

6595

T-06327/2014



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 928109

Handwritten: Nandamoyi Dasgupta
no 4834/14

It is certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

Signature:
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
19 AUG 2014

KNOW ALL MEN BY THESE PRESENTS that We, M/S. SHANTIMAY COMPLEX PRIVATE LIMITED, (PAN No. AATCS4851R) a Company incorporated under the Companies Act, 1956, having its registered office at No. 54A, Sarat Bose Road, Arihant Park, Fifth Floor, Police Station Ballygunj, Kolkata-700 025, represented by its Director **Shri Pradip Kumar Kedia** (PAN No. AFVPK4513Q) son of Late Mohar Lal Kedia residing at 5, Camac Street Police Station Shakespeare

Handwritten mark:

W 248

Sold to.....
 Address.....
 Value.....

- 3 JUL 2014

L.S V., High Court
 Sujit Sankar
 High Court, A S

B, K. JAIN & CO.
 Advocate
 6A, Kiran Sankar Roy Road
 Kolkata - 700001



[Handwritten Signature]

District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Allpore, South 24 Parganas
 19 AUG 2014

Identified by -
 Brajben Jain
 510 Lati Ram Katar Jain
 54 A, Sarat Bose Road
 Kolkata - 700025, P.S. Ballygunj.
 Service.

POWER OF ATTORNEY

FROM

SHANTIMAY COMPLEX PRIVATE LIMITED..... APPOINTER

TO

M/s. ARRJAVV BUILDER PRIVATE LIMITED

SRI HARSH KUMAR JAIN

and

SRI RAJENDRA KUMAR SARAOGI..... ATTORNEYS

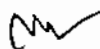
Sarani, Kolkata 700 017 (hereinafter referred to as the "APPOINTER")

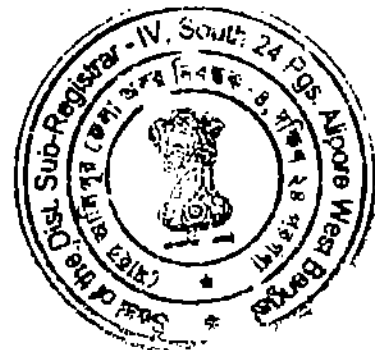
SEND GREETINGS:

WHEREAS:

A. We, the Appointer abovenamed are the sole and absolute owner of All That the pieces or parcels of several Plots of Bastu Land in aggregate measuring about 243.25 Decimals situate, lying at and comprised in R.S./L.R. Dag Nos. 330, 332, 333, 334, 334/889, 335 and 336 under Khatian No. 1722 at Mouza - Dihimedanmalla, J.L. No.34, Police Station and Sub Registry Baruipur, within Hariharpur Gram Panchayat, District - 24 Parganas South, (hereinafter referred to as the "said Plots of Land"), more fully described in the *Schedule* hereunder written.

B. By a **Development Agreement** dated the 16th June 2014, registered in Book No.I, CD Volume No. 27, pages from 1577 to 1603 being No.04834 for the year 2014 at the office of the District Sub-Registrar-IV, South 24 Parganas, made between M/s. Shantimay Complex Private Limited,(PAN No.AATCS4851R) the Appointer herein therein referred to as the Owner of the one part and M/s. Arrjavv Builder Private Limited,(PAN No.AAMCA3441L) a Company incorporated under the Companies Act, 1956, having its registered office at No. 54A, Sarat Bose Road, Arihant Park, Fifth Floor, Police Station Ballygung, Kolkata-700 025 therein referred to as the Developer of the other part, (hereinafter referred to as the "said Development Agreement") the Appointer herein have retained and appointed the said M/s. Arrjavv Builder Private Limited as the Developer and have further entrusted to the said Developer the development of the "said Plots of Land" by erecting new residential building complex of 6 (six) building blocks, each consisting of ground and upper four floors at or upon the land comprised in the "said Plots of Land", as per the plan duly sanctioned and approved by the Zilla Parishad, South 24-Parganas as also Hariharpur Gram Panchayat, on the terms therein recorded.





[Handwritten signature]

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

19 AUG 2014

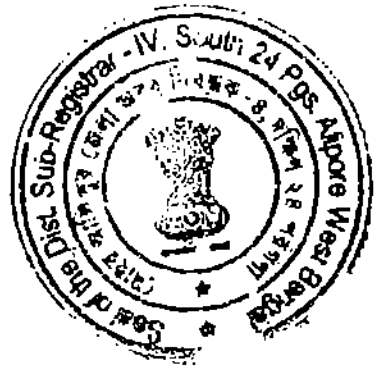
C. In pursuance of the said Development Agreement dated 16th June 2014, the said Developer M/s. Arrjavv Builder Private Limited has nominated its Directors **Sri Harsh Kumar Jain** son of Sri Mahendra Kumar Pandya working for gain at No.54A, Sarat Bose Road, Arihant Park, Kolkata - 700025 and **Sri Rajendra Kumar Saraogi** son of Sri Jeshraj Saraogi working for gain at No. 1/1, Camac Street, Police Station Park Street, Kolkata-700 016, as its nominees for the purpose of grant of Power of Attorney by the Appointer herein for doing various acts deeds matters and things for the development of the "said Plots of Land" and/or construction of the proposed building complex as per the said Development Agreement.

D. We, the Appointer abovenamed have agreed and decided to retain appoint and constitute the said **Sri Harsh Kumar Jain** and **Sri Rajendra Kumar Saraogi**, both Directors of the said M/s. Arrjavv Builder Private Limited as our true and lawful attorneys to act jointly or severally in our name and on our behalf and on our account and to do all or any of the acts, deeds matters and things hereafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS that We, the **Appointer** abovenamed do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said Directors of M/s. Arrjavv Builder Private Limited **Sri Harsh Kumar Jain** son of Sri Mahendra Kumar Pandya working for gain at No.54A, Sarat Bose Road, Arihant Park, Kolkata - 700025 and **Sri Rajendra Kumar Saraogi** son of Sri Jeshraj Saraogi residing at No. 1/1, Camac Street, Police Station Park Street, Kolkata-700 016 (hereinafter referred to as the said "Attorneys") as our true and lawful Attorneys to act jointly or severally in our name, on our behalf and on our account and to do all or any of the acts deeds matters and things namely:

- a) To appear and represent the Appointer before the Zilla Parishad, South 24-Parganas, Hariharpur Gram Panchayat, Police authorities, Fire Brigade Authority, Electricity authorities, Urban Land Ceiling Authorities and other Government authorities and/or departments, Central or State in connection with the development





[Handwritten signature]

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
19 AUG 2014

of the "said Plots of Land" and/or construction of the proposed residential building complex thereat and further to sign execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;

- b) To demolish or cause to be demolished the existing structures lying erected at the "said Plots of Land" or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- c) To bear and pay land revenue, municipal taxes and other rates, taxes and outgoings on account and in respect of the "said Plots of Land" at the office of the said Zilla Parishad, South 24-Parganas as also Hariharpur Gram Panchayat and other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;
- d) To do or cause to be done necessary measurement survey, soil testing and such other acts at or upon the land comprised in the "said Plots of Land" as may from time to time be required for development of the "said Plots of Land" and/or construction of the proposed building complex thereat and also as our said Attorneys or either of them shall think proper;
- e) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Zilla Parishad, South 24-Parganas, Hariharpur Gram Panchayat, Fire Brigade authorities, Police authorities and other Government authorities and/or departments





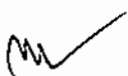
[Handwritten signature]

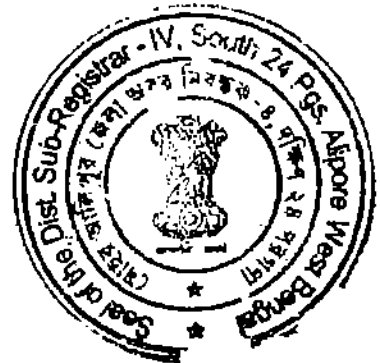
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

19 AUG 2014

as may from time to time be necessary or required for the development of the "said Plots of Land" and/or demolition of the existing structures comprised in the "said Plots of Land" and/or construction of the proposed residential building complex or other structures in or upon the land comprised in the "said Plots of Land" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;

- f) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "said Plots of Land" and/or the new building complex and other structures as may hereafter be erected and the same in such name or names as our said Attorneys or either of them shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as the said Attorney shall think proper;
- g) To undertake and carry out the construction of the proposed building complex as per the plan duly sanctioned and approved by the Zilla Parishad, South 24-Parganas as also Hariharpur Gram Panchayat and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things;
- h) To institute and/or prosecute all or any suits, appeals, Revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "said Plots of Land" and/or construction of the proposed new building complex in or upon the land comprised in the "said Plots of Land" as per the plan duly sanctioned and approved by the Zilla Parishad, South 24-Parganas as also Hariharpur Gram Panchayat





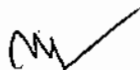
[Handwritten signature]

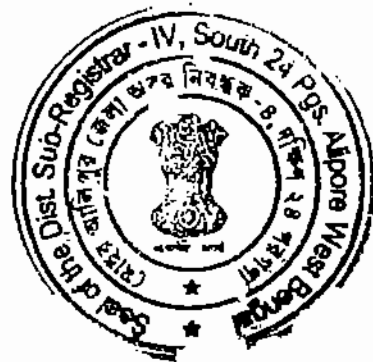
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

19 AUG 2014

and for the said purpose, to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;

- i) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the "said Plots of Land" and/or construction of the proposed new building complex and for the said purpose to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- j) To sign execute affirm and verify all plaints, Written statements, affidavits, applications, writ petitions, applications, affidavits and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as our said Attorneys or either of them shall think proper;
- k) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the "said Plots of Land" and/or the development thereof and/or construction of the proposed new building complex thereat and the same on such terms and as our said Attorneys or either of them shall think proper;
- l) To pay the sanction fee and other costs charges and expenses for obtaining the sanction and/or permission and/or clearances and No Objection Certificates as also obtaining of public utility services;
- m) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as our said Attorneys or either of them shall think proper;

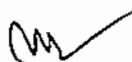


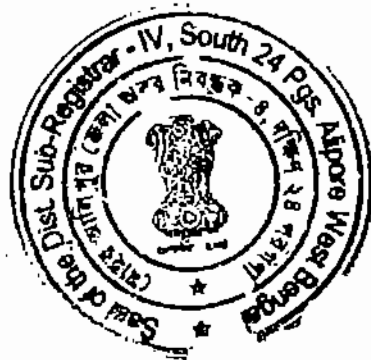


[Handwritten signature]

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
19 AUG 2014

- n) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, plumbers and Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Plots of Land" and/or construction of the proposed building complex thereat and the same for such salaries, wages, fees, remunerations or charges and on such terms and conditions as our said Attorneys or either of them shall think proper;
- o) To obtain loans, project loans and finance from Banks, Financial Institutions and other parties for carrying out development of the "said Plots of Land" as also construction of the proposed building complex thereat and further to secure the repayment thereof by creating charge or mortgage by deposit of title deeds in respect of the "said Plots of Land" and for the said purpose to sign, execute and deliver all deeds, documents and papers as also to do all deeds, acts, matters and things as our said Attorneys or either of them shall think proper;
- p) From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Zilla Parishad, South 24-Parganas as also Hariharpur Gram Panchayat and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- q) To sell, transfer or otherwise dispose of the flats and other spaces of the proposed residential Building Complex to be erected at the "said Plots of Land" and for the said purposes, to sign execute and deliver the Sale Deeds, Transfer deeds, Lease deeds and other deeds, documents and Agreements as may from time to time be required and as our said Attorneys or either of them shall think proper **AND THAT** the said Attorneys would remit and pay to the Appointer/Owner abovenamed or deposit in his Bank Account





(Handwritten signature)

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
19 AUG 2014

- 10% of the total sale proceeds of the Flats, Offices, Shops, Show-rooms and other spaces of the proposed building complex towards Owner's Allocation as per clause 17.4(a) of the said Development Agreement;
- r) To appear before the appropriate Registering authorities and to present the Agreements for Sale, Sale Deeds, lease deeds, Transfer Deeds and other deeds, documents and Agreements after execution of the same and further to admit the execution of the same and do all acts, deeds matters and things for completion of Registration thereof and as our said Attorneys or either of them shall think proper;
- s) To receive realise and recover the amounts of earnest moneys and/or part payments and/or consideration moneys for and on account of sale and/or transfer of residential flats and other spaces of the proposed building complex and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- t) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as our said Attorneys or either of them shall think proper;
- u) AND GENERALLY to do all that is or may be necessary for carrying out the development of the "said Plots of Land" and/or construction of the proposed building complex thereat and as our said Attorneys or either of them shall think proper;

AND We, the Appointer abovenamed do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys acting jointly or severally as aforesaid, lawfully do.

AM



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

19 AUG 2014

THE SCHEDULE ABOVE REFERRED TO**"said Plots of Land"**

All That the pieces or parcels of several Plots of Land in aggregate measuring about 243.25 Decimals situate, lying at and comprised in R.S./L.R. Dag Nos. 330, 332, 333, 334, 334/889, 335 and 336 under Khatian No. 1722 at Mouza - Dihimedanmalla, J.L. No.34, Police Station and Sub Registry Baruipur, within Hariharpur Gram Panchayat, District - 24 Parganas South. The details of the "said Plots of Land" are as hereunder:-

Mouza - Dihimedanmalla, J.L. No.34, Police Station and Sub Registry Baruipur;					
R.S./L.R. Dag No.	Nature of Land	Khatian No.	Out of Total Area (in Decimal)	share (out of 1.0000 share) Sold	Area of Land Sold (in Decimals)
330	Bastu	1722	23.00	0.4348	10.00
332	Bastu	1722	84.00	0.9062	76.25
333	Bastu	1722	06.00	1.0000	06.00
334	Bastu	1722	61.00	1.0000	61.00
334/889	Bastu	1722	08.00	1.0000	08.00
335	Bastu	1722	61.00	1.0000	61.00
336	Bastu	1722	38.00	0.5625	21.00
				Total:	243.25

IN WITNESS WHEREOF we, the Appointer above named have hereunto set and subscribed our respective hands and signatures on this 19th day of August, Two thousand and Fourteen.

SIGNED EXECUTED AND DELIVERED

by the Appointer abovenamed at Kolkata in the presence of:

SHANTIMAY COMPLEX PVT. LTD.
Rashid Khan
 Director.

- ① *Borajden Jain - Sitali Ram Katarji*
 54A, Sarat Bose Road,
 Kolkata - 700025, P.S.-Ballygunj.
- ② *Soumik Hallick*
Sri. Niranjan Chandra Hallick
 P-607, Boseragan, P.O.-Udayrajpur,
 Madhyanagar, Kolkata-700129

(Advocate)
(Soma Kawanik)
 367/467/2001

Prepared & Drafted by:

B.K.Jain & Co. (Advocates)
 6A, K.S.Roy Road, Kolkata-700 001

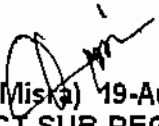


District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act: 1908
Alipore, South 24 Parganas
19 AUG 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 36
Page from 1383 to 1396
being No 06327 for the year 2014.




(Tridip Miska) 19-August-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06327 of 2014
(Serial No. 06595 of 2014 and Query No. 1604L000014002 of 2014)

On 19/08/2014

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 : 4, 48(g) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 46.00/-, on 19/08/2014

(Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 19/08/2014)

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.-1,78,10,329/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impressive Rs.- 100/-

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

Presented for registration at 12.19 hrs on :19/08/2014, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Pradip Kr Kedia ,Executant.

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

Execution is admitted on 19/08/2014 by

1. Shri Pradip Kr Kedia

Director, M/s. Shantimay Complex Pvt. Ltd., 54 A Sarat Bose Rd. Arihant Park 5th Floor, Thana:-Bullyingunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Profession : Business

Identified By Brajsen Jain, son of Late. Ram Ratan Jain, 54 A Sarat Bose Rd., Thana:-Bullyingunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste: Jain, By Profession: Service.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV





(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

19/08/2014 12:49:00



Endorsement Page 1 of 1

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 06595 / 2014, Deed No. (Book - I , 06327/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Pradip Kr Kedia 5 Camac St., Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017	 19/08/2014	 LTI 19/08/2014	Pradip Kr Kedia 19/8/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pradip Kr Kedia Address -5 Camac St., Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017	Self	 19/08/2014	 LTI 19/08/2014	Pradip Kr Kedia

Name of Identifier of above Person(s)

Brajsen Jain
54 A Sarat Bose Rd., Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin
:-700025

Signature of Identifier with Date




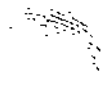









Brajsen Jain
19/8/14



(Tridip, Misra)

DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

SPECIMEN FORM FOR TEN FINGERPRINTS

 Rajendra Kumar Sarangi	Rajendra Kumar Sarangi					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
 Radhe Kumar Bedre	Radhe Kumar Bedre	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 H. Sarangi	H. Sarangi					
		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)						



Am

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
19 AUG 2014

POWER OF ATTORNEY

FROM

SHANTIMAY COMPLEX PRIVATE LIMITED..... APPOINTER

TO

M/s. ARRJAVV BUILDER PRIVATE LIMITED

SRI HARSH KUMAR JAIN

and

SRI RAJENDRA KUMAR SARAOGI..... ATTORNEYS