

1396/15

IV

00831/15



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

100/

U 415954

Certified that the registration number and the endorsement sheet attached to this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances-III, Kolkata

0-1887/15

1.15

[Signature]
Additional Registrar of Assurances-III
Kolkata

E-7

U/A-1751

G. Power



[Signature]
Additional Registrar of Assurances - III
Kolkata
18 FEB 2015

TO ALL TO WHOM THESE PRESENTS SHALL COME we **JAY SINGH BINAYAK, VIKRAM SINGH BINAYAK AND VINAY SINGH BINAYAK** all three sons of Karan Singh Binayak by faith Hindu by occupation Business residing at No.4, Ho Chi Minh Sarani, Police Station - Shakespeare Sarani, Kolkata - 700071 (hereinafter collectively referred to as the Principals) SEND GREETINGS.

208704

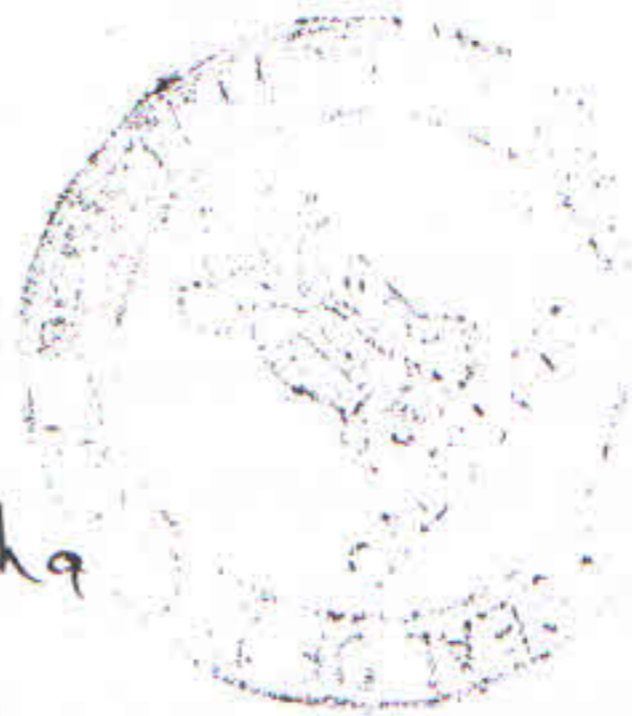
Arjit Ray

NAME.....
ADD.....
Rs.....
12 FEB 2015
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

nc ghost rd

M SD

12 FEB 2015



Jagan Kumar Sinha
 S/o. Late Hari Pada Sinha
 59, K. e. Shosh Road,
 Block-I, Flat-405
 P.S. Barahnagar
 Kolkata-50

Service


 Additional Registrar of Assurances - III
 Kolkata

13 FEB 2015

WHEREAS we are the joint absolute Owners by virtue of several Registered Deeds of Conveyance registered Deed Nos.3409 of 2010, 3410 of 2010, 3411 of 2010, 3412 of 2010 and 3413 of 2010 all five (5) dated 23rd day of April 2010; 7445 of 2010, 7446 of 2010 and 7458 of 2010 all three (3) dated 13th day of August 2010; 3974 of 2011, 3975 of 2011, 3976 of 2011 and 3986 of 2011 all four (4) dated 27th day of May 2011 and 3457 of 2012 dated 23rd day of April 2012 seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land measuring an area of 7.90 Acres, comprised in Dag Nos.35, 36, 37, 63, 63/795, 94, 108, 109, 109/768, 109/769, 109/770, 109/771, 109/772 and 109/773, Khatian No.6, 10, 11, 60, 61, 64, 65, 68, 84, 86, 87, 132, 138, 155, 160, 161, 164, 173, 198, 208, 212/1, 237, 312, 323, 327, 337, 346, 350, 353, 357, 359, 361, 398, 460, 461, 462, 463, 464, 465, 466 and 473, J. L. No.89, Mouza Amdhara, Police Station Bolpur, Sub Registered Office and District Birbhum and hereinafter referred to as the said land.

AND WHEREAS pursuant to the registered Development Agreement dated 13th day of August, 2014 being Deed No.03149 for the year 2014 with Registrar of Assurances, Kolkata AND further reregistered on 13th day of February, 2015 being Deed No. 424 for the year 2015 and hereinafter referred to as the said Development Agreement we the Principals have entered into an Agreement with Messers Accompany Artistic Infrastructure Private Limited hereinafter referred to as the said Company for development of the said land by constructing new building or buildings thereon as per the plan/plans to be sanctioned by Kankalitala Panchayat and/or all other appropriate authorities and in compliance with the relevant laws rules and regulations applicable thereto.

AND WHEREAS it has become necessary for us to appoint Avijit Roy a Director of the said company to be our Attorney to do all acts deeds and things in connection with the work of development of the said land.

NOW KNOW YE AND THESE PRESENTS WITNESSETH we Jay Singh Binayak, Vikram Singh Binayak and Vinay Singh Binayak do hereby nominate constitute and appoint Avijit Roy son of Surajit Kumar Roy residing at 59, Kalicharan Road, Police Station - Baranagar, Kolkata - 700050 a Director of the said Company to be our true and lawful Attorney to do the following acts deeds and things in connection with the work of development in the said land.

1. To apply for and obtain Sanctioned Plan and other necessary permissions for development of the said land from Kankalitala

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Additional Registrar of Companies, (M)
Kerala

13 FEB 2015

Panchayat and other concerned authorities and to submit proposals from time to time for the amendments of the said building plan, if necessary to Kankalitala Panchayat and other concerned authorities.

2. To enter upon the said land either alone or along with Engineers Surveyors Architects Workers and Agents for the purpose of commencing construction work in the said land and erecting new structures thereon, strictly in accordance with the Building plan sanctioned by the Kankalitala Panchayat and the necessary amendments incorporated and sanctioned thereof.
3. To supervise the work of development in the said land and to carry out and/or to get carried out through contractors sub-contractors and/or in such manner as may be determined by our said Attorney the construction of the structure on the said land in accordance with the plan to be sanctioned by the Kankalitala Panchayat in accordance with existing rules and regulations for construction of building or buildings.
4. To carry on correspondence with all concerned authorities and bodies including Government of West Bengal and its concerned departments, Kankalitala Panchayat, and/or such other statutory authorities in connection with the development of the said land and to appear and represent us before such authorities as may be necessary for the aforesaid purpose.
5. To appoint from time to time Architects Consultants Contractor Masons and Workmen for the purpose of carrying out the work of development in the said land and to pay their fees salaries and/or wages.
6. To pay all necessary deposits to the Kankalitala Panchayat and/or such other authorities for the purpose of carrying out the work of development in the said land and construction of building or buildings thereon and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.
7. To approach and represent us before all Government and/or Semi Government Authorities, Statutory bodies and all concerned Authorities and the respective officers and authorised persons including Kankalitala Panchayat for obtaining all permissions and clearances in connection with the Development of the said land and also for obtaining electricity,



Additional Registrar of Assurance - III
Kolkata

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water, telephone and gas connections etc. for carrying out and completing the work of development in the said land by construction of new building or buildings thereon.

8. To do all necessary acts deeds and things in connection with the development of the said property and to represent us before all Government and Semi Government authorities and statutory bodies in any matter relating to the sanctioning of the plans and also for construction of building or buildings in the said land and any other matters pertaining to the said land.
9. To enter into execute and register if necessary Agreement for Sale of flats in the building or buildings to be constructed in the said land and forming Developer's Allocation as stated in the said Development Agreement and also in respect of undivided proportionate share in the land in respect of the constructed area forming Developers allocation in favour of intending Purchaser or Purchasers as the case may be and to receive part payment of the consideration money from such intending purchasers and to give valid receipts of the same.
10. To sell and dispose of all or any of the unit or units parking space that may be constructed in the said land forming Developer's Allocation in any manner that may be thought fit by our said Attorney at the price that our said Attorney may think fit and proper. To collect and receive from intending purchasers consideration for the units and parking space payable by them and for that purpose to make sign and/or give proper and lawful discharge for the same.
11. To execute Agreement for Sale in respect of such unit and parking space and Conveyance in respect of such unit and parking space that may be constructed on the said land forming Developer's Allocation and also to execute conveyance or transfer deed in respect of undivided proportionate share in the land in respect of such unit and parking space and lodge such document for registration and admit the execution of such documents before the Registrar or Sub-Registrar having jurisdiction over the said land.
12. To execute conveyance or conveyances in respect of the said land and/or unit and garages or any part thereof forming Developer's Allocation in favour of such person or persons or body corporate as our said Attorney shall think fit and proper.



[Signature]
Additional Registrar of Assurances
Kolkata

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13. To appear before the Registrar or Sub-Registrar having jurisdiction over the said land and to execute and present for registration and admit execution by our said Attorney of such Agreements, Deeds of Conveyance and/or Deeds of Transfer or like nature in respect of the constructed area and the proportionate undivided share in land appurtenant thereto and forming Developers Allocation the registration of which is compulsory and generally to do all acts deeds and things necessary for registering such deeds of transfer or any of them as fully and effectually we could do and to receive consideration for the same and also to give valid receipts for the same.
14. To receive and recover from the purchasers/transferees Developer's Allocation all rents charges and profits now due and/or owing and payable or at any time hereafter to become due and payable in respect of the said land in any manner whatsoever and also on non-payment thereof to enter upon and take legal steps for recovery thereof.
15. To accept service of any writ of summons or other legal process and to appear in any Court and before all Courts Magistrate or Judicial Authority whatsoever and to commence any action or proceedings in any Court of law or authority to prosecute or to settle or compromise any suits actions or proceedings in connection with the development of the said land as our said Attorney shall think fit and proper and also to appoint Solicitor and Advocate in such matters as occasion may arise either in our name or in his name and to pay their fees and also to revoke such appointment and to substitute any others in their place and stead.
16. To sign verify and execute plaint written statement counter claims appeals reviews applications affidavits and papers of every descriptions that may be necessary to be signed verified and executed for the purpose of any suit action appeal and proceedings of any nature whatsoever in any Court of law whether of Original Appellate Testamentary or Revisional Jurisdiction and to do all acts and applications in any such court or courts aforesaid in any suit actions appeals or proceedings brought or commenced and to defend answer or to oppose the same or suffer Judgements or decrees to be had given taken or pronounced in any such suits actions appeals and proceedings and to execute decrees in connection with the said land.



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13 FEB 2015

AND generally to do all acts deeds and things as our said Attorney may think fit and proper for the purpose of development of the said land and also for the purpose of granting assuring transferring and conveying the undivided proportionate variable impartible share in the land in respect of constructed area pertaining to the Developer's Allocation in favour of the intending purchasers of the same.

AND we hereby agree to ratify and confirm all and whatever our said Attorney shall do or cause to be done in the land by virtue of these presents.

IN WITNESS WHEREOF we Jay Singh Binayak, Vikram Singh Binayak and Vinay Singh Binayak have executed these presents on this 13th day of February 2015.

SIGNED SEALED & DELIVERED

at Kolkata in the presence of:

- 1) Jagan Kumar Sinha
59, K. e. Shosh Road,
Block-I, Flat-405
P.S. Barabaranagar
Kolkata-50

Jay Singh Binayak

V. S. Binayak

Vinay Singh Binayak

Signature of the Executants

Arijit Ray

Signature of the Attorney

Drafted by me
K. e. Karanaker
Advocate
High Court, Calcutta.



[Handwritten signature]

Additional Registrar of Assurances
Kolkata

13 FEB 2015

Specimen Form for Ten Fingerprints



<i>Jay Singh Bhangal</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>V. S. Bhatnagar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Vinay Singh Bhangal</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Anil K. Roy</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger





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Additional Registrar of Assurances - III
Kolkata









13 FEB 2015

Government of West Bengal
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - III KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 01396 / 2015, Deed No. (Book - IV , 00831/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Jay Singh Binayak 4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-, WEST BENGAL, India, Pin :-700071	 13/02/2015	 LTI 13/02/2015	Jay Singh Binayak 13.02.15

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jay Singh Binayak Address -4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-, WEST BENGAL, India, Pin :-700071	Self	 13/02/2015	 LTI 13/02/2015	Jay Singh Binayak
2	Vikram Singh Binayak Address -4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-, WEST BENGAL, India, Pin :-700071	Self	 13/02/2015	 LTI 13/02/2015	V. S. Binayak
3	Vinay Singh Binayak Address -4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-, WEST BENGAL, India, Pin :-700071	Self	 13/02/2015	 LTI 13/02/2015	Vinay Singh Binayak
4	Avijit Roy Address -59, Kalicharan Road, P. S. - Baranagar, Kolkata, District:-, WEST BENGAL, India, Pin :-700050	Self	 13/02/2015	 LTI 13/02/2015	Avijit Roy

Name of Identifier of above Person(s)

Tapan Kumar Sinha
59, K C Ghosh Road, P. S. - Barahanagar, Kolkata,
District:-, WEST BENGAL, India, Pin :-700050

Signature of Identifier with Date

Tapan Kumar Sinha
Additional Registrar of Assurance
Kolkata
13/02/2015

3 FEB 2015

(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA





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

Endorsement For Deed Number : IV - 00831 of 2015
(Serial No. 01396 of 2015 and Query No. 1903L000001887 of 2015)

On 13/02/2015

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(d) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 13/02/2015

(Under Article : ,E = 7/- on 13/02/2015)

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.- 100/-

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

Presented for registration at 13.15 hrs on :13/02/2015, at the Office of the A.R.A. - III KOLKATA by Jay Singh Binayak , one of the Executants.

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

Execution is admitted on 13/02/2015 by

1. Jay Singh Binayak, son of Karan Singh Binayak , 4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-, WEST BENGAL, India, Pin :-700071, By Caste Hindu, By Profession : Business
2. Vikram Singh Binayak, son of Karan Singh Binayak , 4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-, WEST BENGAL, India, Pin :-700071, By Caste Hindu, By Profession : Business
3. Vinay Singh Binayak, son of Karan Singh Binayak , 4, Ho Chi Minh Sarani, P. S. - Shakespeare Sarani, Kolkata, District:-, WEST BENGAL, India, Pin :-700071, By Caste Hindu, By Profession : Business
4. Avijit Roy, son of Surajit Kumar Roy , 59, Kalicharan Road, P. S. - Baranagar, Kolkata, District:-, WEST BENGAL, India, Pin :-700050, By Caste Hindu, By Profession : Others

Identified By Tapan Kumar Sinha, son of Lt. Haripada Sinha, 59, K C Ghosh Road, P. S. - Barahanagar, Kolkata, District:-, WEST BENGAL, India, Pin :-700050, By Caste: Hindu, By Profession: Service.

Additional Registrar of Assurance - III
Kolkata

3 FEB 2015

(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

REPUBLIC OF MALAYSIA
KERAJAAN MALAYSIA

1975

1975





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

Endorsement For Deed Number : IV - 00831 of 2015
(Serial No. 01396 of 2015 and Query No. 1903L000001887 of 2015)

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III


ADDITIONAL REGISTRAR OF ASSURANCE-III

13/02/2015

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III





ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD KTF2320315

পরিচয় পত্র



Elector's Name	Tapankumar Sinha
নির্বাচকের নাম	তপনকুমার সিনহা
Father's Name	Haripada
পিতার নাম	হরিপদ
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	52
১.১.২০০০-এ বয়স	৫২

Address

59 Kalicharan Ghosh Road Barahanagar
Barahanagar North 24 - Parganas 700050

ঠিকানা

৫৯ কালীচরন ঘোষ রোড বরাহনগর বরাহনগর উত্তর
২৪ পরগণা ৭০০০৫০

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 137-Baranagar

Assembly Constituency

১৩৭-বরানগর

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 02.09.2000

তারিখ ০২.০৯.২০০০

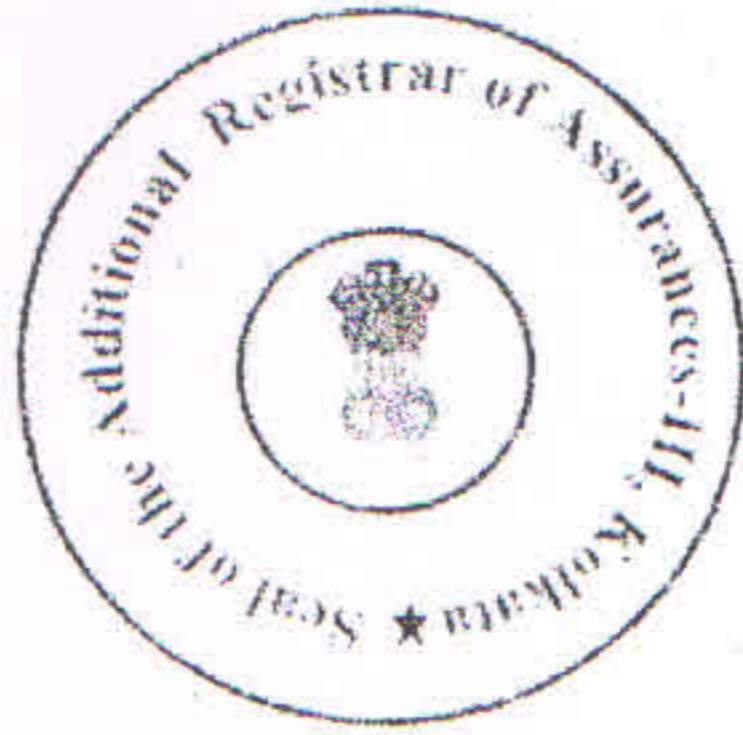


Additional Director/Assistant Registrar
10/10/15

3 FEB 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 2
Page from 4615 to 4627
being No 00831 for the year 2015.



Sanatan Maity

(Sanatan Maity) 16-February-2015
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal