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श्रीमती सुनिवका पश्चिम बंगाल WEST BENGAL

R 473385

26.12.13
 5000/-
 SRS

Certified that the Agreement is authentic
 to the best of my knowledge and belief and
 the amount is payable in full of the
 amount due on the account

[Signature]
 Assistant Manager
 Accounts, State Bank of India

[Signature]
 SRS

27 DEC 2013

THIS POWER OF ATTORNEY made this the 26th day of December
 THOUSAND AND THIRTEEN

BETWEEN

State Bank of India
 Accounts, State Bank of India



182501

Said to:
Address: L.S.V. High Court
Value: 24 DEC 2013
L.S.V. High Court
Sulth Street
High Court, A.G.

R. L. GARGAR
SOLICITOR & ADVOCATES
SOLICITORS, TELUKAI CHAVARU
6, OLD POST OFFICE STREET,
KOLKATA - 700 001

A. S. Sharma

10196

APURVA (SALARPURIA)

Datta Prakash & Mitta Ltd.
10197

Authorised Signatory
(SALARPURIA and CHAMPAN)



Accurate Real Estates Private Limited

Authorised Signatory

Splash Properties Private Limited

Authorised Signatory

ADOL. DIST. SUBREGISTRAR
ALIPUR, SOUTH 24 PGS.
26 DEC 2013

DR. CHANDAN

P. 24

(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 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 **(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. Shakespere 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) TECHSERV TELE SERVICES PRIVATE LIMITED** a company within the meaning of the Companies Act 1956 having its registered office situated at No.4 Kali Krishna Tagore Street, P.S. Jora Bagan, Kolkata 700 007 all represented by Sri Champa Lal Chamarla son of Late Thakursi Das Chamarla of No.1/A Vansittart Row, P.S. Hare Street, Kolkata 700 001 hereinafter collectively referred to as the **GRANTORS IN FAVOUR OF (1) APURVA SALARPURJA** son of Late Rakesh Salarpuria residing at 574 New Alipore, Block 'N' Kolkata 700 053 and **(2) RAJ KUMAR JALAN** son of Sri Shanker Lal Jalan residing at 1A Deodar Street, Kolkata 700 019 (hereinafter collectively referred to as the **ATTORNEYS**).

For Abundant Properties Pvt. Ltd.
Authorized Signatory

Seed Properties Private Limited
Authorized Signatory

King Properties Private Limited
Authorized Signatory

MASON BUILDERS PVT. LTD.
Authorized Signatory

PANBY NIKHANS PVT. LTD.
Authorized Signatory

For Techsury Ties Facilities Pvt Ltd.
Authorized Signatory



Rupika
(KAS KUMAR SHANKAR)

ADDITIONAL SUPERVISOR
ALPPORE SOUTH ZP PDS.
26 DEC 2013



Ch. Sharmila
SWD in Sams
60/10th Street
Chennai
San

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 (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 **SALARPURIA SIGNUM COMPLEX LLP** (hereinafter referred to as the **DEVELOPER**) and registered at the office of the ADSR Alipore South 24 Parganas Book No. I Being No. ¹⁰¹⁴ for the year 2013 the Owners have granted a licence to undertake development of the said Premises unto and in favour of the Developer 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, the Owners have agreed to execute a power of attorney in favour of the Attorneys to sign and execute the various deeds of conveyances and/or transfer in respect of 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 the express condition that such power and authority to execute such deeds of conveyances and/or transfer in respect of the various flats, units, apartments, constructed spaces and car parking spaces forming part of the Developer's Allocation will be exercised by the Attorneys only after the Developer has completed the various flats units apartments constructed spaces and car parking spaces forming part of the Owner's Allocation as defined in the said Development Agreement.



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 P.S.
2 6 DEC 2013
Sealed with



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

Endorsement For Deed Number : I - 10144 of 2013
(Serial No. 12749 of 2013 and Query No. 1605L000022264 of 2013)

On 26/12/2013


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

Presented for registration at 15.00 hrs on 26/12/2013, at the Private residence by Apurva Salarpuria, one of the Claimants.

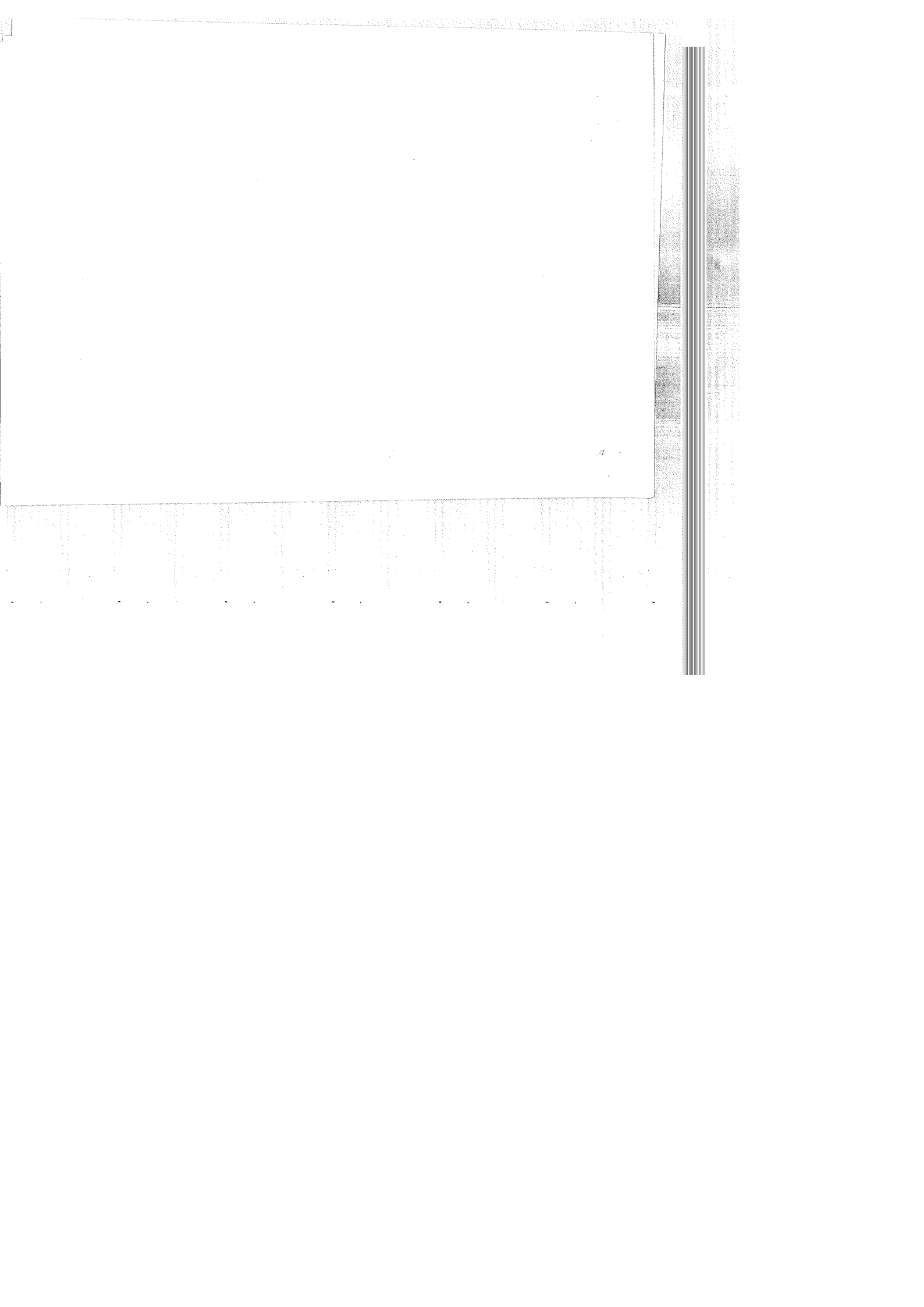
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

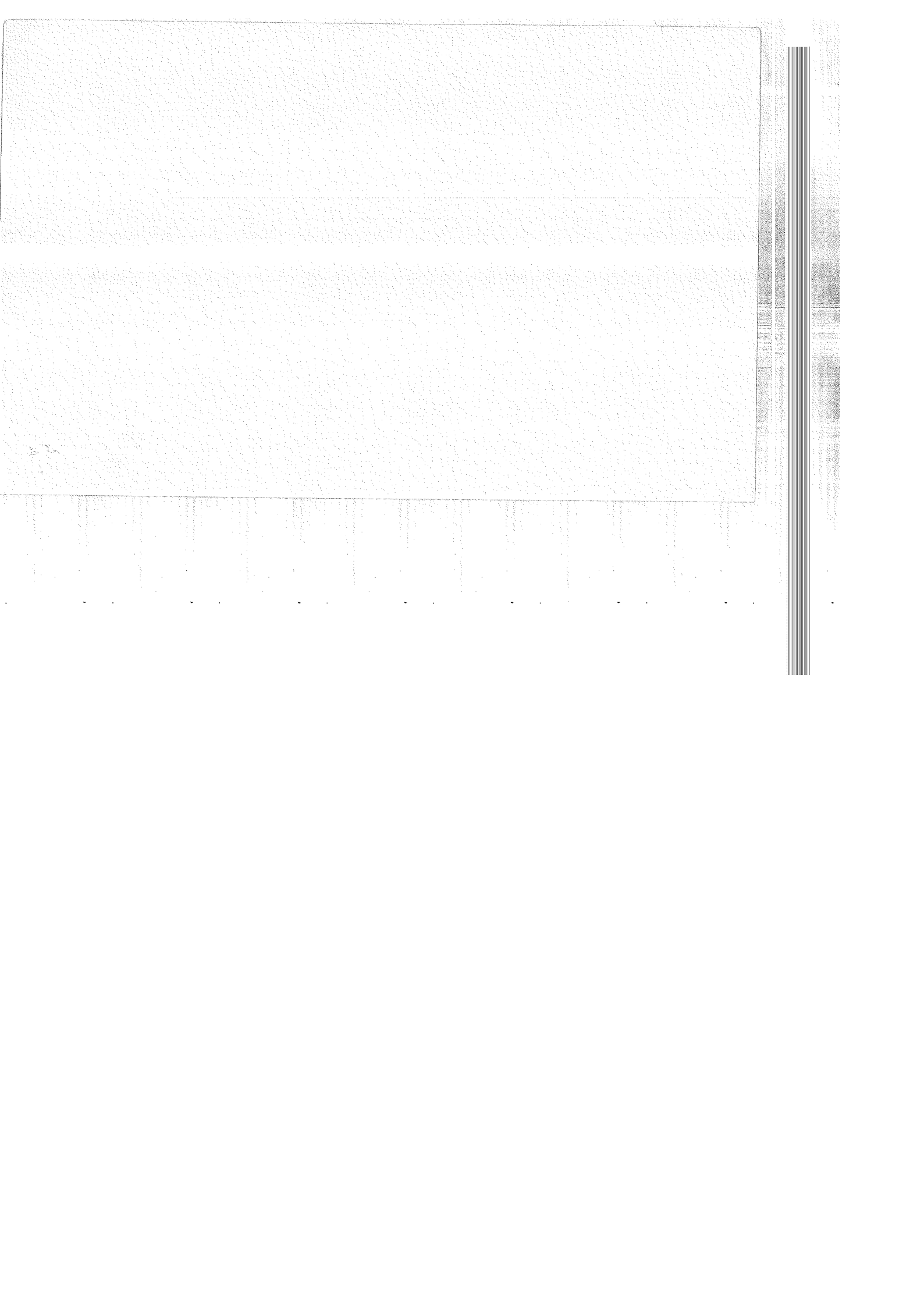
Execution is admitted on 26/12/2013 by

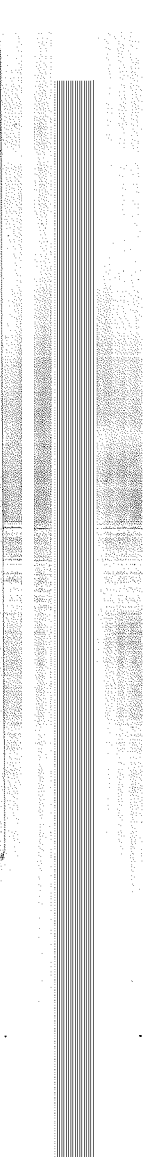
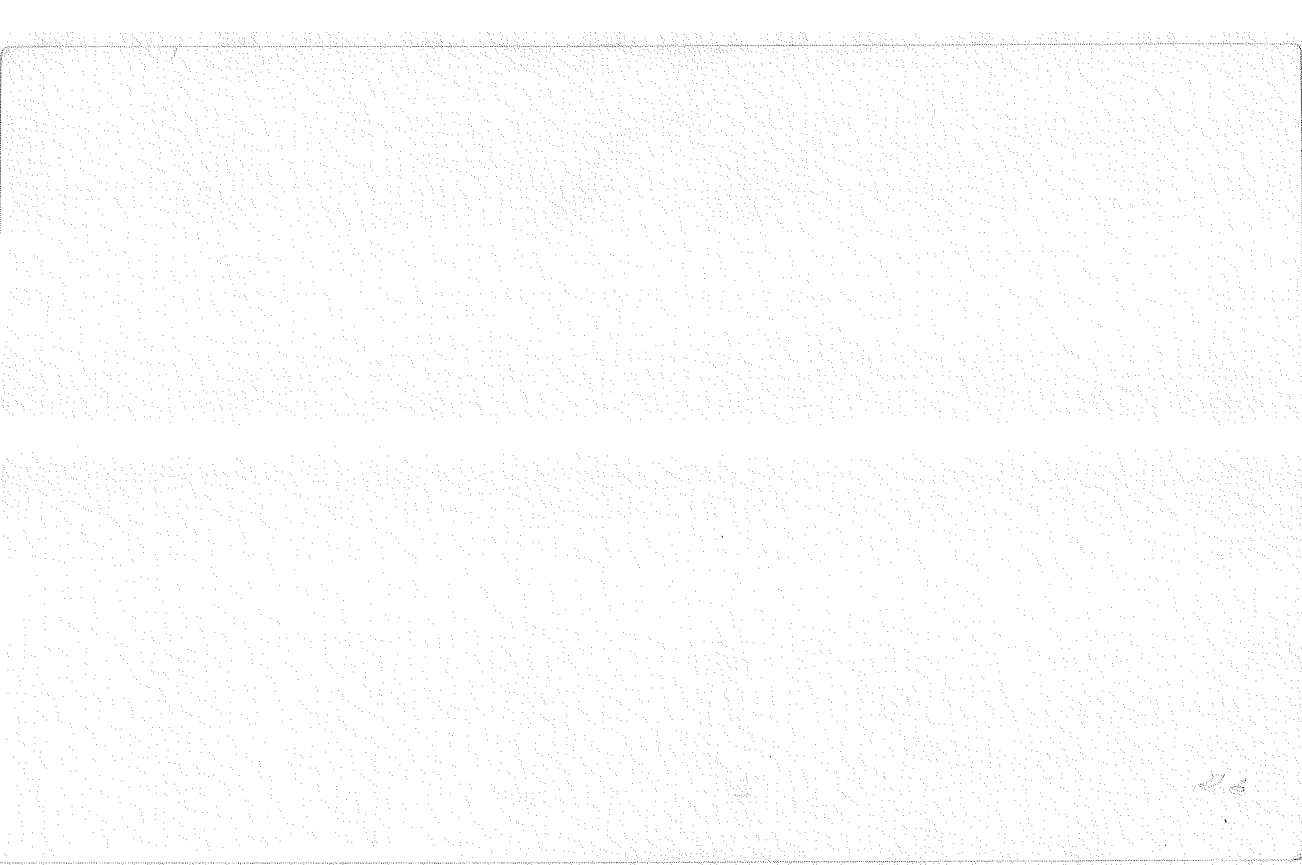
1. Chamea Lal Chamaria
Authorised Signatory, Damodar Roadways & Infra Ltd.(Indian Roadways & Engineering Company Limited), 1/A, Vansittart Row, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
Authorised Signatory, Accurate Real Estates Private Limited, 45, Vivekananda Road, Kolkata, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Authorised Signatory, Spalsh Properties Pvt. Ltd., 2, Row Land Road, Kolkata Thana:-Buliyungse, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
Authorised Signatory, Abudant Properties Pvt. Ltd., 62, Moira 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 Buildcon 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:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
By Profession : Business
2. Apurva Salarpuria, son of Late Rakesh 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


(Smritikana Panda)
ADDITIONAL DISTRICT SUB-REGISTRAR

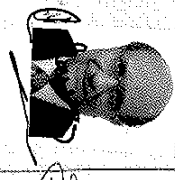
27/12/2013 15:25:00







SPECIMEN FORM FOR TEN FINGERPRINTS



Blaney

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



A. Spurr

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



Ryzylan

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

PHOTO

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