

8332/12

IV 4593



4-10
4(2)

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

261851

Certified that the Document is a true and correct copy of the original. The Signature Sheet and the Stamp are the part of this Document.

Additional Registrar
of Assurances-III, Kolkata

Additional Registrar of Assurances-III
Kolkata

-1 AUG 2012



Case no - 1364

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME



CHAITANYA MANUFACTURERS PRIVATE LIMITED (FORMERLY KNOWN AS The Krishna Nagar Flour Mills Private Limited), a Company registered under the Companies Act, 1956, having its Registered Office at 207, Maharshi Debendra Road, P.S. Posta, Kolkata-700 007, represented by its Director Sri Shyam Sunder Gupta, son of Late Hari Ram Gupta, aged about 72 years, working at 207, Maharshi Debendra Road, P.S. Posta, Kolkata-700 007



JW-250
JCH 100


350

Serial No. 037683
Name.....
Address.....
71, Park Street, (Room No-14)
Kolkata-700071
Date..... 16 JUL 2012
Licensed Stamp Vendor
S. SARKAR

Shoubhi Housing Development
Pvt. Ltd.
Plot-X-1, 2, 3, Block-EP,
Sector-V, Salt Lake,
Kolkata-700091


(SUNIL JHA)
c-5224

SHROUTI HOUSING DEVELOPMENT PVT. LTD.


/Director
c-5225

SHANTANYA MANUFACTURERS PVT LTD.


BRIJAM SUNDER GUPTA
Director

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
27 JUL 2012

Gyandras Karumakar
S/o. A. N. G. Karumakar
21/6, A.T.C. Bose Road
Kolkata-17.
Occupation: Service



hereafter referred to as "**COMPANY**" (which expression shall unless the context requires otherwise include its associates, affiliates, successors and permitted assigns). **SEND GREETINGS:**

WHEREAS:

- A. We are seized and possessed of and/or sufficiently entitled to the entirety of the property morefully and particularly described in the schedule hereunder written and hereinafter referred to as the said property.
- B. The said Company is desirous of granting necessary powers and authorities to Shristi Housing Development Private Limited inter alia on their behalf for the purpose of speedy execution of the acts, deeds and things mentioned hereinafter.
- C. The Company has earlier on 21st May 2007 granted a Power of attorney in favour of Shristi Infrastructure Development Corporation Limited (SIDCL) which is hereby revoked & this fresh Power of Attorney is being granted.
- D. Further a Development Agreement dated 28th July 2012 has been duly executed by the Company & SHDPL and the same has been registered in the Office of the ARA - II, Kolkata being Deed No.9448 of 2012.

NOW KNOW YE BY THESE PRESENTS that we, the said Company, do hereby nominate, constitute and appoint **SHRISTI HOUSING DEVELOPMENT PRIVATE LIMITED**, a company incorporated under the Indian Companies act, and having its registered office at Plot No. - X, 1,2,& 3, Block - EP, Sector V, Salt lake City, P.S. Electronic Complex, Kolkata - 700091, represented by its Managing Director Mr. Sunil Jha, son of Sri Jay Narayan Jha, aged about 47 years, working at Plot No. - X, 1,2,& 3, Block - EP, Sector V, Salt lake City, P.S. Electronic Complex, Kolkata - 700091 as our true and lawful Attorney and Agent, in our name and on our behalf, to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereinafter:

1. To hold, manage and maintain possession of the land for the purpose of construction at the said plot of land.
2. To enter into hold and defend possession of the Land and every part thereof and also to manage maintain and administer the Land and all buildings and constructions to be constructed thereon and every part thereof.
3. To have the Land developed by construction and development of the project and other infrastructural facilities and/or structures thereon in accordance with the approved plan granted by the related municipal corporation

and/or authorities as the case may be and for the said purpose, to do soil testing, excavation and all other works.

4. To raise necessary finance for execution of the Project from HUDCO and other financial institutions and /or such other authority or authorities for development of the Land by construction of the building/s and for that purpose attorney can create mortgage or any other lien over the Land and/or the building/s in favour of HUDCO, financial institutions and/or Banks and/or other authorities, provided however that the Attorney shall repay such liabilities at the earliest opportunity and shall at all times keep Company saved and harmless against any claims; loss or damages that the authority may have to face in relation to or arising out of such mortgage.
5. To appear before all necessary authorities including Gram Panchayat, Municipal Corporation and /or other authority or municipality, Fire Brigade, Competent courts and Police, in connection with the execution of the construction of the Project.
6. To apply for and obtain such permissions, as be necessary for obtaining steel, cement, bricks and other construction and building materials and construction equipment and to

appoint contractors and/or sub-contractors for the purpose of construction of the Project.

7. To apply for and obtain electricity, water, gas, sewage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Municipality and/or other authorities.
8. To warn off and prohibit any trespasser on the Land or any parts thereof and to take appropriate steps, whether by legal action or otherwise.
9. To sign, execute, enter into, modify, cancel, alter, draw and approve agreements and/or Deeds of Lease/ Conveyance and to admit the execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declarations, affidavit, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for and in connection with transfer of the Land or any part thereof.
10. To appear before Notary Publics, District Registrars, Sub-Registrars, Metropolitan and Executive Magistrates and all other Officer or Officers and authority or authorities as contained herein and/or as provided in the said agreement.

11. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including arbitration proceedings and demands, touching any of the matters aforesaid and also if thought fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue, including Rent Controller and Small Cases Court in connection with the development scheme and/or construction of the project as provided in the said agreement particularly to protect and safeguard the interest of and to sign all Vokatnamas, plaints, petition memos to appeal and/or appeals and other paper and documents in this regards.
12. To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
13. To receive and pay and/or deposit all moneys, including Court fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof..
14. To sign and submit all papers, applications and documents for having the separation, amalgamation and mutation done in all public records and with all authorities and/or persons, including, the Municipality and if necessary, to deal with such authority and authorities in respect of the

land, and if necessary, to deal with such authority and authorities in any manner, to have such separation, amalgamation and mutation effected.

15. To engage and appoint Architects and Consultants, cause preparations of Building Plans, appear before the Municipality and other authorities and Government Departments and/or Officers and also all other State, Executive, Judicial or Quasi-judicial, Municipal and other authorities and also all Courts and Tribunals, for all matters connected with the development and construction of the Project and/or other buildings on the Land and connections of utilities and in connection therewith, to sign all papers and documents in this regard.
16. To pay all outgoing, including Municipal Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the Land and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.
17. To give undertakings, assurance and indemnities, as be required for the purposes aforesaid.
18. To appear and represent us before all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained.

19. That this Power of Attorney will automatically cease to operate after completion of the project in all respect.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the aforesaid premises, so long as this power is valid and subsisting.

THE SCHEDULE

(The Land)

ALL THAT piece and parcel of land containing an area of 4.5 Acres within Mouza Ruipukur Khatian No. 52, Touzi No: 399 Dag No. 2755 corresponding R.S. No. 2645 and 2646 within the Municipal Limits of Krishana Nagar Municipality Ward No. 16 (now 17) Police Station Krishana Nagar Holding No. 2, Ruipukur Lane, and also situated on NH 34 and the same is butted and bounded as follows:

ON THE NORTH BY : Mother Dairy;

ON THE SOUTH BY : Haripada Chatterjee Road;

ON THE EAST BY : Others Residential Building; and

ON THE WEST BY : NH 34.

IN WITNESS WHEREOF, we have executed these presents on
this 30th day of July 2012.

SIGNED AND DELIVERED by Sri
Sri Shyam Sunder Gupta for and on
behalf of Chaitanya Manufacturers
Private Limited, in presence of:

For CHAITANYA MANUFACTURERS PVT. LTD.


SHYAM SUNDER GUPTA
Director

(SHYAM SUNDER GUPTA)

1. 
216, A. J. C. Bose Road
Kolkata 700017

2. Sukanta Saha.
Aripore Police Const.
Keta 27.

ACCEPTED


(SUNIL JHA)
For SHRISTI HOUSING

DEVELOPMENT PRIVATE LIMITED

Drafted by me:-
Rajal K. Datta
Advocate
High Court, Calcutta



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

Endorsement For Deed Number : IV - 04593 of 2012
(Serial No. 08332 of 2012)

On

Payment of Fees:

On 30/07/2012

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

Presented for registration at 16.10 hrs on :30/07/2012, at the Private residence by Sunil Jha
Claimant.

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

Execution is admitted on 30/07/2012 by

1. Shyam Sunder Gupta

Director, Chaitanya Manufacturers Private Limited, 207, Maharshi Debendra Road,
P. S. - Posla, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700007.

. By Profession : Others

2. Sunil Jha

Director, Shristi Housing Development Private Limited, Plot No. X, 1, 2 & 3, Block - W P, Sector- V, Salt
Lake City, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700091.

. By Profession : Others

Identified By Gurudas Karmakar, son of Lt. N. G. Karmakar, 216, A. J. C. Bose Road, Kolkata, P.O. :-
District:-, WEST BENGAL, India, Pin :-700017, By Caste: Hindu, By Profession: Service.

(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

On 31/07/2012

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

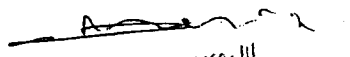
Rs. 7.00/-, on 31/07/2012

(Under Article : E = 7/- on 31/07/2012)

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:
Impressive Rs.- 100/-


Additional Registrar of Assurance-III



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

Endorsement For Deed Number : IV - 04593 of 2012
(Serial No. 08332 of 2012)

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III..

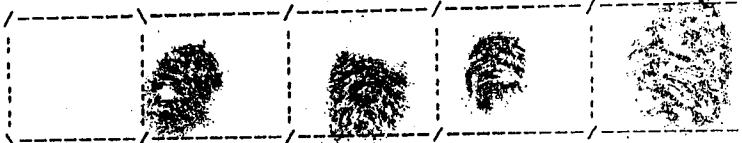
FINGER PRINTS



Shyam Kumar

Shyam Kumar

Left Hand



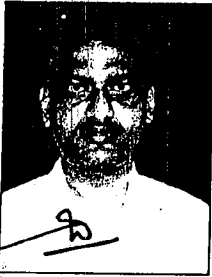
Right Hand



Left Hand



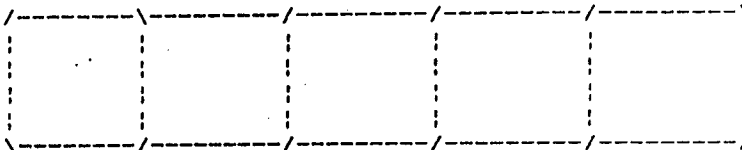
Right Hand



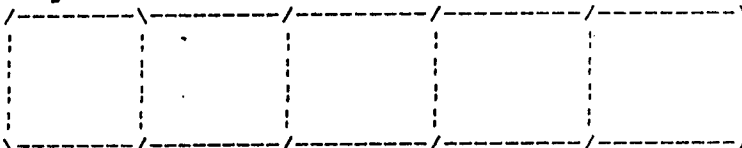
(SUNIL JHA)



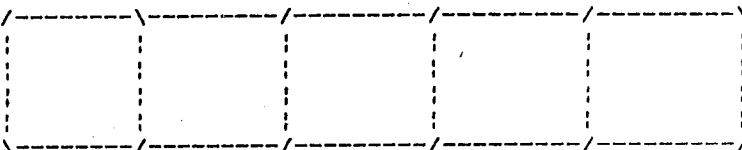
Left Hand



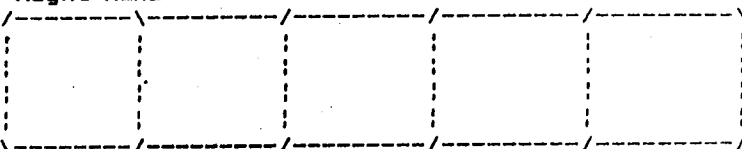
Right Hand



Left Hand



Right Hand



State of Registration under Section 44 of the Act of 1939.

Registered in Book - IV
CD Volume number 7
Page from 4640 to 4653
being No 04593 for the year 2012.



[Handwritten signature]

(Sanatan Maity) 02-August-2012
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

2-9-12