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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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A.R.A.
III

Certified that the Document is admitted to Registration, the Signatures, Seal and the endorsement are attached to this document are the part of the Document.

C-2018-1610/14

Additional Registrar of Assurances-III
Kolkata

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11/7/14

Additional Registrar of Assurances-III
Kolkata

8 AUG 2014

G. P. ...

Additional Registrar
of Assurances-III, Kolkata

POWER OF ATTORNEY

THIS POWER OF ATTORNEY made and executed on this the 7th day of August, Two Thousand and Fourteen by us (1) **SRI VIJAY KUMAR SHAW**, son of Kristo Lal Shaw, by faith - Hindu, by occupation - business, residing at 4B, Mahendra Srimani Street, Kolkata - 700 009, (2) **SRI SHIV SANKAR JAISWAL**, son of Lochan Ram Jaiswal alias Shaw, by faith - Hindu, by occupation - business, residing at 7, Simla Street, Kolkata -700 006 (3) **SRI NARENDRA KUMAR JAISWAL** and (4) **SRI CHANDRA SEKHAR JAISWAL**, both sons of Lochon Ram Jaiswal alias Shaw, by

30/2/14

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4276

No. _____
Name _____
Address _____

P. S. CHOWDHURY
Ayazur Mahalan
P-7, Chowringhee Square
Kolkata - 700
_____ Licensed Share Vendor

GANGOTRI BUILDCON PVT. LTD.
27A WATERLOO STREET,
2nd Floor, Room No.-205,
KOLKATA - 700 069

6 AUG 2014

[Signature]



3935
C

For GANGOTRI BUILDCON PVT. LTD.

[Signature]
Director



3936
C

For GANGOTRI BUILDCON PVT. LTD.

Mohan Kumar Gupta
Director



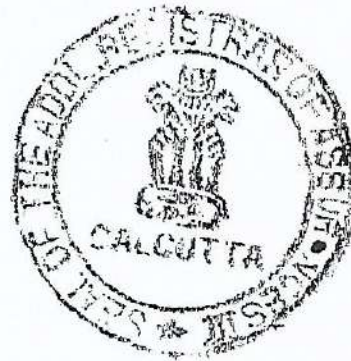
3937
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[Signature]



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Shiv Shankar Jaiswal



Additional Registrar of Assurance - III
Kolkata

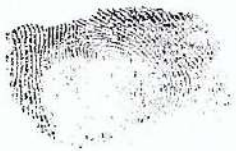
7 AUG 2014

Somata Mondal,
s/o. Late R.N. Mondal,
106/2A, Q.R.M.S.,
Kolkata
Business.

faith- Hindu, by occupation – business, residing at 7, Simla Street, Kolkata 700 006, hereinafter jointly called and referred to as “**the OWNERS**” in favour of **M/S. GANGOTRI BUILDCON PRIVATE LIMITED**, a company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 27A, Waterloo Street, 2nd Floor, Room No. 205, Kolkata – 700 069, duly represented by its directors, Mr. Mohan Kumar Gupta, Son of Late Lacchu Gupta, residing at 37, Hem Chandra Naskar Raod, Kolkata – 700 010 & Sri Gourav Kumar Gupta, Son of Sri Mohan Kumar Gupta, residing at 37, Hem Chandra Naskar Raod, Kolkata – 700 010, hereinafter jointly and/or severally called and referred to as ‘the Said ATTORNEYS’.

WHEREAS we are the legal and rightful owners of the right, title and interest in the respective property, being ALL THAT the piece and parcel of revenue paying land, measuring an area of about 2 (two) bighas 13 (thirteen) Cottahs 7 (seven) chittaks and 21 (twenty one) square feet, be the same a little more or less, lying and situated at Holding no.59-K, G.T. Road, within Mouza Kotrung, Police Station – Uttarpara, Sub-Registry Office at Serampore, District – Hooghly within the local limits of Kotrung Municipality, Hooghly (hereinafter referred to as ‘the said property’), morefully and particularly mentioned and described in the SCHEDULE written hereinbelow and is otherwise well and sufficiently seized and possessed of the same.

AND WHEREAS subsequently by virtue of a Development Agreement dated 7th August 2014 made, executed and entered into by and between ourselves of the one part and M/s. Gangotri Buildcon Private Limited, therein referred to as the Developer of the other part, it has been inter alia, agreed that the developer shall develop the



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Navendu Kumar Jaswal



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Chandra Shekhar Jain



Additional Registrar of Assurance - III
Kolkata

7 AUG 2013

S/o. Late R.N. Mondal
108/2A, R.R.M.S.,
Kolkata
Business

said property and construct a multistoried building thereon as per the sanctioned building plan to be obtained from the Uttarpara Kotrung Municipality under such terms and conditions and for such consideration as mutually agreed by and between the parties and recorded therein including the power to sale and transfer the developer's allocation in the said property or portions thereof as morefully recorded therein at clause 7.3 and 7.5 The said Development Agreement was registered with the office of the Addl. Registrar Assurances.- III, Kolkata and was recorded in Book no. __, volume no. __, pages from __ to __, being no. 3041 for the year 2014.

AND WHEREAS for the purpose of ensuring proper management and utilization of the said property, we intend to appoint **MR. Mohan Kumar Gupta** and **MR. Gourav Kumar Gupta**, as our true and lawful Attorneys under these presents.

NOW KNOW YE BY THESE PRESENTS We, the said Vijay Kumar Shaw, Shiv Sankar Jaiswal, Narendra Kumar Jaiswal and Chandra Sekhar Jaiswal, do hereby and hereunder nominate, appoint and constitute and have nominated, appointed and constituted (1) Mr. Mohan Kumar Gupta, Son of Late Lacchu Gupta, by faith – Hindu, by occupation – Business, residing at 37, Hem Chandra Naskar Raod, Kolkata – 700 010 & (2) Sri Gourav Kumar Gupta, Son of Sri Mohan Kumar Gupta, by faith – Hindu, by occupation – Business, residing at 37, Hem Chandra Naskar Raod, Kolkata – 700 010, the Directors and nominees of M/s. Gangotri Buildcon Private Limited, a company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 27A, Waterloo Street, 2nd Floor, Room No. 205, Kolkata – 700 069, as the true and lawful Attorneys for us in our names and on our behalf to do and execute jointly and severally all or any of the following acts, deeds and things, that is to say:

Shiv Shankar Jaiswal
Vijay Shaw

Narendra Kumar Jaiswal

Chandra Sekhar Jaiswal

1. To prepare plans for construction of proposed building in the said property and to submit the same to the Uttarpara Kotrung Municipality and other concerned authorities for obtaining approval to the same and any amendments thereto.
2. To approach, appear, represent and carry on correspondence with and pay the necessary fees or dues and to deposit the requisite amounts to or with all concerned authorities including Government Departments, Municipal Corporation, Town Planning Departments and other concerned authorities in connection with the development, construction, sale of Apartments and Management thereof.
3. To enter upon the land and property with men and material and to do all things necessary for constructing the multistoried buildings and to apply for and obtain from the authorities concerned permits for cement, steel and other materials, water supply, electricity connection and all other things necessary for the carrying out the said construction work.
4. To apply for and obtain electricity and water connection from the CESC Ltd./WBPDC and Uttarpara Kotrung Municipality and/or from any other authority and/or authorities.
5. To appear and apply before competent government department and local authorities including Uttarpara Kotrung Municipality and the office of the Block Land & Land Reform Officer, Serampore for amalgamation and/or conversion of the said property or for any other purpose connected with the proposed development of the said property.

5. To apply for and obtain from Government Departments and Municipality necessary 'No Objection Certificate', permission or sanction for carrying out the construction of the said buildings, completion thereof, 'Exemption Certificate', 'Completion Certificate' and 'Occupation Certificate' in respect of the buildings/flats/units to be constructed at the said property.
6. To enter into agreements for sale of the flats or apartments or unit and units comprised in the Developer's allocation in the building to be constructed at the said property on ownership basis and to take advances or payments in respect thereof and to give valid receipt in that regard.
7. To give possession and execute all agreements and deeds of conveyance in respect of the flats or apartments or unit or units comprised in the Developer's allocation in the buildings to be constructed at the said property or portion thereof as and when necessary on such terms and conditions as the Attorneys may think proper and in consonance with the law and for this purpose to obtain the necessary permission, 'No Objection Certificate' or 'Clearance' from the authorities concerned.
8. To appear before the competent registering authority and to present and admit registration of all agreements, conveyances in respect of the flats/units in the Developer's allocation of the buildings to be constructed at the said property or portion thereof and to do all things in connection therewith.
9. To ask, receive and realise from all occupiers or purchasers of flats in the Developer's allocation, charges, expenses, rates, cesses and other sums due or that

might become due and payable by them and on non-payment to take appropriate steps for realization thereof.

10. To accept writ of Summons or other legal processes or notices, appear before any Officer, Authority, Department, Magistrate, Court, High Courts and Supreme Court of India, Tribunal, Judicial or Quasi-Judicial Officer and represent us file suits, application, petition, appeals or revision or representation and appoint and cancel appointments of Advocates and lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats/units in the Developer's allocation at the said property.

11. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any Officer, Authority, Court including High Courts and Supreme Court of India, Tribunal, Magistrate or any other person for and on our behalf connected with the development and construction and sale of the said flats/units in the Developer's allocation in the said proposed building.

12. To receive from any person, officer, authority, Tribunal or Court any document, money or other things and give release and receipt therefor.

13. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto and for rendering these presents valid and effectual to all intents and purposes.

15. For performing and carrying out the purposes of these presents we do hereby grant unto the said Attorneys full and absolute authority and power to substitute and appoint in its place and stead one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint another or others in place of such Attorneys and on such terms and conditions as the Attorneys shall think fit and proper.

16. We do hereby agree to ratify and confirm whatsoever the said Attorneys shall do in relation to the property by virtue of these presents and we do hereby declare that we shall not do anything inconsistent with this Power of Attorney.

17. We do hereby declare that the powers and authorities hereby granted are till the said property is fully and properly developed as per the Development Agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyance of the land, buildings, flats are conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning.

SCHEDULE - "A" AS REFERRED TO HEREINABOVE

(The Property)

ALL THAT the piece and parcel of revenue paying land, measuring an area of about 2 (two) bighas 13 (thirteen) Cottahs 7 (seven) chittaks and 21 (twenty one) square feet, be the same a little more or less, lying and situated at Holding no.59-K, G.T. Road, within Mouza Kotrung, Police Station – Uttarpara, Sub-Registry Office at Serampore, District – Hooghly within the local limits of Kotrung Municipality, Hooghly **ALONGWITH** all easement rights and all amenities and/or facilities attached thereto

and/or connected therewith and/or appurtenant thereto, recorded in Revisional Settlement record of rights as follows:-

- 1) Khatian no.623, plot nos.1627 and 1626, description of land Danga and Doba respectively and measuring .125 and .96 respectively annual rent Rs.4.25 payable to the collector, Hooghly, Dakhalkar right, Touzi 171.
- 2) Khatian no.145, plot nos.1663 and 1626, description of land Danga, measuring .111 decimals, annual rent Rs.2.16 payable to the collector, Hooghly,
- 3) Khatian no.143, plot no.1627/2116, description of land Danga, measuring .214 decimals, annual rent Rs.2/- payable to the collector, Hooghly,
- 4) Khatian no.2297, plot no.1665, description of land Danga, measuring .218 decimals and plot no.1662/2117, description Danga land, measuring .80 decimals, and plot no.1662, description Dangal land, measuring .40 decimals.

Total area 2(two) bighas, 13 (thirteen) cottahs, 7 (seven) chittaks, 21 (twenty one) square feet, only .884 decimals.

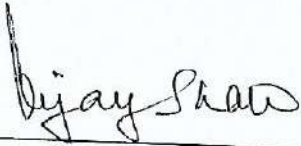
which is butted and bounded as hereunder :-

On the East	:	By G.T. Road
On the South	:	By rest portion of Plot No. 1662
		<u>2117</u>
		and by rest portion of plot no.1662
On the West	:	By C.S. Plot
On the North	:	

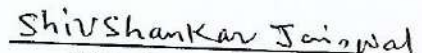
IN WITNESS WHEREOF, We, the said Vijay Kumar Shaw, Shiv Sankar Jaiswal, Narendra Kumar Jaiswal and Chandra Sekhar Jaiswal, have hereto put our signature, seal and set our hands at Kolkata this the 7th day of August, 2014.


Signed, sealed and delivered by the
withinnamed Owners in presence of:

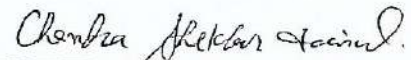
- 1) ABHISHEK JAISWAL
7, SIMLA STREET
KOLKATA - 700006
- 2) Sukhraj Gupta,
77, Kailash Bose St.
Kolkata - 700006.



(Vijay Kumar Shaw)


(Shiv Sankar Jaiswal)


(Narendra Kumar Jaiswal)

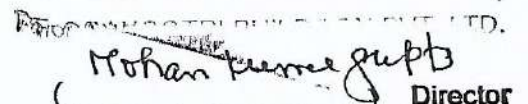

(Chandra Sekhar Jaiswal)

Accepted by us

For GANGOTRI BUILDCON PVT. LTD.


Director

For GANGOTRI BUILDCON PVT. LTD.


Director

Attorneys

Drafted by me
K. C. Karanaker
Advocate
High Court, Calcutta.



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

Endorsement For Deed Number : IV - 05647 of 2014
(Serial No. 09965 of 2014 and Query No. 1903L000015403 of 2014)

On 07/08/2014

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

Presented for registration at 14.35 hrs on :07/08/2014, at the Private residence by Gourav Kumar Gupta (Developer) , one of the Claimants.

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

Execution is admitted on 07/08/2014 by

1. Vijay Kumar Shaw, son of Kristo Lal Shaw , 4 B, Mahendra Srimani St., Kolkata, District:-, WEST BENGAL, India, Pin :-700009, By Caste Hindu, By Profession : Business
 2. Shiv Sankar Jaiswal, son of Lochan Ram Jaiswal @ Shaw , 7, Simla Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business
 3. Narendra Kumar Jaiswal, son of Lochan Ram Jaiswal @ Shaw , 7, Simla Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business
 4. Chandra Sekhar Jaiswal, son of Lochan Ram Jaiswal @ Shaw , 7, Simla Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business
 5. Mohan Kumar Gupta (Developer)
Director, M/s. Gangotri Buildcon Private Limited, 27 A, Waterloo St., Kolkata, District:-, WEST BENGAL, India, Pin :-700009.
, By Profession : Others
 6. Gourav Kumar Gupta (Developer)
Director, M/s. Gangotri Buildcon Private Limited, 27 A, Waterloo St., Kolkata, District:-, WEST BENGAL, India, Pin :-700069.
, By Profession : Others
- Identified By Somnath Mondal, son of Lt. R N Mondal, 106/2 A, R R M S, Kolkata, District:-, WEST BENGAL, India, Pin :-700009, By Caste: Hindu, By Profession: Business.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III


On 08/08/2014

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


Additional Registrar of Assurance III
Kolkata

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

08/08/2014 15:28:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : IV - 05647 of 2014
(Serial No. 09965 of 2014 and Query No. 1903L000015403 of 2014)

Rs. 7.00/-, on 08/08/2014

(Under Article : ,E = 7/- on 08/08/2014)

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: Impressive Rs.- 100/-

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance - III
Kolkata

(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

SPECIMEN FORM FOR TEN FINGER PRINTS



Vijayshaw

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



Shivshankar Jaiswal

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



Narendra Kumar Jaiswal

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



Charitra De Kher

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

SPECIMEN FORM FOR TEN FINGER PRINTS



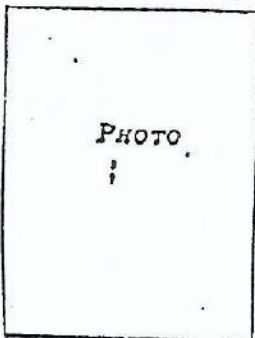
Mohan Kumar Gupta

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

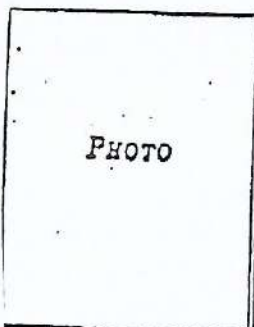


Shankar Singh

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



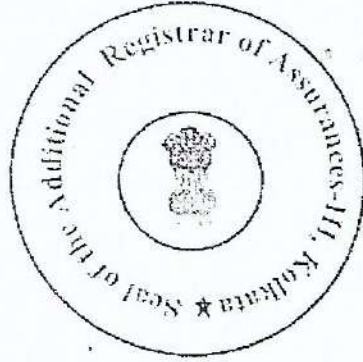
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					




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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 10
Page from 2857 to 2872
being No 05647 for the year 2014.




(Sanatan Maity) 11-August-2014
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal