

01199

01121/2012

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. This document/sheet/sheet's & the attached sheet/sheet's attached with this document's are the part of this document. N 220787

Regional District Sub-Registrar
Bardhaman, West Bengal, North 24 Parganas

19 DEC 2012

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) NILAMBAR VANIJYA PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 101, Park Street, Siddha Point, Ground Floor, Kolkata

92655

13 DEC 2012

No	Date
Sent to	SUBHAS SAHA
Address	Adv. case
To	Sealdah Court
A. BANERJEE	
L.S. VENDOR (O.S.)	
HIGH COURT, KOLKATA-700 004	

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642

[Handwritten signature]

KASH DIWAN)



Additional District Sub-Registrar
Subdistr. New Town, North 24 Parganas

15 DEC 2012

[Handwritten note:]
Sent to Sub-Registrar
to. Secy. to the
Court

00 015, (2) **FLOWERS VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 46, B B Ganguly Street, 2nd Floor, Room No. 4, Kolkata 700 012, (3) **SITARAM VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 46, B B Ganguly Street, 2nd Floor, Room No. 4, Kolkata 700 012, (4) **SIMPLE DEALMARK PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 46, B B Ganguly Street, 2nd Floor, Room No. 4, Kolkata 700 012, (5) **LINKWISE VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 46, B B Ganguly Street, 2nd Floor, Room No. 4, Kolkata 700 012, (6) **SOFTLINK SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 46, B B Ganguly Street, 2nd Floor, Room No. 4, Kolkata 700 012, (7) **GALLANT VINTRADE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 46, B B Ganguly Street, 2nd Floor, Room No. 4, Kolkata 700 012, (8) **SURYA KIRAN VANIYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at "Loharuka Niket DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (9) **BAVICON VANIYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at "Loharuka Niket DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (10) **GALLANT VANIYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at "Loharuka Niket DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (11) **DREAMLAND VANIYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at "Loharuka Niket DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, all represented by their common Authorised Signatory **(Mr.) Vikash Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, Kolkata 700 027 -(hereinafter collectively referred to as "the **PRINCIPALS**") **SEND GREETINGS:**

WHEREAS:

- A. The Principals alongwith **Display Vinimay Private Limited**, a Company, incorporated under the Companies Act 1956 having its registered office at DC 9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata 700059 are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the absolute owners to **All Those** the pieces and parcels of land containing an area of **96.0591 Decimals**, equivalent to **58.1157 Cottah**, more or less, situate lying and comprised in various R.S./ L.R. Dag-Nos. 507, 508, 509, 524, 525, 529, 530, 532, 539, 549, 550, 554, 555, 708, 709, 720, 721, 723, 729, 730 recorded in various Khatians, in Mouza Atghara, J.L.No. 10, P.S. Rajarhat, in the District of North 24-Parganas (hereinafter collectively for the sake of brevity referred to as "the **said Premises**"), absolutely and forever.
- B. The Principals alongwith **Display Vinimay Private Limited** have unanimously decided and agreed to develop the said Premises by constructing new building/s thereon containing several Flats, Commercial spaces, car parking spaces etc. on the terms and conditions contained in the Agreement dated 29th December, 2012 registered with the A.D.S.R., Rajarhat in Book No. 1, Being No. 1114 for the year 2012.

In order to effectuate the said Agreement and to comply with their obligations therein, the Principals are executing this Power of Attorney in favour of **Display Vinimay Private Limited** and/or its **Directors**, as appointed time to time, and/or its **Authorised Signatory**, as authorised time to time, jointly and/or severally, as the true and lawful attorneys of the Principals as and for the purposes relating to the said Premises hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, We, the within named **PRINCIPALS**, jointly and/or severally, do hereby nominate constitute appoint the said **Display Vinimay Private Limited** and its **Directors**, as appointed time to time, and/or its **Authorised Signatory**, as authorised time to time, jointly and/or severally, as the true and lawful attorney or attorneys, for and in the name of and on behalf of the Principals and the said Attorney to do execute exercise and perform all or any of the following acts deeds matters and things relating to said Premises i.e., to say:-

1. To hold and defend possession of the said Premises and warn off and prohibit and if necessary proceed in due form of law against all or any trespassers on the said premises or any part thereof and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts and arrangements with the trespassers.
2. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof and to attend all hearings and have the same finalized.
3. To pay all rates taxes charges expenses and other outgoings whatsoever (including land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
4. To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, including to the Collector, the Gram Panchayat etc., and to have the said Property converted in all relevant Government Records.
5. To apply for, pursue and obtain all permissions, clearances, certificates and/or approvals required for sale transfer and conveyance of the said Property and to sign and submit all papers applications documents and affidavits declarations and other papers and documents and to pay and receive all moneys and to do all acts deeds and things as be required in connection therewith.
6. To warn off and prohibit and if necessary proceed in due form of law against trespassers and to take appropriate steps whether by action or distress or by entering into all contracts and arrangements with them or any of them or otherwise and to abate all nuisance.
7. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of construction of new building or buildings at the said premises or portion or portions thereof and also for additions and/or alterations (including

internal alteration within the sanctioned covered space or external alteration beyond the covered space) and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes hereinstated.

8. To have the said premises surveyed and measured and to have the soil tested.
9. To prepare apply for and submit the plans from time to time in respect of construction of one or more buildings at the said premises or on portion or portions thereof with the concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered and/or revised and/or revalidated from time to time.
10. To inform the concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities and to get the same regularised.
11. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans (including to gift any part or portion of the said premises to the concerned authorities, if necessary).
12. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan and/or for construction of the new building/s at the said premises and obtaining utilities and facilities therein.
13. To construct new building or buildings at the said premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
14. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said premises from the WBSEB and other concerned and appropriate authorities and/or to make alterations therein and to close down, and/or have disconnected the same.
15. To apply for and obtain "No Objection Certificate" for sanctioning of plan and construction of building/s at the said premises from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 (if applicable) and all other permissions that may be required for sanctioning of plan and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.
16. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 (if applicable) and to obtain all licenses and permissions under the said Act as may be required for construction of building/s at the said premises.
17. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to

sanctioning modifications and/or alteration of the plans and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.

18. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said premises and to place orders for supply erection and installation thereof on the manufacturer thereof and also to give contract for maintenance of lift or lifts and its concerned machineries.
19. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities and/or other concerned authorities in respect of construction and/or occupation of the building or buildings to be constructed at the said premises or any part thereof.
20. To insure and keep insured all or any constructions at the said premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premia for such insurance.
21. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principals before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Kolkata Metropolitan Development Authority, the Municipality, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the B.L. & L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them.
22. To sell, lease out or otherwise transfer or agree so to do such undivided share in the land comprised in the said Premises to the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises or otherwise together with or independent of or independently the flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises at such consideration, premium, rent etc., and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to receive all proceeds consideration and other amounts received/realised out of such sale, lease and/or transfer and grant valid

receipts and discharges which shall fully exonerate the person paying the same.

23. To terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, offices, shops, showrooms, car parking spaces and other constructed areas/saleable spaces and/or undivided share in the land comprised in the said premises or part thereof, for and on behalf of the Principals and to deal with the space and rights of such person or persons in such manner as the said attorneys or any of them may deem fit and proper.
24. To ask, demand, sue for, recover, realise and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
25. To have the flats, offices, shops, showrooms and other constructed areas in the building or buildings that may be constructed at the said premises separately assessed and mutated in the names of the buyers/lessees/purchasers thereof and in all public records and with all authorities and/or persons having jurisdiction over the said premises and to deal with such authority and/or authorities in such manner as the said attorneys or any of them may deem fit and proper.
26. To finalise and accept or dispute the market value of the said Premises assessed by the concerned Registrar or the concerned Collector on all agreements, deeds for sale, gift, lease and/or otherwise transfer of the flats, offices, shops, showrooms car parking spaces and other constructed areas in the building or buildings that may be constructed at the said premises and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorneys or any of them.
27. To apply for and obtain all permissions clearances and certificates under the laws now prevailing or enacted hereafter for sale, lease or otherwise transfer of the flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said Premises or any portion thereof or any undivided share therein in favour of any person or persons.
28. To enforce any covenant in any agreement, sale deed, lease deed or any other documents of transfer executed by the Principals or by the said Attorneys or any of them by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
29. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said premises or any part thereof or the building or buildings to be constructed on the said premises or any part thereof.
30. To take loans and/or finance from any Bank or Financial Institution (including LIC Housing Finance Limited, Housing Development Finance Corporation

Limited, SBI Homes Finance Limited, National Housing Bank etc.) by mortgaging or creating charge on the said premises or on the security of entirety of the said Premises and such other securities and guarantees as may be required and to sign on all documents and to allow the persons interested in purchasing flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said Premises or any portion thereof or any undivided share therein to take loans from any Bank or Financial Institution.

31. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, tripartite agreements, consents, confirmations, deeds, sale deeds, lease deeds, nominations, assignments, cancellation deeds, rectifications, deeds, declarations, affidavits, applications, undertakings, indemnities and other documents Instruments and writings.
32. To appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Additional District Sub Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said attorneys or any of them by virtue of all or any of the powers hereby conferred.
33. To appear and represent the Principals before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorneys or any of them by virtue of the powers hereby conferred.
34. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning the revalidation renewal modification and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or sale or transfer of the flats, offices, shops, showrooms, car parking spaces or rights, servants quarters and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested, or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Municipal Tribunal, Collector, etc.
35. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said attorneys or any of them may think fit and proper.
36. To accept notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
37. To receive or pay and/or deposit on behalf and account of the Principals all moneys including stamp duty, court fees, registration fees, legal fees etc.


38. To receive, on behalf and account of the Principals refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
39. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
40. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said attorneys and to delegate all the powers and authorities herein contained and on such substitution/delegation, it shall be deemed that the powers to the extent delegated shall be deemed to have been given directly by the Principals in favour of such substitute or delegate.

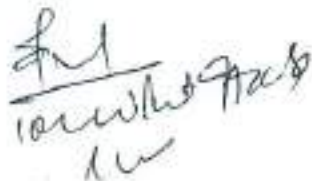
AND GENERALLY to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said Premises which the Principals themselves could have lawfully done under their own hands and seals, if personally present.

AND the Principals do hereby ratify and confirm and agree and undertake to ratify and confirm all and whatever, the said attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid.

IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 10th day of December 2012.

SIGNED SEALED AND DELIVERED by the withinmentioned **PRINCIPALS**, at **Kolkata** in the presence of:



Do. 9/12, Chashi Road
KOL-59


10/12/12

For and on behalf of:	
1	BAVICON VANIYA PVT. LTD.
2	DREAMLAND VANIYA PVT. LTD.
3	FLOWERS VINIMAY PVT. LTD.
4	GALLANT VANIYA PVT. LTD.
5	GALLANT VINTRADE PVT. LTD.
6	LINEWISE VINIMAY PVT. LTD.
7	NILAMBAR VANIYA PVT. LTD.
8	SIMPLE DEALMARK PVT. LTD.
9	SITARAM VINCOM PVT. LTD.
10	SOFTLINK SUPPLIERS PVT. LTD.
11	SURYA KIRAN VANIYA PVT. LTD.
 Authorised Signatory (VIKASH DEWAN)	

Draft letter
V. Gang
Adv
H. C. A

FORM FOR TEN FINGERPRINTS

1						
	<i>Syhamine</i>	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
2						
	<i>[Signature]</i>	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



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

Endorsement For Deed Number : I - 01121 of 2012
(Serial No. 01199 of 2012)

Jn

Payment of Fees:

On 18/12/2012

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

Presented for registration at 16.25 hrs on :18/12/2012, at the Private residence by Vikash Diwan
,Executant.

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

Execution is admitted on 18/12/2012 by

1. Vikash Diwan

Authorised Signatory, Nilambar Vanijya Pvt Ltd., 101, Park Street, Siddha Point, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700015.

Authorised Signatory, Flowers Vinimay Pvt Ltd, 46, B B Ganguly Street, 2nd Floor Room No.4, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700012.

Authorised Signatory, Sitaram Vincom Pvt Ltd, 46, B B Ganguly Street, 2nd Floor Room No.4, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700012.

Authorised Signatory, Simple Dealmark Pvt Ltd, 46, B B Ganguly Street, 2nd Floor Room No.4, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700012.

Authorised Signatory, Linkwise Vinimay Pvt Ltd, 46, B B Ganguly Street, 2nd Floor Room No.4, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700012.

Authorised Signatory, Softlink Suppliers Pvt Ltd, 46, B B Ganguly Street, 2nd Floor Room No.4, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700012.

Authorised Signatory, Gallant Vintrade Pvt Ltd, 46, B B Ganguly Street, 2nd Floor Room No.4, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700012.

Authorised Signatory, Surya Kiran Vanijya Pvt Ltd, Loharuka Niket D C-9/28, Shastri Bagan,
Deshbandhu Nagar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Baviscon Vanijya Pvt Ltd., Loharuka Niket D C-9/28, Shastri Bagan, Deshbandhu
Nagar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Gallant Vanijya Pvt Ltd., Loharuka Niket D C-9/28, Shastri Bagan, Deshbandhu
Nagar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Dreamland Vanijya Pvt Ltd., Loharuka Niket D C-9/28, Shastri Bagan,
Deshbandhu Nagar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700059.

, By Profession : Business

X



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

Endorsement For Deed Number : I - 01121 of 2012
(Serial No. 01199 of 2012)

Identified By D Pal, son of . . ., 10 Old Post Office St, P.O. :- ,District-Kolkata, WEST BENGAL, India,
, By Caste: Hindu, By Profession: Others.

(Debasish Dhar)
Additional District Sub-Registrar

On 19/12/2012

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.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 19/12/2012

(Under Article : ,E = 21/- on 19/12/2012)

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.-4,06,76,950/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as:
Impresive Rs.- 100/-


(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas (Debasish Dhar)
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6555 to 6567
being No 01121 for the year 2012.




(Debasish Dhar) 19-December-2012
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

01110

01/23/2012

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 220789

Certified that the document is admitted to registration. The notice sheet/sheet's & the acknowledgment sheet/sheet's attached with this document's are the part of this document.

Sub-Registrar
District P. & T. Office, North 24 Parganas

18 DEC 2012

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, DESERVE DEALERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 46, B. B. Ganguly Street, 2nd Floor, Room No. 4, Kolkata

12, represented by its Authorised Signatory (**Mr. Vikash Diwan**, son of Sri Sri Lal Diwan, residing at 8/1 M, Diamond Harbour Road, Kolkata 700 027 - hereinafter collectively referred to as "the **PRINCIPALS**") **SEND GREETINGS:**

WHEREAS:

- A. The Principals alongwith **Display Vinimay Private Limited**, a Company, incorporated under the Companies Act 1956 having its registered office at DC 9/28 Shastri Bagari, Deshbandhu Nagar, Kolkata 700059 are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the absolute owners to **All Those** the pieces and parcels of land containing an area of **15.7791 Decimal**, equivalent to **9.5463 Cottah**, more or less, situate lying and comprised in various R.S./ L.R. Dag Nos. 469, 524, 529, 532, 539, 549, 554, 555 recorded in Khatian No. 1975, in Mouza Atghara, J.L.No. 10, P.S. Rajarhat, in the District of North 24-Parganas (hereinafter collectively for the sake of brevity referred to as "the **said Premises**"), absolutely and forever.
- B. The Principals alongwith **Display Vinimay Private Limited** have unanimously decided and agreed to develop the said Premises by constructing new building/s thereon containing several Flats, Commercial spaces, car parking spaces etc. on the terms and conditions contained in the Agreement dated ^{29th} December, 2012 registered with the A.D.S.R., Rajarhat in Book No. I, Being No. 1115 for the year 2012.
- C. In order to effectuate the said Agreement and to comply with their obligations therein, the Principals are executing this Power of Attorney in favour of **Display Vinimay Private Limited** and/or its **Directors**, as appointed time to time, and/or its **Authorised Signatory**, as authorised time to time, jointly and/or severally as the true and lawful attorneys of the Principals as and for the purposes relating to the said Premises hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, We, the withinnamed **PRINCIPALS**, jointly and/or severally, do hereby nominate constitute appoint the said **Display Vinimay Private Limited** and its **Directors**, as appointed time to time, and/or its **Authorised Signatory**, as authorised time to time, jointly and/or severally as the true and lawful attorney or attorneys for in the name of and on behalf of the Principals and the said Attorney to do execute exercise and perform all or any of the following acts deeds matters and things relating to said Premises i.e., to say:-

1. To hold and defend possession of the said Premises and warn off and prohibit and if necessary proceed in due form of law against all or any trespassers on the said premises or any part thereof and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts and arrangements with the trespassers.
2. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof and to attend all hearings and have the same finalized.

To pay all rates taxes charges expenses and other outgoings whatsoever (including land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

4. To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, including to the Collector, the Gram Panchayat etc., and to have the said Property converted in all relevant Government Records.
5. To apply for, pursue and obtain all permissions, clearances, certificates and/or approvals required for sale transfer and conveyance of the said Property and to sign and submit all papers applications documents and affidavits declarations and other papers and documents and to pay and receive all moneys and to do all acts deeds and things as be required in connection therewith.
6. To warn off and prohibit and if necessary proceed in due form of law against trespassers and to take appropriate steps whether by action or distress or by entering into all contracts and arrangements with them or any of them or otherwise and to abate all nuisance.
7. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of construction of new building or buildings at the said premises or portion or portions thereof and also for additions and/or alterations (including internal alteration within the sanctioned covered space or external alteration beyond the covered space) and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes hereinstated.
8. To have the said premises surveyed and measured and to have the soil tested.
9. To prepare apply for and submit the plans from time to time in respect of construction of one or more buildings at the said premises or on portion or portions thereof with the concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered and/or revised and/or revalidated from time to time.
10. To inform the concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities and to get the same regularised.
11. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans (including to gift any part or portion of the said premises to the concerned authorities, if necessary).
12. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan and/or for

construction of the new building/s at the said premises and obtaining utilities and facilities therein.

13. To construct new building or buildings at the said premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
14. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said premises from the WBSEB and other concerned and appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain "No Objection Certificate" for sanctioning of plan and construction of building/s at the said premises from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 (if applicable) and all other permissions that may be required for sanctioning of plan and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.
16. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 (if applicable) and to obtain all licenses and permissions under the said Act as may be required for construction of building/s at the said premises.
17. To do all necessary acts deeds and things for complying 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 and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.
18. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said premises and to place orders for supply erection and installation thereof on the manufacturer thereof and also to give contract for maintenance of lift or lifts and its concerned machineries.
19. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities and/or other concerned authorities in respect of construction and/or occupation of the building or buildings to be constructed at the said premises or any part thereof.
20. To insure and keep insured all or any constructions at the said premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premia for such insurance.
21. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principals before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Kolkata Metropolitan Development Authority, the Municipality, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the B.L.S, L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955, Town And Country Planning Authorities, all Revenue

Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them.

22. To sell, lease out or otherwise transfer or agree so to do such undivided share in the land comprised in the said Premises to the person or persons interested in owning purchasing taking on lease and/or otherwise acquiring flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises or otherwise together with or independent of or independently the flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises at such consideration, premium, rent etc., and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to receive all proceeds consideration and other amounts received/realised out of such sale, lease and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.
23. To terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, offices, shops, showrooms, car parking spaces and other constructed areas/saleable spaces and/or undivided share in the land comprised in the said premises or part thereof, for and on behalf of the Principals and to deal with the space and rights of such person or persons in such manner as the said attorneys or any of them may deem fit and proper.
24. To ask, demand, sue for, recover, realise and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
25. To have the flats, offices, shops, showrooms and other constructed areas in the building or buildings that may be constructed at the said premises separately assessed and mutated in the names of the buyers/lessees/purchasers thereof and in all public records and with all authorities and/or persons having jurisdiction over the said premises and to deal with such authority and/or authorities in such manner as the said attorneys or any of them may deem fit and proper.
26. To finalise and accept or dispute the market value of the said Premises assessed by the concerned Registrar or the concerned Collector on all agreements, deeds for sale, gift, lease and/or otherwise transfer of the flats,

offices, shops, showrooms car parking spaces and other constructed areas in the building or buildings that may be constructed at the said premises and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorneys or any of them.

27. To apply for and obtain all permissions clearances and certificates under the laws now prevailing or enacted hereafter for sale, lease or otherwise transfer of the flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said Premises or any portion thereof or any undivided share therein in favour of any person or persons.
28. To enforce any covenant in any agreement, sale deed, lease deed or any other documents of transfer executed by the Principals or by the said Attorneys or any of them by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
29. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said premises or any part thereof or the building or buildings to be constructed on the said premises or any part thereof.
30. To take loans and/or finance from any Bank or Financial Institution (including LIC Housing Finance Limited, Housing Development Finance Corporation Limited, SBI Homes Finance Limited, National Housing Bank etc.) by mortgaging or creating charge on the said premises or on the security of entirety of the said Premises and such other securities and guarantees as may be required and to sign on all documents and to allow the persons interested in purchasing flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said Premises or any portion thereof or any undivided share therein to take loans from any Bank or Financial Institution.
31. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve, rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, tripartite agreements, consents, confirmations, deeds, sale deeds, lease deeds, nominations, assignments, cancellation deeds, rectifications, deeds, declarations, affidavits, applications, undertakings, indemnities and other documents instruments and writings.
32. To appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Additional District Sub Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said attorneys or any of them by virtue of all or any of the powers hereby conferred.
33. To appear and represent the Principals before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorneys or any of them by virtue of the powers hereby conferred.

To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning the revalidation renewal modification and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or sale or transfer of the flats, offices, shops, showrooms, car parking spaces or rights, servants quarters and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Municipal Tribunal, Collector, etc.


35. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said attorneys or any of them may think fit and proper.
36. To accept notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
37. To receive or pay and/or deposit on behalf and account of the Principals all moneys including stamp duty, court fees, registration fees, legal fees etc.
38. To receive, on behalf and account of the Principals refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
39. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
40. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said attorneys and to delegate all the powers and authorities herein contained **and** on such substitution/delegation, it shall be deemed that the powers to the extent delegated shall be deemed to have been given directly by the Principals in favour of such substitute or delegate.

AND GENERALLY to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said Premises which the Principals themselves could have lawfully done under their own hands and seals, if personally present.

AND the Principals do hereby ratify and confirm and agree and undertake to ratify and confirm all and whatever, the said attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid.



IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 18th day of December 2012.

SIGNED SEALED AND DELIVERED by the withinmentioned **PRINCIPALS**, at **Kolkata** in the presence of:


No. 912, Jankarai Bagan



FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	<i>Singhania</i>					
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	<i>KS</i>					
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



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

Endorsement For Deed Number : I - 01123 of 2012

(Serial No. 01198 of 2012)

Payment of Fees:

On 18/12/2012

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

Presented for registration at 16.25 hrs on :18/12/2012, at the Private residence by Vikash Diwan ,Executant.

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

Execution is admitted on 18/12/2012 by

1. Vikash Diwan

Authorised Signatory, Deserve Dealers Pvt Ltd, 46 B B Ganguly St, , P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012.

, By Profession : Business

Identified By D Pal, son of . . , P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Debasish Dhar)
Additional District Sub-Registrar

On 19/12/2012

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.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 19/12/2012


(Under Article : E = 21/- on 19/12/2012)

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.-23,20,28,946/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as: Impressive Rs.- 100/-

(Debasish Dhar)
Additional District Sub-Registrar


Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6920 to 6931
being No 01123 for the year 2012.



(Debasish Dhar) 19-December-2012
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

01128

01122/2012

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते


ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 220785

Certificate to this document is admitted to registration. The stamp on a sheet/sheet's and the stamp on the attached's attached with this document's are the part of this document.


Additional District Sub-Registrar
Mandhat, West Town, North 24 Parganas

19 DEC 2012

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) POLYGON VANIJYA PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 101, Park Street, Siddha Point, Ground Floor,

92656
92657

13 DEC 2012

No.	Date
Sold to	SUBHAS SAHA
Address	Adv. cafe Sealdah Court
By	<i>[Signature]</i>
A. BANERJEE	
L.S. VENDOR (O.S.)	
HIGH COURT, KOLKATA-700 001	

[Signature]



642

[Signature]
(VIKASH DIWAN)



Sub-Registrar
New Town North 24 Parganas

18 DEC 2012

~~*[Signature]*~~
(VIKASH DIWAN)

[Signature]
10/11

Kolkata 700 015, (2) **STRONG VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 101, Park Street, Siddha Point, Ground Floor, Kolkata 700 015, (3) **GRACE VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 101, Park Street, Siddha Point, Ground Floor, Kolkata 700 015, (4) **APNAPAN SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (5) **RENOVATE SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (6) **SARWAR AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (7) **KUBER VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (8) **MAXIM ENCLAVE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (9) **DAGGER MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (10) **LUCKDHAN DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (11) **NABROOP SALES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (12) **HECTOR DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (13) **PROTECT VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (14) **DEEPIYOTI DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (15) **RISHIKESH VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (16) **DAMODAR AGENCIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (17) **LAGAN COMMODITIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (18) **COMPARE MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (19) **FANTOM VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (20) **VASUNDHARA VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (21) **SINDHU VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (22) **NEUTRAL VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (23) **SADASI VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (24) **SUHAGAN MARKETING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its

registered office DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (25) **PRAYAG DEALCOMM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (26) **SITARA VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (27) **ROCKET VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at "Loharuka Niket DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (28) **TARANA TIEUP PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (29) **SAKSHI DISTRIBUTOR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (30) **DHANAPATI TIEUP PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (31) **NEPTUNE VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (32) **GULMOHOR AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (33) **ESQUIRE VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (34) **PARIJAT VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (35) **PANCHMUKHI VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (36) **CORNFLOWER TRADELINK PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (37) **BHAGIRATHI CONSULTANCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (38) **ANUMODAN SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (39) **FASTMOVE ADVISORY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (40) **PASSION VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (41) **GOLDSTAR VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (42) **SUPERIOR VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (43) **AAWAGAMAN COMMERCIAL PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, all represented by their common Authorised Signatory **(Mr.) Vikash Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, Kolkata 700 027 (hereinafter collectively referred to as "the **PRINCIPALS**") **SEND GREETINGS:**

HEREAS:

- A. The Principals alongwith **Display Vinimay Private Limited**, a Company, incorporated under the Companies Act 1956 having its registered office at DC 9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata 700059 are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the absolute owners to **All Those** the pieces and parcels of land containing an area of **453.3466 Decimal**, equivalent to **274.2747 Cottah**, more or less, situate lying and comprised in various R.S./ L.R. Dag Nos. 447, 448, 458, 459, 460, 510, 511, 512, 518, 524, 526, 527, 528, 529, 530, 532, 551, 553, 554, 555, 695, 707, 709, 710, 711, 721, 722, 724, 725 recorded in various Khatians, in Mouza Atghara, J.L.No. 10, P.S. Rajarhat, in the District of North 24-Parganas (hereinafter collectively for the sake of brevity referred to as "the **said Premises**"), absolutely and forever.
- B. The Principals alongwith **Display Vinimay Private Limited** have unanimously decided and agreed to develop the said Premises by constructing new building/s thereon containing several Flats, Commercial spaces, car parking spaces etc. on the terms and conditions contained in the Agreement dated ~~29th~~ ^{30th} December, 2012 registered with the A.D.S.R., Rajarhat in Book No. 1, Being No. 1116 for the year 2012.
- C. In order to effectuate the said Agreement and to comply with their obligations therein, the Principals are executing this Power of Attorney in favour of **Display Vinimay Private Limited** and/or its **Directors**, as appointed time to time, and/or its **Authorised Signatory**, as authorised time to time, jointly and/or severally as the true and lawful attorneys of the Principals as and for the purposes relating to the said Premises hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, We, the within named **PRINCIPALS**, jointly and/or severally, do hereby nominate, constitute and appoint the said **Display Vinimay Private Limited** and its **Directors**, as appointed time to time, and/or its **Authorised Signatory**, as authorised time to time, jointly and/or severally as the true and lawful attorney or attorneys, for and in the name of and on behalf of the Principals and the said Attorney to do execute exercise and perform all or any of the following acts deeds matters and things relating to said Premises i.e., to say:-

1. To hold and defend possession of the said Premises and warn off and prohibit and if necessary proceed in due form of law against all or any trespassers on the said premises or any part thereof and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts and arrangements with the trespassers.
2. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof and to attend all hearings and have the same finalized.
3. To pay all rates taxes charges expenses and other outgoings whatsoever (including land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, including to the Collector, the Gram Panchayat etc., and to have the said Property converted in all relevant Government Records.

5. To apply for, pursue and obtain all permissions, clearances, certificates and/or approvals required for sale transfer and conveyance of the said Property and to sign and submit all papers applications documents and affidavits declarations and other papers and documents and to pay and receive all moneys and to do all acts deeds and things as be required in connection therewith.
6. To warn off and prohibit and if necessary proceed in due form of law against trespassers and to take appropriate steps whether by action or distress or by entering into all contracts and arrangements with them or any of them or otherwise and to abate all nuisance.
7. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of construction of new building or buildings at the said premises or portion or portions thereof and also for additions and/or alterations (including internal alteration within the sanctioned covered space or external alteration beyond the covered space) and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes hereinstated.
8. To have the said premises surveyed and measured and to have the soil tested.
9. To prepare apply for and submit the plans from time to time in respect of construction of one or more buildings at the said premises or on portion or portions thereof with the concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered and/or revised and/or revalidated from time to time.
10. To inform the concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities and to get the same regularised.
11. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans (including to gift any part or portion of the said premises to the concerned authorities, if necessary).
12. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan and/or for construction of the new building/s at the said premises and obtaining utilities and facilities therein.
13. To construct new building or buildings at the said premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.

- To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said premises from the WBSEB and other concerned and appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain "No Objection Certificate" for sanctioning of plan and construction of building/s at the said premises from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 (if applicable) and all other permissions that may be required for sanctioning of plan and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.
 16. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 (if applicable) and to obtain all licenses and permissions under the said Act as may be required for construction of building/s at the said premises.
 17. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modifications and/or alteration of the plans and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.
 18. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said premises and to place orders for supply erection and installation thereof on the manufacturer thereof and also to give contract for maintenance of lift or lifts and its concerned machineries.
 19. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities and/or other concerned authorities in respect of construction and/or occupation of the building or buildings to be constructed at the said premises or any part thereof.
 20. To insure and keep insured all or any constructions at the said premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premia for such insurance.
 21. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principals before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Kolkata Metropolitan Development Authority, the Municipality, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the B.L.& L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit

register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them.

22. To sell, lease out or otherwise transfer or agree so to do such undivided share in the land comprised in the said Premises to the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises or otherwise together with or independent of or independently the flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises at such consideration, premium, rent etc., and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to receive all proceeds consideration and other amounts received/realised out of such sale, lease and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.
23. To terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, offices, shops, showrooms, car parking spaces and other constructed areas/saleable spaces and/or undivided share in the land comprised in the said premises or part thereof, for and on behalf of the Principals and to deal with the space and rights of such person or persons in such manner as the said attorneys or any of them may deem fit and proper.
24. To ask, demand, sue for, recover, realise and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
25. To have the flats, offices, shops, showrooms and other constructed areas in the building or buildings that may be constructed at the said premises separately assessed and mutated in the names of the buyers/lessees/purchasers thereof and in all public records and with all authorities and/or persons having jurisdiction over the said premises and to deal with such authority and/or authorities in such manner as the said attorneys or any of them may deem fit and proper.
26. To finalise and accept or dispute the market value of the said Premises assessed by the concerned Registrar or the concerned Collector on all agreements, deeds for sale, gift, lease and/or otherwise transfer of the flats, offices, shops, showrooms car parking spaces and other constructed areas in the building or buildings that may be constructed at the said premises and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be

required and found necessary or expedient by the said attorneys or any of them.

27. To apply for and obtain all permissions clearances and certificates under the laws now prevailing or enacted hereafter for sale, lease or otherwise transfer of the flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said Premises or any portion thereof or any undivided share therein in favour of any person or persons.
28. To enforce any covenant in any agreement, sale deed, lease deed or any other documents of transfer executed by the Principals or by the said Attorneys or any of them by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
29. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said premises or any part thereof or the building or buildings to be constructed on the said premises or any part thereof.
30. To take loans and/or finance from any Bank or Financial Institution (including LIC Housing Finance Limited, Housing Development Finance Corporation Limited, SBI Homes Finance Limited, National Housing Bank etc.) by mortgaging or creating charge on the said premises or on the security of entirety of the said Premises and such other securities and guarantees as may be required and to sign on all documents and to allow the persons interested in purchasing flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said Premises or any portion thereof or any undivided share therein to take loans from any Bank or Financial Institution.
31. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, tripartite agreements, consents, confirmations, deeds, sale deeds, lease deeds, nominations, assignments, cancellation deeds, rectifications, deeds, declarations, affidavits, applications, undertakings, indemnities and other documents instruments and writings.
32. To appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Additional District Sub Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said attorneys or any of them by virtue of all or any of the powers hereby conferred.
33. To appear and represent the Principals before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorneys or any of them by virtue of the powers hereby conferred.
34. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning the revalidation renewal modification and/or alteration of the plans and/or construction of building or buildings and/or obtaining of

permissions, clearances, certificates etc., and/or sale or transfer of the flats, offices, shops, showrooms, car parking spaces or rights, servants quarters and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises and/or touching any of the matters hereinstated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Municipal Tribunal, Collector, etc.

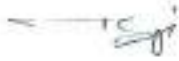
35. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said attorneys or any of them may think fit and proper.
36. To accept notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
37. To receive or pay and/or deposit on behalf and account of the Principals all moneys including stamp duty, court fees, registration fees, legal fees etc.
38. To receive, on behalf and account of the Principals refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
39. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
40. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said attorneys and to delegate all the powers and authorities herein contained **and** on such substitution/delegation, it shall be deemed that the powers to the extent delegated shall be deemed to have been given directly by the Principals in favour of such substitute or delegate.

AND GENERALLY to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said Premises which the Principals themselves could have lawfully done under their own hands and seals, if personally present.

AND the Principals do hereby ratify and confirm and agree and undertake to ratify and confirm all and whatever, the said attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid.

IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 18th day of December 2012.

SIGNED SEALED AND DELIVERED by the withinmentioned PRINCIPALS, at Kolkata in the presence of:



Dc-9/28, SHARMA Rajan
Kot-59


the whole of the
1st



For and on behalf of:	
1	AAWAGAMAN COMMERCIAL PVT. LTD.
2	ANUMODAN SUPPLIERS PVT. LTD.
3	APNAPAN SUPPLIERS PVT. LTD.
4	BHAGIRATHI CONSULTANCY PVT. LTD.
5	COMPARE MERCHANTS PVT. LTD.
6	CORNFLOWER TRADELINK PVT. LTD.
7	DAGGER MERCHANTS PVT. LTD.
8	DAMODAR AGENCIES PVT. LTD.
9	DEEPIYOTI DEALERS PVT. LTD.
10	DHANAPATI TIEUP PVT. LTD.
11	ESQUIRE VANIJYA PVT. LTD.
12	FANTOM VANIJYA PVT. LTD.
13	FASTMOVE ADVISORY PVT. LTD.
14	GOLDSTAR VANIJYA PVT. LTD.
15	GRACE VANIJYA PVT. LTD.
16	GULMOHOR AGENCY PVT. LTD.
17	HECTOR DISTRIBUTORS PVT. LTD.
18	KUBER VANIJYA PVT. LTD.
19	LAGAN COMMODITIES PVT. LTD.
20	LUCKDHAN DEALERS PVT. LTD.
21	MAXIM ENCLAVE PVT. LTD.
22	NABROOP SALES PVT. LTD.
23	NEPTUNE VANIJYA PVT. LTD.
24	NEUTRAL VYAPAAR PVT. LTD.
25	PANCHMUKHI VYAPAAR PVT. LTD.
26	PARIJAT VANIJYA PVT. LTD.
27	PASSION VANIJYA PVT. LTD.
28	POLYGON VANIJYA PVT. LTD.
29	PRAYAG DEALCOMM PVT. LTD.
30	PROTECT VYAPAAR PVT. LTD.
31	RENOVATE SUPPLIERS PVT. LTD.
32	RISHIKESH VANIJYA PVT. LTD.
33	ROCKET VYAPAAR PVT. LTD.
34	SADASIV VANIJYA PVT. LTD.
35	SAKSHI DISTRIBUTOR PVT. LTD.
36	SARWAR AGENCY PVT. LTD.
37	SINDHU VINIMAY PVT. LTD.
38	SITARA VANIJYA PVT. LTD.
39	STRONG VANIJYA PVT. LTD.
40	SUHAGAN MARKETING PVT. LTD.
41	SUPERIOR VINIMAY PVT. LTD.
42	TARANA TIEUP PVT. LTD.
43	VASUNDHARA VYAPAAR PVT. LTD.



Authorised Signatory
(VIKAS DIWAN)

Drafting

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Syham</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
2						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>J</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little



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

Endorsement For Deed Number : I - 01122 of 2012
(Serial No. 01129 of 2012)

On

Payment of Fees:

On 18/12/2012

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

Presented for registration at 16.15 hrs on :18/12/2012, at the Private residence by Mr. Vikash Diwan ,Executant.

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

Execution is admitted on 18/12/2012 by


Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas
(Debasish Dhar)
Additional District Sub-Registrar



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

Endorsement For Deed Number : I - 01122 of 2012
(Serial No. 01129 of 2012)

1. Mr. Vikash Diwan

Authorised Signatory, Polygon Vanijya Pvt. Ltd., 101, Park St. Siddha Point, Ground Floor, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700015.

Authorised Signatory, Strong Vanijya Pvt. Ltd., 101, Park St. Siddha Point, Ground Floor, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700015.

Authorised Signatory, Grace Vanijya Pvt. Ltd., 101, Park St. Siddha Point, Ground Floor, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700015.

Authorised Signatory, Apnapan Suppliers Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Renovate Suppliers Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Sarwar Agency Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Kuber Vanijya Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Maxim Enclave Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Dagger Merchants Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Luckdhan Dealers Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Nabroop Sales Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Hector Distributors Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Protect Vyaapar Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Deepiyoti Dealers Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Rishikesh vanijya Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Damodar Agencies Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

(Signature)
Deputy District Superintendent (Debasish Dhar)



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

Endorsement For Deed Number : I - 01122 of 2012

(Serial No. 01129 of 2012)

Authorised Signatory, Lagan Commodities Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Compare Merchants Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Fantom Vanijya Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Vasundhara Vyaapar Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Sindhu Vinimay Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Neutral Vyaapar Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Sadasiv Vanijya Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Suhagan Marketing Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Prayag Dealcomm Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Sitara Vanijya Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Rocket Vyaapar Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Tarana Tieup Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Sakshi Distributors Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Dhanapati Tieup Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Neptune Vanijya Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Gulmohor Agency Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.



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

Endorsement For Deed Number : I - 01122 of 2012
(Serial No. 01129 of 2012)

Authorised Signatory, Esquire Vanijya Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Parijat ,vanijya Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Panchmukhi Vyaapar Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Cornflower Tradelink Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Bhagirathi Consultancy Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Anumodan Suppliers Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Fastmove Advisory Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Passion Vanijya Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Goldstar Vanijya Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Superior Vinimay Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Aawagaman Commercial Pvt. Ltd., Dc -9/28, Shastri Bagan, D. B. Nagar, P.O. :-
,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

, By Profession : Business

Identified By V Garg., son of . . . , Kolkata High Court, P.O. :-Kolkata ,District:-North 24-Parganas,
WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Debasish Dhar)
Additional District Sub-Registrar

On 19/12/2012

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.

Payment of Fees:

Amount By Cash

Additional District Sub-Registrar (Debasish Dhar)



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

Endorsement For Deed Number : I - 01122 of 2012
(Serial No. 01129 of 2012)

Rs. 21.00/-, on 19/12/2012

(Under Article : ,E = 21/- on 19/12/2012)

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.-19,19,92,290/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as: Impressive Rs.- 100/-


(Debasish Dhar)
Additional District Sub-Registrar


Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6763 to 6794
being No 01122 for the year 2012.




(Debasish Dhar) 19-December-2012
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

01200

01/20/2012

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते


ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

N 220788

Certified that the document is admitted to registration. The signature sheet/sheet's & the acknowledgment sheet/sheet's attached with this document's are the part of this document.


Additional District Sub-Registrar
Bardhaman, West Bengal, North 24 Parganas

19 DEC 2012

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) LABHESHWARI DEALER PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 101, Park Street, Siddha Point, Ground Floor, Kolkata

92654

13 DEC 2012

NO. _____

Sold to **SUBHAS SAHA**

Address **Sealdah Court** Advocate

A. BANERJEE

L.S. VENDOR (O.S.)

HIGH COURT, KOLKATA-700

[Handwritten signature]



642

[Handwritten signature]
(UKASH DIWAN)



Additional District Sub-Regis
Quarter No. 4, New, North 24 Parganas

18 DEC 2012

[Handwritten signature]
10-01-11
10-11

700 015, (2) ASPIRATION COMMODITY MARKET PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at "Loharuka Niket" DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059 (3) NEWEDGE VANUJA PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 101, Park Street, Siddha Point, Ground Floor, Kolkata 700 015, (4) FAVOURITE TRADECOMM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 101, Park Street, Siddha Point, Ground Floor, Kolkata 700 015, (5) SUBHANKAR DEALER PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 101, Park Street, Siddha Point, Ground Floor, Kolkata 700 015, (6) DHRUVTARA DEALTRADE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 46, B B Ganguly Street, 2nd Floor, Room No. 4, Kolkata 700 012, (7) GEET VINIMAY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office 46, B B Ganguly Street, 2nd Floor, Room No. 4, Kolkata 700 012, (8) KAMAL DEALMARK PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office 46, B B Ganguly Street, 2nd Floor, Room No. 4, Kolkata 700 012, (9) ADITYA DEALMARK PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 46, B B Ganguly Street, 2nd Floor, Room No. 4, Kolkata 700 012, (10) GLITTERS VINCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 46, B B Ganguly Street, 2nd Floor, Room No. 4, Kolkata 700 012, (11) MANGALKARI PRATISTHAN PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 46, B B Ganguly Street, 2nd Floor, Room No. 4, Kolkata 700 012, (12) DHANLAXMI PRATISTHAN PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 101, Park Street, Siddha Point, Ground Floor, Kolkata 700 015, (13) FORCEFUL COMMERCIAL PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at "Loharuka Niket DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (14) FORCEFUL DEALER PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at "Loharuka Niket DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (15) GETWELL COMMODITY MARKET PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at "Loharuka Niket DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (16) JIBAN JYOTI RETAILS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at "Loharuka Niket DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (17) SUPERLATIVE VINCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at "Loharuka Niket DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, all represented by their common Authorised Signatory **(Mr.) Vikash Diwan**, son of Sri Murari Lal Diwan, residing at 8/1 M, Diamond Harbour Road, Kolkata 700 027 -(hereinafter collectively referred to as "the PRINCIPALS") **SEND GREETINGS:**

WHEREAS:

- A. The Principals alongwith **Display Vinimay Private Limited**, a Company, incorporated under the Companies Act 1956 having its registered office at DC 9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata 700059 are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the absolute owners to **All Those** the pieces and parcels of land containing an area of **92.4788 Decimals**, equivalent to **55.9497 Cottah**, more or less, situate lying and comprised in various R.S./ L.R. Dag Nos. 444, 445, 446, 461, 462, 463, 464, 465, 466, 467, 468, 535, 536, 537, 538, 549, 444/882 recorded in various Khatians, in Mouza Atghara, J.L.No. 10, P.S. Rajarhat, in the District of North 24-Parganas (hereinafter collectively for the sake of brevity referred to as "the **said Premises**"), absolutely and forever.
- B. The Principals alongwith **Display Vinimay Private Limited** have unanimously decided and agreed to develop the said Premises by constructing new building/s thereon containing several Flats, Commercial spaces, car parking spaces etc. on the terms and conditions contained in the Agreement dated ^{29th} December, 2012 registered with the A.D.S.R., Rajarhat in Book No. 1, Being No. 1113 for the year 2012.
- C. In order to effectuate the said Agreement and to comply with their obligations therein, the Principals are executing this Power of Attorney in favour of **Display Vinimay Private Limited** and/or its **Directors**, as appointed time to time, and/or its **Authorised Signatory**, as authorised time to time, jointly and/or severally as the true and lawful attorneys of the Principals as and for the purposes relating to the said Premises hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, We, the withinnamed **PRINCIPALS**, jointly and/or severally, do hereby nominate constitute appoint the said **Display Vinimay Private Limited** and its **Directors**, as appointed time to time, and/or its **Authorised Signatory**, as authorised time to time, jointly and/or severally as the true and lawful attorney or attorneys for in the name of and on behalf of the Principals and the said Attorney to do execute exercise and perform all or any of the following acts deeds matters and things relating to said Premises i.e., to say:-

1. To hold and defend possession of the said Premises and warn off and prohibit and if necessary proceed in due form of law against all or any trespassers on the said premises or any part thereof and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts and arrangements with the trespassers.
2. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof and to attend all hearings and have the same finalized.
3. To pay all rates taxes charges expenses and other outgoings whatsoever (including land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

- To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, including to the Collector, the Gram Panchayat etc., and to have the said Property converted in all relevant Government Records.
5. To apply for, pursue and obtain all permissions, clearances, certificates and/or approvals required for sale transfer and conveyance of the said Property and to sign and submit all papers applications documents and affidavits declarations and other papers and documents and to pay and receive all moneys and to do all acts deeds and things as be required in connection therewith.
 6. To warn off and prohibit and if necessary proceed in due form of law against trespassers and to take appropriate steps whether by action or distress or by entering into all contracts and arrangements with them or any of them or otherwise and to abate all nuisance.
 7. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of construction of new building or buildings at the said premises or portion or portions thereof and also for additions and/or alterations (including internal alteration within the sanctioned covered space or external alteration beyond the covered space) and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes hereinstated.
 8. To have the said premises surveyed and measured and to have the soil tested.
 9. To prepare apply for and submit the plans from time to time in respect of construction of one or more buildings at the said premises or on portion or portions thereof with the concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered and/or revised and/or revalidated from time to time.
 10. To inform the concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities and to get the same regularised.
 11. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans (including to gift any part or portion of the said premises to the concerned authorities, if necessary).
 12. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan and/or for construction of the new building/s at the said premises and obtaining utilities and facilities therein.
 13. To construct new building or buildings at the said premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.

14. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said premises from the WBSEB and other concerned and appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain "No Objection Certificate" for sanctioning of plan and construction of building/s at the said premises from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 (if applicable) and all other permissions that may be required for sanctioning of plan and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.
16. To apply for and obtain registration under the West-Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 (if applicable) and to obtain all licenses and permissions under the said Act as may be required for construction of building/s at the said premises.
17. To do all necessary acts deeds and things for complying 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 and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.
18. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said premises and to place orders for supply erection and installation thereof on the manufacturer thereof and also to give contract for maintenance of lift or lifts and its concerned machineries.
19. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities and/or other concerned authorities in respect of construction and/or occupation of the building or buildings to be constructed at the said premises or any part thereof.
20. To insure and keep insured all or any constructions at the said premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premia for such insurance.
21. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principals before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Kolkata Metropolitan Development Authority, the Municipality, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the B.L. & L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit

register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them.

22. To sell, lease out or otherwise transfer or agree so to do such undivided share in the land comprised in the said Premises to the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises or otherwise together with or independent of or independently the flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises at such consideration, premium, rent etc., and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to receive all proceeds consideration and other amounts received/realised out of such sale, lease and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.
23. To terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, offices, shops, showrooms, car parking spaces and other constructed areas/saleable spaces and/or undivided share in the land comprised in the said premises or part thereof, for and on behalf of the Principals and to deal with the space and rights of such person or persons in such manner as the said attorneys or any of them may deem fit and proper.
24. To ask, demand, sue for, recover, realise and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
25. To have the flats, offices, shops, showrooms and other constructed areas in the building or buildings that may be constructed at the said premises separately assessed and mutated in the names of the buyers/lessees/purchasers thereof and in all public records and with all authorities and/or persons having jurisdiction over the said premises and to deal with such authority and/or authorities in such manner as the said attorneys or any of them may deem fit and proper.
26. To finalise and accept or dispute the market value of the said Premises assessed by the concerned Registrar or the concerned Collector on all agreements, deeds for sale, gift, lease and/or otherwise transfer of the flats, offices, shops, showrooms car parking spaces and other constructed areas in the building or buildings that may be constructed at the said premises and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorneys or any of them.

27. To apply for and obtain all permissions clearances and certificates under the laws now prevailing or enacted hereafter for sale, lease or otherwise transfer of the flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said Premises or any portion thereof or any undivided share therein in favour of any person or persons.
28. To enforce any covenant in any agreement, sale deed, lease deed or any other documents of transfer executed by the Principals or by the said Attorneys or any of them by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
29. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said premises or any part thereof or the building or buildings to be constructed on the said premises or any part thereof.
30. To take loans and/or finance from any Bank or Financial Institution (including LIC Housing Finance Limited, Housing Development Finance Corporation Limited, SBI Homes Finance Limited, National Housing Bank etc.) by mortgaging or creating charge on the said premises or on the security of entirety of the said Premises and such other securities and guarantees as may be required and to sign on all documents and to allow the persons interested in purchasing flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said Premises or any portion thereof or any undivided share therein to take loans from any Bank or Financial Institution.
31. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, tripartite agreements, consents, confirmations, deeds, sale deeds, lease deeds, nominations, assignments, cancellation deeds, rectifications, deeds, declarations, affidavits, applications, undertakings, indemnities and other documents instruments and writings.
32. To appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Additional District Sub Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said attorneys or any of them by virtue of all or any of the powers hereby conferred.
33. To appear and represent the Principals before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorneys or any of them by virtue of the powers hereby conferred.
34. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning the revalidation renewal modification and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or sale or transfer of the flats, offices, shops, showrooms, car parking spaces or rights, servants quarters and other constructed areas or saleable spaces in the new building or buildings to

be constructed at the said premises and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Municipal Tribunal, Collector, etc.

35. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said attorneys or any of them may think fit and proper.
36. To accept notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
37. To receive or pay and/or deposit on behalf and account of the Principals all moneys including stamp duty, court fees, registration fees, legal fees etc.
38. To receive, on behalf and account of the Principals refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
39. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
40. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said attorneys and to delegate all the powers and authorities herein contained **and** on such substitution/delegation, it shall be deemed that the powers to the extent delegated shall be deemed to have been given directly by the Principals in favour of such substitute or delegate.

AND GENERALLY to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said Premises which the Principals themselves could have lawfully done under their own hands and seals, if personally present.

AND the Principals do hereby ratify and confirm and agree and undertake to ratify and confirm all and whatever, the said attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid.

IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 18th day of December 2012.

SIGNED SEALED AND DELIVERED by the withinmentioned PRINCIPALS, at Kolkata in the presence of:





T.S.
Dr - 91a8, Shastri Bazaar
Kolkata-59

*Dr. T.S. Shastri Bazaar
Kolkata-59*

For and on behalf of	
1	ADITYA DEALMARK PVT. LTD.
2	ASPIRATION COMMODITY MARKET PVT LTD.
3	DHRUWARA DEALTRADE PVT. LTD.
4	DHANLAXMI PRATISTHAN PVT. LTD.
5	FAVOURITE TRADECOMM PVT. LTD.
6	FORCEFUL COMMERCIAL PVT. LTD.
7	FORCEFUL DEALER PVT. LTD.
8	GEET VINIMAY PVT. LTD.
9	GETWELL COMMODITY MARKET PVT. LTD.
10	GLITTERS VINCOM PVT. LTD.
11	JIBAN JYOTI RETAILS PVT. LTD.
12	KAMAL DEALMARK PVT. LTD.
13	LABHESHWARI DEALER PVT. LTD.
14	MANGALKARI PRATISTHAN PVT. LTD.
15	NEWEDGE VANIJYA PVT. LTD.
16	SUBHANKAR DEALER PVT. LTD.
17	SUPERLATIVE VINCOM PVT. LTD.
	 Authorised Signatory (VIKASH DWAN)

Drafted by:
V. Gang.
Adv.
M.C. Cal

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



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

Endorsement For Deed Number : I - 01120 of 2012
(Serial No. 01200 of 2012)

On

Payment of Fees:


On 18/12/2012

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

Presented for registration at 16.10 hrs on :18/12/2012, at the Private residence by Vikash Diwan
Executant.

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

Execution is admitted on 18/12/2012 by


Additional District Sub-Registrar
Rajarat, New Town, North 24 Parganas (Debasish Dhar)
Additional District Sub-Registrar
19 DEC 2012
EndorsementPage 1 of 3



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

Endorsement For Deed Number : I - 01120 of 2012
(Serial No. 01200 of 2012)

1. Vikash Diwan
Authorised Signatory, Aspiration Commodity Pvt Ltd, D C -9/28, Shastri Bagan Deshbandhunagar, Kolkata, Thana:-Baguiati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
- Authorised Signatory, Newedge Vanijya Pvt Ltd, 101 Park St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700015.
- Authorised Signatory, Labheshwari Dealer Pvt Ltd, 101 Park St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700015.
- Authorised Signatory, Favourite Tradecommm Pvt Ltd, 101 Park St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700015.
- Authorised Signatory, Subhankar Dealer Pvt Ltd, 101 Park St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700015.
- Authorised Signatory, Dhruvtara Dealtrade Pvt/Ltd, 46 B B Ganguly St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012.
- Authorised Signatory, Geet Vinimay Pvt Ltd, 46 B B Ganguly St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012.
- Authorised Signatory, Kamal Dealmark Pvt Ltd, 46 B B Ganguly St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012.
- Authorised Signatory, Aditya Dealmark Pvt Ltd, 46 B B Ganguly St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012.
- Authorised Signatory, Glitters Vincom Pvt Ltd, 46 B B Ganguly St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012.
- Authorised Signatory, Mangalkari Pratisthan Pvt Ltd, 46 B B Ganguly St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012.
- Authorised Signatory, Dhanlaxmi Pratisthan Pvt Ltd, 101 Park S T, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700015.
- Authorised Signatory, Forceful Commercial Pvt Ltd, D C-9/28, Shastri Bagan Deshbandhunagar, Thana:-Baguiati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
- Authorised Signatory, Forceful Dealer Pvt Ltd, D C-9/28, Shastri Bagan Deshbandhunagar, Thana:-Baguiati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
- Authorised Signatory, Getwell Cominodity Market Pvt Ltd, D C-9/28, Shastri Bagan Deshbandhunagar, Thana:-Baguiati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
- Authorised Signatory, Jiban Jyoti Retails Pvt Ltd, D C-9/28, Shastri Bagan Deshbandhunagar,

(Signature)
Additional District Sub-Registrar



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

Endorsement For Deed Number : I - 01120 of 2012
(Serial No. 01200 of 2012)

Thana:-Bagulati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Authorised Signatory, Superlative Vincom Pvt Ltd, D C-9/28, Shastri Bagan Deshbandhunagar,
Thana:-Bagulati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
, By Profession : Business

Identified By D Pal, son of . . ., 10 Old Post Office St, P.O. :- ,District:-Kolkata, WEST BENGAL, India,
, By Caste: Hindu, By Profession: Others.

(Debasish Dhar)
Additional District Sub-Registrar

On 19/12/2012

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.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 19/12/2012

(Under Article : ,E = 21/- on 19/12/2012)

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.-3,91,64,160/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

(Debasish Dhar)
Additional District Sub-Registrar

(Debasish Dhar)
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6847 to 6861
being No 01120 for the year 2012.



(Debasish Dhar) 19-December-2012
Additional District Sub-Registrar
Office of the A.D. S.R. RAJARHAT
West Bengal