shakespeare Sarani.

*Rectify  
Deputy*

**IN WITNESS WHEREOF** We the said Owners have hereunto set and subscribed our respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**  
by the said **RATANLAL PASARI,**  
**BIMAL KUMAR PASARI** and **LALIT**  
**PASARI** at Kolkata in the presence of :

*Suresh Ray*  
6, Old Post Office St.  
Kolkata - 700001

*Balraj Lal Khanda,*  
6, Old Post Office St  
Kolkata - 1.

*Drawn by*  
*A. Banerjee*

*Ratan Lal Pasari*  
*Bimal Kumar Pasari*  
*Lalit Pasari*


*We Accept*  
*Shankar*  
ASPIRATIONS HOMES PRIVATE LIMITED  
ASPIRATIONS HOMES PRIVATE LIMITED  
*For Director*  
DIRECTOR





Additional Registrar of Assurance - II,  
Kolkata  
15 JAN 2014



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

**Endorsement For Deed Number : IV - 00461 of 2014**  
**(Serial No. 00621 of 2014 and Query No. 1903L000000910 of 2014)**

**On 15/01/2014**

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

Presented for registration at 15.20 hrs on :15/01/2014. at the Private residence by Ratanlal Pasari , one of the Executants.

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

Execution is admitted on 15/01/2014 by

- 1 Ratanlal Pasari, son of Lt. Mulchand Pasari , 17, Ballygunge Park Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Others
  2. Bimal Kumar Pasari, son of Lt. Mulchand Pasari , 43, Landmark, District:-Mumbai, MAHARASHTRA, India, Pin :-400026, By Caste Hindu, By Profession : Others
  - 3 Lail Pasari, son of Lt. Mulchand Pasari , 9, Kasthuri Estate, District:-Chennai, TAMIL NADU, India, Pin :-600018, By Caste Hindu, By Profession : Others
  - 4 Chandan Chatterjee, son of Lt. Sachindra Kumar Chatterjee , 2/2 A, Mahendra Road, P. S. - Bhowanipur, Kolkata, District:-, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession Others
  - 5 Amit Bajoria, son of Sreekrishna Bajoria , 7 C, Priyadarshi Mullick Road, P. S. - Bhowanipur, Kolkata, District :-, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
- Identified By Sujit Roy, son of Lt. M. M. Roy, 6, O. P. O. Street, Cal, District:-, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

**On 16/01/2014**

**Payment of Fees:**

Amount By Cash

Rs. 7.00/-, on 16/01/2014

( Under Article : ,E = 7/- on 16/01/2014 )

**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.- /-

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

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance - III  
Kolkata

18 JAN 2014

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

18/01/2014 14:44:00

EndorsementPage 1 of 2







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

Endorsement For Deed Number : IV - 00461 of 2014  
(Serial No. 00621 of 2014 and Query No. 1903L000000910 of 2014)

On 18/01/2014

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(a) of Indian Stamp Act 1899.

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III



*[Signature]*  
Additional Registrar of Assurances  
Kolkata












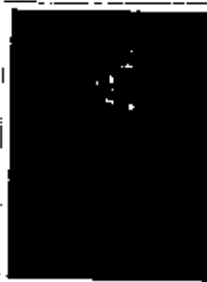
































18 JAN 2014 ( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Endorsement Page 2 of 2

18/01/2014 14:44:00





**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Ran...</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<i>D...d...</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<i>Y...</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<i>Shan...</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
















Additional Registrar of Assurance  
Kolkata  
15 JAN 2014





**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>with binding.</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
PHOTO							
	Little	Ring	Middle	Fore	Thumb		
	(Left Hand)						
	Thumb	Fore	Middle	Ring	Little		
PHOTO							
	Little	Ring	Middle	Fore	Thumb		
	(Left Hand)						
	Thumb	Fore	Middle	Ring	Little		
PHOTO							
	Little	Ring	Middle	Fore	Thumb		
	(Left Hand)						
	Thumb	Fore	Middle	Ring	Little		



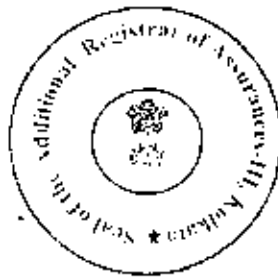


Additional Registrar of Assurance - III  
Kuwait  
15 JAN 2014



Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV  
CD Volume number 1  
Page from 5679 to 5690  
being No 00461 for the year 2014.



(Sanatan Maitty) 20-January-2014  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A. - III KOLKATA  
West Bengal

22/1/14



\*\*\*\*\*  
DATED THIS 1<sup>st</sup> DAY Jan, 2014  
\*\*\*\*\*

FROM

RATANLAL PASARI & ORS.

TO

CHANDAN CHATTERJEE & ANR.

POWER OF ATTORNEY

VICTOR MOSES & CO.,  
SOLICITORS & ADVOCATES,  
6, OLD POST OFFICE STREET,  
KOLKATA-700 001.

