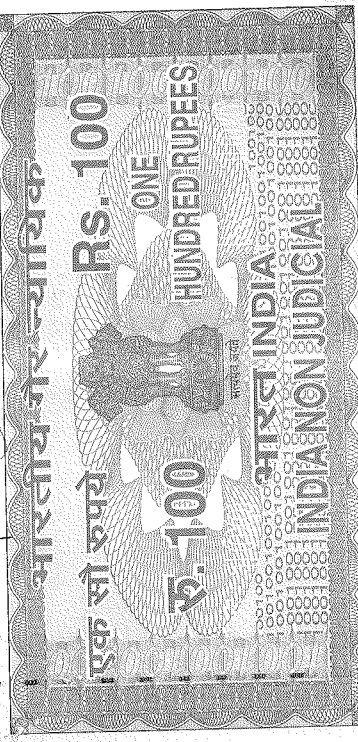


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 R 473387
 Query no-022213/2013

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Classified that the document is admitted
 to be authentic. The signature is genuine and
 the contents are correct. The document is
 admitted and the signature is genuine.
 26.10.13
 26-10-13

27 DEC 2013

THIS POWER OF ATTORNEY made this the 26th day of December
 TWO THOUSAND AND THIRTEEN BY (1) DAMODAR ROPEWAYS &
 INFRA LTD (formerly known as Indian Ropeways & Engineering Company
 Limited) a company within the meaning of the Companies Act 1956 having its

VC/100
 2013



registered office situated at No.1/A Vansittart Row, P.S. Hare Street, Kolkata 700 001 **(2) ACCURATE REAL ESTATES PRIVATE LIMITED** also a company within the meaning of the Companies Act 1956 having its registered office situated at No.45 Vivekanand Road, P.S. Girish Park, Kolkata 700 007 **(3) SPLASH PROPERTIES PVT LTD** also a company within the meaning of the Companies Act 1956 having its registered office situated at No.2 Rowland Road, Police Station Ballygunge, Kolkata 700 020 1/A Vansittart Row, P.S. Hare Street, Kolkata 700 001 **(4) ABUNDANT PROPERTIES PVT LTD** also a company within the meaning of the Companies Act 1956 having its registered office situated at No.6/2 Moira Street, P.S. Shakespeare Sarani, Kolkata 700 017 **(5) SEED PROPERTIES PRIVATE LIMITED** a company within the meaning of the Companies Act 1956 having its registered office situated at No.1/A Vansittart Row, P.S. Hare Street, Kolkata 700 001 **(6) KING PROPERTIES PVT LTD** a company within the meaning of the Companies Act 1956 having its registered office situated at No.6A Tijjala Road, Police Station Tijjala, Kolkata 700 046 **(7) MASON BUILDCON PRIVATE LIMITED** a company within the meaning of the Companies Act 1956 having its registered office situated at No.19A, Sarat Bose Road, P.S. Bhowanipore, Kolkata 700020 **(8) PANSY NIRMANS PRIVATE LIMITED** a company within the meaning of the Companies Act 1956 having its registered office situated at No.19A Sarat Bose Road, P.S. Bhowanipore, Kolkata 700 020 **and (9) TECHSERVE TELE SERVICES PRIVATE LIMITED** a company within the meaning of the Companies Act 1956 having its registered office situated at No. 4, Killi Krishna Tagore Street, P.S. Jorabagan, Kolkata – 700 007 all represented by their authorised Signatory **CHAMPALAL CHAMARIA** son of Late Thakursi Das Chamaria of 1A, Vansittart Row, P.S. Hare Street, Kolkata – 700 001 hereinafter collectively referred to as the **OWNERS/GRANTORS**

SEND GREETING

WHEREAS

A) The Owners are presently absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the brick built messuages tenements hereditaments buildings outhouses structures and premises situate lying at and being Municipal Premises No.14A D.L. Khan Road, Kolkata containing in aggregate an area of 02 bighas 10 cottans 15 chittacks and 34 sq.ft. (more or less) together with all structures standing thereon under Ward No.71 within the limits of Kolkata Municipal

Corporation (more fully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter referred to as the "Said PREMISES/PROPERTY).

B) By an Agreement dated 26th December, 2013 (hereinafter referred to as the DEVELOPMENT AGREEMENT) entered into between the Owners and SALARPURJA SIGNUM COMPLEX LLP (hereinafter referred to as the DEVELOPER) and registered at the office of the ADSR Alipore South 24 Parganas in Book No. I Being No. ~~10142~~ for the year 2013 the Owners have granted a license to the Developer to undertake development of the said Premises for the consideration and subject to the terms and conditions contained and recorded in the said Development Agreement.

C) In terms of the said Development Agreement and for the purpose of giving effect to the said Development Agreement, in order to enable the Developer to undertake development of the said Premises in accordance with the terms and conditions of the said Development Agreement, the Owners have agreed to grant a power of attorney in favour of the Developer namely the said Salarpurja Signum Complex LLP or its nominee and/or nominees and accordingly the Owners are executing this Power of Attorney in favour of the nominees of the said Salarpurja Signum Complex LLP (1) Apurva Salarpurja son of Late Rakesh Salarpurja residing at 574 New Alipore, Block 'N' P.S. New Alipore, Kolkata 700 053 and (2) Sri Raj Kumar Jalan son of Sri Shankar Lal Jalan residing at 1A Deodar Street, P.S. Ballygunge, Kolkata 700 019 (hereinafter collectively referred to as the ATTORNEYS) being the nominees of the Developer 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
(1) DAMODAR ROPEWAYS & INFRA LTD (2) ACCURATE REAL ESTATES PRIVATE LIMITED (3) SPLASH PROPERTIES PVT LTD (4) ABUNDANT PROPERTIES PVT LTD (5) SEED PROPERTIES PRIVATE LIMITED (6) KING PROPERTIES PVT LTD (7) MASON BUILDCON PRIVATE LIMITED (8) PANSY NIRMANS PRIVATE LIMITED and (9) TECHSERV TELE

SERVICES PRIVATE LIMITED (hereinafter collectively referred to as the **OWNERS**) do hereby irrevocably nominate appoint and constitute the said 1) Apurva Salarpuria son of Late Rakesh Salarpuria residing at 574 New Alipore, Block 'N', P.S. New Alipore, Kolkata 700 053 and (2) Sri Raj Kumar Jalan son of Sri Shanker Lal Jalan residing at 1A Deodar Street, P.S. Ballygunge, Kolkata 700 019 (hereinafter collectively referred to as the **ATTORNEYS**) to be our true and lawful attorneys and for us and on our behalf and in our respective names place and stead to jointly and/or severally do the following acts deeds and things in respect of the said Premises (more fully and particularly mentioned and described in the SCHEDULE hereunder written) that is to say :

1. PLAN

- 1.1 To deal with and correspond with the Kolkata Municipal Corporation all officers and local authorities and/or State Government and/or Central Government and its departments in respect of the said Premises and the general development thereof and in particular the following viz:
 - a) To apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned with alterations and additions, as the said Attorneys or any one of them may desire
 - b) To apply for and obtain commencement certificate and/or occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction of the said Premises in all aspects
 - c) To deal with and correspondence with the Assessment Department of Kolkata Municipal Corporation in connection with the assessment of the said Premises and fixation of rateable value
 - d) To appear and represent the Grantors before all concerned authorities and parties as may be necessary in connection with the proper and effective development of the said Premises and

e) generally to do all other acts deeds matters and things in connection with or relating to or concerning the development, construction, completion of the building/s on the said premises

2. **CONSTRUCTION**

2.1 To enter upon the said Premises either alone or along with others for the purpose of commencing continuing and completing the construction activities on the said Premises.

2.2 To sign all applications, forms, papers, undertakings, indemnities, authorities, terms and conditions etc, as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever, as may from time to time be required by the authorities concerned.

2.3 To deal with and correspond with Calcutta Electricity Supply Corporation and/or other authorities and/or officers for obtaining electric connections, electric power to the Premises namely flats/garages/showrooms/shops/parking etc (including making up or putting up a sub station) for and/or in respect of or relating to the building now standing and/or to be constructed on the said premises and for the aforesaid purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc as may be required by the authorities concerned.

2.4 To demolish, pull down, construct, reconstruct, repair, improve upon or otherwise develop the said Premises or any part or portion thereof in accordance with the prevailing rules and regulations in such manner as the said Attorneys or any one of them may deem fit. To sell the various flats, units, apartments, constructed spaces and car parking spaces forming part of the Developer's Allocation as defined in the said Development Agreement to third parties and for that purpose to sign and execute all necessary writings, letters, agreements etc thereof.

2.5 To ensure maximum utilization of the Floor Area Ratio (FAR) which may be available for construction.

2.6 To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities.

2.7 To warn off, prohibit and if necessary proceed against in due forms of law against all trespassers on the said Property 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 Owners/Grantors before the Kolkata Police Authority and to approach appropriate court of law, if required for the said Property and to abate nuisances as may be necessary to protect the said Property.

3. PROFESSIONAL TEAMS

3.1 To appoint R.C.C. Specialists and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained on such terms and conditions as the said attorneys or any one of them may deem fit and proper and to substitute them or any of them

4. PROCEEDINGS

4.1 For and in the name of the Grantors to accept service of any Writ of Summons or other legal process and to appear in any court and before all Courts, Magistrates or Judicial or quasi judicial authorities and other Officers of any autonomous body whatsoever as the said Attorneys or any one of them shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorneys or any one of them shall think fit and if the said Attorneys shall see cause and also to take such other lawful ways and means for the recovering or getting if any such money or other thing whatsoever which shall by the said Attorneys be conceived to be due owing, belonging or payable to the Owners or any of the owners by

any person firm or body corporate and also to appoint any Solicitor and/or Advocate or Counsel to prosecute or defend in the said premises hereinbefore or any one of them as occasion may arise either in name of the Owners or in the name of the said Attorneys.

4.2 To sign, verify and execute plaints, written statements, counter claims, appeals, reviews, applications, affidavits, authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether or Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful authority and to do all acts and appearances and applications in any such court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer judgements or decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute Decrees as the said Attorneys shall be advised or think proper and also to bid at the Auction sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Officers thereof and to purchase any land hereditaments and premises at such auction sales and to sign, verify and execute any applications, affidavits, agreements or other documents

5. URBAN LAND CEILING & REGULATION ACT AND OTHER AUTHORITIES

5.1 To make and sign any further application under Section 27 of the Urban Land (Ceiling and Regulation) Act 1976 or under any other provisions of the said Act, if required in law, for obtaining permission in writing of the Competent Authority to sell, convey and transfer the said premises or any part thereof or any constructions to be made thereon and also to apply for the amendments of such permission and to apply under Section 22 and/or any other sections of the said Act and to do all other acts, deeds, matters and things and to sign and execute all other forms and applications for effectively obtaining permission for conveying and transferring the

Developer's Allocation as defined in the said Development Agreement or as they may direct or as may be required under the said Act.

5.2

To represent the Grantors 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, CESC, Police Authorities, Chief Electrical Inspector, Govt. of West Bengal, West Bengal Pollution Board, Forest Department, Environment Department, Dept. of Micro Wave, Competent Authority appointed under West Bengal Building Registration (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.

5.3

To submit to the Kolkata Municipal Corporation, 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) or competent authority appointed under the Urban Land (Ceiling and Regulation) Act 1976 Development Plan Authorities of the Government of West Bengal and/or India and all its departments and other concerned authorities in accordance with their laws for the time being in-force, bye-laws, rules and regulations, such Plans of the Said Property or any part or portion thereof and or of the building or buildings proposed to be constructed on the said Property 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 IOD/s and Commencement Certificate/s for and in respect of development of the said Property and the proposed construction of new building or buildings thereon 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 building completion certificate/s.

5.4 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.

5.5 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.

6. REFUND- SALE —EXECUTION-GENERAL

6.1 To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities and to sign receipts for the purpose

6.2 To enter into any agreement for sale and/or deal with the various flats, units, apartments, constructed spaces and car parking spaces forming part of the Developer's Allocation as defined in the said Development Agreement on ownership basis or in any other manner and for such price and/or consideration as the said Attorneys or any one of them in their absolute discretion may deem fit and proper. To receive realize and collect the sale price and/or amount of consideration which may become payable and/or receivable and to grant effectual receipts and/or discharges thereof

6.3 To execute from time to time all writings, agreements, documents and/or instruments on or in any other manner of the Premises which may be constructed on the said Premises.

6.4 To take all necessary steps for registration of the Holding Organisation and/or Society of the flatowners and other premises purchasers and for the aforesaid purpose to sign and execute all necessary applications, papers and writings and represent any person before the authorities concerned as and when required to do so

6.5 To lodge any complaint with the local police authorities and to appear before the officer in charge and other police officers of the local police station and before all other officers of the police department and other departments and to make representations and if required to sign and execute all complaints, diaries and other papers as may be necessary and/or required

6.6 And generally to do all acts deeds and things in respect of the development of the said Premises thereof and/or rights, authorities, benefits directly and/or indirectly attached to the Development of the said Premises which the Grantors could do themselves.

AND WE THE GRANTORS DECLARE that this Power of Attorney is given in favour of the said Attorneys jointly and severally and accordingly, said Attorneys shall be entitled to exercise independently of each other the powers conferred upon them

AND WE HEREBY AGREE TO RATIFY and confirm whatsoever the said Attorneys or any one of them shall lawfully do in the premises by virtue of these presents

AND WE hereby declare that the powers and authorities hereby granted are irrevocable till the said Premises is fully and properly developed as per the said development agreement with the said Developer as per rules and regulations of Kolkata Municipal Corporation and the transfer and/or conveyances of the Developer's Allocation as defined in the said Development Agreement in favour of the ultimate transferees

AND WE THE GRANTORS do hereby further clarify that the entire development of the said premises will be done by the said Developer at its own cost, risk and efforts without creating any financial burden and/or any kind of responsibilities upon us and that the said Developer has agreed to indemnify us against all proceedings claims, expenses and liabilities whatsoever which may arise upon us by virtue of the acts of Attorneys under the present Power of Attorney

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

ALL THAT the brick built messuages tenements hereditaments buildings outhouses structures and premises situate lying at and being Municipal Premises No.14A D.L. Khan Road, Kolkata containing in aggregate an area of 02 bighas 10 cottahs 15 chittacks and 34 sq.ft. (more or less) together with all structures standing thereon under Ward No. 71 within the limits of Kolkata Municipal Corporation

IN WITNESS WHEREOF we the Grantors have this day set and subscribed our respective hands and seals the day month and year first above written

Damodar Poppeys & Infa Ltd. *(Signature)* Accurate Real Estates Private Limited *(Signature)*

SIGNED AND DELIVERED BY

THE GRANTORS At Kolkata

in the presence of

(Signature)
S. C. R. Prasad
140, Chakraborty Road
Kolkata - 700071

(Signature)
1A, Vaidantank Road
Kolkata - 700071

(Signature) Authorized Signatory
Splash Properties Private Limited

(Signature) Authorized Signatory
Per Abundant Properties Pvt. Ltd.

(Signature) Authorized Signatory
Seed Properties Private Limited

(Signature) Authorized Signatory
PANSY NIRMAL PVT. LTD.

(Signature) Authorized Signatory
Accepted by us

(Signature) Authorized Signatory
For Techserv Tele Services Pvt. Ltd

(Signature) Authorized Signatory
MASON BUILDCON PVT. LTD.

(Signature) Authorized Signatory
King Properties Private Limited

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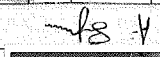


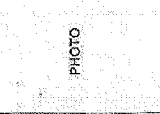
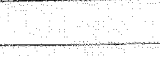
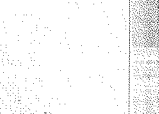



(Signature) Authorized Signatory

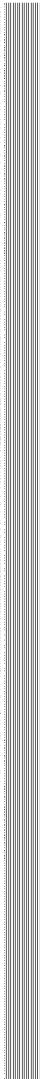
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SPECIMEN FORM FOR TEN FINGERPRINTS

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		(Left Hand)				
		Thumb	Base	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Base	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Base	Middle	Ring	Little
		(Right Hand)				
PHOTO		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Base	Middle	Ring	Little
		(Right Hand)				





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

Endorsement For Deed Number : 1 - 10143 of 2013
(Serial No. 12748 of 2013 and Query No. 1606L00022213 of 2013)

On 26/12/2013

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

Presented for registration at 15.05 hrs on 26/12/2013, 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 26/12/2013 by

1. Champa Lal Chatterjee
Authorised Signatory, Damodar Ropeways & Infra Ltd.(Indian Ropeways & Engineering Company Limited), 1/ A, Vansittart Row, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
Authorised Signatory, Accurate Real Estates Private Limited, 45 Vivekananda Road, Kolkata, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Authorised Signatory, Spalsh Properties Pvt. Ltd., 2, Row Land Road, Kolkata, Thana:-Bulkygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
Authorised Signatory, Abudant Properties Pvt. Ltd., 62, Meira Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017.
Authorised Signatory, Seed Properties Private Limited, 1/ A, Vansittart Row, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
Authorised Signatory, King Properties Pvt. Ltd., 6 A, Tiljala Road, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
Authorised Signatory, Mason Bulldoon Private Limited, 19 A, Sarat Bose Road, Kolkata Thana:-Bhawanipore, District:-South 24-Parganas WEST BENGAL, India, Pin :-700020.
Authorised Signatory, Pansy Nirmans Private Limited, 19 A, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
Authorised Signatory, Techserve Tele Services Private Limited, 4, Kali Krishna Tagore St, Kolkata, Thana:-Jorabagani, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
By Profession : Business
2. Apurva Salarpuria, son of Late Pakesh Salarpuria , Block - N, 574, New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Business

27/12/2013 15:24:00

ADDITIONAL DISTRICT SUB-REGISTRAR,
Endorsement Page 1 of 2

(Smita Panda)



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

Endorsement For Deed Number : I - 10143 of 2013
(Serial No. 12748 of 2013 and Query No. 1605L000022213 of 2013)

3. Raj Kumar Jalan, son of Shanker Lal Jalan, 1 A, Deodar Street, Kolkata, Thana:-Bullyunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession :
Business

Identified By B. L. Sharma, son of Late M. L. Sharma, 6, Old Post Office Street, Kolkata,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By
Profession: Service.

(Smritikana Panda)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 27/12/2013

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:

Amount By Cash

Rs. 7.00/-, on 27/12/2013

(Under Article : E = 7/- on 27/12/2013)

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.-36,28,89,752/-

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

(Smritikana Panda)
ADDITIONAL DISTRICT SUB-REGISTRAR

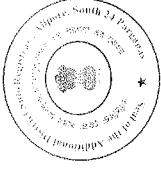

(Smritikana Panda)
ADDITIONAL DISTRICT SUB-REGISTRAR

27/12/2013 15:24:00

ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 41
Page from 1507 to 1523
being No 10143 for the year 2013.



[Handwritten signature]

(Annex Base) 03-January-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal



