

563/16

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
POWER OF ATTORNEY

A.R.A. V 589065
 III
 193

19/12/15
 19/01/16
 2 19493/16
 Additional Registrar of Assurances
 Kolkata

A POWER OF ATTORNEY given on the 18th day of December TWO THOUSAND AND FIFTEEN, by THE WEST BENGAL HOUSING BOARD, statutory body constituted under the West Bengal Housing Board Act, 1972 (W.B. Act XXXII of 1972) having its office at 105, Surendra Nath Banerjee Road, Kolkata – 700 014 (hereafter called "**the Board**") which expression shall include its successors, executors and permitted assigns)

WHEREAS:

A. By an Agreement dated 24th August, 2010 (hereafter called the **said Agreement**) the Board have engaged Bengal Emami Housing Ltd. (hereafter called **the Company**) as the Developer for the development of the lands by way of construction of a housing complex, (hereafter called **the complex**), on the said lands, more fully described in the **Schedule** hereto and delineated on the Map or Plan annexed hereto and bordered "**Red**" thereon (hereinafter called **the land**) as per the Scheme framed and to be finalized

Certified that the Document is registered in its Registration. The Stamp and the endorsement marks attached to this document are the part of this Document.

[Signature]
 Additional Registrar
 of Assurances-III, Kolkata

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[Signature]
 Additional Registrar of Assurances-III
 Kolkata

[Signature]
 BENGAL EMAMI HOUSING LTD.
[Signature]
 Authorized Signatory

by the Company subject to and in accordance with the policy of the State Government (hereinafter called **the Scheme**); *represented by its authorised signatory, Abhay Saxena, 2/0 Late Harnid Das Saxena, residing at 19, Pollock St, PO-GPO, PS-Hare Street, Kol - 700001*

*Abhay Saxena
Abhay Saxena*

B. The Board is desirous of granting necessary power and authorities to the Company for the purpose of effective and speedy execution of the Scheme as per terms of the said Agreement. *dated 24th August, 2010*

NOW THIS DEED WITNESSETH that the Board do hereby nominate, constitute, appoint, authorize and empower the Company having its Registered Office at 687, Anandapur, E.M. Bypass, 2nd Floor, Kolkata - 700 107 as true and lawful Attorney of the Board for the Board and in the Board's Name and for the Board's use and benefit, to execute and perform or cause to be performed, execute and do all or any of the following acts, deeds, matters and things as mentioned hereinafter.

1. To receive peaceful possession of the land from the Board and manage and maintain such permissive peaceful possession in accordance with the terms and conditions contained in the said Agreement.
2. To enter into the land and every part thereof and also to manage and maintain such permissive peaceful possession in accordance with the terms and conditions contained in the said Agreement.
3. To develop the plots of land (as described in the SCHEDULE hereto) by undertaking development and construction of the complex as per the Scheme containing flats and/or other building and/or structures thereon as per approved plan and for the said purpose, to do soil testing, excavation and all other necessary work.
4. To raise necessary finance for execution of the scheme including finance from any Bank and/or any other authority or authorities or institution after getting prior approval of the Board on each specific case for such raising of money for

BENGAL EMAMI HOUSING LTD.

Rajesh Bagaria
Authorized Signatory

M. Suran

development of the Land by construction of the Complex as per the Scheme to create mortgage or any other lien over the land and/or the complex in favour of such Bank and any other financial institutions, and/or other bodies or authorities provided however that the Company shall repay such liabilities at the earliest opportunity and shall keep the Board saved and harmless against any claims, Loss or damages that the Board may face in relation to or arising out of such mortgage.

5. To appear before all necessary and/or competent authorities including, Municipal Corporations/Municipality, Fire Brigade, Competent Courts, Fora, Police Station, WBHIDCO in connection with the execution of the Scheme and/or development and construction of the complex.
6. To apply for and obtain such permissions, as necessary for obtaining steel, cement, bricks and any other construction and building materials and/or construction equipments and to appoint contractors and/or sub-contractors for the purpose of development and construction of the Complex.
7. To apply for and obtain electricity, water, gas, sewerages and/or connections of any other utilities and infrastructure facilities, permits for lifts and also for the completion certificate and other certificate from the appropriate authorities.
8. To warn and prohibit any trespasser on the said land or any parts thereof and to take appropriate legal steps against any or all such trespassers.
9. To negotiate for sale and/or transfer of flats together with common areas and facilities and the undivided proportionate share in the land and the rights appurtenant thereto and to enter into agreements, including flat-sale agreement, lease agreement etc, containing such provisions and with such purchasers and/or other persons as provided for in the said Agreement and to receive earnest moneys and/or part and/or full premium/consideration

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Authorized Signatory

M. Suman

thereunder and grant valid receipts or discharges for the same and also to fulfill and enforce mutual obligations thereunder.

10. To sign, execute agreements and/or Deeds of Conveyances for transfer 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 the development of the Land or any part and/or portion thereof and transfer of the flats.
11. To receive premium/consideration, rent, service charges, taxes and other amount thereof and grant valid receipts for the same.
12. To appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates and all other Officer or Officers and/or authority or authorities in connection with enforcement of all powers and authorities as contained therein.
13. To file, commence, prosecute, enforce, institute and defend all suits and proceedings and to engage Lawyers and Advocates to protect the rights, title and interest of Board in connection with and/or related to the development and construction of the complex and to verify, answer and sign vakalatnama, complaints, petitions, written statements, affidavits, memorandum of appeal and other documents in court, defend all actions, or other legal proceedings touching any of the matters aforesaid before any Court, Civil, Criminal or Revenue.
14. To accept notices and service of papers from any Court, Forums, Tribunal, Postal and/or other authorities and/or persons.

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Rajesh Bagaria
Authorized Signatory

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M. Suman

15. 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.
16. To sign, file and submit all papers, applications and documents before the appropriate authority and/or authorities to initiate formation of Apartment Ownership Association under the West Bengal Apartment Ownership Act, 1972 as a developer.
17. To sign and submit all papers, applications and documents to all the authorities and/or persons including Municipalities, Municipal Corporation etc. for having the separation, amalgamation and mutation, if necessary, of records of land and if necessary to deal with such authority and/or authorities in any manner to have such separation, amalgamation and mutation effected.
18. To engage and appoint Architects and Consultants to cause preparations of Building Plans duly vetted by the Board and to submit the same before Municipal and other authorities and/or Government Department and/or Offices and also all other, Judicial or Quasi - Judicial authorities, for all matters connected with the development and construction of the Complex and/or other buildings on the land and connections with the utilities and/or infrastructure facilities and in connection therewith, to sign verify and file the all necessary papers and documents.
19. To pay all outgoing, including Service Charges, Municipal Tax, Urban Land Tax, Rent, Revenue and Other Charges, Whatsoever, payable for and on account of the land as occupier only and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge thereof.

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Rajesh Bagaria
Authorized Signatory

M. Suran

20. To give undertakings, assurance and indemnities, as may be required for the purposes aforesaid.
21. To appear and represent the Board before all authorities, make commitments and give undertakings as may be required for all or any of the purposes herein contained after obtaining specific permission and/or instruction from the Board.

AND the Board hereby ratifies and confirms and agree to ratify and confirm all and whatsoever said Attorney shall lawfully do or cause to be done in or about the aforesaid premises, so long as the said Agreement is valid and subsisting.

Schedule of Plots

Mouza – Reckjoani, Touzi No. _____, J.L. No. – 13

P.S. – Rajarhat, Dist. – North 24 Parganas

Dag Nos.	Land Area Acquired (Acre)
2785 (Part)	0.89
3615 (Part)	0.28
3616 (Full)	0.12
3617 (Full)	0.12
3618 (Full)	0.12
3619 (Full)	0.31
3611 (Part)	0.20
3622 (Full)	0.24
3608 (Part)	0.27
3607 (Full)	0.74
3623 (Part)	0.45
3606 (Part)	0.14
3624 (Part)	0.07
3621 (Part)	0.58
3620 (Part)	0.47
Total ----->	5.00 Acre

THE SECOND SCHEDULE

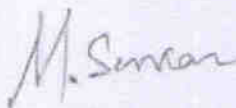
All that the plots of land (being WBHIDCO Premises No. / Plot No. "AA-IIB/BLK-6" in Action Area – II B of New Town, Kolkata) measuring an Area of Land 5.00 Acres / 20,134.14 Sq. Mts. that are handed over to Bengal Emami Housing Limited on 22.04.2010 for housing and allied activities.

Bounded By ----

North	-	Street No. – 622 (24.00 Mtr. Wide)
South	-	Peripheral Canal
East	-	Bulk Residential Land
West	-	Plot No. AA-IIB/BLK-7

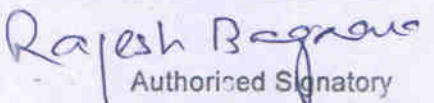
IN WITNESS WHEREOF, West Bengal Housing Board have executed this Deed at Kolkata on the 18th day of December 2015

EXECUTED AND DELIVERED by the
HOUSING COMMISSIONER, WEST
BENGAL HOUSING BOARD, for and
On behalf of West Bengal Housing
Board at Kolkata, in the presence of:


Housing Commissioner
West Bengal Housing Board

1. 
F.A. - cum C.A.O.
West Bengal Housing Board

2. 
Dy. F.A. Cum Dy. C.A.O.
West Bengal Housing Board

BENGAL EMAMI HOUSING LTD.

Authorized Signatory

EXECUTED AND DELIVERED by
Abhay Saxena For and on behalf of
BENGAL EMAMI HOUSING LIMITED
at Kolkata, in the presence of:

BENGAL EMAMI HOUSING LTD

Abhay Saxena

Authorised Signatory

1. TITIL DUTTA .
Advocate, Calcutta High Court
[F/1601/2009]







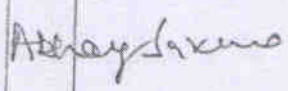





2. Dilip Dutta
S/o Ranjit Dutta
9. SANKAR KOL-5

BENGAL EMAMI HOUSING LTD.

Rajesh Bagaria

Authorised Signatory

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		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

BENGAL EMAMI HOUSING LTD.

Rajesh Bagan

Authorized Signatory



WEST BENGAL HOUSING BOARD
(ESTD. UNDER WB. ACT XXXII OF 1972)
"A B A S A N"

105, S.N. BANERJEE ROAD, KOLKATA - 700 014.

Phone : 2265-1965, 2264-1967/3966/8968/4974/0950; Fax: 2264-1480/0979, email: wbhousingboard@gmail.com

No. 86 /FA/HB

Date: 06-01-16

To
The Registrar of Assurance-III,
Kolkata

Sir,

Re: Registration of Power Of Attorney executed by West Bengal Housing Board in favour of Bengal Emami Housing Limited

1. By an Agreement dated 24th August, 2010 (Said Development Agreement), The West Bengal Housing Board, statutory body constituted under the West Bengal Housing Board Act, 1972 (W.B. Act XXXII of 1972) having its office at 105, Surendra Nath Banerjee Road, Kolkata-700014 (hereafter called "the Board" which expression shall include its successors, executors and permitted assigns) has appointed Bengal Emami Housing Limited (hereafter called the Company) as the Developer for development of All that the plots of land (being WBHIDCO Premises No. / Plot No. "AA-IIB/BLK-6" in Action Area-II B of New Town, Kolkata) measuring an Area of Land 5.00 Acres / 20,134.14 Sq. Mts. by way of construction of a housing complex.
2. In this regard, it is necessary to execute and register a Power of Attorney in favour of the Company in order to enable the Company to do all act, things and deeds in terms of the Said Development Agreement.
3. Accordingly the Board has executed a Power of Attorney dated 18th December, 2015 in favour of the Company.
4. The executed copy is required to be registered by presenting the same before the Competent Authority.
5. As per Section 88 of The Registration Act, 1908, in case of the registration of documents executed by government officer over certain public functionaries, the concerned officer need not be present or appear in person or by agent at any registry office in any proceeding connected with the registration of any instrument executed by him or in his favour. The concerned Section runs as follows:-
"(1) Notwithstanding anything contained in this Act, it shall not be necessary for-
(a) any officer of Government, or
(b) any Administrator General, Official Trustee or Official Assignee, or
(c) the Sheriff, Receiver or Registrar of a High Court, or
(d) the holder for the time being of such other public office as may be specified in a notification in the Official Gazette issued in that behalf by the State Government, to appear in person or by agent at any registration office in any proceeding connected with the registration of any instrument executed by him or in his favour, in his official capacity, or to sign as provided in section 58....."

BENGAL EMAMI HOUSING LTD.
Rajesh Bapana
Authorized Signatory

6. Thus, we hereby request you to complete the registration of the aforesaid document from your end after complying with all requisites formalities.
7. A photocopy of the executed Power of Attorney dated 18th December, 2015 is attached herewith for your ready reference.
8. This is for your information and record.

Thanking you

Yours faithfully,

M. Senapati
5/11/2016

HOUSING COMMISSIONER

No. /FA/HB

Date:


Copy to :
The Managing Director
M/s. Bengal Emami Housing Ltd.,
687, Anandapur E.M.Bypas, Emami Tower, 2nd Floor,
Kolkata-700107

sd/-

HOUSING COMMISSIONER

BENGAL EMAMI HOUSING LTD.

Rajesh Bajpai
Authorized Signatory

 **BAR COUNCIL OF WEST BENGAL**
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 3, KURAN BANIKAN ROY ROAD, KOLKATA - 700021
 PHONE : 2348 8956 / 7233

IDENTITY CARD

Name TITIL DUTTA Advocate

Father's/Husband's Name KALYAN DUTTA

Prabanta Ranjan Guha Ray *Bimal Kumar Chatterjee*
 (SRI PRABANTA RANJAN GUHA RAY) (BIMAL KUMAR CHATTERJEE)
 CHAIRMAN EE COMMITTEE CHAIRMAN

Titil Dutta

Card No. C-7856

Address Recorded on the Roll Block - X, Flat No. - 21, S. M. Nagar,
Govt. Housing Estate,
P.O. - Serkar Pool, Kolkata - 700 143

Present Address Do

Enrolment No. E/1299/2008

Date of Enrolment 04.12.2008 Date of Birth 25.06.1985

NB : Valid till WB No. is not assigned

Date 11-3-11 Secretary/Assistant Secretary

BENGAL EMAMI HOUSING LTD.

Rajesh Rana
 Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
BENGAL EMAMI HOUSING LIMITED
02/04/2009
PAN Number
AADCB7758B

Abhay Saxena

BENGAL EMAMI HOUSING LTD.
Rajesh Bagaria
Authorized Signatory



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 21 / 144 / 192459

পরিচয় পত্র



Elector's Name	Saxena Abhay Kumar
নির্বাচকের নাম	সাক্সেনা অভয়কুমার
Father/Mother/ Husband's Name	HeriDas
পিতা/মাতা/স্বামীর নাম	হরিদাস
Sex	M
লিঙ্গ	♂
Age as on 1.1.1995	34
১.১.১৯৯৫-এ বয়স	৩৪

Abhay Kumar

Address
19 Pollock Street, Calcutta.

ঠিকানা
১৯ পোলক স্ট্রীট, কলিকাতা।

Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন অধিকারিক

For 144 -Barabazar
Assembly Constituency

১৪৪ -বড়বাজার
বিধানসভা নির্বাচন ক্ষেত্র

Place
Calcutta
স্থান
কলিকাতা

BENGAL EMAMI HOUSING LTD.

Rajesh Bagawan
Authorised Signatory

PERMANENT ACCOUNT NUMBER
AKVPS1217Q

NAME
ABHAY KUMAR SAXENA

FATHER'S NAME
HARI DAS SAXENA

DATE OF BIRTH
19-09-1959

SIGNATURE
Abhay Kumar Saxena

COMMISSIONER OF INCOME-TAX, W.B. XI




*Abhay Kumar
Saxena*

BENGAL EMAMI HOUSING LTD.

Rajesh Bera
Authorised Signatory

Seller, Buyer and Property Details




A. Principal & Attorney Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Abhay Saxena Pollock Street, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	 19/01/2016 1:57:28 PM	 LTI 19/01/2016 1:57:38 PM
		 19/01/2016 1:57:51 PM	


Principal Details	
SL No..	Name, Address, Photo, Finger print and Signature
1	WEST BENGAL HOUSING BOARD 105 S N Banerjee Road, P.O:- Taltola, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN - 700014; Status : Organization; Represented by representative as given below:-
1(1)	Mr M Sarkar 105 S N Banerjee Road, P.O:- Taltola, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Representative; Date of Execution : 18/01/2016; Date of Admission : 19/01/2016; Place of Admission of Execution : Exempted Person

BENGAL EMAMI HOUSING LTD.


 Authorized Signatory

Attorney Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	BENGAL EMAMI HOUSING LIMITED 687, Ananda E M Bypass, Emami Tower, P.O:- Anandapur, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Abhay Saxena Pollock Street, 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,; Status : Representative; Date of Execution : 18/01/2016; Date of Admission : 19/01/2016; Place of Admission of Execution : Office	 19/01/2016 1:57:28 PM	 LTI 19/01/2016 1:57:38 PM
		 19/01/2016 1:57:51 PM	

B. Identifire Details

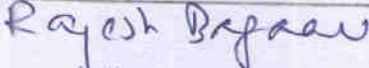
Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	T Dutta Daughter of Mr Kalyan Dutta 1/A, Vansittart Row, P.O:- Council House St, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr M Sarkar, Mr Abhay Saxena	 19/01/2016 1:58:14 PM

C. Transacted Property Details

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Abhay Saxena
Address	Pollock St, Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate

BENGAL EMAMI HOUSING LTD.


Authorized Signatory

Office of the A.R.A. - III KOLKATA, District: Kolkata
Endorsement For Deed Number : IV - 190300374 / 2016

Query No/Year	19031000019493/2016	Serial no/Year	1903000563 / 2016
Deed No/Year	IV - 190300374 / 2016		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Name of Presentant	Mr Abhay Saxena	Presented At	Office
Date of Execution	18-01-2016	Date of Presentation	19-01-2016

Remarks

On 19/01/2016

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.

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

Presented for registration at 12:45 hrs on : 19/01/2016, at the Office of the A.R.A. - III KOLKATA by Mr Abhay Saxena ..

Admission Execution (for exempted person)

Execution by

Mr M Sarkar, Housing Commissioner, WEST BENGAL HOUSING BOARD, 105 S N Banerjee Road, P.O:- Taitola, P.S:- Taitola. District:-Kolkata, West Bengal, India, PIN - 700014
who is exempted from his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal and signature.

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

Execution is admitted on 19/01/2016 by

Mr Abhay Saxena Authorised Signatory, BENGAL EMAMI HOUSING LIMITED, 687, Ananda E M Bypass, Emami Tower, P.O:- Anandapur, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107
Indetified by T Dutta, Daughter of Mr Kalyan Dutta, 1/A, Vansittart Row, P.O: Council House St, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Others

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/-

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. Rs 100/- is paid on Impressed type of Stamp, Serial no 127456, Purchased on 05/11/2015, Vendor named P K Das.

BENGAL EMAMI HOUSING LTD.

Rajesh Bhowmik

Authorized Signatory

Balaram

(Balaram Adhikari)

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

BENGAL EMAMI HOUSING LTD.

Rajesh Bose
Authorised Signatory

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2016, Page from 10812 to 10835

being No 190300374 for the year 2016.



Digitally signed by BALARAM ADHIKARI
Date: 2016.01.20 13:04:54 +05:30
Reason: Digital Signing of Deed.

Balaram

(Balaram Adhikari) 20/01/2016 13:04:53
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

BENGAL EMAMI HOUSING LTD.

Rajesh Rajeev
Authorised Signatory

(This document is digitally signed.)