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IV

C6534/14



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A. 18AA 128186
III
1780/14

Additional Registrar of Assurances-III
Kolkata

Certified that the registration and endorsement are the part of this Document.

[Signature]
Additional Registrar of Assurances-III
Kolkata

[Signature]
Additional Registrar of Assurances-III, Kolkata

- 4 SEP 2014

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME that
WE, SRI PREMANANDA RAICHOUDHURI and SRI SUNANDA RAICHOWDHURY, both sons of Late Sachi Bilash Raichoudhuri, both residing at 27, Bonamali Naskar Road , P.S. - Parnasree, Kolkata - 700 060 and M/S ASSOCIATED ENGINEERING PRODUCTS, a Partnership Firm represented by its Partners Sri Premananda Raichoudhuri and

00107

30 AUG 2014

No. Date

Sold To P. SEWANA Nanda Ray Chowdhury

of 27 Banameli Nester Rd,

Rs 89/- KR 60

P. CHATTERJEE
16, India Exchange Place, Kol-1
Licensed Stamp Vender

Premuda Ranichandri



5345
C

ASSOCIATED ENGINEERING PRODUCTS

Premuda Ranichandri

Partner



5346
C

ASSOCIATED ENGINEERING PRODUCTS

Pradiptra Ranichandhuri

Partner



Registrar of Assurance
Kolkata

2 SEP 2014

KRISHNA GOENKA

Sri Pradipta Raichoudhuri, having its office at 26 , Bonamali Naskar Road P.S. - Parnasree, Kolkata - 700 060 **SEND GREETINGS:**

WHEREAS:

- A. We Sri Premananda Raichoudhuri and Sri Sunanda Raichowdhury, are the absolute owners of **ALL THAT** land measuring 38 Kottahs 7 Chittacks 32 Sq. Ft. being premises no. 27, Bonamali Naskar Road Kolkata - 700060 more or less hereinafter referred to as the **said First Plot of Land** and another land measuring 01 Kottah 12 Chittacks 11 Sq.ft more being premises no. 81, Dwijen Mukherjee Road Kolkata - 700060 more or less hereinafter referred to as the **said Third Plot of Land** morefully and particularly described respectively in the **Part - I & Part III of First Schedule** hereunder written.
- B. We Associated Engineering Products, are the absolute owners of **ALL THAT** land measuring 01 Kottahs 08 Chittacks 20 Sq. Ft. being premises no. 26, Bonamali Naskar Road Kolkata - 700060 more or less hereinafter referred to as the **said Second Plot of Land** more fully and particularly in the **Part - II of First Schedule** hereunder written.
- C. By virtue of Deed of Exchange dated 30th April 2012 duly registered at the office of Additional Registrar of Assurances - I, Kolkata and recorded in Book No. 1, C.D. Volume No. 10, Pages 1486 to 1500, Being No. 04289 for the year 2012, We as the absolute owners of the respective lands more or less described in the Part I, II & III of the First Schedule hereunder written have duly exchanged a portion of our said respective lands between ourselves.
- D. Subsequently, by virtue of aforesaid registered instruments **ALL THAT** the properties, morefully mentioned in the **Part-I, Part-II and Part-III of the First Schedule** hereunder written, We have duly mutated our names and have applied for amalgamation of the three premises into a single premises in the records of Kolkata



5347 ✓

— Sumanth Rajeshwari



KRISHNA GOENKA
S/O RANJIVAN GOENKA
1, R. N. MUKHERJEE RD. KOL-1
SERVICE.

Additional Registrar - 16
Patna

2 SEP 2014

Municipal Corporation as 27, Bonamali Naskar Road, Kolkata - 700 060 under Assessee No. 411310200807.

- E. Thus by way of amalgamation in the manners stated herein above WE are presently and absolutely seized and possessed of ALL THAT land properties hereditaments and premises containing a total area about **41 (Forty One) Cottahs 12 (Twelve) Chittacks and 18 (Eighteen) Sq. Ft.** more or less comprised in R.S. Dag No. 11428, 11429, 11430, 11432, 11441 & 11401, lying and situated at Mouza - Behala, R.S. Khatian Nos. 5573, 5574, 5575, 5576 & 6066 under J.L. No. 2, R.S. No. 83, Touzi No. 346. Ward No. 131 under Kolkata Municipal Corporation (KMC), Police Station - Parnasree (earlier Behala) within A.D.S.R.O., Alipore, in the District of 24 Parganas (South), morefully and particularly described in the Second Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered red (hereinafter referred to as the "**Said Land**").
- F. By a registered Development Agreement dated 13th June, 2014 registered in the office of Additional Registrar of Assurances I, in Book - I, CD Volume No. 11, Pages 7034 to 7073, Being No. 05375 for the year 2014 made between ourselves therein referred to as the OWNER of the One Part and Messrs Martin Burn Constructions Limited therein referred to as the DEVELOPER of the Other Part, whereby the Developer has been appointed by us to develop our Said Land on the terms and conditions therein mentioned (hereinafter referred to as the "said Development Agreement") and we have agreed to grant irrevocable power of attorney in favour of the said Developer.
- G. In terms of the said Development Agreement, we are desirous of appointing **Messrs Martin Burn Constructions Limited** to be our true and lawful attorney in our place and stead to do, perform, sell and execute all or any acts, deeds and things relating to or concern with the Said Land on the terms and conditions hereinafter mentioned.

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH that we, the said **SRI PREMANANDA RAICHOUDHURI**, **SRI SUNANDA RAICHOWDHURY** and **M/S ASSOCIATED ENGINEERING PRODUCTS**, represented by its Partners **Sri Premananda Raichoudhuri and Sri Pradipta Raichoudhuri**, do hereby nominate, constitute and appoint the said **Messrs Martin Burn Constructions Limited**, a Company incorporated under the Companies Act, 1956 having its Registered and its Head Office at "Martin Burn House", 1, R. N. Mukherjee Road, Kolkata - 700 001, to be our true and lawful Attorney, in our names and/or on our behalf to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereinafter:

- 1) To maintain, manage and administer the Said Land and every part thereof fully mentioned in the Schedule hereunder written in accordance with the terms and conditions mentioned in the said Development Agreement.
- 2) To enter into and defend the possession of the Said Land and every part thereof.
- 3) To sign and submit all papers, applications and documents for having the separation, amalgamation of the Said Land along with other adjoining lands if any and mutation, if necessary, and record the same in all public records and with all authorities B.L & L.R.O, including the Corporation/Municipality, in respect of the Said Land and to deal with such authority and authorities in any manner to have such separation, amalgamation and mutation effected.
- 4) To engage and appoint Architects and Consultants, cause preparations of building plans, sign such plan or plans and appear before the Municipal Corporation, Municipality and other authorities and Government Department and/or Officers for sanction of the said plan and all amendments thereof.
- 5) To sign all the relevant papers and documents including all plans and designs to develop the Said Land along with other adjoining lands if any and to appear before all necessary authorities, including

Corporation/Municipalities/Panchayat, Fire Brigade, Airport Authority of India, any other Competent Authority, B.L. & L.R.O., Courts of any jurisdiction and Police etc.

- 6) To borrow money to create charge, mortgage, mortgage by deposit of Title Deed or Deeds of the Said Land to secure loan and for taking financial assistance from any financial institution or bank or body corporate(s) or from any person and/or persons on any terms and conditions as our Attorney shall think fit and proper for construction of buildings and structures on the Said Land in terms of the said Development Agreement.
- 7) To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Corporation/Municipalities/Panchayat and/or other authorities.
- 8) To negotiate for sale and/or transfer of the Said Land with buildings and structures or portions thereof together with the undivided proportionate share in the Said Land at such price and on such terms and conditions as our said attorney may deem fit and proper.
- 9) To execute Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance or other necessary papers/documents relating to transfer of the Said Land with buildings and structures and to receive the earnest/rent/premium/entire consideration amount and to give a proper and valid discharges for the same.
- 10) To appear before any Registrar or Sub-Registrar of Assurances or any other registering authority having jurisdiction, to present for registration, admit execution, acknowledge and register according to the provisions of the law for the time being in force the Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance and other necessary papers/documents related with the transfer of the Said Land with buildings and structures signed by the said attorney and to endorse the receipt for such Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance and other necessary

papers/documents and to do all things necessary for completing registration of such Deed or Deeds.

- 11) To appear before Notary Public, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrate, any courts and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein and also defend all suits, cases, appeals and applications whatsoever in nature.
- 12) To appoint any solicitor, advocate, pleader or counsel as may be necessary for prosecuting and defending any suit or proceedings in the matters relating to the Said Land.
- 13) To commence, prosecute, enforce, defend or oppose all actions or other legal proceedings, including arbitration proceedings and to demand, touching any of the matters aforesaid and also if think fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue, including Rent Controller and Small Causes Court.
- 14) To accept notice and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
- 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 pay all outgoing, including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the Said Land as occupier and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.
- 17) To give undertakings, assurance and indemnities, as be required for the purposes aforesaid.

- 18) To appear and represent us before all semi-government or government authorities, make commitments and execute undertakings, affidavit, declaration and other necessary papers and register the same according to law as may be required for all or any of the purposes herein contained.
- 19) To advertise in different news papers and display hoarding in different places, engage agency for selling of the Said Land and whatever structures facilities as our said Attorney shall think fit and proper.

AND GENERALLY to do all other deeds and things concerning the same and we do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney shall or may lawfully do, execute or perform or cause to be done, executed or performed in connection with the Said Land by virtue of the power or authority hereunder conferred upon.

THE FIRST SCHEDULE ABOVE REFERRED TO

Part - I

ALL THAT land measuring **38 Cottahs 7 Chittacks 32 Sq. Ft.** more or less together with building, structure, outhouse, etc. comprised in R.S. Dag No. 11428, 11429, 11430, 11432, and 11441 within J.L. No. 2, Touzi No. 346, R. Survey No. 83, R.S. Khatian No. 5573, 5574, 5575 & 5576 in Mouza - Behala, Pargana - Balia, Sub-Registry Office - Alipore, District - 24 Parganas, P.S. - Parnashree (earlier Behala), presently bearing premises No. 27, Bonamali Naskar Road (correspondence address being 75, Bonamali Naskar Road Kolkata - 60) within Ward No. 131 of Kolkata Municipal Corporation, Kolkata - 700 060 and butted and bounded as follows:-

- On the North:** Bonamali Naskar Road, Common Passage and Water body.
- On the East:** 4ft & 10 ft wide Common Passage & 81, 26/1, 9/25, 9/23 and 9/22/1 Dwijen Mukherjee Road.
- On the South:** 73A, Bonamali Naskar Road, Common Passage, Open Drain & Vacant Land.
- On the West:** 77, 79, 79/1, 73A, 73B, 73 Bonamali Naskar Road & Others & Common Passage

Part - II

ALL THAT land measuring **1 Cottah 8 Chittacks and 20 Sq. Ft.** with R.T. Shed standing thereon comprised in Dag no - 11441, J.L. No. 2, R.S. No. 83, Touzi No. 346, R.S. Khatian No. 5574 & 5576 Mouza - Behala, P.S. - Parnasree (Behala) being premises No. 26, Bonamali Naskar Road (correspondence address being 75/1, Bonamali Naskar Road) within Ward No. 131 of Kolkata Municipal Corporation, P.S. - Parnasree (formerly Behala), Kolkata - 700 060 and butted and bounded as follows :-

On the North: Bonamali Naskar Road
 On the East: Common Passage
 On the South: 27, Bonamali Naskar Road
 On the West: 27, Bonamali Naskar Road

Part - III

ALL THAT land measuring **1 Cottahs 12 Chittacks 11 Sq. Ft.** more or less together with structure etc. within Touzi No. 346, J.L. No. 2, R.S. No. 83, C.S. Khatian No. 1307, C.S. Dag No. 3602, R.S. Khatian No. 6066, R.S. Dag No. 11401, Mouza - Behala & P.S. - Parnasree (earlier Behala) presently bearing premises No. 81, Dwijen Mukherjee Road within Ward No. 131 of Kolkata Municipal Corporation, Kolkata - 700 060 and butted and bounded as follows:-

On the North: 9/6/A, Dwijen Mukherjee Road
 On the East: Dwijen Mukherjee Road
 On the South: 10 ft. wide Common Passage
 On the West: 27, Bonamali Naskar Road

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT land properties hereditaments and premises containing a total area about **41 (Forty one) Cottahs 12 (Twelve) Chittacks and 18 (Eighteen) Sq. Ft.** more or less comprised in R.S. Dag No. 11428, 11429, 11430, 11432, 11441 & 11401 lying and situated at Mouza - Behala, R.S. Khatian Nos. 5573, 5574, 5575, 5576 & 6066 under J.L. No. 2, R.S. No. 83, Touzi No. 346, Ward No. 131 under Kolkata Municipal Corporation (KMC), Police Station - Parnasree within A.D.S.R.O., Alipore, in the District of 24 Parganas (South).

IN WITNESS WHEREOF these presents have been signed by us
on this 2nd day of September Two Thousand and Fourteen.

SIGNED AND DELIVERED by the
said SRI PREMANANDA
RAICHOUDHURI, SRI SUNANDA
RAICHOUDHURY and
ASSOCIATED ENGINEERING
PRODUCTS, represented by its
Partners Sri Premananda
Raichoudhuri and Sri Pradipta
Raichoudhuri at Kolkata in the
presence of:

Krishna Gaunkar
40 Ranginagar Gaunkar
I. R. N. Mukherjee Rd. K-1

Debojit Nandy
29, Biswas Nursery Lane, K-01-85.

SIGNED AND DELIVERED by the
said MESSRS MARTIN BURN
CONSTRUCTIONS LIMITED at
Kolkata in the presence of:

Krishna Gaunkar

Debojit Nandy

Premananda Raichoudhuri
Sunanda Raichoudhuri

ASSOCIATED ENGINEERING PRODUCTS

Premananda Raichoudhuri

Partner

ASSOCIATED ENGINEERING PRODUCTS

Pradipta Raichoudhuri

Partner

For MARTIN BURN CONSTRUCTIONS LTD.



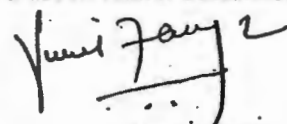
Juni Jay

Director

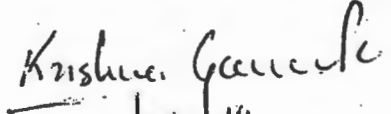
Drafted by me
Manish Krishna Kundu (Adv)
S.C. Court
Kolkata.

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - III KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 11078 / 2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Vishal Fatehpuria Address -Martin Burn House, 1, R N Mukherjee Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700001	Self	 09/09/2014	 LTI 09/09/2014	For MARTIN BURN CONSTRUCTIONS  09/09/2014.

Name of Identifier of above Person(s)
 Krishna Goenka
 , R N Mukherjee Road, Kolkata, District:-, WEST
 BENGAL, India, Pin :-700001

Signature of Identifier with Date

 09/09/14

~~Sanatan Maity~~
 Additional Registrar of Assurance - III
 Kolkata
 - 9 SEP 2014

(Sanatan Maity)
 ADDITIONAL REGISTRAR OF ASSURANCE-III
 Office of the A.R.A. - III KOLKATA



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

Endorsement For Deed Number : IV - 06534 of 2014
(Serial No. 11078 of 2014 and Query No. 1903L000016376 of 2014)

On 02/09/2014

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

Presented for registration at 18.00 hrs on :02/09/2014, at the Private residence by Premananda Raichoudhuri , one of the Executants.

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

Execution is admitted on 02/09/2014 by

1. Premananda Raichoudhuri
Partner, M/s. Associated Engineering Products, 26, Bonamali Naskar Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700060.
, By Profession : Others
 2. Sunanda Raichoudhuri, son of Lt. Sachi Bilash Raichoudhuri , 27, Bonamali Naskar Road, P. S. - Parnasree, Kolkata, District:-, WEST BENGAL, India, Pin :-700060, By Caste Hindu, By Profession : Others
 3. Pradipta Raichoudhuri
Partner, M/s. Associated Engineering Products, 26, Bonamali Naskar Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700060.
, By Profession : Others
- Identified By Krishna Goenka, son of Ramjiwan Goenka, 1, R N Mukherjee Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 03/09/2014

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.- /-

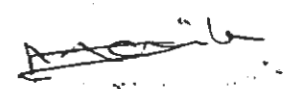
Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 20/-

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 04/09/2014

Payment of Fees:

Amount By Cash


ADDITIONAL REGISTRAR OF ASSURANCE-III

9 SEP 2014
(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

09/09/2014 15:31:00

EndorsementPage 1 of 2



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

Endorsement For Dead Number : IV - 06534 of 2014
(Serial No. 11078 of 2014 and Query No. 1903L000016376 of 2014)

Rs. 7.00/-, on 04/09/2014

(Under Article : ,E = 7/- on 04/09/2014)

Deficit stamp duty

Deficit stamp duty Rs. 30/- is paid , by the draft number 388891, Draft Date 03/09/2014, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 04/09/2014

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 09/09/2014

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.

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

Execution is admitted on 09/09/2014 by

1. Vishal Fatehpuria

Director, M/s. Martin Burn Constructions Limited, Martin Burn House, 1, R N Mukherjee Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

, By Profession : Others

Identified By Krishna Goenka, son of Ramjiwan Goenka, 1, R N Mukherjee Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

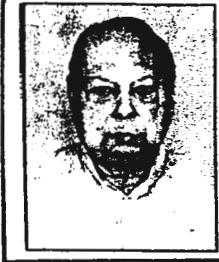

Additional Registrar of Assurance - III
Kolkata

SEP 2014
(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

09/09/2014 15:31:00

EndorsementPage 2 of 2

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Premendra Raichoudhary



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Suanda Raichoudhary



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Radhika Raichoudhary

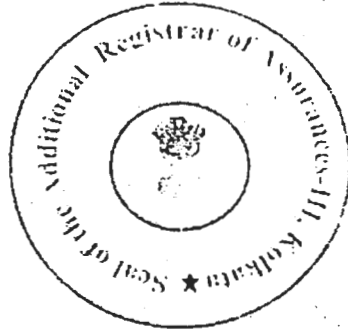


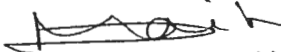
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Jai Jay

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 12
Page from 744 to 759
Being No 06534 for the year 2014.




(Sanatan Maity) 10-September-2014
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

10

DATED THIS DAY OF SEPTEMBER 2014

FROM

SRI PREMANANDA RAICHOUDHURI,
SRI SUNANDA RAICHOWDHURY &
ASSOCIATED ENGINEERING PRODUCTS

TO

MARTIN BURN CONSTRUCTIONS
LIMITED

POWER OF ATTORNEY

SANDERSONS & MORGANS
Advocates
5, Netaji Subhas Road,
Kolkata - 700 001.