6249/14 IV 03689/14

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ পশ্চিম বঙ্গাল WEST BENGAL P 874236

A.R.A. III

Additional Registrar of Assurances-III Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurance - III Kolkata

24 MAY 2014

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that WE **ADYAMA COMPLEX PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 14/4/2, Mackenjee Lane, P. S. Golabari, District Howrah, being represented by its Managing Director **SRI SANJAY KUMAR GUPTA**, son of Late Shivshankar Prasad Gupta, by faith Hindu, by occupation Business, residing at 14/4/2, Mackenjee Lane, P. S. Golabari, District Howrah, a Director of the Company (On behalf of the Company pursuant to a Resolution of the Board passed at the meeting of the Board of Directors held on 17th April,2014) do hereby **SEND GREETINGS** ;

ADYAMA COMPLEX PRIVATE LIMITED.

39964

Name : Adyama Complex Pvt Ltd

Address : 14/4/2 Machenjee Lane Golabari Howrah-

Rs. 1001

Kolkata Collectorate,
11, Netaji Subhas Rd.,
Kolkata-1

Anil Kr. Saha
Licensed Stamp Vendor.

Date 19 MAY 2014

2402

ADYAMA COMPLEX PRIVATE LIMITED

Director

2403

(RAJIV KUMAR GUPTA)

Jeetendra Singh
S/o Lt Mundrika Singh
2 Carstin Place
Kol-1
Service

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Kolkata
20 MAY 2014

WHEREAS we are the sole and absolute owner of **ALL THAT** Land measuring 3 (Three) Bighas 19 (Nineteen) Cottahs, more or less being mokorari mourashi bastu land, situated at Holding No. 26, 27 & 28, Foreshore Road (corresponding to Dag No. 193, 206 & 207, under Khatian No. 39 of Mouza Shibpur, Sheet No. 94, J. L. No. 1), P. S. Shibpur, District Howrah, within the jurisdiction of Howrah Municipal Corporation Ward No. 36, and more fully described in the **Schedule** written hereunder and free from all encumbrances of whatsoever and howsoever nature ;

AND WHEREAS we became the owner of the said property by purchase by 12 (Twelve) Deeds of Sale, all dated 17. 08. 2007, all registered in the Office of District Sub-Registrar, Howrah, being Deeds No.07305, 07197, 07303, 07198, 07199, 07200, 07302, 07774, 07778, 07777, 07776, 07779 all for the year 2007 as 12 (Twelve) separate demarcated plots from the then owner BJM Industries Limited (Formerly known as Bengal Jute Mills Company Limited), having its office at 8, B. B. D. Bag (East), Kolkata – 700 001;

AND WHEREAS after purchase the said 12 (Twelve) plots of land being contiguous to each other we have amalgamated the said plots into a single plot of land and mutated the same in our name before the Howrah Municipal Corporation;

AND WHEREAS we **ADYAMA COMPLEX PRIVATE LIMITED** and **BENGAL GHG NIRMAN PRIVATE LIMITED** have signed a Development agreement dated **20th May,2014** for construction of 2 (Two) separate Towers of 16 (Sixteen) storied each over the said common G+2 Structure measuring measuring 16246.229 (Sixteen thousand two hundred forty six decimal two hundred twenty nine) sq. Mtrs. Or 174874.41 (One lac seventy four thopusand eight hundred seventy four decimal/point forty one) sq.ft. more or less on a divided and demarcated piece and parcel of land measuring 65 (Sixty Five) Cottahs and 8 (Eight) Chittacks more or less out of the total land measuring an area of 3 (Three) Bighas 19 (Nineteen) Cottahs more or less and morefully described in the schedule written hereunder and registered at the office of the Additional Registrar of Assurances at Kolkata and being Deed no: ..4437... For the year 2014 ;

NOW KNOW BY THESE PRESENTS that we **ADYAMA COMPLEX PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 14/4/2, Mackenjee Lane, P. S. Golabari, District Howrah, being represented by its Managing Director **SRI SANJAY KUMAR GUPTA**, son of Late Shivshankar Prasad

ADYAMA COMPLEX PRIVATE LIMITED
Director

THE ADDL. REGISTRAR OF ASSURANCES

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Kolkata

Gupta, by faith Hindu, by occupation Business, residing at 14/4/2, Mackenjee Lane, P. S. Golabari, District Howrah, a Director of the Company (On behalf of the Company pursuant to a Resolution of the Board passed at the meeting of the Board of Directors held on 17th May,2014) do hereby nominate constitute and appoint said **SRI RAJIV KUMAR GUPTA son of Sri Hiralal Gupta** both by Faith Hindu by occupation Business and residing at 10/2A Alipore Park Place, Kolkata – 700 027 Director of **BENGAL GHG NIRMAN PRIVATE LIMITED** as our **TRUE & LAWFUL ATTORNEY** to do, execute and perform or cause to be done, executed and performed for and on our behalf and in our name with power to act singly and to do exercise, carry out, execute or perform any of the acts, deeds, things, powers or authorities in anywise relating to the said premises including those as contained hereafter, being the under mentioned acts deeds and things related to the land morefully described in the Schedule mentioned hereunder and to do the any acts including as mentioned hereinafter.

1. To apply for and obtain electricity, gas, water, sewerage, drainage and other connection of any other utility in the said property and/or to close down and/or have disconnected the same and for that to sign, execute and submit all papers applications documents and to do all other acts, deeds and things as may be deemed fit and proper by our said Attorneys.

2. To enter into Agreement for sale /Sale Agreement by whatever name called with prospective purchasers of Flats .Car parking spaces and or other spaces to be constructed in the building for the Developer's share of allocation under the Supplementry Agreement for Development as stated above.

3. To issue valid receipts for the advances received from such purchasers and also give agreements in writing in respect of the Developers Allocation as stated in the Development Agreement dated 17th May, 2014.

4. To pay all rents, taxes, charges, expenses and other outgoings whatsoever payable for and on behalf of the said property or any part thereof on our behalf .

5. To appear and represent us before all authorities including those under the Howrah Municipal Corporation and or other Government Department and / or Officers and also all other State, concerned Municipal Authorities, West Bengal Fire Services, The Statutory competent Authority under the Urban Land

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(Ceiling & Regulation) Act, etc., State Police Act etc., and other necessary authorities in connection with the submission ,sanction, modification and/or alteration of plan (s) Executive, Judicial or quasi-judicial authorities for having the amalgamation and mutation if necessary, effected in all public records and with all authorities and/or persons and for fixation and finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents including building plan /revised Buildings plans and/or any modifications thereto and to do all other acts, deeds and things as our said Attorneys may deem it fit and proper with respect to the share of allocation of the Developer under the Supplementry Agreement for Development as stated above .

6. To file and submit declarations, statements, applications, and/or returns make commitments and give undertakings to the necessary authority or authorities in connection with the matters herein contained.

7. To appear and to sign and represent us before any Notary, Registrar of Assurances, District sub Registrar, Additional District Sub-Registrar, District sub-Registrar , Metropolitan Magistrate and other officer or officers or Authority or Authorities having jurisdiction and to execute, present for registration and to acknowledge and register or have registered and perfected all Agreements for sale , Deed/s of conveyances , any other instruments and writings by whatsoever name called and which shall be executed and signed by our said Attorneys in any manner concerning the said property .

8. To sign, issue, deliver, serve receive and accept notices and service of papers from the Postal and/or other authorities and/or persons, Govt., semi-Govt., Public body or body corporate/private organizations in relation to the said land etc.

9. To appoint any Professional/Skilled/Unskilled labour and/or other men and agents for looking after our said property and also to fix up remuneration thereto and to pay the same .

10. To pay all outgoings, including Municipal Tax, Urban Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the said property .

THE ADDL. REGISTRAR OF ASSURANCES

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Kolkata

11. To look after control manage and supervise the administration of the said property.

12. To represent ourselves before the Howrah Municipal Corporation /Kolkata Municipal Corporation and/or other bodies/authorities/Statutory bodies /individuals in all respects which may interalia include the following :-

a. To appoint duly licensed and registered Architect or Architects, Surveyor or Surveyors or other persons for the purpose of preparation and submission of Plans, Drawings, Elevations and all other related documents and papers as may be required for the modification/sanction of the and all other appropriate and concerned Authorities .

b. To apply for sign, affirm and submit in our name all required Plans, Drawings and all other related documents, affidavits, declarations, papers, writings, forms or others by whatever name called before the Howrah Municipal Corporation /Kolkata Municipal Corporation, Kolkata Municipal Development Authority, Kolkata Improvement Trust and / or any other related authorities and / or Government Bodies as may be reasonably required in accordance with law for the purpose of or related to or arising for the purpose of getting the plans sanctioned and pay relevant fees ,obtain sanction and or such other orders and permissions from the necessary authorities as may be required including all and not excluding the right to collect Title deeds and submit the same before necessary authorities as and when required.

c. To apply and / or deposit all necessary fees, charges, levies or other and / or make required deposits to the Appropriate Authorities in connection with or arising out of or related to for sanction of plans and all other related matters thereon.

d. To withdraw any due amounts, fees and / or entitlements from any authority or person and give valid receipt and discharge therefore on our behalf .

e. To receive all approved and sanctioned Plans, Specifications, Drawings and other related documents and papers from the Authorities and grant valid discharge therefore.

THE ADDL. REGISTRAR OF ASSURANCES - III, KOLKATA

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f. To apply for and receive completion certificates and / or occupancy certificate from the Howrah Municipal Corporation / Kolkata Municipal Corporation and / or otherwise from any applicable Authority as required .

g. To appear before the Howrah Municipal Corporation / Kolkata Municipal Corporation and all of its departments, Kolkata Improvement Trust, Urban Land Ceiling Authorities, CESC Ltd. any other Authority or Authorities or Tribunal or otherwise relating to and / or arising out of any permission, no objection, clearance or otherwise, as may be required so as to obtain sanction and approvals relating thereto and to make, sign, execute, verify, affirm all or any documents, papers, forms, affidavits, declarations or others and to accept services of all notices or communications or otherwise and also to produce original documents for their verification.

h. To take all actions and proceeding so that the Plans and Drawings /revised plans and drawings that may be sanctioned from time to time and to settle and compromise all actions and proceedings on such terms, conditions, or covenants and for such consideration as our said Attorney may deed fit, appropriate, expedient and proper.

i. To rent-out ,assign, sub-lease ,convey or transfer the said flats and/or apartments and/or other spaces in the Building of their share for valuable consideration in favour of prospective purchasers etc. and receive advance, advances and also the balance of consideration moneys and give good valid receipt and discharge for the same on our behalf .

j. The attorney holders shall have all rights to register Agreement for sale in favour of the prospective purchasers but shall execute and register conveynec deeds only after a letter of allotment/possession has been issued to the owner.

k. To represent us before any Court of Law, whether civil, criminal, revenue, writ, arbitration or any other jurisdiction of whatsoever nature, Tribunal, District/ /High Court/ /Howrah any other court as may be applicable and or represent before any Quasi Judicial Authority or any other Authority, Statutory or otherwise to all intents, purpose or nature and to institute, prosecute, file,

Additional Registrar of Assurance - III
Kolkata
20 MAY 2014

initiate, carry on, defend, resist, settle, compromise, or to do any other acts deeds or things relating to or arising out of the property/building at the said Premises or otherwise and to sign all Plaints of terms of settlement and / or no objection certificates and / or any other declarations and / or other related documents as may be required to be filed before the Hon' ble High Court at Calcutta and / or any other court in relation to any pending suit , sign and file written statements, petitions, affidavits, Bonds, Plaint, vakalatnamas, warrants, or any other pleadings or whatsoever nature, instruments, documents, terms of settlement, compromise, receipts, from or any other writing or papers as may be required and to receive, accept and acknowledge receipt of all services, summons, notices, processes, legal papers, payments, documents, instruments, writing or otherwise by whatever name called, described or distinguished and to engage, appoint, discharge, change, dismiss lawyers, counsel, advocates, pleaders, agents, or any other person or body, firm or otherwise on such terms and conditions as he may deem fit and expedient and to ward off and prohibit ,if necessary proceed in due form of law against all tresspassers of the said property or any part thereof and to take appropriate steps in respect thereof whether by action or otherwise and/or make any sort of arrangements, understandings or agreement with them.

AND WHEREAS the said Attorneys shall have the power to do all such other acts, deeds and things relating to the said property, in all manners whatsoever, on our behalf as we could have lawfully done if personally present.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys shall lawfully doth or cause to be done in or about the said property more fully mentioned in the schedule below.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT divided and demarcated piece and parcel of land measuring 65 (Sixty Five) Cottahs and 8 (Eight) Chittacks more or less formed out of the total land measuring an area of 3 (Three) Bighas 19 (Nineteen) Cottahs, mokorari mourashi bastu land together with structures standing thereon, situated at Holding No. **26, 27 & 28, and since**

ADDL. REGISTRAR OF ASSURANCES-III
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20 MAY 2014

being renumbered as 26,27 & 28/1 Foreshore Road (corresponding to **Dag Nos.** 193, 206 & 207, under Khatian No. 39 of Mouza Shibpur, Sheet No. 94, J. L. No. 1), P. S. Shibpur, District Howrah, within Howrah Municipal Corporation Ward No. 36, together with all other rights of easement attached thereto, butted and bounded as follows:

ON THE NORTH	:	By remaining part of premises no: 26,27 & 28 Foreshore Road
ON THE SOUTH	:	By balance land measuring 13 (Thirteen) cottahs and 8 (Eight) chittacks belonging to Block-A & Block-B.
ON THE EAST	:	Foreshore Road;
ON THE WEST	:	Bengal Jute Mills Godown.

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES III
CALCUTTA

Additional Registrar of Assurance - III
Kolkata
20 MAY 2014

IN WITNESS WHEREOF we have hereunto set and subscribed our respective hands and signed and executed this Power of Attorney on this the 20th day of May, 2014 at Kolkata.

SIGNED SEALED AND DELIVERED by the withinnamed **SRI SANJAY KUMAR GUPTA** as Director of **ADYAMA COMPLEX PRIVATE LIMITED** in the presence of :

ADYAMA COMPLEX PRIVATE LIMITED.
Director

WITNESS :

1. Priyy Kumar Singh
88, College Road
Howr-3. P.S- Shibpur

2. Nepal Banerjee.
2. Gorastin place,
Kol-1

Rajiv Kumar

(Accepted) Sri Rajiv Kumar Gupta

Drafted by
JITENDRA SINGH BOYED
Advocate
High Court, Calcutta

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES III
CALCUTTA

Additional Registrar of Assurance - III
Kolkata
2 0 MAY 2014

Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 03689 of 2014

(Serial No. 06249 of 2014 and Query No. 1903L000009451 of 2014)

On 20/05/2014

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

Presented for registration at 15.35 hrs on :20/05/2014, at the Private residence by Sanjay Kumar Gupta ,Executant.

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

Execution is admitted on 20/05/2014 by

1. Sanjay Kumar Gupta
   Director, Adyama Complex Private Limited, 14/4/2, Mackenjee Lane, District:-Howrah, WEST BENGAL, India, .
   , By Profession : Business
2. Rajiv Kumar Gupta, son of Hiralal Gupta , 10/2 A, Alipore Park Place, Kolkata, District:-., WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Business

   Identified By Jeetendra Singh, son of Lt. Mundrika Singh, 2, Grastin Place, Kolkata, District:-., WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 21/05/2014

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.- /-

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

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 22/05/2014

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 22/05/2014

(Under Article : ,E = 7/- on 22/05/2014)

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(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 03689 of 2014
(Serial No. 06249 of 2014 and Query No. 1903L000009451 of 2014)

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 24/05/2014

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.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance - III
Kolkata
24 MAY 2014
(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

NAME SANJAY KUMAR GUPTA

SIGNATURE

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

NAME RAJIV KUMAR GUPTA

SIGNATURE

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

Additional Registrar of Assurance - III
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 6
Page from 6617 to 6630
being No 03689 for the year 2014.

Seal of the Additional Registrar of Assurances-III, Kolkata

(Sanatan Maity) 26-May-2014
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

4/6/14