



7. To represent me in any of the Courts, various departments of Kolkata Municipal Corporation and Officers of Urban Land Ceiling Department, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Chief Electrical Inspector, Govt. of West Bengal, West Bengal Pollution Board, Environment Department, Dept. of Micro Wave, Competent Authority appointed under West Bengal Building Regulation (Promotion of construction and Transfer by Promoters Rules) 1995, Government of West Bengal, Income Tax Officers, Revenue Offices or any other relevant Office(s) or before any authority or authorities or Society or Body Corporate or other person(s) for any purpose relating to the said Premises and as may become necessary for fully effectually and/or any of the powers herein and hereby conferred.
8. To appoint Advocates and other legal agents, sign declare and/or affirm any vakalatnamas, plaints, writs, written statements, petitions, consents, including application, affidavits, undertakings, declarations, Vakalatnamas, memorandum of Appeal or any other documents or papers as may be required from time to time and to defend and prosecute any legal action or proceedings including filing of writ applications; To appear and give evidence; To prefer any appeal revisions or reviews from any order or decree as the case may be.
9. To appoint Architects or Surveyors, contractors and/or subcontractors for the purposes of carrying out all soil tests, survey of land of the said Premises as sanctioned by the appropriate authorities.
10. To appear and represent me before any Notary Public, Addl. Registrar, Sub-Registrar, Dist. Sub-Registrar Addl. Dist. Sub-Registrar, Metropolitan Magistrate and other Officer or Officers and/or authority or authorities having jurisdiction in respect thereof and to present for registration and to acknowledge and register or have registered and perfected all such deeds instruments and writings executed and signed by my said Attorneys.
11. To execute any affidavit or declaration confirming the marketable title in respect of the Said Premises or any part or portion thereof as the said Attorneys may desire or deem fit and proper and to register the same with the Additional Registrar/ Sub Registrar Addl. Dist. Sub-Registrar or Registrar of Assurances Kolkata and to admit the execution thereof as the said Attorneys may desire or deem fit and proper.

Bowbazar, Kolkata-700072 hereinafter collectively referred to as the **ATTORNEYS** to be my true and lawful Attorneys and for and on my behalf and in my name place and stead to do the following acts deeds and things in respect of my undivided share or interest into or upon the said Premises that is to say:

1. To defend and manage the said Premises.
2. To sign and execute all deeds in respect of the said Premises, transfer documents, instruments or papers and/or grant tenancy and/or lease and/or to enter into agreement for sale, including the Deed of Conveyance and/or Conveyances on such terms and conditions as the said Attorneys or any one of them shall deem fit and proper and to cause the same to be registered as and when necessary and to receive realize and collect all sale/rental proceeds accruing therefrom and to grant effectual receipts and/or discharges therefor and to deposit such rentals and/or sale proceeds in such manner as may be directed by the Grantor, in writing .
3. To create a mortgage and/or charge over and in respect of the said Premises and/or any part or portion thereof and for the aforesaid purpose to sign and execute all deeds documents instruments and papers as may be necessary and/or required and to cause the same to be registered with the authorities concerned.
4. To pay all municipal taxes charges expenses and other outgoings whatsoever payable in respect of the said Premises and also to represent me at the assessment department of the Kolkata Municipal Corporation before any official therein for and on account of the said Premises and to insure the same against any loss or damage by fire and/or other risks as be deemed necessary and/or desirable by the said Attorneys and to pay all premium for such insurances.
5. To warn off, prohibit and if necessary proceed against in due forms of law against all trespassers on the said Premises or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and their Departments and to represent the Principal/Grantor before the Kolkata Police Authority and to approach appropriate court of law, if required for the said Premises and to abate nuisances as may be necessary to protect the said Premises.
6. To apply for and obtain such Certificate and/or permission under any law relating to ceiling on Urban land or other law relating to land and/or Building (both urban and Rural) or under the Income Tax Act or under any other law or laws for the time being in force as may be required for more fully effectuating the powers herein contained with regard to the said Premises.

notifications issued thereunder by the Appropriate Authorities and for obtaining the further or additional or consequential NOCs/permissions under the said Act, including extensions, revisions, modifications, amendments, clarifications, reviews and to make such other applications and take all necessary steps under the said Act.

16. To apply to the Bengal Police Authorities, and/or the Kolkata Police, Fire Brigade and other authorities for Completion certificate and to obtain all sanctions and permissions for drainage sewerage water, tubewell, generator, lift, pollution control and environment clearances and to sign all necessary applications papers and documents in relation thereto.

17. To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of Law or before any quasi judicial authority tribunal or any other forum in any way concerning the said Premises and for the aforesaid purpose to appoint and engage Advocates Solicitors Counsels and to settle and pay their fees and to sign in my name and on my behalf all plaints, petitions, written statements, affidavits and applications, vakalatnams etc and to compromise such suits, writ petitions actions or legal proceedings upon such terms and conditions as my said Attorneys may deem fit and proper and to abide by and observe perform and carry out all obligations under the suits and other Legal Proceedings and consent decrees orders pass thereunder.

18. To appoint and engage Architects, Engineers and R.C.C. Specialists, Valuers and Surveyors and Contractors/Agents as may be required from time to time and revoke his/their appointment and reappoint any other person in his/their place and stand for the aforesaid purposes and to settle and pay their fees.

19. To approach and represent me before Kolkata Municipal Corporation, BL & LRO and any Government and/or Semi Government Authorities including all revenue authorities like Collector Additional Collector including all revenue Authorities and all departments thereof City Survey Authorities, Town Planning Authorities under the Urban Land (Ceiling and Regulation) Act 1976 or any other authorities appointed under the law for the time being in force for the purpose of all matters connected with the Said Premises inclusive of but not restricted for getting the plans and amendments and revisions passed and for the aforesaid purposes to sign all letters, applications, agreements, documents, court proceedings, affidavits and papers as may be necessary or required from time to time in this regard.

12. To apply for sanction plan and/or any addition and/or alteration and/or modification to such Plan sanctioned by the authorities concerned and for the aforesaid purpose to sign and execute all applications papers and documents as may be necessary and/or required from time to time.

13. To submit to the Kolkata Municipal Corporation, KMDA, KIT, BL & LRO and all Revenue Authorities, City Survey Authorities, Town And Country Planning Authorities, West Bengal State Electricity Board (WBSEB) Calcutta Electric Supply Corporation (CESC), Pollution Control Board, Bharat Sanchar Nigam Limited, Airport Authorities and/or any other competent authority appointed under the Urban Land (Ceiling and Regulation) Act 1976 Development Plan Authorities of the Government of West Bengal and/or India including all its/their departments and other concerned statutory authorities in accordance with their laws for the time being in-force, bye-laws, rules and regulations, such Plans of the Said Premises or any part or portion thereof and in respect of separation and/or sub-division and/or amalgamation of the Said Premises and for the aforesaid purposes to sign and execute all applications, plans, specification, documents, writings, affidavits, undertakings, indemnities etc as may be required by any or all of the aforesaid authorities, their Officers and departments and carry on correspondence with them for sanction of the said Plans thereof and for issue of NOCs, IOD/s and Commencement Certificate/s for and in respect of and for occupation or part occupation certificates and to take necessary and incidental steps including making applications for water connection, electric supply, drainage and other incidental matters and works which are normally required to be carried out and/or done for becoming eligible for grant of completion certificate/s.

14. To pay fees, obtain sanctions, NOC and/or approvals/ consents and such other orders and/or permissions from all the necessary authorities as may be expedient for sanction, modification and/or alteration of the existing plan and also to receive and/or refund of the excess amount of fees (if any) paid for the purpose of sanction or modification and/or alteration of plans to any authority and/or authorities.

15. To make necessary applications or pursue and follow up all applications already made and/or to be hereafter made to the Competent Authority under the Urban Land (Ceiling and Regulations) Act 1976 including those for NOCs/permissions under Sections 8,9,10,20,21 or 22 and/or any other Sections of the said Act or the statutory amendments thereof and the guidelines, directives and

26. To make and sign applications to the Appropriate Government Departments, Local Authorities or other Competent authorities for all and any licences, permissions and consents required by any act or parliament order statutory instruments regulation by laws or otherwise in connection with the Said Premises including the recovery of compensation where such is recoverable with Power to give receipts and full discharges thereof.

27. To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise of or relating to or concerning with the said Premises whether past or present or future or against the Government of India or Government of West Bengal or Kolkata Municipal Corporation or any other body or authority respectively and to commence, carry on and prosecute any motion suit writ petition or other proceedings whatsoever for recovering and compelling payment transfer or delivery thereof respectively and for that purpose sign and execute all plaints, written statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees.

28. To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between myself and any person or persons whomsoever and in any way connected with the Said Premises or any part thereof in such manner and in all respects as the said ATTORNEYS shall think fit and proper.

29. To apply to the City Survey Office, and/or its officers Town Planning Office and/or its Officer and all other public or private body or authorities including Assessor and Collector for the purpose of making necessary mutation entries in respect of the said Premises and/or any part thereof and for that purpose to make all correspondence and make representations and carry on any transfer as the said Attorneys may desire for me and on my behalf.

30. To do and carry out all acts, deeds, matters and things as may be found necessary and expedient for the Said Premises or any part or portion thereof and for completion of transaction in respect of the said Premises and/or any part or portion thereof in favour of the various Intending Buyers or their nominee and/or nominees as the said Attorneys may desire.

20. To appoint Advocates, Solicitors and other legal advisors and experts to get the title to the Said Premises scrutinised and investigated and to invite from public claims (if any) to the said Premises by publishing notices and by other modes, to take steps to get the title to the Said Premises completed and (if required) for all the aforesaid purposes to get all and necessary deeds, documents assurances etc made and executed by the concerned parties.

21. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plan/s to obtain satisfaction of the areas, survey, measurements, demarcation of boundaries, area certificates, extracts etc and to make such applications or to write and execute such applications letters or documents as may be required by such authorities or any of them for any work regarding survey measurement demarcation of boundaries, areas, certificates extracts etc. of the said Premises.

22. To obtain and give rights of way, access, rights to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc under ground and overhead (as the case may be) and for that purpose to obtain and give and sign and execute and deliver all deeds undertakings writings etc as may be necessary or required from time to time.

23. To prepare and/or get prepared and to submit and file with all the concerned authorities whether Government or otherwise applications for grant and/or issue of permits, quotas, licences and authorisations that may from time to time be required as per the provisions of the NOCs, permissions and/or declarations and for that purpose to appear before any authority or officer make any statement and give any particulars as may from time to time be necessary and/or required.

24. To utilise or shift or have cancelled the existing utilities in the Said Premises in such manner as my said Attorneys may deem fit and proper.

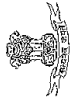
25. For me and on my behalf and in my name to accept service of any writ or summons or other legal process and to enter an appearance in the defence or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said ATTORNEYS or their advisers shall think necessary for the recovery or protection of the said Premises and/or rights and to prosecute discontinue or compromise any such action or proceedings and to appeal against any judgement or decision of any Court or tribunal in any such action or proceedings.

- f) To apply for mutation, separation and fixation and or finalisation of the annual valuation of the Said Premises Kolkata Municipal Corporation and to sign all affidavits and declaration as may be necessary and/or required in that regard.
- g) To apply for registration and obtain permissions from the authorities concerned under the West Bengal (Regulations of Promotion of Construction and Transfer by Promoters) Rules 1995 and to make and sign all declarations affidavits statements as may be necessary and/or required for the purpose of obtaining such registration under the Promoters Act, and make payment of all charges and fees in this regard.
- h) To obtain permission as may be necessary and/or required under the Pollution Control Act and/or Environment act and to comply with all requirements of law.
- i) To appoint brokers/estate agents/sole selling agents as the said Attorneys or any one of them may deem fit and proper.

**AND GENERALLY** to do all such other acts deeds matters and things relating to or concerning the said Premises and/or any part or portion thereof and to sign all letters correspondence and other documents and to execute and perform any other act deed matter or thing which are to be done executed or performed or which in the opinion of my said Attorneys ought to be done executed or performed in connection with or in relation to the said Premises lawfully and effectually to all intents and purposes as the Owner/Grantor (myself) could do if personally present and did the same it being its intent and desire that all matters and things respecting the same shall be under the full management and directions of my said Attorneys AND ALL and whatsoever my said Attorneys shall lawfully do or cause to be done in or about the Said Premises the Owner/Grantor do hereby for myself and successors allow ratify and confirm.

AND I the Grantor do hereby agree to ratify and confirm all and whatsoever acts which my said Attorneys or any one of them may do or cause to be done by virtue of these presents and the same shall be binding upon me to the same extent and in the same manner as if the same are done by me and personally present.

31. To sign, verify, affirm, file and submit all statements, affidavits, undertakings, plaints, petitions, and any other document or documents which may become necessary to be executed on my behalf and represent me before any Notary Public, Metropolitan Magistrate or any other statutory authorities.
32. To commence carry out and complete and/or cause to be commenced carried out and completed in accordance with the sanctioned plans or as the same be got modified changed or altered by the said Attorneys and to see that all applicable rules and regulations which are made by the Government of West Bengal and/or Police authorities and/or other competent authorities for the time being are strictly observed and apply for and obtain occupation certificate/s and completion certificate/s from the Kolkata Municipal Corporation and for that purpose/s to do all acts and deeds and things as the said Attorneys may desire or deem fit.
33. In connection with the Lands comprised in the said Premises THE ATTORNEYS or any one of them are hereby also authorized:
- a) To cause to be demolished the existing building and/or structures and for the aforesaid purpose to appoint Demolition Contractor and/or other Agents.
  - b) To apply to the authorities concerned in West Bengal and to appoint Architects, Engineers, Contractors and other Agents as the Attorneys or any one of them shall deem fit and proper and for the aforesaid purpose to sign and execute all documents and papers as may be necessary and/or required.
  - c) To cause the Said Premises to be insured with an insurance company and to regularly and punctually make payment of the premium in respect thereof and in the event of any claim to receive and realise and grant proper and effectual receipts in that regard.
  - d) To join in any Deed Instrument or Document which the Owner/Grantor may be required to be a Confirming Party or parties and to sign and submit all other declarations affidavits and papers as may be required and/or necessary by the Appropriate Authorities.
  - e) To appear before the Appropriate Authorities for clarifications.



**Government of West Bengal**  
Office of the A.D.S.R. ALIPORE  
District:-South 24-Pardanas

**Endorsement For Deed Number : IV - 01359 of 2014**  
(Serial No. 08021 of 2014 and Query No. 1605L000013891 of 2014)

**On 22/08/2014**

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

Presented for registration at 17.26 hrs on 22/08/2014, at the Private residence by Apurva Salarpuria, one of the Claimants.

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

Execution is admitted on 22/08/2014 by

1. Nisha Kanoi, wife of Aditya Kanoi, 13/2, Ballygunge Park Place, Kolkata, Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Others
  2. Apurva Salarpuria, son of Late Rakesh Salarpuria, 7, Chittaranjan Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700072, By Caste Hindu, By Profession : Business
  3. Raj Kumar Jalan, son of Shanker Lal Jalan, 7, Chittaranjan Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700072, By Caste Hindu, By Profession : Business
- Identified By: Subhas Ch. Das, son of Late P. Das, 6, Old Post Office Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Arbab Basu)  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 25/08/2014**

**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(d) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 7,00/-, on 25/08/2014

( Under Article : E = 7/- on 25/08/2014 )

**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. -/-

**25/08/2014 16:17:00**

**ADDITIONAL DISTRICT SUB-REGISTRAR**  
Endorsement Page 1 of 2

*(Md. Shadman)*

Be it noted that this Power of Attorney are being granted in favour of the said attorneys without any consideration and no interest or right of the attorneys are created on the property which is the subject matter of this power of Attorneys and that further the said attorneys shall not hereby obtain or have power to make any construction, development work on the said property.

**THE SCHEDULE ABOVE REFERRED  
(THE SAID PREMISES)**

**ALL THAT** the piece and parcel of land containing by estimation an area of 34 cottans (more or less) **TOGETHER WITH** the structures standing thereon situate lying at and being Municipal Premises No.24/3 Alipore Road, P.S. Alipore, Kolkata 700 027 and butted and bounded in the the manner following that is to say

- ON THE NORTH : By Alipore Road
- ON THE SOUTH : By Premises No. 5 Alipore Road
- ON THE WEST : By Premises No.24/2 Alipore Road
- ON THE EAST : By Premises No.24/4 Alipore Road

**IN WITNESS WHEREOF** the Grantor has set and subscribed her hands and seals the day month and year first above written

**SIGNED AND DELIVERED BY**

**THE GRANTOR** At Kolkata

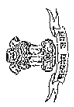
in the presence of:

*Nisha Kanoi*  
(NISHA KANOI)

1. *Raj Kumar Jalan*  
*son of Shanker Jalan*  
*52 Chowdhury Rd*  
*Kol-11-53*
2. *Son of Late P. Das*  
*S. Ch. Das*  
*Kolkata-700022*

Accepted by us  
*R. L. Gaggār*  
Advocate

Drafted and prepared  
In my office  
*R. L. Gaggār*  
R. L. GAGGAR  
Advocate, High Court,  
Calcutta



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

**Endorsement For Deed Number : IV - 01359 of 2014**  
**(Serial No. 08021 of 2014 and Query No. 1605L000013891 of 2014)**

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as:  
 Impressive Rs.- 100/-.

(Md. Shadman )  
 ADDITIONAL DISTRICT SUB-REGISTRAR

( Md.Shadman )  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 Endorsement Page 2 of 2

25/08/2014 16:17:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV  
 CD Volume number 4  
 Page from 562 to 577  
 being No 01359 for the year 2014.



(Arbab Basu) 01-September-2014  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 Office of the A.D.S.R. ALIPORE  
 West Bengal

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executives/ presentants										
	<i>Maha</i>	Thumb	Fore	Middle (Right Hand)	Ring	Little	Thumb	Fore	Middle (Left Hand)	Ring	Little
	<i>A. Suman</i>	Thumb	Fore	Middle (Right Hand)	Ring	Little	Thumb	Fore	Middle (Left Hand)	Ring	Little
	<i>Rujalan</i>	Thumb	Fore	Middle (Right Hand)	Ring	Little	Thumb	Fore	Middle (Left Hand)	Ring	Little