

5826/14

IV

03392/14



पश्चिम बंगाल WEST BENGAL

S 599454

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-II  
Kolkata

Additional Registrar  
of Assurances-III, Kolkata

Additional Registrar of Assurance - III  
Kolkata

13 MAY 2014

POWER OF ATTORNEY

KNOW ALL MEN BY THESE presents that WE, CARD BOARD BOX MANUFACTURING COMPANY, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, having its principal place of business at 38, Colootola Street, Police Station - Jorasanko, Kolkata - 700 073 and presently constituted of seven partners namely:

*(Handwritten signatures and notes)*

500000  
500000  
550

*(Handwritten signatures)*



000772

Serial No.....

Name.....

Address.....

71, Park Street, (Room No.-14)

Kolkata - 700 016

03 APR 2014

Licensed Stamp Vendor

Date..... S. SARKAR

Card Board Box Mfg Co.,

38, Polotola st

kol-731

- Sonjay A. Gymera



2176  
C

+ Sonjay A. Gymera



2177  
C

- Ghanshyam B. Gymera



2178  
C

- Shesha Kant B. Gymera



Identified by me.

Vinendra Singh Bengani,

Advocate,

69 Gansoh chandra Avenue,

Kolkata - 700013

Additional Registrar of Assurance - III

Kolkata

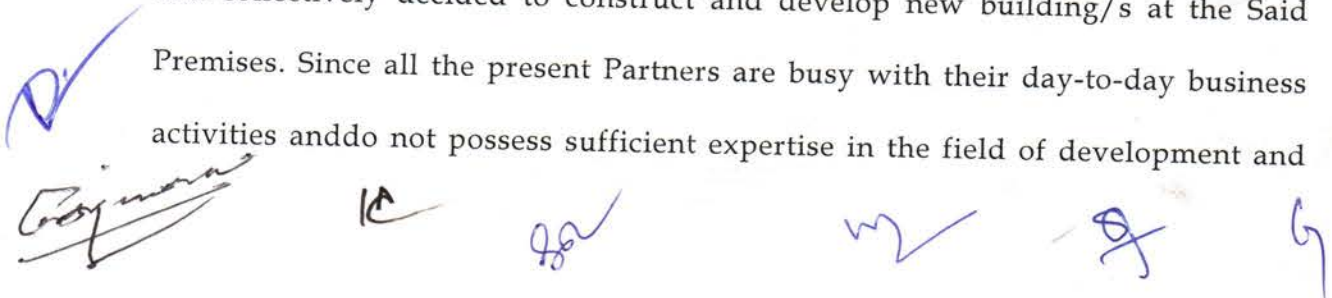
- 8 MAY 2014

1. Mr. Anantrai Bhagwandas Ajmera, son of Late Bhagwandas Jivraj Ajmera;
2. Mr. Shashikant Bhagwandas Ajmera, son of Late Bhagwandas Jivraj Ajmera;
3. Mr. Chetan Pranjivandas Ajmera, son of Late Pranjivandas Bhagwandas Ajmera;
4. Mr. Himanshu Anantrai Ajmera, son of Sri Anantrai Bhagwandas Ajmera;
5. Mr. Sanjay Anantrai Ajmera, son of Sri Anantrai Bhagwandas Ajmera; and
6. Mr. Gaurang Shashikant Ajmera, son of Sri Shashikant Bhagwandas Ajmera;

do hereby nominate, constitute and appoint Ms. BELMONT DEVCON PRIVATE LIMITED represented by its Director MR. NANDU K. BELANI, son of Mr. Kishinchand P. Belani, by faith: Hindu, by occupation: business having its office at 69, Ganesh Chandra Avenue, P.S. Bowbazar, Kolkata - 700 013 as the 'CONSTITUTED ATTORNEY' for and on behalf of our said partnership firm. The said **CARD BOARD BOX MANUFACTURING COMPANY** is hereinafter referred to as the 'APPOINTER'.

WHEREAS the Appointer Firm is the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of 'Bagan' and 'Karkhana' lands measuring more or less **97 (Ninety Seven) Cottah** together with sheds, buildings and structures built thereon or part thereof in Mouza Chandnagar J. L. No. 44 formerly in C.S. Dag Nos. 241 and 243 C.S. Khatian No. 143 and 52 respectively Touzi No. 146 R.S. No. 167 corresponding to L.R. Dag No. 1421 (Part) L.R. Khatian No. 2014 situate lying at being Premises No. 271, Sodhpur Road (East), Kolkata under Barasat Police Station within the jurisdiction of Madhyamgram Municipality in the District of North 24 Parganas and the said land together with the building and structures built thereon or part thereof is hereinafter collectively referred to as the 'SAID PREMISES', more fully mentioned and described in the **SCHEDULE** hereunder written.

AND WHEREAS the present Partners of the Appointer firm have unanimously and collectively decided to construct and develop new building/s at the Said Premises. Since all the present Partners are busy with their day-to-day business activities and do not possess sufficient expertise in the field of development and







2179  
C

- Chetan P. Ajmera



2180  
C


- Himanshu A. Ajmera



2181  
C

- Gauri P.

**BELMONT DEVCON PVT. LTD.**

*bug*  **Director**  
(NANDU K. BELANI)  
*bug.*



  
Additional Registrar of Assurance - III  
Kolkata  
8 MAY 2014

Identified by me.  
Vishendra Singh Bengani,  
Advocate,  
69, Ganesh Chandra Avenue,  
Kolkata - 700 013

construction, they have, on behalf of the Appointer Firm, executed and registered a Development Agreement of even date with **Belmont Devcon Private Limited**, having its office at 69, Ganesh Chandra Avenue, P.S. Bowbazar, Kolkata - 700 013 ('DEVELOPER'), and represented by its Director **Mr. Nandu K. Belani**, son of Late Kishinchand P. Belani, which has been registered in the office of the Additional Registrar of Assurances-II, Kolkata and recorded in Book No. I, Volume No. X Pages X to X being No. 5623 for the year 2014 ('SAID AGREEMENT') whereby the Appointer has granted an exclusive right of development and construction of multi-storied building/s at the Said Premises in accordance with the Plans to be sanctioned by the concerned Sanctioning Authority for the consideration, terms and conditions stated therein.

**AND WHEREAS** for the purpose of facilitating the erection, construction, development and completion of such multi-storied building/s at the Said Premises ('NEW BUILDING/S') in terms of the said Development Agreement, the Appointer does hereby nominate, constitute, appoint and empower the said **Ms. Belmont Devcon Private Limited represented by its Director Mr. Nandu K. Belani, son of Late Kishinchand P. Belani** to be its Constituted Attorney to act and do all or any of the following acts, deeds and things in respect of the Said Premises.

1. To appear for and represent the Appointer Firm before all local, State or Central Government statutory bodies to all intents and purposes in connection with construction of the New Building/s at the Said Premises and to sign all letters, undertakings, indemnities etc. and submit the same as may be required or necessary for carrying out construction of the New Building/s at the Said Premises.
2. To represent the Appointer Firm before the concerned Local Authority, West Bengal Fire Services Department, Urban Land (Ceiling & Regulation) Department, concerned Police Authority, Income Tax Authority, and all other government departments and to file necessary



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Kolkata

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papers, documents, undertakings, indemnities in respect of any matter relating to construction of the New Building/s at the Said Premises.

3. To obtain permission or approval from the concerned Sanctioning and/or Planning Authority and other Authorities as may be required for the development and construction of the New Building/s in accordance with the said Agreement and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.
4. To enter upon the Said Premises with men and material as may be required for the purpose of development work and erect the New Building/s as per the Building Plans to be sanctioned by the concerned Sanctioning Authority.
5. To sign all contracts and orders and other documents, letters, receipts, papers and writings whatsoever and to conclude all bargains and deals to accept all estimates, tenders, quotations etc. on such terms and conditions as the said Attorney shall deem fit and proper and to settle all disputes and differences in connection thereto for construction and completion of the New Building/s at the Said Premises.
6. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans for construction of the New Building/s at the Said Premises.
7. To prepare, apply for and submit the plans with the concerned Sanctioning and/or Planning Authority and other Authorities as may be required for sanction of the building plans and if required, to have the same modified and/or altered from time to time.
8. To have the Said Premises surveyed and to have the soil tested for the proposed construction and development of the New Building/s.
9. To pay all fees and expenses and obtain sanction and such other order or orders or permissions or consents or NOCs from the necessary authorities



  
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and to do all other necessary acts deeds and things as be expedient for sanction, modification and/or alteration of the plans in respect of the New Building/s.

10. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or other connection s of any other utility or facility in the Said Premises from the CESC Ltd., concerned Sanctioning and/or Planning Authority and other appropriate authorities and/or to make alteration therein and to close down and/or have disconnected the same.
11. To do all necessary acts deeds and things for the purpose of complying with all laws, rules, regulations, bye-laws, ordinance etc. for the time being in force with regard to sanctioning modifications and/or alteration of the plans in respect of the New Building/s.
12. To appoint architects, contractors, sub-contractors consultants, and surveyors as may be required and to supervise the development and construction work of the Complex on the Said Premises.
13. To apply for modifications/alterations/rectifications of the Building Plans in respect of the New Building/s from time to time as may be required.
14. To approach the concerned authorities for the purpose of obtaining permissions for conversion of land and for obtaining 'No Objection' from Competent Authority under the West Bengal Urban Land (Ceiling & Regulation) Act, 1976 in order to enable the development and construction of the New Building/s on the Said Premises,
15. To apply for and obtain, in the name of the Appointer, the service connections including water, sewerage and electricity for carrying out and completing the development of the Said Premises.
16. To make deposits with the concerned Sanctioning and/or Planning Authorities and other authorities for the purpose of carrying out the



  
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development work and construction of the New Building/s on the Said Premises and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Appointer in connection therewith.

17. After completion of the construction of the New Building/s or any Phase, to apply for and obtain occupation and completion certificate in respect thereof or parts thereof from the concerned Sanctioning and/or Planning Authorities.
18. To enter into agreements for sale/lease/rent of the flats along with car parking spaces as well as other saleable spaces etc. together with or without the proportionate undivided impartible share in the land comprised in the Said Premises attributable to such saleable spaces, on such terms and conditions as the Attorneyin his absolute discretion may think fit and proper.
19. To open an Escrow Account with any Bank and deposit all receipts like rents, deposits, part and full consideration amounts to be generated by renting or selling the salable spaces in the New Building/s as well as in the proposed Complex at the Said Premises and deposit the Appointer's share of revenue in Appointer's Bank account.
20. To execute from time to time all deeds of transfer for all saleable spaces comprised in the New Building/s or Complex along with or without the proportionate undivided impartible share in the land comprised in the Said Premises attributable to such saleable spaces, to receive consideration, rents, deposits thereof and grant valid and effectual receipts to the payer and deposit all such receipts in the Escrow Account and present the above documents/instruments for registration and admit the execution of such documents/instruments before the appropriate authorities.
21. To accept any service of writ of summons or other legal process on behalf of and in the name of the Appointer and to appear in any court or










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authority as the said Attorney shall deem appropriate and to commence, prosecute and/or defend any action or legal proceedings relating to development of the said Premises in any court or before any authority as the Attorneys may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on behalf of the Appointer or in the name of the Appointer and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign vakalatnama, sign and verify the plaint, written statement, affidavits, petitions, applications, appeals etc., and any other document or documents in furtherance of the said objective. Provided always that this authority shall be available to and exercised by the Developer strictly only in cases where such litigation would touch or concern the said Premises and the development thereat.

22. To appoint and engage on behalf of the Firm pleaders, attorney, counsel and other legal agents as the said Attorney may think fit and proper and to discharge and reappoint them and pay and settle their fees and remuneration.
23. To receive or pay and/or deposit on behalf and account of the Appointer all moneys including court fees etc. and to receive on behalf of the Appointer refund of the excess amount if any, paid and to give valid and effectual receipts in respect thereof.
24. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Appointer could do in person through its Partners.
25. To do all such acts, deeds and things as may be required to be done for the purpose of accomplishment of the terms, goals and objectives of the said Development Agreement.



Additional Registrar of Assurance - III  
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26. Be it noted that this Power of Attorney is being granted in favour of the Attorney without any consideration and no interest or right of the Attorney is created on the Said Premises which is the subject matter of this Power of Attorney

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained which the Appointer could have lawfully done under its hands and seals, if personally present.

AND the Appointer does hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in or about the Said Premises aforesaid.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(the Said Premises)

ALL THAT piece or parcel of 'Bagan' and 'Karkhana' lands measuring more or less 97 (Ninety Seven) Cottahs together with sheds measuring more or less 32400 sq. ft., buildings and structures measuring more or less 4500 sq. ft. built thereon or part thereof in Mouza Chandnagar J. L. No. 44 formerly in C.S. Dag Nos. 241 and 243 C.S. Khatian No. 143 and 52 respectively Touzi No. 146 R.S. No. 167 corresponding to L.R. Dag No. 1421 (Part) L.R. Khatian No. 2014 situate lying at being Premises No. 271, Sodhpur Road (East), Kolkata under Barasat Police Station within the jurisdiction of Madhyamgram Municipality in the District of North 24 Parganas and butted and bounded in the manner following that is to say -

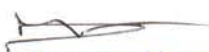
ON THE NORTH: By the drain and beyond that by the public road known as Sodhpur Road (East);

ON THE EAST : Partly by the remaining land of L.R. Dag No. 1421;

ON THE SOUTH : By the boundary wall and the properties of M/s. Associated Porcelain Factory;

ON THE WEST : By a 16' wide public road;



  
Additional Registrar of Assurance • III  
Kolkata

— 8 MAY 2014

IN WITNESS WHEREOF, WE, THE PARTNERS OF CARD BOARD BOX  
MANUFACTURING COMPANY, have hereunto set and subscribed by the  
respective hands and seals on this 4th day of April, 2014.

SINGED SEALED AND DELIVERED

by the Partners of the said Card Board

Box Manufacturing Company at

Kolkata in the presence of:

Virendra Singh Bengani  
Advocate,  
69, Ganesh Chandra Avenue,  
Kolkata - 700013.

Achint Jhunjhunwala  
(ACHINT JHUNJHUNWALA)  
69, GANESH CHANDRA AVE.  
KOLKATA - 700013

Anantrai B. Ajmera

Mr. Anantrai Bhagwandas Ajmera

Shashikant B. Ajmera

Mr. Shashikant Bhagwandas Ajmera

Chetan P. Ajmera

Mr. Chetan Pranjivandas Ajmera

Himanshu A. Ajmera

Mr. Himanshu Anantrai Ajmera

Sanjay A. Ajmera

Mr. Sanjay Anantrai Ajmera

Gaurang Shashikant Ajmera

SINGED SEALED AND ACCEPTED by  
the said ATTORNEY at Kolkata in the  
presence of:

Virendra Singh Bengani  
Advocate,  
69, Ganesh Chandra Avenue,  
Kolkata - 700013.

Achint Jhunjhunwala  
(ACHINT JHUNJHUNWALA)  
69, GANESH CHANDRA AVE.  
KOLKATA - 700013

SELMONT DEVCON PVT. LTD.

Director

Drafted and prepared by me.

Virendra Singh Bengani  
Virendra Singh Bengani  
Advocate, Calcutta High Court,  
69, Ganesh Chandra Avenue,  
Kolkata - 700 013.



RECEIVED 10/11/2011



Additional Registrar of Assurance - III

Kolkata

- 8 MAY 2011

**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. 05826 / 2014, Deed No. (Book - IV , 03392/2014)**


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
					<b>BELMONT DEVCON PVT. LTD.</b>
1	Nandu K. Belani Address -69, Ganesh Chandra Avenue, P. S. - Bowbazar, Kolkata, District:-, WEST BENGAL, India, Pin :-700013	Self		 LTI	 13.05.2014
			13/05/2014	13/05/2014	

**Name of Identifier of above Person(s)**

Virendra Singh Bengani  
69, Ganesh Chandra Avenue, Kolkata, District:-, WEST  
BENGAL, India, Pin :-700013

**Signature of Identifier with Date**

  
13.05.2014

BERNARD BEACON P.L. LTD.

1000







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

**Endorsement For Deed Number : IV - 03392 of 2014**  
**(Serial No. 05826 of 2014 and Query No. 1903L000007432 of 2014)**

**On 08/05/2014**

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

Presented for registration at 17.25 hrs on :08/05/2014, at the Private residence by Sanjay Anantrai Ajmera , one of the Executants.

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

Execution is admitted on 08/05/2014 by

1. Anantrai Bhagwandas Ajmera, son of Lt. Bhagwandas Jivraj Ajmera , 38, Colootola Street, P. S. - Jorasankao, Kolkata, District:-, WEST BENGAL, India, Pin :-700073, By Caste Hindu, By Profession : Business
2. Shashikant Bhagwandas Ajmera, son of Lt. Bhagwandas Jivraj Ajmera , 38, Colootola Street, P. S. - Jorasankao, Kolkata, District:-, WEST BENGAL, India, Pin :-700073, By Caste Hindu, By Profession : Business
3. Chetan Pranjivandas Ajmera, son of Lt. Pranjivandas Bhagwandas Ajmera , 38, Colootola Street, P. S. - Jorasankao, Kolkata, District:-, WEST BENGAL, India, Pin :-700073, By Caste Hindu, By Profession : Business
4. Himanshu Anantrai Ajmera, son of Anantrai Bhagwandas Ajmera , 38, Colootola Street, P. S. - Jorasankao, Kolkata, District:-, WEST BENGAL, India, Pin :-700073, By Caste Hindu, By Profession : Others
5. Sanjay Anantrai Ajmera, son of Anantrai Bhagwandas Ajmera , 38, Colootola Street, P. S. - Jorasankao, Kolkata, District:-, WEST BENGAL, India, Pin :-700073, By Caste Hindu, By Profession : Business
6. Gaurang Shashikant Ajmera, son of Shashikant Bhagwandas Ajmera , 38, Colootola Street, P. S. - Jorasankao, Kolkata, District:-, WEST BENGAL, India, Pin :-700073, By Caste Hindu, By Profession : Business

Identified By Virendra Singh Bengani, son of . , 69, Ganesh Chandra Avenue, Kolkata, District:-, WEST BENGAL, India, Pin :-700013, By Caste: Hindu, By Profession: Advocate.

( Sanatan Maity )  
 ADDITIONAL REGISTRAR OF ASSURANCE-III

**On 10/05/2014**

**Certificate of Market Value(WB PUVI rules of 2001)**

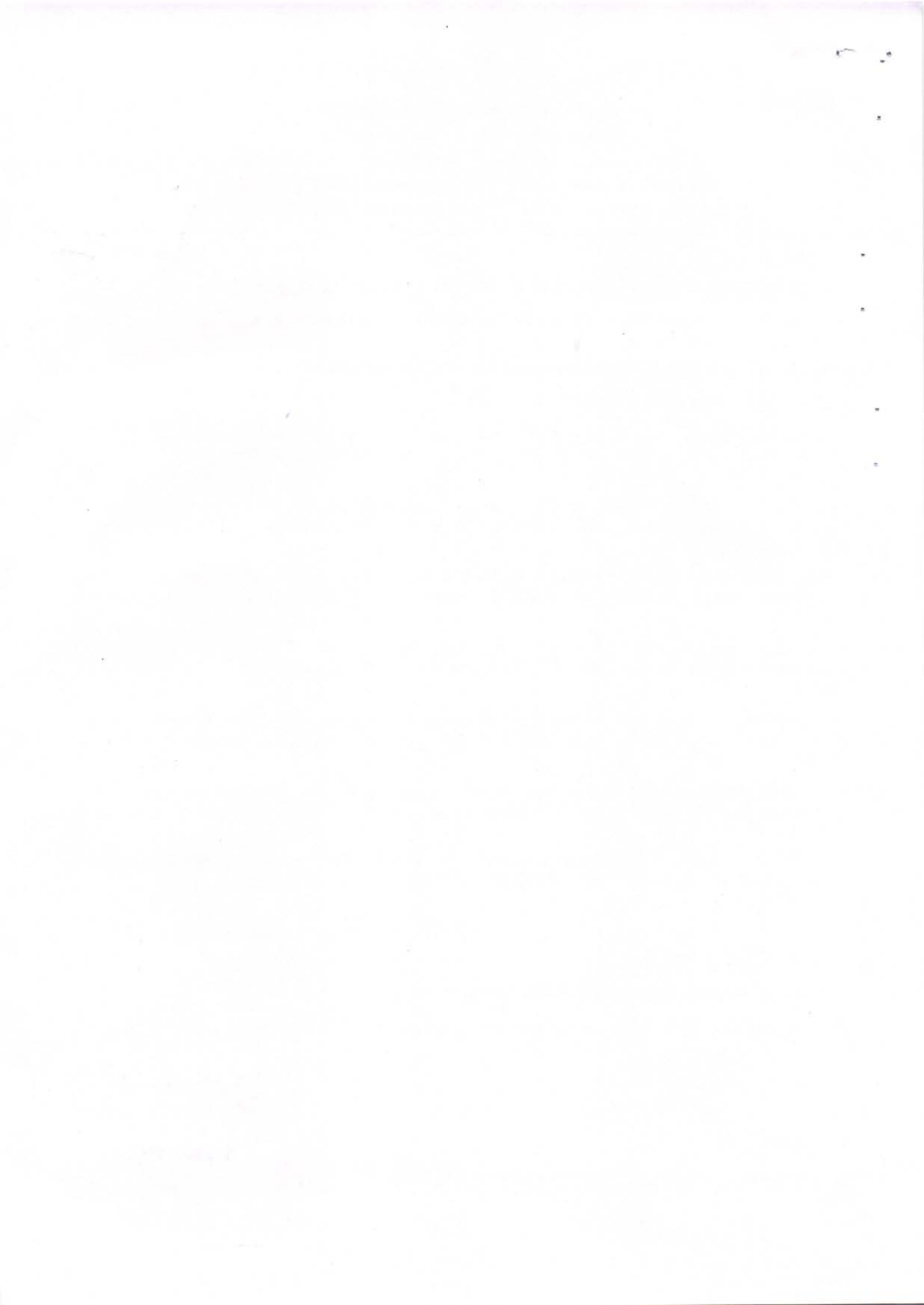
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.- /-

Additional Registrar of Assurance - III  
 Kolkata

**13 MAY 2014**  
 ADDITIONAL REGISTRAR OF ASSURANCE-III

13/05/2014 13:07:00

EndorsementPage 1 of 2





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

**Endorsement For Deed Number : IV - 03392 of 2014**  
**(Serial No. 05826 of 2014 and Query No. 1903L000007432 of 2014)**

\* 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 13/05/2014**

**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.

**Payment of Fees:**

Amount By Cash

Rs. 7.00/-, on 13/05/2014

( Under Article : ,E = 7/- on 13/05/2014 )

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

Execution is admitted on 13/05/2014 by

1. Nandu K. Belani  
Director, Belmont Devcon Private Limited, 69, G. C. Avenue, Kolkata, District:-, WEST BENGAL, India,  
Pin :-700013.  
, By Profession : Others

Identified By Virendra Singh Bengani, son of . . , 69, Ganesh Chandra Avenue, Kolkata, District:-, WEST BENGAL, India, Pin :-700013, By Caste: Hindu, By Profession: Advocate.

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

ADDITIONAL REGISTRAR OF ASSURANCE-III  
( Sanatan Maity )

13/05/2014 13:07:00

EndorsementPage 2 of 2





# SPECIMEN FORM FOR TEN FINGERPRINTS



*Aravind P. Ajmer*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



*Shenikant P. Ajmer*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



*Chetan P. Ajmer*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



*Himanshu A. Ajmer*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					




































  
Additional Registrar of Assurance - III  
Kolkata

- 8 MAY 2014



SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Singh A Agrewa</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
 <i>Agrewa</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
 <i>Agrewa</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					



  
Additional Registrar of Assurance - III  
Kolkata

- 8 MAY 2014



DATED THE 4<sup>th</sup> DAY OF APRIL, 2014

BY

CARD BOARD BOX MANUFACTURING COMPANY  
.... APPOINTER

IN FAVOUR OF

NANDU K. BELANI  
.... ATTORNEY

POWER OF ATTORNEY

Virendra Singh Bengani  
Advocate, Calcutta High Court,  
69, Ganesh Chandra Avenue,  
Kolkata - 700 013.




8/2/2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV  
CD Volume number 6  
Page from 3274 to 3290  
being No 03392 for the year 2014.



  
(Sanatan Maity) 17-May-2014  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A. - III KOLKATA  
West Bengal

21/5/17