

P 15072/13

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

100/R 356835

7-23
2-21/13



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

POWER OF ATTORNEY

2 DEC 2013

99/13

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01/10/13

1. Date: 22nd November, 2013

2. Place: Kolkata

3. Parties:

3.1 SMC India Limited, a company within the meaning of the Companies Act, 1956, having its registered office at Podra, P.O. Rajarhat Bishnupur, 24 Parganas(North) Kolkata-135, West Bengal, (formerly at 115, B. R. B. Basu Road, Police Station Burrabazar, Kolkata-700001), represented by its director Mr. Pankaj Kumar Gupta, son of Late Kali Charan Gupta vide Board Resolution dated 04/02/2013 (PAN AAFC50287B) (Grantor)

For MKHS HOUSING LLP.

Mumukshu Kumar Sinha
Designated Partner

For MKHS HOUSING LLP

Mumukshu Kumar Sinha

Designated Partner

SMG INDIA LIMITED

Pankaj Kumar Gupta

Director

Handwritten notes and signatures at the bottom right, including '22/11/13' and '356835'.

817
 value 100 - 7 NOV 2013
 No.
 Date
 Sold to MKHS Housing LLP -
 Address C. A. M. Tagore Sen
 Vender
 Sealdah Civil Court
 (ALOKE MUKHERJEE)

Mumukshu



5712
 C

For MKHS HOUSING LLP.

Mumukshu

Designated Partner



5713
 C

SMC INDIA LIMITED

Pankaj Kumar Gupta

Director



5714
 C

For MKHS HOUSING LLP.

Mumukshu

Designated Partner

Identified by me
 Dr. Anup Chakrabarty
 10 Sri Sankar Chakrabarty
 25, New Station Rd
 Rahatkhola Hooghly
 712232

(Serial)

REGISTERED WITH WEST BENGAL
 REGISTRATION OF COMPANIES ACT
 1956
 THE REGISTRAR OF COMPANIES
 WEST BENGAL
 SEALDAH CIVIL COURT
 (ALOKE MUKHERJEE)
 Additional Registrar
 of Companies (I), Kolkata
 OFFICE OF ATTORNEY



Additional Registrar of Companies - III

Kolkata

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And

- 3.2 **MKHS HOUSING LLP**, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 6, Abanindra Nath Thakur Sarani (Camac Street) Fort Knox Building, 2nd Floor, Room No. 204, Kolkata-700017, West Bengal (**PAN AAWFM6121A**), being represented by its Designated Partners namely (1) Mr. Hemont Kumar Sikaria, son of Sajan Kumar Sikaria, of Gate No. 1 & 2, 1st floor, above Hyundai Showroom, Salt Lake City, Kolkata-700098 and (2) Mr. Manish Kakrania, son of Devi Prasad Kakrania, of 4A, Goverdhan Apartments, 13, Mandeville Gardens, Kolkata-700019, vide Resolution dated 16/02/2013
(Attorney).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

Ownership of the Grantor: The Grantor is the owner of land measuring 1501 (one thousand five hundred and one) *decimal*, more or less, equivalent to about 45 (forty five) *bigha*, comprised in R.S./L.R. *Dag* Nos. 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 874, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 907, 908, 909, 910, 911, 912, 917, 918, 919, 920, 923, 924, 925 and 926, L.R. *Khatian* No. 164/3, *Mouza* Bishnupur, J.L. No. 44, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 2 No. Gram *Panchayat* (**RBGP-2**), District North 24 Parganas (collectively **Said Property**) are tabulated and annexed hereto and marked as "**Annexure A**".

- 4.1 **Said Development Agreement:** The Grantor has entered into a development agreement (**Said Development Agreement**) on 22.11.2013 with the Attorney No. 3.2 herein, i.e. MKHS HOUSING LLP (**Developer**), for development of the Said Property by constructing cluster of ready-to-use new residential/commercial buildings (**New Buildings**) on the Said Property and the Additional Land (defined in 5.1.13 of the Development Agreement) [**Project**] in the manner and on the terms and conditions contained in the Said Development Agreement. The Said Development Agreement has been registered in the Office of the ARA - II, in Book No. I, Being Deed No. 15491 for the year 2013.

- 4.3 **Powers Pursuant to Said Development Agreement:** The Said Development Agreement provides that the Grantor shall grant all powers and authorisation to the Developer and/or its nominees for doing all things needed for construction of the Project by construction of cluster of new residential/commercial building/s thereon and for booking and sale of the units belonging to Developer's Allocation, morefully mentioned in Clause 12 and 13 of the Said Development Agreement.

- 4.4 **Reason for Granting of Powers:** Under Clause 10.1 of the Said Development Agreement, it has been agreed that the Grantor shall grant a Power of Attorney to the Attorney and/or its nominees. Accordingly, the Grantor is granting certain powers and authorities to the Attorney, by this Power of Attorney.

5. Subject Matter of Power of Attorney

- 5.1 **Conversion:** Powers and authorizations to cause conversion of the Said Property.
- 5.2 **Urban Land Ceiling Clearance:** Powers and authorizations to cause Urban Land Ceiling Clearances of the Said Property.

For MKHS HOUSING LLP.
Manish Kakrania
Designated Partner

For MKHS HOUSING LLP.
Hemont Kumar Sikaria
Designated Partner

SMC INDIA LIMITED
Ranjay Kumar Gupta
Director




Additional Registrar of Assurance - III

Kolkata

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5.3 **Sanction of Building Plans:** Powers and authorizations for preparation, submission and sanction/revalidation/modification/alteration of the Plans (**Building Plans**) of the New Buildings on the Said Property and the Additional Land (after purchase) by the Rajarhat-Bishnupur 2 No. Gram *Panchayat* and other statutory authorities including but not limited to Traffic Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or West Bengal State Electricity Development Corporation Limited, etc. (collectively **Planning Authorities**).

5.4 **Construction of New Buildings:** Powers and authorizations for construction of the New Buildings in terms of the Said Development Agreement.

5.5 **Sale:** Powers and authorizations for sale of the Developer's Allocation as mentioned in the Said Development Agreement.

6. Appointment

6.1 **Hereby Made:** The Grantor hereby irrevocably nominate, constitute and appoint the Attorney as the lawful attorney of the Grantor, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantor.

7. Powers and Authorizations

7.1 **Mutation and Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for obtaining mutation and amalgamation of the Said Property and the Additional Land (after purchase) in the name of the Grantor from the concerned authority and to pay fees, costs and charges for that purpose.

7.2 **Supervise and Manage:** To supervise, manage and administer the Said Property and the Additional Land (after purchase) and for the purpose do all acts, deeds and other things appropriate.

7.3 **Day to Day Management:** To do all acts, deeds and things as may be necessary for day to day management, maintenance and upkeep of the Said Property and the Additional Land (after purchase).

7.4 **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel at the Said Property and the Additional Land (after purchase).

7.5 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under (1) West Bengal Land Reforms Act, 1955 (2) West Bengal Town And Country (Planning And Development) Act, 1979 and (3) Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

7.6 **Land Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character of land contained in the Said Property and the Additional Land (after purchase) *inter alia* by way of approaching the concerned authorities and obtaining necessary orders for conversion of the Said Property and the Additional Land (after purchase) to residential and commercial and thereafter paying fees and charges for the same.

7.7 **Sanction of Building Plans:** To cause the building plan to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned/modified/altered/revised/re-validated by the Planning Authorities and to pay fees, costs and charges for such sanction/modification/alteration/revision/re-validation and upon completion of work, to obtain drainage connection, water connection and certificates from the Planning Authorities.

For MKHS HOUSING LLP.

Moumita Kundu

For MKHS HOUSING LLP.

Moumita Kundu


Designated Partner

SMC INDIA LIMITED

Pankaj Kumar Gupta

Director




Additional Registrar of Assurance - III

Kolkata

22 NOV 2013

- 7.8 **Raising of Funds:** To mortgage the built up area of the new buildings under the Developer's Allocation either in part or in full to obtain construction loan strictly for the purpose of successfully completing the Project, as mentioned in the Said Development Agreement.
- 7.9 **Dealing with Authorities:** To deal with all authorities, obtain regulatory clearances from concerned department, sanction / modification / alteration / revision /re-validation of the Building Plans, obtain drainage connection, water connection and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers as be required in this regard.
- 7.10 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.
- 7.11 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, for and in connection with mutation, conversion, and amalgamation of the Said Property and the Additional Land (after purchase), obtaining regulatory clearances from ULC department, sanction/modification/alteration/revision/re-validation of the Building Plans, obtaining drainage connection, water connection and certificate and changing of the records with regard to the nature/classification of the Said Property and the Additional Land (after purchase) after conversion and obtain all permissions and clearances as may be required for the same.
- 7.12 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers as be required to enforce all powers and authorities contained herein.
- 7.13 **Acceptance of Papers:** To accept notices and service of papers from the RBGP 2, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- 7.14 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.15 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of New Buildings on the Said Property.
- 7.16 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Buildings on the Said Property, in accordance with the Development Agreement.
- 7.17 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Grantors.
- 7.18 **Negotiation and Sale:** To negotiate for sale and to sell the entirety or any part or portion or proportionate share of the Developer's Allocation and all other entitlements of the Developer under the Said Development Agreement, on such terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements, deeds and conveyances in this regard.

For MKHS HOUSING LLP.

Mannit Chharia

Designated Partner

For MKHS HOUSING LLP.

Shekhar Kumar Singh

Designated Partner

SMC INDIA LIMITED

Pankaj Kumar Gupta

Director



Additional Registrar of Assurance - II

Kolkata

22 NOV 2013

- 7.19 **Receive Payments:** To receive all payments with regard to the sale of the Developer's Allocation and all other entitlements of the Developer under the Said Development Agreement and acknowledge receipt of payments.
- 7.20 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into and executing agreements, deeds and conveyances for sale of the Developer's Allocation and all other entitlements of the Developer under the Said Development Agreement.
- 7.21 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized and present for registration, admit execution, have registered and obtain original of all agreements, deeds and conveyances as aforesaid.
- 7.22 **Legal Proceedings:** To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or with respect to the entirety of the Said Property and the Additional Land (after purchase) or in any other matter in which the Grantor is now or may hereafter be interested or concerned and also if thought fit with such intent as aforesaid to compromise, refer to arbitration, abandon, submit to judgement or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue, any Tribunals, Land Reform Office, etc and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.23 **Outgoings:** To pay all outgoings, including Municipal Taxes etc. in respect of the Said Property/Project and to collect receipts thereof.
8. **Ratification**
- 8.1 **Hereby Made:** The Grantor hereby ratifies and confirms and agrees to ratify and confirm all actions of the Attorney made in pursuance of this Power of Attorney.

**Schedule
(Said Property)**

Land measuring 1501 (one thousand five hundred and one) *decimal*, more or less, equivalent to about 45 (forty five) *bigha*, comprised in R.S./L.R. *Dag* Nos. 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 874, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 907, 908, 909, 910, 911, 912, 917, 918, 919, 920, 923, 924, 925 and 926, L.R. *Khatium* No. 164/3, *Mouza* Bishnupur, J.L. No. 44, Police Station Rajarhat, Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)] within Rajarhat-Bishnupur 2 No. *Gram Panchayat*, District North 24 Parganas. The details of the Said Property are tabulated and annexed hereto and marked as "Annexure A".

"Annexure A"

Sl. No.	Date	Registration Office	Book No.	Volume No.	Pages	Being No.	Year
1.	25.1.2000	A.D.S.R., Bidhannagar (Salt Lake City)	1	10	371-378	387	2000

FOR MKHS HOUSING LLP
Mouza Bidhannagar

Designated Partner of MKHS HOUSING LLP

Mouza Bidhannagar

Designated Partner

SMC INDIA LIMITED

Pawitij Kumar Gupta

Director



Secretary to Government

Signature

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Sl. No.	Date	Registration Office	Book No.	Volume No.	Pages	Being No.	Year
2.	02.02.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	13	111-118	481	2000
3.	02.02.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	13	89-98	479	2000
4.	07.03.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	34	75-82	1341	2000
5.	07.03.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	34	99-106	1344	2000
6.	07.03.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	34	91-98	1343	2000
7.	07.03.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	34	83-90	1342	2000
8.	28.04.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	60	207-216	2377	2000
9.	29.06.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	100	325-332	4036	2000
10.	19.05.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	71	1-8	2802	2000
11.	26.05.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	70	389-396	2800	2000
12.	29.06.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	100	333-340	4037	2000
13.	28.07.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	106	351-360	4274	2000
14.	25.10.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	144	83-88	5723	2000
15.	21.05.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	270	90-102	05091	2001
16.	21.05.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	181	1-16	03428	2001
17.	18.07.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	267	125-136	05040	2001
18.	17.08.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	309	15-37	05812	2001
19.	21.04.2006	A.D.S.R., Bidhannagar (Salt Lake City)	I	467	218-249	7769	2006
20.	21.03.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	102	100-113	01921	2001

SMC INDIA LIMITED

Pankaj Kumar Gupta.

Director

For MKHS HOUSING LLF

Munish Kumar S. Datta

Designated Partner

For MKHS HOUSING LLP.

Munish Kumar S. Datta

Designated Partner



Additional Secretary to Government
Finance

22 NOV 2018

Sl. No.	Date	Registration Office	Book No.	Volume No.	Pages	Being No.	Year
21.	29.03.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	126	160-178	2412	2001
22.	28.07.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	106	361-368	4275	2000
23.	20.12.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	69	212-249	01281	2002
24.	03.09.2002	A.D.S.R., Bidhannagar (Salt Lake City)	I	391	127-154	07060	2002
25.	27.08.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	319	274-300	06024	2001
26.	03.09.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	344	19-46	06477	2001
27.	09.01.2002	A.D.S.R., Bidhannagar (Salt Lake City)	I	94	77-93	01740	2002
28.	17.04.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	137	208-222	02606	2001
29.	21.08.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	116	305-312	4655	2000
30.	07.12.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	184	23-36	7368	2000
31.	30.04.2002	A.D.S.R., Bidhannagar (Salt Lake City)	I	300	45-78	05455	2002
32.	18.09.2002	A.D.S.R., Bidhannagar (Salt Lake City)	I	406	260-280	07323	2002
33.	24.09.2002	A.D.S.R., Bidhannagar (Salt Lake City)	I	416	225-245	07490	2002
34.	03.01.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	7	136-163	00137	2001
35.	12.01.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	21	175-196	00370	2001
36.	30.01.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	26	209-228	00471	2001
37.	05.02.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	35	1-11	00640	2001
38.	22.02.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	66	183-199	01213	2001
39.	21.03.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	101	287-296	01914	2001
40.	26.03.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	113	105-125	02146	2001

SMC INDIA LIMITED

Pankaj Kumar Gupta.

Director

For MKHS HOUSING LLP.

Mehmet Samir Sahin
Designated Partner



Additional Registrar (Medical) - III
Calcutta

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Sl. No.	Date	Registration Office	Book No.	Volume No.	Pages	Being No.	Year
41.	21.05.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	178	299-314	03387	2001
42.	11.02.2003	A.D.S.R., Bidhannagar (Salt Lake City)	I	219	235-258	03887	2003
43.	10.06.2005	A.D.S.R., Bidhannagar (Salt Lake City)	I	314	244-268	05144	2005
44.	14.09.2005	A.D.S.R., Bidhannagar (Salt Lake City)	I	373	1-39	6107	2005
45.	21.08.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	320	91-104	06030	2001
46.	25.06.2002	A.D.S.R., Bidhannagar (Salt Lake City)	I	300	1-23	05452	2002
47.	26.09.2002	A.D.S.R., Bidhannagar (Salt Lake City)	I	416	120-151	07486	2002
48.	14.07.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	100	317-324	4035	2000
49.	14.07.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	100	307- 316	4034	2000
50.	09.05.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	65	95-102	2573	2000
51.	21.06.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	85	143-150	3407	2000
52.	19.05.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	70	365-372	2797	2000
53.	19.05.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	71	9-16	2803	2000
54.	25.06.1999	A.D.S.R., Bidhannagar (Salt Lake City)	I	64	373-378	2595	1999
55.	25.08.1999	A.D.S.R., Bidhannagar (Salt Lake City)	I	91	163-172	3658	1999
56.	25.08.1999	A.D.S.R., Bidhannagar (Salt Lake City)	I	91	153-162	3657	1999
57.	20.08.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	308	161-179	05802	2001
58.	25.06.1999	A.D.S.R., Bidhannagar (Salt Lake City)	I	64	373-378	2596	1999
59.	21.03.2001	A.D.S.R., Bidhannagar (Salt Lake City)	I	101	297-316	01915	2001
60.	01.09.1999	A.D.S.R., Bidhannagar (Salt Lake City)	I	92	281-288	3709	1999

SMC INDIA LIMITED

Pankaj Kumar Gupta

Director

For MKHS HOUSING LLP.

Mehmet Samir Libani
Designated Partner



Additional Registrar of Assurances - III
Kolkata

22 NOV 2013

Sl. No.	Date	Registration Office	Book No.	Volume No.	Pages	Being No.	Year
61.	13.02.2013	A.D.S.R., Rajarhat, New Town	I	03	7368 to 7401	01907	2013
62.	19.02.2013	A.D.S.R., Rajarhat, New Town	I	03	14024 to 14054	02206	2013
63.	03.04.2013	A.D.S.R., Rajarhat, New Town	I	06	5449 to 5482	03961	2013
64.	12.04.2013	A.D.S.R., Rajarhat, New Town	I	06	115484 TO 11612	04266	2013
65.	15.11.2000	A.D.S.R., Bidhannagar (Salt Lake City)	I	156	93-100	06213	2000
66.	17.04.2013	A.D.S.R., Bidhannagar (Salt Lake City)	I	7	394 - 427	4463	2013
67.	21.05.2013	A.D.S.R., Bidhannagar (Salt Lake City)	I	8	13751- 13777	5884	2013
68.	27.05.2013	A.D.S.R., Bidhannagar (Salt Lake City)	I	9	4138-4167	6193	2013
69.	04.07.2013	A.D.S.R., Bidhannagar (Salt Lake City)	I	12	5145-5171	8194	2013
70.	25.07.2013	A.D.S.R., Bidhannagar (Salt Lake City)	I	13	9782- 9800	9090	2013

9. Execution and Delivery

9.1 In Witness Whereof the Grantor and the Attorney have executed this Power of Attorney on the above date.

SMC INDIA LIMITED

Pankaj Kumar Gupta,

Director

(SMC India Limited)

[Owner]

For MKHS HOUSING LLP.

Hemont Kumar Sikaria,
Designated Partner

(Hemont Kumar Sikaria)

For MKHS HOUSING LLP.

Manish Kakrania,
Designated Partner

(Manish Kakrania)

Designated Partners
(MKHS HOUSING LLP)

[Developer]

Witnesses:

Signature Hemont Kumar

Signature Vivek Gupta

Name GIRDHAR DIDWANIA

Name VIVEK GUPTA

Father's Name LATE SANJIV KUMAR DIDWANIA Father's Name LATE SUBASH CH GUPTA

Address CJ-205, SALT LAKE CITY

Address 74, BEADON STREET

Drafted by me
Imran Karim
Advocate




Additional Registrar of Insurance - III
Kolkata

22 NOV 2019



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

Endorsement For Deed Number : IV - 08375 of 2013
(Serial No. 15072 of 2013 and Query No. 1903L000024199 of 2013)

On 22/11/2013

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

Presented for registration at 19.20 hrs on :22/11/2013, at the Private residence by Manish Kakrania , one of the Claimants.

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

Execution is admitted on 22/11/2013 by

1. Pankaj Kumar Gupta
Director, S M C India Limited, 115, B. R. B. Basu Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.
, By Profession : Others
2. Hemont Kumar Sikaria
Partner, M K H S Housing L L P, 6, Abanindra Nath Thakur Sarani, KALIAGANJ, District:-, WEST BENGAL, India, Pin :-700017.
, By Profession : Others
3. Manish Kakrania
Partner, M K H S Housing L L P, 6, Abanindra Nath Thakur Sarani, Kolkata, District:-, WEST BENGAL, India, Pin :-700017.
, By Profession : Others

Identified By Anup Chakraborty, son of Abani Chakraborty, 25, New Station Road, District:-Hooghly, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 23/11/2013

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 23/11/2013

(Under Article : E = 7/- on 23/11/2013)

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/-

Additional Registrar of Assurance - III
(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

5 DEC 2013
Endorsement Page 1 of 2



Endorsement For Deed Number : IV - 08375 of 2013
(Serial No. 15072 of 2013 and Query No. 1903L000024199 of 2013)

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 02/12/2013

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.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

05/12/2013 13:07:00

Sanatan Maity
ADDITIONAL REGISTRAR OF ASSURANCE-III
9 DEC 2013

EndorsementPage 2 of 2



Additional Registrar of Assurances - III

Kolkata

22 NOV 2013

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



Pankaj Kumar Gupta

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



Hemant Kumar Gupta


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



Manish Kumar Gupta

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




Additional Registrar of Assurances - III
Kolkata

22 NOV 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 12
Page from 6221 to 6234
being No 08375 for the year 2013.



Sanatan Maity

(Sanatan Maity) 05-December-2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

6/12/13