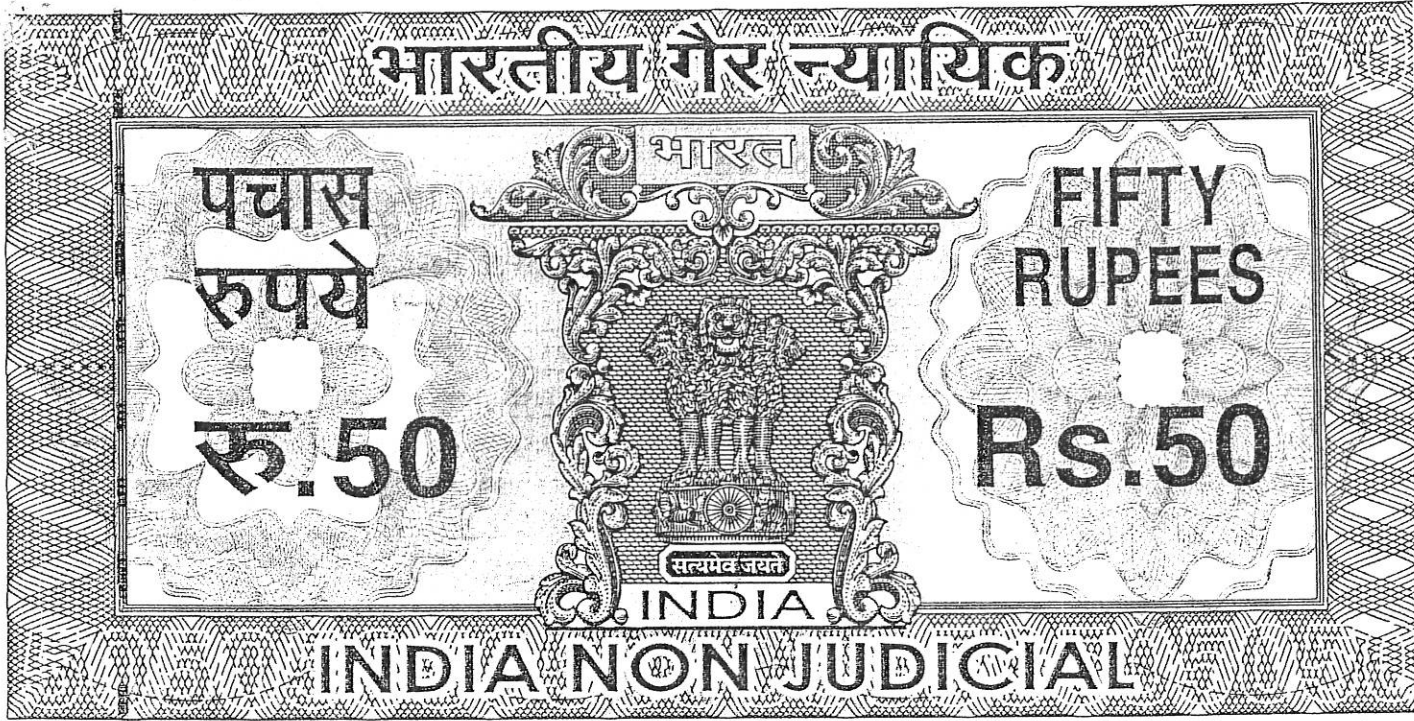


03564

W. 84074



पश्चिम बंगाल WEST BENGAL

F 757147

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

11 APR 2011

Add. Dist. Sub-Registrar
Alipore, South 24 Parganas

POWER OF ATTORNEY

1. Date: 17th April 2011

S. G. Biyani

2. Place: Kolkata

3. Parties

3.1 CALCUTTA INFRASTRUCTURE INFOTECH PROJECTS LIMITED, a company incorporated under the provisions of Companies Act, 1956 and having its registered office at No.6, Nurshing Bose Lane, Fazer Bazar, Police Station Shibpur, Howrah-700101, being represented through its Director/Authorised Signatory Sri Suresh Chandra Biyani, son of Late Shiv Shanker Biyani, residing at 9, Garden Reach, Police Station West Port, Kolkata - 700043.
(said Principal/Grantor)

And

S. G. Biyani

- 3.2 **Srawan Kumar Himatsingka**, son of Late D.N. Himatsingka, of 50, Jawahar Lal Nehru Road, Police Station – Shakespeare Sarani, Kolkata-700071
- 3.3 **Nishith Jhunjunwala**, son of S. K. Jhunjunwala, of 50, Jawahar Lal Nehru Road, Police Station – Shakespeare Sarani, Kolkata-700071
- 3.4 **Ideal Real Estates Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 50, Jawahar Lal Nehru Road, Police Station – Shakespeare Sarani, Kolkata-700071 (collectively **Attorneys**).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

- 4.1 **Ownership of Said Property:** The Grantor is the absolute owner of land measuring 16.46 acres equivalent to 987.60 cottah (49 bigha 7 cottah 9 chittak 27 Sq.Ft.) together with old and dilapidated buildings/sheds/ structures standing thereon situated at Mouza Sayidpur, J.L.No.12, now numbered as Premises No.591A, Motilal Gupta Road (previously 591 Motilal Gupta Road & Municipal Holding No.99), Police Station Thakurpukur, Kolkata-700008, within the limits of Ward No.122 of Kolkata Municipal Corporation (**KMC**), District South 24 Parganas, more fully described in the **Schedule** below and delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**).
- 4.2 **Building Plans:** The Grantor requires a building plan (**Building Plans**) to be sanctioned by the KMC and other statutory authorities including but not limited to Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Traffic Department, Directorate of Fire Services, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, CESC Limited etc. (collectively **Other Authorities**).
- 4.3 **Reason for Granting of Powers:** It is not possible for the Grantor to take the steps necessary for sanction of the Building Plans and hence the Grantor is desirous of granting the following powers and authorities to the Attorneys in relation to causing sanction of the Building Plans by the KMC and Other Authorities and accordingly the Grantor is granting certain powers and authorities in respect thereof to the Attorneys, by this Power of Attorney.

5. Subject Matter of Power of Attorney

- 5.1 **Sanction of Building Plans:** Powers and authorities for causing sanction of the Building Plans and ancillary activities.

6. Appointment

- 6.1 **Hereby Made:** The Grantor hereby nominate, constitute and appoint the Attorneys as the lawful attorneys of the Grantor, to jointly or severally do all acts,

deeds and things mentioned below, for, in the name of and on behalf of the Grantor.

7. Powers and Authorities

- 7.1 **Sanction of Building Plans:** To cause the Building Plans to be sanctioned/modified/ altered/revised/re-validated by the KMC and the Other Authorities and to pay fees, costs and charges for such sanction/ modification/alteration/revision/re-validation and upon completion of work, to obtain occupancy certificate and other certificates from the KMC and Other Authorities.
- 7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to the KMC and Other Authorities for sanction/modification/ alteration/revision/ re-validation of the Building Plans and occupancy certificate and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.
- 7.3 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.
- 7.4 **Regulatory Clearances:** To apply for obtaining requisite clearances, including but not limited to the clearance under the Urban Land (Ceiling & Regulation) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.5 **Execution and Delivery:** To sign, execute, deliver, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction/modification/alteration/revision/re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.6 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein only for above purpose.

8. Ratification

- 8.1 **Hereby Made:** The Grantor hereby ratifies and agrees to ratify and confirm all actions of the Attorneys in pursuance of this Power of Attorney.

9. Be it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment or making profit in favour of the Attorney and further declare that the said Attorney shall not hereby obtain or have power for development work on such properties.
10. All the receivables will be paid back to the Principal/Grantor and all the payables will be borne by the Principal/Grantor.

**Schedule
(Said Property)**

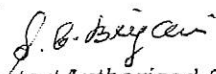
Land measuring 16.46 acres equivalent to 987.60 cottah (49 bigha 7 cottah 9 chittak 27 Sq.Ft.) together with old and dilapidated buildings/sheds/structures standing thereupon lying and situated at Mouza Sayidpur, J.L.No.12, now numbered as Premises No.591A, (previously 591 & Municipal Holding No.99) Motilal Gupta Road, Police Station Thakurpukur, Kolkata-700008, within the limits of Ward No.122 Borough No.XIII, of Kolkata Municipal Corporation, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the NORTH : By Motilal Gupta Road;
On the EAST : By Brick Field Road;
On the WEST : By Motilal Gupta Road;
On the SOUTH : By Municipal Road;

11. Execution and Delivery

- 11.1 **In Witness Whereof** the Grantor and the Attorneys have executed this Power of Attorney on the above date.

Calcutta Infrastructure Infotech Projects Ltd.



Director/Authorised Signatory

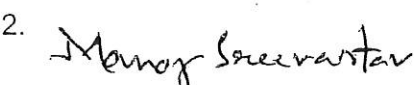
Calcutta Infrastructure Infotech Projects Limited
[Principal/Grantor]

Drafted by me


Keshav Daruka
Advocate, High Court, Calcutta






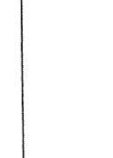





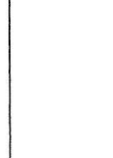











Witnesses:

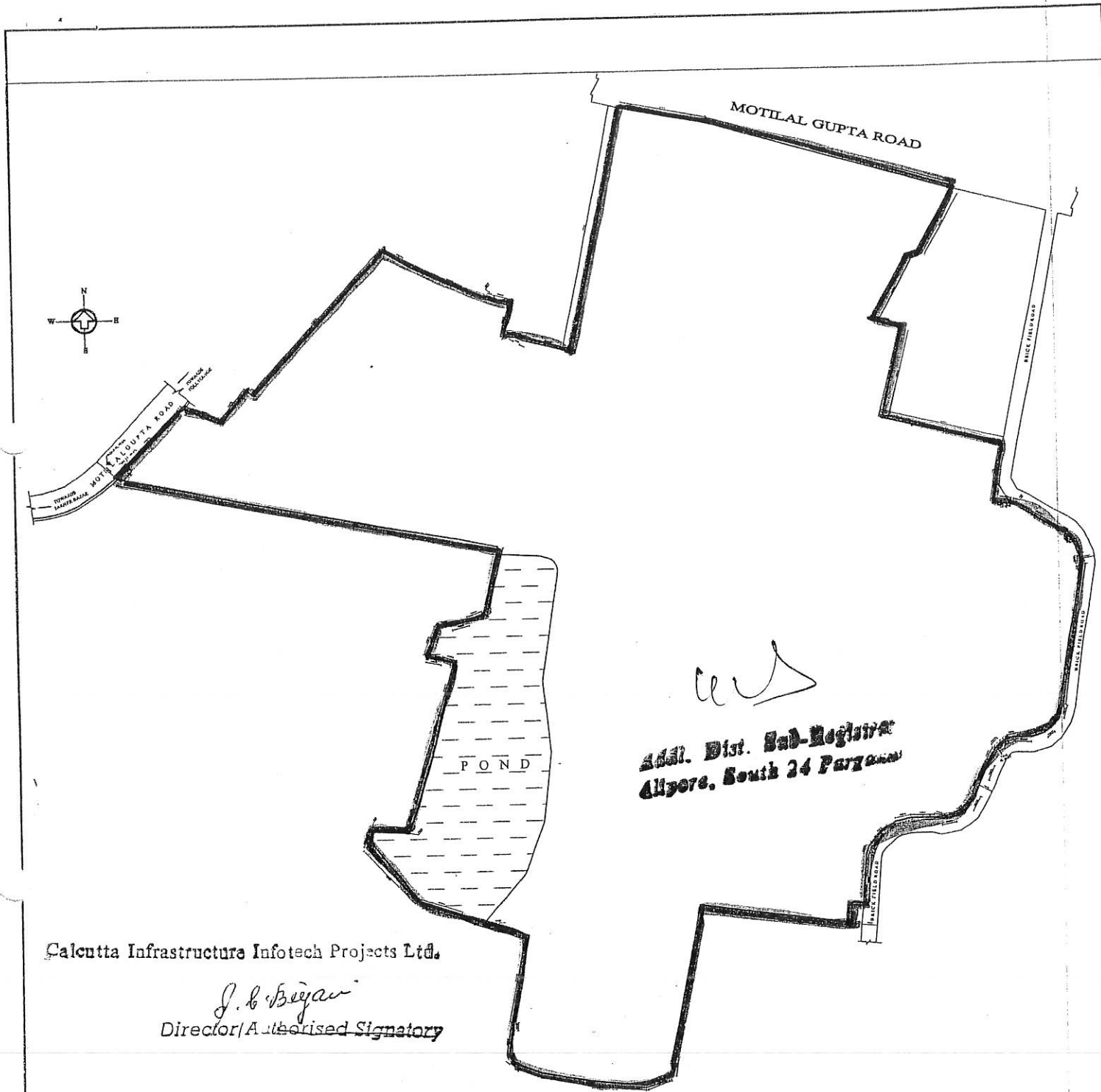
1. 
AMLAN SAHA
50, J. L. Nehru Rd., Kol-71

2. 
50, J. L. Nehru Rd.
Kol-71

SPECIMEN FORM TEN FINGER PRINTS

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

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Sri. Himanshu Singh</p> 					
	Little Ring Middle (Left Hand)	Thumb Fore Middle (Right Hand)	Ring Little		
					
	Little Ring Middle (Left Hand)	Thumb Fore Middle (Right Hand)	Ring Little		
					
	Little Ring Middle (Left Hand)	Thumb Fore Middle (Right Hand)	Ring Little		
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">S. B. Bhatnagar</p>					
	Thumb Fore Middle (Right Hand)	Ring Little			



Calcutta Infrastructure Infotech Projects Ltd.

J. B. Bhowmik
 Director/Authorised Signatory

addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

TITLE:

SITE PLAN OF PREM. NO :591A,
 MOTILAL GUPTA ROAD. KOLKATA- 700 008.



LAND AREA: 987.6K.

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. ALIPORE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 03564 / 2011, Deed No. (Book - IV , 00840/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Suresh Ch Biyani	<i>S. Ch Biyani</i> 11/4/11

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Suresh Ch Biyani Address -9, Garden Reach, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700043	Self		 LTI	<i>S. Ch Biyani</i>
			11/04/2011	11/04/2011	

Name of Identifier of above Person(s)

Amlan Saha
 50, J L Nehru Rd, Kolkata, Thana: -Shakespear Sarani,
 District: -South 24-Parganas, WEST BENGAL, India,
 P.O. :- Pin :-700071

Signature of Identifier with Date

Amlan Saha
11/04/11



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

Endorsement For Deed Number : IV - 00840 of 2011
(Serial No. 03564 of 2011)

On

Payment of Fees:

On 11/04/2011

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:

Amount By Cash

Rs. 7/-, on 11/04/2011

(Under Article : ,E = 7/- on 11/04/2011)

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

Presented for registration at 12.57 hrs on :11/04/2011, at the Office of the A. D. S. R. ALIPORE by
Suresh Ch Biyani ,Executant.


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

Execution is admitted on 11/04/2011 by

1. Suresh Ch Biyani
Director, Calcutta Infrastructure Infotech Projects Ltd, Fazer Bazar, 6, Nrisingha Bose Lane, Howrah,
Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-700101 .
, By Profession : Others

Identified By Amlan Saha, son of S N Saha, 50, J L Nehru Rd, Kolkata, Thana:-Shakespear Sarani,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste: Hindu, By
Profession: Others.

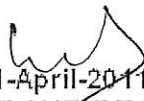
(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 2
Page from 4781 to 4790
being No 00840 for the year 2011.




(Utpal Kumar Basu) 11-April-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE
West Bengal