

61/14

IV

00077/14



4.58 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

1001 R 503083

Registrar of Assurances - III
Kolkata
- 3 JAN 2014



Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-III, Kolkata

8-27332/43

By this Power of Attorney I **MADHU BALA RUIA**, Wife of Shashi Kant Ruia, residing at 119B, Mahatma Gandhi Road (Previously Harrison Road), Police Station Jorasanko, Kolkata-700007, do hereby appoint my son **SRI ANSHU KUMAR RUIA @ ANSHU RUIA** Son of Sri Shashi Kant Ruia, residing at 119B, Mahatma Gandhi Road (Previously Harrison Road), Police Station Jorasanko, Kolkata-700007, my attorney, in my name and on my behalf to do interalia the following acts, deeds and things viz.

u/c 1051
P02092

31250
32350
6000

ক্রমিক নং 999 তারিখ 06/12/13

ক্রেতার নাম

ঠিকানা

ব্যা -

DEBABRATA BANERJEE

Advocate

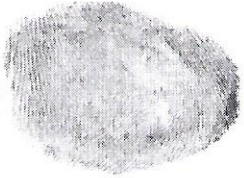
12/1, Lindsay Street, Ground & 2nd Floor

Front Building, Kolkata - 700087

Ph : 2252-2633/3241

Anshu Ruia

সেক্রেটারি
সেক্রেটারি
সেক্রেটারি



৬/১২/১৩
✓

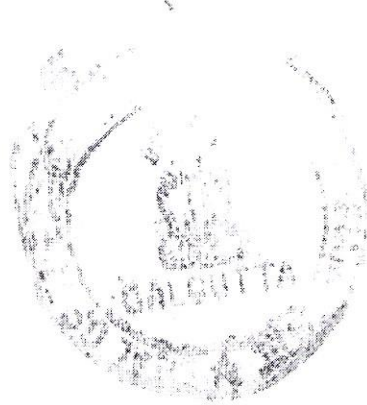
Anshu Ruia

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৬/১২/১৩
✓

Madhu Bala Ruia



[Handwritten signature]

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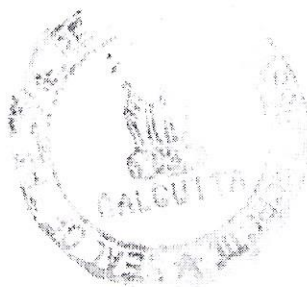
= 2 JAN 2014

Tapan Chakraborty
/o Late R. N. Chakraborty
12/1, Lindsay Street
Kolkata - 87, P.O. - New Market
Service

WHEREAS I am the absolute Owner of **ALL THAT** piece of parcel of land hereditaments and premises containing an area 23 (Twenty Three) Cottahs 7 (Seven) Chittacks and 9 (Nine) Sq.ft. be the same a little more or less situate lying at and being Premises No.105F, Ultadanga Main Road, now known as Bidhannagar Road, Kolkata -700 067, under Manicktala Police being Holding No.26/175, Division -2, Sub-Division-10 within the Municipal limits of the town of Kolkata in the District of South 24-Parganas, more fully and particularly described in the **SCHEDULE** hereinafter mentioned and for the sake of brevity hereinafter called the SAID PROPERTY.

NOW THESE PRESENTS WITNESS that I do and doth hereby nominate, constitute and appoint the said **ANSHU KUMAR RUIA @ ANSHU RUIA** as my true and lawful attorney to do and perform following acts, things namely:

1. To look after, manage, supervise and administer the affairs of my said Property and protect my interest and share in the aforesaid Landed Property.
2. To appear on my behalf before the Kolkata Municipal Corporation Urban Land Ceiling Authority, Income-Tax Authority and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps to submit, sign, verify and to receive back all Plans, petitions, applications, forms, challans, receipts etc. on my behalf.
3. To carry into effect and perform all contracts or agreements entered into by me with any person/persons firm or association.
4. To apply for, submit plans for sanction of the Building Plan and to obtain the Building Plan/Plans duly sanctioned by the Kolkata Municipal Corporation or any other Municipal Authority.



Additional Registrar of Assurance - III
Kolkata

- 2 JAN 2014

5. To make contract or Agreement for sale of the said Property or part thereof with any person/persons/firm/association at such rate or price my said Attorney shall deem fit and proper.
6. To sell, convey, transfer the said Property to the intending buyer/buyers on receipt of advance money or full consideration money thereof.
7. To mortgage, pledge, keep as co-lateral security with Bank and/or financial institution for obtaining loan for myself and also for others whom my Attorney think, fit.
8. To execute and sign any contract or Agreement on my behalf on receipt of advance money or part payment of the consideration money and to grant valid receipt or discharge for the same.
9. To execute any deed of conveyance or conveyances of the said Land or part their of in favour of the intending Purchaser/Purchasers and to sign and verify all such deeds, documents as and when such occasion will arise.
10. To present any Deed of Conveyance or Conveyances for registration before any Registration authority within the territory of Indian Union either District Registrar, sub-Registrar, Additional District Sub-Registrar, Registrar of Assurances and admit execution, to have the conveyance or conveyances registered and to do all acts, deeds, things which my said Attorney shall consider necessary for conveying the said Property to the said Purchaser/Purchasers as fully and effectually in all respects as I could do the same myself.
11. To receive back any Deed or document from any court or office on proper and valid receipt.
12. To appear in all the Courts either civil, criminal, Revenue, Original, Revisional, or appellate, in the Registration Offices and in any other office

and to sign and verify Vakaltnama, Ekramama, Powernama etc. and to file plaint, complaint, written statements, verification, affidavit, show cause petition, objection petition before any Magistrate, either Judicial Magistrate Executive Magistrate, District Magistrate, Additional District magistrate or before any sub-Judge, Munsiff, District Judge, Sessions Judge, district Delegate.

13. To institute any cause, suit or proceeding before any Court of Law against any person, firm, association or any authority.
14. To appoint and constitute on my behalf pleader, Advocate or any legal practitioner or agent whenever my said Attorney shall think proper to do so and to discharge them.
15. To conduct, defend, and contest all cases, suits and proceedings is instituted by any person, firm, association or any authority.
16. To compound, compromise, settle and submit to arbitration all suits, cases, proceedings, claims, demands etc. arising in course of or in relation to the management, supervision and transfer of the said Property.
17. To sign, verify and file applications for execution of decree or orders of any court.
18. To prefer appeal, motion, revision before any higher court against any order or judgement passed by any lower court.
19. To open Bank Account/Accounts with any Nationalised Bank and to operate the same by his own signature.
20. To appear and to file claim petition before the Land Acquisition Authority in case the said Property or any part thereof is acquired or requisitioned by

the Govt. of West Bengal or any other statutory authority and to receive the compensation.

21. The Attorney shall immediately pay us total sale consideration or deposit the same to my Bank Account.
22. There is nothing monetary transaction between the executant and the Attorney for the said Power hereby given.

And generally to do all other acts, deeds and things which in the opinion of my said Attorney ought to be done and all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things done by me as I am personally present and done the same myself.

And I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney which will be done by virtue of the Power hereby conferred and on the strength of this General Power of Attorney.

Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the Property which is the subject matter of this power of attorney and that further the said attorney shall not hereby obtain or have power to make any construction Development work on the said Property.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece of parcel of land hereditaments and premises containing an area 23 (Twenty Three) Cottahs 7 (Seven) Chittacks and 9 (Nine) Sq.ft. be the same a little more or less situate lying at and being Premises No.105F, Ultadanga Main Road, now known as Bidhannagar Road, Kolkata -700 067, under Manicktala Police being Holding No.26/175, Division -2, Sub-Division-10 within the Municipal limits of the town of Kolkata in the District of South 24-Parganas is butted and bounded as follows :-

ON THE NORTH : Premises No.105/H/8/B, Bidhan Nagar Road

ON THE EAST : 104, Bidhan Nagar Road.

ON THE SOUTH : 105D, Bidhan Nagar Road

ON THE WEST : Common Passage then 105E, Bidhan Nagar Road

OR HOWSOEVER OTHERWISE the said Property is butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF I, the said **MADHU BALA RUIA** have hereto set and subscribed my hands and seal this 2nd day of January '2014

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF :

1) Gipten Das
12/1, Lindsay Street
Kolkata - 87

Madhu Bala Ruia

MADHU BALA RUIA

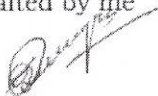
2) Tapan Chakrabarty
12/1, Lindsay Street
Kolkata - 87

Accepted by me

Anshu Ruia

ANSHU KUMAR RUIA @ ANSHU RUIA























Drafted by me



DEBABRATA BANERJEE
ADVOCATE

W.B./1167/1981
12/1, Lindsay Street, Kolkata

Page No.

Signature of the executants/ Presentants					
 <i>Madhu Bala Puia</i>					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
 <i>Anshu Puia</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little



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

Endorsement For Deed Number : IV - 00077 of 2014
(Serial No. 00061 of 2014 and Query No. 1903L000027337 of 2013)

On 02/01/2014

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

Presented for registration at 16.50 hrs on :02/01/2014, at the Private residence by Anshu Kumar Ruia @ Anshu Ruia ,Claimant.

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

Execution is admitted on 02/01/2014 by

1. Madhu Bala Ruia, wife of Shashi Kant Ruia , 119 B, Mahatma Gandhi Road, P. S. - Jorasanko, Kolkata, District:-, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Others

2. Anshu Kumar Ruia @ Anshu Ruia, son of Shashi Kant Ruia , 119 B, Mahatma Gandhi Road, P. S. Jorasanko, Kolkata, District:-, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Others

Identified By Tapan Chakraborty, son of Lt. R. N. Chakraborty, 12/1, Lindsay Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700087, By Caste: Hindu, By Profession: Service.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 03/01/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(d) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 03/01/2014

(Under Article : ,E = 7/- on 03/01/2014)

Certificate of Market Value(WB PUVI rules of 2001)

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

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance : ffr

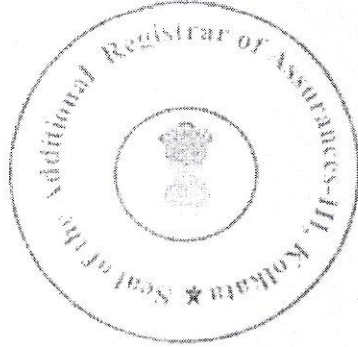
Kolkata


- 3 JAN 2014
(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 1
Page from 841 to 850
being No 00077 for the year 2014.




(Sanatan Maity) 06-January-2014
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

07/01/14