

P 3431/14

IV

1963/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 030664

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.

[Signature]
 Additional Registrar
 of Assurances-III, Kolkata
POWER OF ATTORNEY
 Additional Registrar of Assurance - III
 Kolkata
 13 MAR 2014

A.R.A. III

12/3/14

2-5112/14

KNOW ALL MEN BY THESE PRESENTS that **WE, SUBHAS SARKAR**, son of Late Pranabeswar Sarkar, aged 72 years; and **RATNA SARKAR**, wife of Sri Subhas Sarkar, aged 65 years, Both (1) and (2) residing at Surul, P.O. Sriniketan, Birbhum, and jointly and collectively hereinafter referred to as the '**OWNERS**', do hereby nominate, constitute and appoint **HILAND PROJECTS LIMITED, (having Income Tax PAN AABCN6185D)**, a Company incorporated under the Companies Act, 1956 having its registered office at 225C, AJC Bose Road, Kolkata - 700020, and its Director, **MR. NANDU K. BELANI**, son of Late Kishinchand P. Belani and residing at 1-B, Debendralal Khan Road, P.S. Alipore, Kolkata - 700 027 and its Authorised Signatory, **MR. ABHINAV PAREKH**, son of Mr. Kamal Parekh and residing at 2/10 Sarat Bose Road,

Hiland Projects Limited

[Signature]
Authorised Signatory

Hiland Projects Limited

[Signature]
Director

[Signature]
Subhas Sarkar

[Signature]

Abhinav Parekh

083233

Serial No.....

Name.....

Address.....

71, P. ... (Floor No-14)
Kolkata-700 116

Date..... Licensed Signatory Vendor
S. SARKAR

Hiland Projects Limited
225C, A.J.C. Bose Road
4th Floor, Kolkata- 700 020

15 JAN 2014

15 JAN 2014

buy



1060

Hiland Projects Limited

buy

Director

(NANDU)



1061

Hiland Projects Limited

Alina

Authorised Signatory



1062

Subhas

(SUBHAS SARKAR)



1063

RATNA SARKAR

Identified by me,
Virendra Singh Bengani.

Virendra Singh Bengani

Advocate

89, Ganesh Chandra Avenue
Kolkata - 700013



Additional Registrar of Assurances - III
Kolkata

12 MAR 2014

Hiland Projects Limited

Suman Sankar

Authorised Signatory

Garden Apartments, Block 'H', Kolkata 700020 (jointly and/or severally) as the **'CONSTITUTED ATTORNEYS'** for and on our behalf.

WHEREAS the Owners are the absolute owners and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** contiguous pieces and parcels of land admeasuring in aggregate 5.27 Acres more or less (equivalent to 15.81 Bighas more or less), with all rights, liberties, properties appurtenant thereto comprised in R.S and L.R. Dag Nos. 367, 371, 523, 524, 525, 526, 527, 527/1063, 527/1112, 527/1111, 527/1115, 527/1109, 527/1110, 527/1113 under L.R. Khatian Nos. 563,564,860 within Mouza - Kamarpara, J.L. No. 131, P.S. - Illambazar and situate within the Illambazar Gram Panchayat of Illambazar Block of Birbhum District (hereinafter referred to as the **'SAID PROPERTY'**, more fully mentioned and described in the **SCHEDULE** hereunder written).

AND WHEREAS the Owners have unanimously and collectively decided to construct and develop New Building/sand other structures at the Said Property (**'NEW BUILDING/S'**). Since the Owners are busy with their day-to-day business activities and do not possess sufficient expertise in the field of development and construction, they have, executed and registered a Development Agreement of even date in the office of the Additional Registrar of Assurances-III, Kolkata ^{Being No. 1032 of 2014} with **HILAND PROJECTS LIMITED**, having its office at 69, Ganesh Chandra Avenue, P.S. Bowbazar, Kolkata - 700 013 (**'DEVELOPER'**), and represented by its Director **Mr. Nandu K. Belani**, son of Late Kishinchand P. Belani and its Authorised Signatory, **Mr. Abhinav Parekh, son of Mr. Kamal Parekh ('SAID AGREEMENT')** whereby the Owners have granted an exclusive right of development and construction of New Building/s at the Said Property in accordance with the Plans to be sanctioned by the concerned Sanctioning Authority for the consideration, terms and conditions stated therein.

AND WHEREAS for the purpose of facilitating the erection, construction, development and completion of such New Building/s at the Said Property in terms of the said Development Agreement, the Owners do hereby nominate, constitute, appoint and empower



Additional Registrar of Assurance - III
Kolkata

12 MAR 2014

Hiland Projects Limited

Authorised Signatory

the said **Hiland Projects Limited, Mr. Nandu K. Belani, son of Late Kishinchand P. Belani and Mr. Abhinav Parekh, son of Mr. Kamal Parekh** to be their Constituted Attorneys to act and do all or any of the following acts, deeds and things in respect of the Said Property.

1. To appear for and represent the Owners before all local, State or Central Government statutory bodies to all intents and purposes in connection with construction of the New Building/s at the Said Property and to sign all letters, undertakings, indemnities etc. and submit the same as may be required or necessary for carrying out construction of the New Building/s at the Said Property.
2. To represent the Owners before the concerned Local Authority, West Bengal Fire Services Department, Urban Land (Ceiling & Regulation) Department, concerned Police Authority, Income Tax Authority, and all other statutory authorities and/or government departments and to file necessary papers, documents, undertakings, indemnities in respect of any matter relating to construction of the New Building/s at the Said Property.
3. To obtain permission or approval from the concerned Sanctioning and/or Planning Authority and/or other Local Authority as may be required for the development and construction of the New Building/s at the Said Property in accordance with the Said Agreement and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.
4. To enter upon the Said Property with men and material as may be required for the purpose of development work and erect the New Building/s as per the Building Plans to be sanctioned by the concerned Sanctioning Authority and/or Local Authority.
5. To sign all contracts and orders and other documents, letters, receipts, papers and writings whatsoever and to conclude all bargains and deals to accept all estimates,



Additional Registrar of Assurance - III
Kolkata

12 MAR 2014

Hiland Projects Limited

Authorised Signatory

tenders, quotations etc. on such terms and conditions as the said Attorneys shall deem fit and proper and to settle all disputes and differences in connection thereto for construction and completion of the New Building/s at the Said Property.

6. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans for construction of the New Building/s at the Said Property.
7. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the Said Property.
8. To prepare, apply for and submit the plans with the concerned Sanctioning and/or Planning Authority and other Authorities as may be required for sanction of the building plans and if required, to have the same modified and/or altered from time to time.
9. To obtain delivery of the sanction plan from the concerned Sanctioning Authority/Local Authority or any other authority or authorities.
10. To apply for and obtain clearance certificate, NoCs, permissions and consents, if required, from the West Bengal Pollution Control Board for sanction of building plan/s in respect of the development and construction of New Building/s at the Said Property.
11. To receive the excess amount of fees, if any, paid to any authority or authorities for the purpose of sanction, modification and/or alteration of the building plans in respect of the New Building/s at the Said Property.

Hiland Projects Limited



Authorised Signatory



Additional Registrar of Assurance - III
Kolkata

12 MAR 2014

Hiland Projects Limited

Authorised Signatory

12. To have the Said Property surveyed and to have the soil tested for the proposed construction and development of the New Building/s at the Said Property.
13. To pay all fees and expenses and obtain sanction and such other order or orders or permissions or consents or NOCs from the necessary authorities and to do all other necessary acts deeds and things as be expedient for sanction, modification and/or alteration of the plans in respect of the New Building/s at the Said Property.
14. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or other connections of any other utility or facility in the Said Property from the WBSEDCL, concerned Sanctioning and/or Planning Authority and other appropriate authorities and/or to make alteration therein and to close down and/or have disconnected the same.
15. To do all necessary acts deeds and things for the purpose of complying with all laws, rules, regulations, bye-laws, ordinance etc. for the time being in force with regard to sanctioning modifications and/or alteration of the plans in respect of the New Building/s at the Said Property.
16. To appoint architects, contractors, sub-contractors consultants, and surveyors as may be required and to supervise the development and construction work of the New Building/son the Said Property.
17. To apply for modifications/alterations/rectifications of the Building Plans in respect of the New Building/s from time to time as may be required.
18. To approach the concerned authorities for the purpose of obtaining permissions for conversion of land and for obtaining 'No Objection' from Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 in order to enable the development and construction of the New Building/s on the Said Property,



Additional Registrar of Assurance - III
Kolkata

12 MAR 2014

Hiland Projects Limited

Authorised Signatory

19. To apply for and obtain, in the name of the Owners, the service connections including water, sewerage and electricity for carrying out and completing the development of the Said Property.
20. To make deposits with the concerned Sanctioning and/or Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the New Building/s on the Said Property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Owners in connection therewith.
21. After completion of the construction of the New Building/s or any Phase, to apply for and obtain occupation and completion certificate in respect thereof or parts thereof from the concerned Sanctioning and/or Planning Authorities.
22. To enter into agreements for sale/lease/rent of the villas, bungalows or flats/apartments along with car parking spaces as well as all other saleable spaces in the New Building/s and/or the Said Property together with or without the proportionate undivided impartible share in the land comprised in the Said Property attributable to such saleable spaces, on such terms and conditions as the Attorneys in their absolute discretion may think fit and proper.
23. To ask for, receive and recover from all the transferees/purchasers all consideration, charges, service charges and other taxes and sums of moneys in respect of all saleable spaces in the New Building/s and/or the Said Property, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorneys may think fit.
24. To open an Escrow Account with any Bank and deposit all receipts like rents, deposits, part and full



Additional Registrar of Assurance - III
Kolkata

12 MAR 2014

Hiland Projects Limited

Suanta Sen

Authorised Signatory

consideration amounts to be generated by renting or selling the all saleable spaces in the New Building/s and/or the Said Property.

25. To execute from time to time all deeds of transfer for all saleable spaces in the New Building/s and/or the Said Property along with or without the proportionate undivided impartible share in the land comprised in the Said Property attributable to such saleable spaces, to receive consideration, rents, deposits thereof and grant valid and effectual receipts to the payer and deposit all such receipts in the Escrow Account and present the above documents/instruments for registration and admit the execution of such documents/instruments before the appropriate authorities.
26. To accept any service of writ of summons or other legal process on behalf of and in the name of the Owners and to appear in any court or authority as the said Attorneys shall deem appropriate and to commence, prosecute and/or defend any action or legal proceedings relating to development of the Said Property in any court or before any authority as the Attorneys may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on behalf of the Owners or in the name of the Owners and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign vakalatnama, sign and verify the plaint, written statement, affidavits, petitions, applications, appeals etc., and any other document or documents in furtherance of the said objective. Provided always that this authority shall be available to and exercised by the Developer strictly only in cases where such litigation would touch or concern the Said Property and the development thereof.
27. To appoint and engage on behalf of the Owners pleaders, Attorneys, counsel and other legal agents as the said Attorneys may think fit and proper and to discharge and



Additional Registrar of Assurance - III
Mumbai
12 MAR 2014

Hiland Projects Limited

Authorised Signatory

reappoint them and pay and settle their fees and remuneration.

28. To receive or pay and/or deposit on behalf and account of the Owners all moneys including court fees etc. and to receive on behalf of the Owners refund of the excess amount if any, paid and to give valid and effectual receipts in respect thereof.
29. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Owners could do in person through its Partners.
30. To do all such acts, deeds and things as may be required to be done for the purpose of accomplishment of the terms, goals and objectives of the Said Agreement.
31. Be it noted that this Power of Attorneys is being granted in favour of the Attorneys without any consideration and no interest or right of the Attorneys is created on the Said Property which is the subject matter of this Power of Attorneys

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

AND the Owners do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorneys shall lawfully do or cause to be done in or about the Said Property aforesaid.

THE SCHEDULE ABOVE REFERRED TO:

(the Said Property)

ALL THAT contiguous pieces and parcels of land admeasuring in aggregate 5.27 Acres more or less (equivalent to 15.81 Bighas more or less), with all rights, liberties, properties appurtenant thereto comprised in R.S and L.R. Dag Nos. 367, 371, 523, 524, 525, 526, 527, 527/1063, 527/1112, 527/1111, 527/1115, 527/1109, 527/1110, 527/1113 under L.R.



Additional Registrar of Assurance - III
Kolkata

12 MAR 2014

Hiland Projects Limited

A handwritten signature in blue ink, appearing to read "Sumanta Ghoshal".

Authorised Signatory

Khatian Nos. 563,564,860 within Mouza - Kamarpara, J.L. No. 131, P.S. - Illambazar and situate within the Illambazar Gram Panchayat of Illambazar Block of Birbhum District as described in the **TABLE** below and as delineated in the **MAP** or **PLAN** annexed hereto duly bordered thereon in '**RED**':

TABLE

Sl. No.	RS Dag	LR Dag	Total DAG Area (Acres)	Character/Classification of Land	LR Khatian No.	RS Khatian No.	Owners' Area (Acres)
1	367	367	2.88	Baeid	563,564,860	205	2.22
2	371	371	0.6	Baeid	563,564	23	0.6
3	523	523	0.61	Baeid	563,564	69	0.61
4	524	524	0.05	Baeid	563,564	77	0.05
5	525	525	0.16	Baeid	563,564	478	0.16
6	526	526	0.04	Baeid	563,564	160	0.04
7	527	527	0.23	Baeid	563,564	204	0.23
8	527/1063	527/1063	0.17	Baeid	563,564	205	0.17
9	527/1112	527/1112	0.26	Baeid	563,564	204	0.26
10	527/1111	527/1111	0.24	Baeid	563,564	204	0.21
11	527/1115	527/1115	0.29	Baeid	563,564	204	0.29
12	527/1109	527/1109	0.21	Baeid	563,564	204	0.18
13	527/1110	527/1110	0.06	Baeid	563,564	204	0.04
14	527/1113	527/1113	0.23	Baeid	563,564	204	0.21
Total Area in Acres							5.27

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated called numbered described or distinguished and the Said Property is butted and bounded in the following manner, that is to say:

ON THE NORTH : By R.S. & L.R. Dag Nos. 366 and 367 (part);

ON THE EAST : By R.S. & L.R. Dag Nos. 370, 368 and 'Bengal Institute of Technology and Management';

ON THE SOUTH : By 70 ft. wide metalled road commonly known as Santaniketan-Srinuketan Bypass;

ON THE WEST : By R.S. and L.R. Dag Nos. 527/1114, 530, 529, 516, 522, 361, 362, 363 and 365;

IN WITNESS WHEREOF, WE, THE OWNERS, SUBHAS SARKAR, and RATNA SARKAR have hereunto set and subscribed by the respective hands and seals on this 12th day of March, 2014.



Additional Registrar of Assurance - III
Kolkata

12 MAR 2017

Hiland Projects Limited

Suanto Senapati

Authorised Signatory

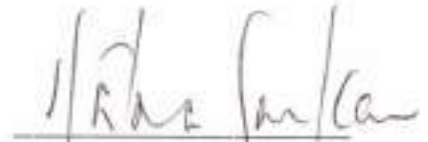
SIGNED SEALED AND DELIVEREDby the Partners of the said **Owners/**

at Kolkata in the presence of:

1. Subhas Sarkar
(SUBHAS CHATTERJEE)
69, Ganesh Ch. Avenue,
Kolkata - 700013
2. Achint Ghunghunwala
(ACHINT GHUNGHUNWALA)
69, GANESH CHANDRA AVENUE
KOLKATA- 700013



[SUBHAS SARKAR]



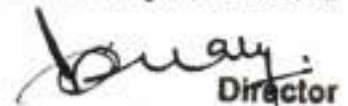
[RATNA SARKAR]

SIGNED SEALED AND ACCEPTEDby the said **ATTORNEYS** at

Kolkata in the presence of:

1. Subhas Sarkar
(SUBHAS CHATTERJEE)
69, Ganesh Ch. Avenue,
Kolkata - 700013
2. Achint Ghunghunwala
(ACHINT GHUNGHUNWALA)
69, GANESH CHANDRA AVENUE
KOLKATA- 700013

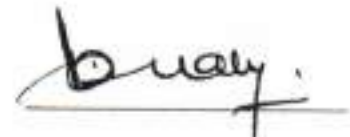
Hiland Projects Limited



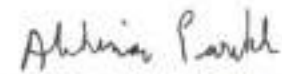
Director

[NANDU K BELANI]

DIRECTOR



[NANDU K BELANI]



[ABHINAV PAREKH]

Drafted and prepared by me.

Veranda Singh Bengani

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

Hiland Projects Limited



Authorised Signatory



Additional Registrar of Assurance - (A)
Kolkata

12 MAR 2014

Hiland Projects Limited

A handwritten signature in blue ink, appearing to read "Sumanta Sen".

Authorised Signatory



All that contiguous pieces and parcels of land admeasuring in aggregate 5.27 Acres more or less comprised in R.S and L.R. Dag Nos. 367, 371, 523, 524, 525, 526, 527, 527/1063, 527/1112, 527/1111, 527/1115, 527/1109, 527/1110, 527/1113 under L.R. Khatian Nos. 563,564,860 within Mouza - Kamsarpara, J.L. No. 131, P.S. - Ilambazar and situate within the Ilambazar Gram Panchayat of Ilambazar Block of Birbhum District



OWNERS

- 1.
- 2.

ATTORNEYS DEVELOPER

Hiland Projects Limited

 Director

- 1.
- 2.
- 3.

LEGENDS

SL. NO.	DESCRIPTION	SYMBOL
01.	PROPERTY LINE	—
02.	ROAD	—
03.	STRUCTURE	□
04.	ELECTRIC POST	⊕
05.	S. T. POST	⊙
06.	TREE	⊗
07.	ARBITRARY BENCH MARK	⊕
08.	SPOT LEVEL	3.75



Additional Registrar of Assurance - III
Kolkata

12 MAR 2014

Hiland Projects Limited

Suman Kumar
Authorized Signatory



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

Endorsement For Deed Number : IV - 01963 of 2014
(Serial No. 03431 of 2014 and Query No. 1903L000005117 of 2014)

On 12/03/2014

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

Presented for registration at 16.35 hrs on :12/03/2014, at the Private residence by Nandu K. Belani , one of the Claimants.

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

Execution is admitted on 12/03/2014 by

1. Subhas Sarkar, son of Lt. Pranabeswar Sarkar , Surul, Sriniketan, District:-Birbhum, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Ratna Sarkar, wife of Subhas Sarkar , Surul, Sriniketan, District:-Birbhum, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Nandu K. Belani
Director, Hiland Projects Limited, 225 C, A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700020.
, By Profession : Others
4. Abhinav Parekh
Authorised Signatory, Hiland Projects Limited, 225 C, A J C Bose Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700020.
, By Profession : Others

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

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 13/03/2014

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

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

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 13/03/2014

(Under Article : ,E = 7/- on 13/03/2014)

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. - /-

Hiland Projects Limited


Authorised Signatory


Additional Registrar of Assurance-III
Kolkata

13 MAR 2014

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III



Hiland Projects Limited

Authorised Signatory



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

Endorsement For Deed Number : IV - 01963 of 2014
(Serial No. 03431 of 2014 and Query No. 1903L000005117 of 2014)

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as:
Impressive Rs.- 200/-

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Hiland Projects Limited


Authorized Signatory


Additional Registrar of Assurance - III
Kolkata

13 MAR 2014

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III


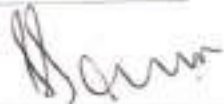






















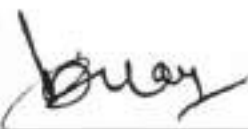











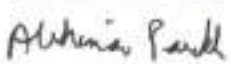












Hiland Projects Limited

A handwritten signature in blue ink, appearing to read "Suantha Suantha". The signature is written in a cursive style and is positioned above the text "Authorised Signatory".

Authorised Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS

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



Hiland Projects Limited

Suanta Senapati
Authorized Signatory

Additional Registrar of Assurance - III
Kolkata

12 MAR 2014

..

Hiland Projects Limited




Authorised Signatory

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 5
Page from 929 to 946
being No 01963 for the year 2014.




(Sanjatan Maity) 12-April-2014
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

12/4/14

Hiland Projects Limited


Authorised Signatory