

571/18

IV

0604/18



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Y 885963

17/1/18
5.30 PM.



103/18

18114/18
 Certified that the Document is admitted to registration. The Signature Sheet and the Assentment sheets attached to this document are the part of this instrument.

Additional Registrar
 of Assurances-III, Kolkata

Additional Registrar of
 Assurances III Kolkata
 19 JAN 2018

THIS POWER OF ATTORNEY is made this the 19th day of January, **TWO THOUSAND AND EIGHTEEN**

BETWEEN

GANGES ESTATES PRIVATE LIMITED (PAN AABCG2580R) a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at no. 1A, Vansittart Row, Post Office - GPO & Police Station - Hare Street, Kolkata - 700001 and represented by its Director **SMT. PUSHPA GOENKA**, wife of Ashoke Goenka, having PAN ADYPG2294D by faith - Hindu, by Occupation Business by Nationality Indian, residing at 1, Lower Rowdon Street, P.S - Ballygunge P.O - Elgin Road, Kolkata - 700020, hereinafter referred to as the **GRANTOR in FAVOUR OF (1) BASANT KUMAR PARAKH**, son of Sri. R.L.Parakh, having PAN AFRPP9480P, by faith - Hindu, by Occupation Business by Nationality Indian, residing at 50, Haraprasad Sastri Sarani, Post Office & Police Station - New Alipur, Kolkata - 700 053 **AND (2) ARVIND KUMAR NEOTIA** son of Late Ram Gopal Neotia having PAN ABOPN4054E by faith - Hindu, By Occupation Business, by Nationality Indian, residing at 90N, Block-E, P.S & P.O -New Alipur, Kolkata - 700 053 hereinafter collectively referred to as the **ATTORNEYS**

WHEREAS:

- A)** The Grantor is presently absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the Municipal Premises No. 1 Lower Rowdon Street, P.S - Ballygunge P.O - Elgin Road, Kolkata 700 020 (more fully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter referred to as the said PREMISES)
- B)** It is not possible for the Grantor to look after and manage the said Premises and as such the Grantor is desirous of appointing nominating and constituting the **(1) BASANT KUMAR PARAKH**, son of Sri. R.L.Parakh, residing at 50, Haraprasad Sastri Sarani, Post Office & Police Station - New Alipur, Kolkata - 700 053 **AND (2) ARVIND KUMAR NEOTIA** son of Late Ram Gopal Neotia residing at 90N, Block-E, P.S & P.O -New Alipur, Kolkata - 700 053 (hereinafter collectively referred to as

the **ATTORNEYS**) to be their true and lawful attorneys and for and on behalf of and in the name place and stead of the Grantor to jointly and/or severally do the following acts deeds and things in respect of the said Premises.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we the said Ganges Estates Private Limited doth hereby nominate, appoint and constituted the said the **(1) BASANT KUMAR PARAKH**, son of Sri. R.L.Parakh, residing at 50,Haraprasad Sastri Sarani, Post Office & Police Station - New Alipur, Kolkata - 700 053 **AND (2) ARVIND KUMAR NEOTIA** son of Late Ram Gopal Neotia residing at 90N, Block-E, P.S & P.O -New Alipur, Kolkata - 700 053 (hereinafter collectively referred to as the **ATTORNEYS**) to be our true and lawful attorneys and for us and on our behalf and in our names place and stead to jointly and/or severally do the following acts deeds and things in respect of the said Premises that is to say :

1. To defend possession of the said Premises and to warn off and/or ward off any trespassers and/or intruders and for the aforesaid purpose to employ security guards and other personnel on such terms and conditions as the Grantors or any one of them in their absolute discretion may deem fit and proper and to make payment of their fees and/or charges of such security personnel.
2. To appear before the various departments of Kolkata Municipal Corporation and for the aforesaid purpose to sign and execute all applications papers deeds documents and instruments as the Attorneys or any one of them in their absolute discretion may deem fit and proper.
3. To appear before Kolkata Municipal Corporation and/or the various departments of Kolkata Municipal Corporation for the purpose of fixation of the annual valuation and for the aforesaid

purpose to make representations as the said Attorneys or any one of them in their absolute discretion may deem fit and proper.

4. To prepare and/or cause to be prepared a map or plan and to submit the same to the authorities for sanction and for the aforesaid purpose to appear before all or any of the various departments of the Kolkata Municipal Corporation and/or any authority or authorities having jurisdiction for sanctioning the same and to have the same sanctioned and/or modified and/or altered by the Kolkata Municipal Corporation and/or any other relevant Authority or Authorities and in connection therewith to make necessary application, sign and execute and deliver necessary plans, applications, papers, documents, indemnities and writings and give undertakings, affirm affidavits apply for any kind of certificates pay fees obtain sanctions, revise sanction and such other orders and permissions, occupancy certificates from the Kolkata Municipal Corporation as may be expedient for the said purpose of getting necessary Plans sanctioned in respect of the said Premises.
5. To apply to concerned authorities including C.E.S.C. Ltd., Gas Supply Company and to obtain and/or get applied and obtain various permission and all connection for Electricity, Gas, Water, Sewerage and any other utilities and/or to make alterations and/or to close and/or have disconnected the same for the said Premises and to sign the application and apply for necessary permission of Chief Electrical Inspector for installation of lifts etc.

6. To pay all taxes rates charges expenses and other outgoings whatsoever payable in respect of the said Premises and also to represent us before the assessment department of the Kolkata Municipal Corporation and before any official therein for and on account of the said Premises.
7. To insure the said Premises against any loss or damage by fire and/or other risks as may be deemed necessary and/or desirable by the said Attorneys or any one of them and to pay all premiums for such insurances.
8. 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 before the concerned Police Station and their Departments and to re-present the Grantors 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.
9. To represent the Grantors in any of the Courts, various departments of Govt. of West Bengal, The West Bengal Building (Regulation and Transfer by Promoters) Act, 1993, West Bengal Pollution Board, Environment Department of Government of West Bengal, Ministry of Environment and Forests/ Govt. of West Bengal/ India, Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Microwave and Aviation departments, Income Tax Officers, Revenue Officers or any other relevant Officer(s) or before any other authority or authorities or Society or Body Corporate for obtaining the sanctioned plan in respect of the said Premises as may become necessary or required from time to time.

10. To execute and register Declarations, Undertakings and other papers as may be necessary and/or required in accordance with the provisions of the Kolkata Municipal Corporation Act and the Rules framed thereunder.
11. To appoint Advocates and other legal agents, sign declare and/or affirm any Vakalatnamas, plaints, writ petitions, 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 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 Special Leave petition from any order or decree as the case may be.
12. For the purposes of carrying out all soil tests, survey of land of the said Premises to appoint Architects and/or experts, consultants or Surveyors, and to make all correspondence and to do all other acts deeds things required from time to time in that regard.
13. To carry out all necessary work as may be necessary ad/or required from time to time and for the aforesaid purpose:
 - i. To apply and recover any amount which may become payable/ receivable by us in respect of the said premises or any part or portions thereof and to grant effectual receipts and/or discharges therefore.
 - ii. To apply to the Kolkata Police, Fire brigade, and other authority for their statutory compliances and to obtain all sanctions permission approvals and completion certificate and for that purpose to sign all application papers and

documents as and when required in respect of the said premises or any part or portions thereof from time to time.

- iii. To take all necessary steps for formation and registration of an association of owners/ society/ company or any other body corporate which shall be required in respect of the said premises and/or any part or portion thereof and for the aforesaid purpose to sign and execute all necessary declarations, applications, papers, writings, deeds instruments affidavits undertakings declarations and documents and make representations before all concerned authorities as and when necessary and required to do so.
- iv. To commence prosecute enforce defend answer and appose all actions and other legal proceedings and demands concerning or touching the said Premises or any part thereof and for the aforesaid purpose to engage Solicitors Advocates and other legal agents and for the aforesaid purpose to make payment of their fees and other amounts.
- v. All the receivable shall be deposited to the bank account of the Grantors in proportion to their respective undivided share in the said Property and similarly all the payments shall also be on account of the Grantors in proportion to their respective undivided share in the said Property.
- vi. Be it noted that this revocable power of Attorney is being granted in favour of the said Attorneys without any consideration and no interest of the Attorneys are being created on the said Premises or any part or portion thereof which is the subject matter of this Power of Attorney and further the said attorneys shall not hereby obtain or have

power to make any construction development work on the said Premises or any part or portion thereof.

AND GENERALLY to do all such acts deeds and things in the names of the Grantors in respect of the said Premises as the Grantors could have done lawfully and the Grantor doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorneys under these presents and also not specifically mentioned and required shall lawfully do or cause to be done into or about the said Premises by virtue of these presents and also such powers and/or authority being granted separately to be read with this without any further act deed or thing on the part of the Grantor.

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

ALL THAT the land admeasuring 2490.618 Sq. M which is equivalent to 1 bigha 17 cottah 3 chittaks 34 sq.ft. more or less with a 2 storied building, outhouses and other structure standing thereupon lying and situate at premises no. 1, Lower Rawdon Street, Police Station - Ballygunge, Post Office - Elgin Road, Kolkata - 700 020 within ward no. 69 of the Kolkata Municipal Corporation, District - 24 Parganas (South) is butted and bounded in the following manner:

On the North: A.J.C.Bose Road

On the South: 2, Lower Rawdon Street

On the East: Lower Rawdon Street

On the West: 225/1/B A.J.C.Bose Road, 226,A.J.C.Bose Road and
226/2, A.J.C.Bose Road

IN WITNESS WHEREOF the Grantor doth hereby set and subscribed its hands and seals the day month and year first above written

SIGNED AND DELIVERED BY
THE GRANTOR at Kolkata
in the presence of;

for GANGES ESTATES PVT. LTD
Pushpa Ghanka
Director

①

~~Kolkata~~
~~(for reference)~~
6. old post-officed.
Kolkata

②

Abhijit Saha
1, Ganesh Place
Kolkata - 1

Drafted by
Abhijit Saha
Advocate
High Court, Calcutta.
F/327/160/2009



Government of West Bengal

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

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19031000018114/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Pushpa Goenka 1 Lower Rowdon Street, P.O:- Elgin Road, P.S:- Bullygunge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Representative of Principal [GANGES ESTATES PRIVATE LIMITED]		 e-262	 19-01-2018
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Asit Manna Son of Mr. A K Manna 6 Old Post Office St, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Smt Pushpa Goenka, Mr Basant Kumar Parakh, Mr Arvind Kumar Neotia		 19/1/18	

(Malay Kanti Das)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal

Additional Registrar of
Assurances III Kolkata

19 JAN 2018



ভারত সরকার
Unique Identification Authority of India
Government of India

আধিকারিক আই ডি / Enrollment No : 2016/00366/02080

To
 পুষ্প গোস্বামী
 Pushpa Goenka
 W/O. Ashoka Goenka
 1 Lower Rowden Street
 Minso park
 L.R.Sarani
 L.r.sarani
 Circus Avenue Kolkata
 West Bengal 700020
 9831032080

3874060

 MD038740802FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

2665 1065 7016

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



পুষ্প গোস্বামী
 Pushpa Goenka
 তারিখ / DOB : 28/09/1948
 নারী / Female



2665 1065 7016

আমার আধার, আমার পরিচয়

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PUSHPA GOENKA

SATYA NARAYAN SINGHANIA

25/09/1948

Permanent Account Number

ADYPG2294D

[Signature]
Signature





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

DWK5044599

পরিচয় পত্র



Elector's Name Pushpa Goenka

নির্বাচকের নাম পুষ্পা গোয়েকা

Husband's Name Ashoka

স্বামীর নাম অশোক

Sex F

লিঙ্গ স্ত্রী

Age as on 1.1.2001 53

১.১.২০০১-এ বয়স ৫৩

Address

1 LOWER ROWDON STREET
BALLYGUNGE Calcutta 700020

ঠিকানা

১ লোয়ার রোডন স্ট্রীট
বালিগঞ্জ কলিকাতা ৭০০০২০

[Handwritten Signature]

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

For 146-Chowringhee

Assembly Constituency

১৪৬-চৌরঙ্গী

বিধানসভা নির্বাচন কেন্দ্র

Place Calcutta

স্থান কলিকাতা

Date 03.02.2001

তারিখ ০৩.০২.২০০১

8110004



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CJD2573855

পরিচয় পত্র



Elector's Name Asit Manna

নির্বাচকের নাম অসিত মন্ডল

Father's Name Abanti Kumar Manna

পিতার নাম অন্টী কুমার মন্ডল

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2005 38

১.১.২০০৫ তারিখের বয়স ৩৮

Address.

Mouja - Depala Shasrabada J, L. No - 128, Ansha I
Depala Ramnagar Purbo Medinipur 721453

Notes:

১) এই পরিচয় পত্রটি কেবলমাত্র নির্বাচনের সময় প্রযোজ্য হবে।
২) এটিতে কোনো পরিবর্তন আনতে পারা যাবে না।

Facsimile Signature
Electoral Registration Officer
Depala Ramnagar

Assembly Constituency: 212-Ramnagar

Assembly Constituency No: ২১২ রামনগর










































District: Purbo Medinipur

Date: 20.07.2005

তারিখ: ২০.০৭.২০০৫

১১০

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
1 Mrs. Pushpa Ganesha						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
Little	Ring	Middle (Left Hand)	Fore	Thumb		
						
Thumb	Fore	Middle (Right Hand)	Ring	Little		
						
Little	Ring	Middle (Left Hand)	Fore	Thumb		
						
Thumb	Fore	Middle (Right Hand)	Ring	Little		

Major Information of the Deed

Deed No :	IV-1903-00604/2018	Date of Registration	01/02/2018
Query No / Year	1903-1000018114/2018	Office where deed is registered	
Query Date	17/01/2018 5:07:03 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Pushpa Goenka Hare St,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9732452296, Status :Solicitor firm		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GANGES ESTATES PRIVATE LIMITED 1A Vansittart Row, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Basant Kumar Parakh Son of Mr R L Parakh 50 Hara Prasad Sastri Sarani, P.O:- New Alipore, P.S:- New Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AFRPP9480P, Status :Individual, Status : Not Executed
2	Mr Arvind Kumar Neotia Son of Late Ram Gopal Neotia 90N, Block E, P.O:- New Alipur, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: ABOPN4054E, Status :Individual, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Pushpa Goenka (Presentant) Wife of Mr Ahsoke Goenka 1 Lower Rowdon Street, P.O:- Elgin Road, P.S:- Bullygunge, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: ADYPG2294D Status : Representative, Representative of : GANGES ESTATES PRIVATE LIMITED (as Director)

Major Information of the Deed - IV-1903-00604/2018-01/02/2018

Identifier Details :**Name & address**

Mr Asit Manna
 Son of Mr A K Manna
 6 Old Post Office St, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Identifier Of Smt Pushpa Goenka, Mr Basant Kumar Parakh, Mr Arvind Kumar Neotia

Endorsement For Deed Number : IV - 190300604 / 2018**On 19-01-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17.30 hrs on 19-01-2018, at the Private residence by Smt Pushpa Goenka ..

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

Execution is admitted on 19-01-2018 by Smt Pushpa Goenka, Director, GANGES ESTATES PRIVATE LIMITED, 1A Vansittart Row, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Asit Manna, . . Son of Mr A K Manna, 6 Old Post Office St, P.O. G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others


Malay Kanti Das

**ADDITIONAL REGISTRAR OF ASSURANCE
 OFFICE OF THE A.R.A. - III KOLKATA**

Kolkata, West Bengal**On 01-02-2018****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

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

Major Information of the Deed :- IV 1903-00604/2018-01/02/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17926, Amount: Rs.100/-, Date of Purchase: 17/01/2018, Vendor name: S Chatterjee



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- IV-1903-00604/2018-01/02/2018

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