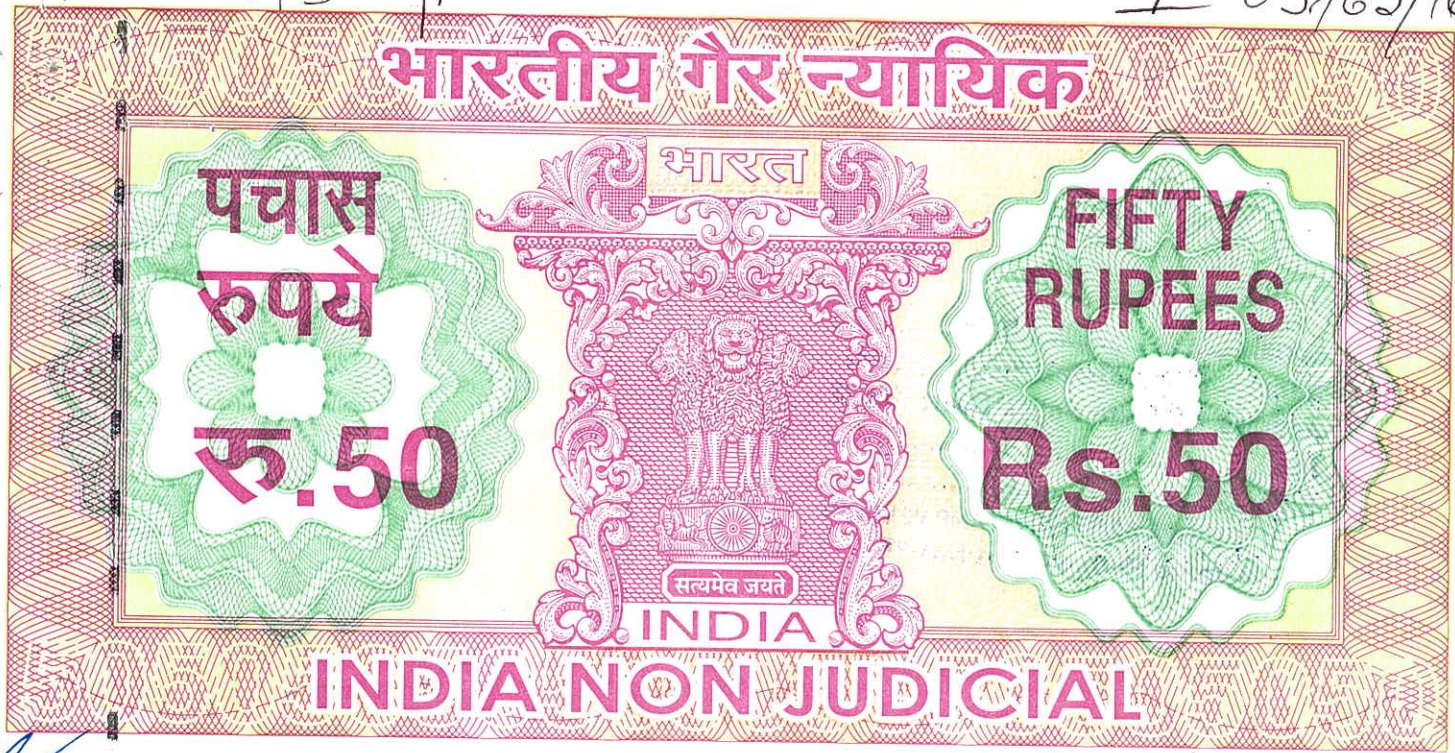


4353/16

I 03763/16



1/21/16

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 995854

Certified that the document is admitted to registration. The signature sheet's and the endorsement sheet attached with this document are the part of this document.

Asst. Dist. Sub-Registrar
Ulpoor, South 24 Parganas

02 JUN 2016

POWER OF ATTORNEY

1. Date: 01.06.2016
2. Place: Kolkata
3. Parties

vc
1310
8/16

Ratna Das Gupta

2548

12 APR 2016

Serial.....Date.....
 Name - S.C. Mazumder (Adv)
 Address - Alipore Police Court Kol-27
 Rs.....
 Sign.....
 A. K. PURKAYASTHA (STAMP VENDOR)
 Alipore Police Court Kol-27



Ratna Das Gupta



V (T9)
 3757

Ratna Das Gupta



Jayanti Pandit—
 S/o Gourhari Pandit—
 83 TOPSON'S ROAD (B)
 Kol- 700046.
 PO - Gobindakhehice
 PS - TOPSON
 Service.

Signature.....

 01 JUN 2016
 ADDL. DIST. SUB-REGISTRAR
 ALIPORE, SOUTH 24 PGS.

3.1 **MRS. RATNA DASGUPTA [Income Tax PAN ADOPD6498C]**, wife of Late Nani Bhushan Das Gupta, residing at 134. N.S.C. Bose Road, Police Station – Jadavpur PS, Post office - Regent Park, Kolkata – 700040, West Bengal,

(Grantor)

And

3.2 **PS Group Realty Limited [Income Tax PAN AABCP5390E]**, a public limited company having its registered office at 83, Topsia Road (South), Kolkata-700046, Police Station Topsia, Post office – Gobindo Khatick represented by its Director, **Mr. Surendra Kumar Dugar [Income Tax PAN ACUPD1317K]**, son of Late J. M. Dugar, working for gain at 83, Topsia Road (South), Post office – Gobindo Khatick, Police Station – Topsia , Kolkata – 700 046

3.3 **Mr. Gaurav Dugar [Income Tax PAN AGRPD3020C]** , son of Mr. Surendra Kumar Dugar, residing at 52/4/1, Ballygunge Circular Road, Kolkata – 700 019, Post office – Ballygunge, Police Station - Ballygunge, being the authorized representative of **PS Group Realty Limited [Income Tax PAN AABCP5390E]**, a public limited company having its registered office at 83, Topsia Road (South), Kolkata-700046, Police Station Topsia, Post office – Gobindo Khatick

(collectively Attorneys).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

4.1 **Ownership of said Property :** The Grantor is the absolute owner and possess land measuring **13 cottahs 19 sq.ft.** more or less **together with** structures and dwelling units erected thereon, situate, lying at and being Municipal Premises No134, Netaji Subhas Chandra Bose Road, P.S Jadavpur, Kolkata-700040, within the limits of Ward No. 95 of the Kolkata Municipal Corporation, described in the **Schedule** below (**Said Property**).

4.2 **Said Project:** The Grantors have decided to develop the Said Property by construction of new building (new building) on the Said Property and the Grantors have further decided to grant power to the developer for sale of units/ lease and/or transfer the Developer's Allocation in the Said Buildings (the development and the sale of Developer's Allocation, collectively **Said Project**).

4.3 **Development Agreement:** By an Agreement dated **31st day of May, 2016**, registered in the Office of the ADSR, Alipore, South 24 Parganas, being Deed No. **3726** for the year 2016 (**Development Agreement**), the Grantors have appointed the Attorneys as the developer of the Said Property for development of the new Building, in the manner and on the terms and conditions contained in the Development Agreement.



Signature.....

01 JUN 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

- 4.4 **Building Plans:** The Grantors will require the building plans to be sanctioned and/or modified/alterd (**Building Plans**) by the Kolkata Municipal Corporation and other statutory authorities including but not limited to Traffic Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, Calcutta Electric Supply Corporation Limited (collectively **Other Authorities**).
- 4.5 **Reason for Granting of Powers:** Under Clause 6.7 of the Development Agreement, it has been agreed that the Grantors shall grant a Power of Attorney to the Attorneys for (1) causing sanctioned/revalidated/modified/alterd by the Kolkata Municipal Corporation and Other Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building (2) doing all things needful for construction and development of the Said Property by construction of the New Building and (3) booking, sale of units/ lease, under-let, assign and/or transfer of the Developer's Allocation (**Units**) in the New Building to prospective purchasers/transferees after sanction of the building plan only (collectively **Transferees**) in terms of the Development Agreement. Accordingly, the Grantors are granting certain powers and authorities to the Attorneys, by this Power of Attorney.
5. **Subject Matter of Power of Attorney**
- 5.1 **Sanction of Building Plans:** Powers and authorities for causing sanction of the Building Plans and ancillary activities incidental thereto.
- 5.2 **Construction of New Building:** Powers and authorities for construction of the New Buildings on the Said Property in terms of the Development Agreement.
- 5.3 **Sale:** Powers and authorities for sale of the Units in the Developer's Allocation in the New Building to the Transferees.
6. **Appointment**
- 6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorneys jointly and/or severally as the lawful Attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.
7. **Powers and Authorities**
- 7.1 **Sanction of Building Plans and Other Statutory Compliances:** To cause sanction of the Building Plans by appointing a licensed architect and structural engineer and then, if required, to have the same revalidated and/or modified and/or extended and/or altered and/or revised by KMC and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and/or re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from KMC and the Other Authorities.
- 7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to the KMC and the Other Authorities for sanction, modification, alteration, extension, revision and/or re-validation of the Building Plans and obtaining drainage connection,



Signature.....
01 JUN 2016
ADDL. DIST. SUB-REGISTRAR
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- water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.
- 7.3 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.
 - 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
 - 7.5 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.
 - 7.6 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein only for the above purpose.
 - 7.7 **Acceptance of Papers:** To accept notices and service of papers from KMC, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
 - 7.8 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
 - 7.9 **Granting Receipts:** To receive and pay and/or deposit of moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.
 - 7.10 **Municipal Tax:** To make payment of upto date municipal tax in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
 - 7.11 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Building on the Said Property.
 - 7.12 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Building and/or any other structure on the Said Property, in accordance with the Development Agreement.



Signature.....

01 JUN 2017

ADDL DIST. SUB-REGISTRAR/
ALIPORE, SOUTH 24 PGS.

- 7.13 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorneys in accordance with the Development Agreement and without creating any liability or obligation of the Grantors.
- 7.14 **Watch and Ward:** To employ and appoint watchmen, guards, and other security personnel for the Said Property.
- 7.15 **To deliver possession of Grantor's allocation:** The developer before executing any sale deed in respect of developer allocation to any transferee/s, the developer shall give notice for handover peaceful vacant possession of landowner/grantor's allocation to all the beneficiaries of the landowner/grantor, which is mandatory before executing any deed of sale of developer's allocation.
- 7.16 **Negotiation and Sale:** To negotiate for sale and sell the Units in the Developer's Allocation in the New Building to the Transferees, on terms and conditions as be deemed fit by the Attorneys and to prepare, sign, execute and deliver agreements, deeds and other instruments in this regard. Provided the developer before transfer and/or executing any deed of sale in respect of any unit/flat of developer's allocation, the developer shall give notice for handover peaceful vacant possession of all the units/flats of Owner's /grantor's allocation to all the beneficiaries of Grantor.
- 7.17 **Receive Payments:** To receive all payments with regard to the sale of the Units in the Developer's allocation in the said building from the Transferees and acknowledge receipt of the payments.
- 7.18 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into such agreements, deeds and instruments including but not limited to the clearance under the Income Tax Act, 1961, for transfer of the Units in the Developer's Allocation in the New Building to the Transferees.
- 7.19 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, deeds and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements, deeds and other instruments for the purpose of plan sanction /for sub leasing/under leasing/assigning and or transferring of the Units in the Developer's Allocation in the New Building after sanction of the Building Plan.
- 7.20 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of development of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.21 **Outgoings:** To pay all outgoing, including municipal taxes, etc. in respect of the Said Property/New Building and to collect receipts therefore.



Signature.....

01 JUN 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

8. Covenants and Ratification

- 8.1 **Covenants:** The Attorneys agrees and covenants with the Grantor that **(1)** all the costs, charges and expenses for construction shall be borne and paid by the Attorneys **(2)** no financial or other liability shall be created on the Grantor by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and **(3)** the liabilities and obligations of the Grantor shall continue to remain the same as mentioned in the Development Agreement, irrespective of grant of this Power of Attorney unless specifically mentioned in the Development Agreement.
- 8.2 **Hereby Made:** The Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorneys in pursuance of this Power of Attorney.

**Schedule
(Said Property)**

ALL THAT piece and parcel of measuring **13 Cottahs 19 Sq. ft.**, be the same a little more or less situated at Premises No. 134, Netaji Subhas Chandra Bose Road, Police Station – Jadavpur, Kolkata – 700040 within the limits of Kolkata Municipal Corporation Ward No. 95 and butted and bounded in manner following:

ON THE NORTH : By Premises No. 140/24, Netaji Subhas Chandra Bose Road
ON THE EAST : By 140/26, Netaji Subhas Chandra Bose Road
ON THE SOUTH : By 140/4/1-A, Netaji Subhas Chandra Bose Road
ON THE WEST : By 30 Feet Wide Road known as Netaji Subhas Chandra Bose Road

OR HOWSOEVER OTHERWISE the same area is was or were heretofore butted bounded called known numbered described or distinguished.

9. Execution and Delivery

- 9.1 **In Witness Whereof** the Grantors and the Attorneys have executed this Power of Attorney on the above date.

Ratna Das Gupta

[Grantor]

Drafted by:

P. S. H.

Advocate, Alipore Police Court
Kolkata 700027
WB-613/2007

Witnesses:

1. *Jayanta Paul -*
83 Topsoni Road (3)
Kol-700046.

2. *Madhusree Sengupta*
CF-26, Sect-1, Salt Lake
- Kol: 700064



Signature.....

01 JUN 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Thumb

1st finger

middle finger

ring finger

small finger



Surenra Kumar Dugar

left hand					
right hand					

Name SURENRA KUMAR DUGAR

Signature *Surenra Kumar Dugar*

Thumb

1st finger

middle finger

ring finger

small finger



Gaurav Dugar

left hand					
right hand					

Name GAURAV DUGAR

Signature *Gaurav Dugar*

Thumb

1st finger

middle finger

ring finger

small finger



Ratna Dasgupta

left hand					
right hand					

Name RATNA DASGUPTA

Signature *Ratna Dasgupta*



Signature.....

01 JUN 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Seller, Buyer and Property Details

A. Principal & Attorney Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mrs Ratna Dasgupta Wife of Late Nani Bhushan Dasgupta 134, N S C Bose Road, P.O:- Regent Park, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mrs Ratna Dasgupta Wife of Late Nani Bhushan Dasgupta 134, N S C Bose Road, P.O:- Regent Park, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADOPD6498C,; Status : Individual; Date of Execution : 01/06/2016; Date of Admission : 01/06/2016; Place of Admission of Execution : Pvt. Residence





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000211049/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Ratna Dasgupta 134, N S C Bose Road, P.O:- Regent Park, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700040	Principal			
SI No.	Name and Address of identifier	of		Signature with date	
1	Mr JAYANTA PANDIT Son of Mr GOURHARI PANDIT 83 TOPSIA ROAD SOUTH, P.O:- GOBINDA KHATIK, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046	Mrs Ratna Dasgupta, Mr Surendra Kumar Dugar, Mr GAURAV DUGAR			

(Amitava Chanda)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal



Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	P S Group Realty Limited 83, Topsia Road South, P.O:- Gobindo Khatick, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AABCP5390E,; Status : Organization; Represented by not executed as given below:-		
1(1)	Mr Surendra Kumar Dugar 83 TOPSIA ROAD SOUTH, P.O:- GOBINDA KHATICK, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACUPD1317K,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	
(2)	Mr GAURAV DUGAR 52/4/1 BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGRPD3020C,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr JAYANTA PANDIT Son of Mr GOURHARI PANDIT 83 TOPSIA ROAD SOUTH, P.O:- GOBINDA KHATIK, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mrs Ratna Dasgupta, Mr Surendra Kumar Dugar, Mr GAURAV DUGAR	

C. Transacted Property Details

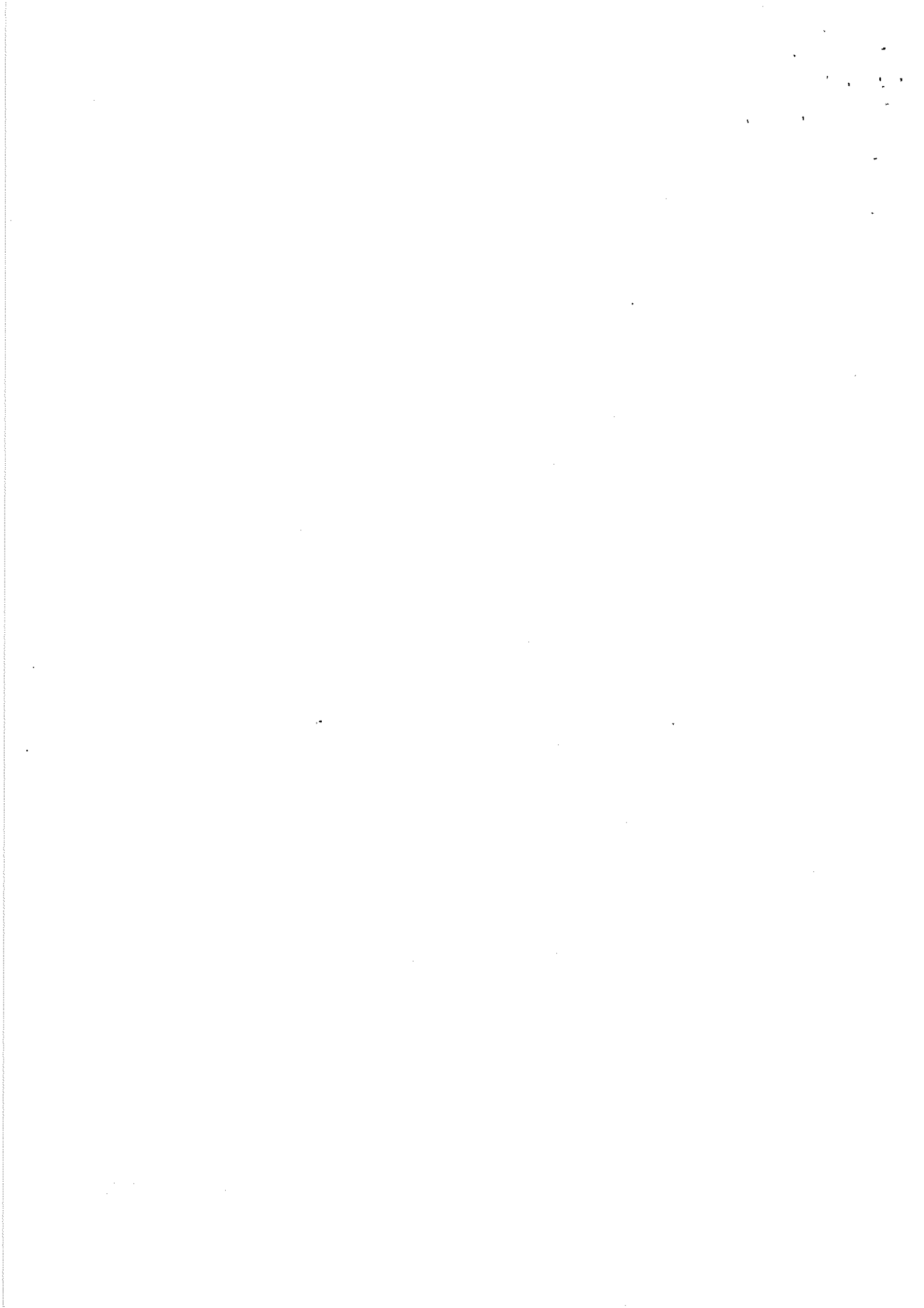


Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 97 & 95 -- Ward No. 97 & 95) , , Premises No. 134, Ward No: 95	(Ward No. 97 & 95 -- Ward No. 97 & 95)	13 Katha 19 Sq Ft	1/-	2,56,34,624/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	1000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	BAPI DAS
Address	ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate



Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160503763 / 2016

Query No/Year 16051000211049/2016 Serial no/Year 1605004353 / 2016
Deed No/Year I - 160503763 / 2016
Transaction [0138] Sale, Development Power of Attorney after Registered Development Agreement
Name of Presentant Mrs Ratna Dasgupta Presented At Private Residence
Date of Execution 01-06-2016 Date of Presentation 01-06-2016

Remarks

On 01/06/2016

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

Presented for registration at 20:00 hrs on : 01/06/2016, at the Private residence by Mrs Ratna Dasgupta ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

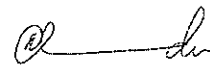
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,63,84,624/-

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

Execution is admitted on 01/06/2016 by

Mrs Ratna Dasgupta, Wife of Late Nani Bhushan Dasgupta, 134, N S C Bose Road, P.O: Regent Park, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, By caste Hindu, By Profession Others

Indetified by Mr JAYANTA PANDIT, Son of Mr GOURHARI PANDIT, 83 TOPSIA ROAD SOUTH, P.O: GOBINDA KHATIK, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, By caste Hindu, By Profession Service



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 02/06/2016

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

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

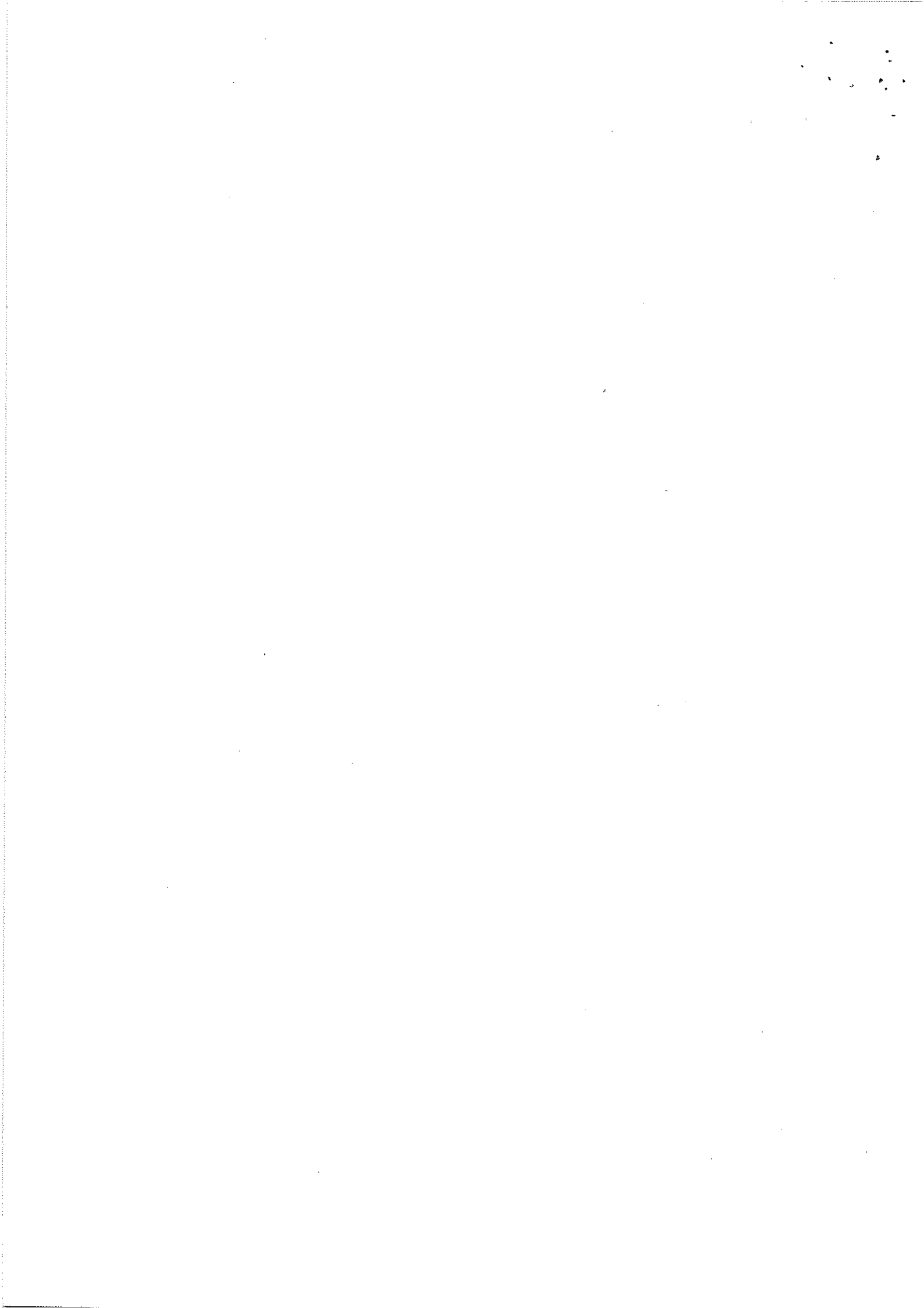
Description of Stamp

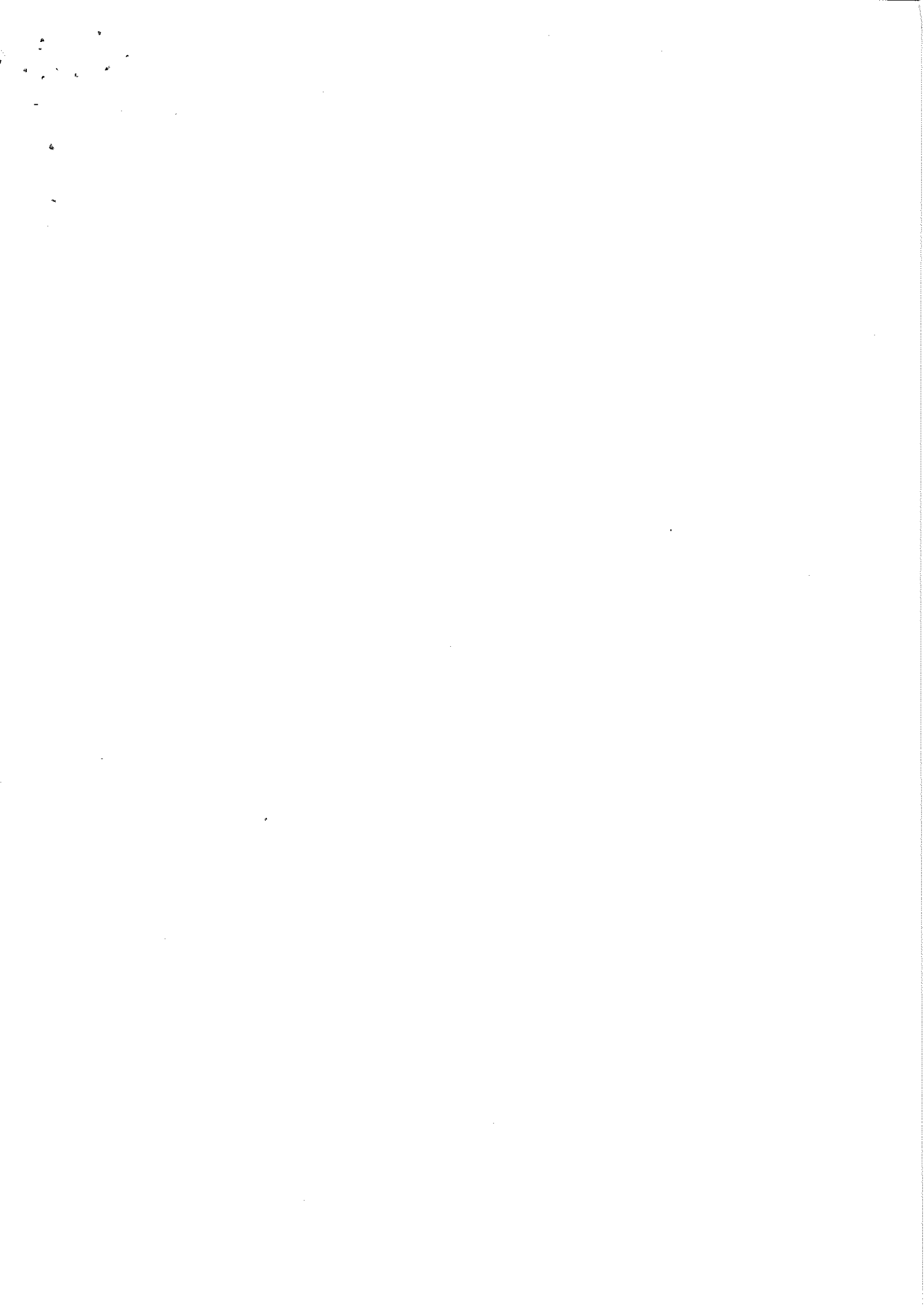
1. Rs 50/- is paid on Impressed type of Stamp, Serial no 2543, Purchased on 12/04/2016, Vendor named A K Purokayastha.



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1605-2016, Page from 102935 to 102949
being No 160503763 for the year 2016.**



Digitally signed by AMITAVA CHANDA
Date: 2016.06.03 17:09:48 +05:30
Reason: Digital Signing of Deed.

**(Amitava Chanda) 03-06-2016 17:09:47
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**

(This document is digitally signed.)