

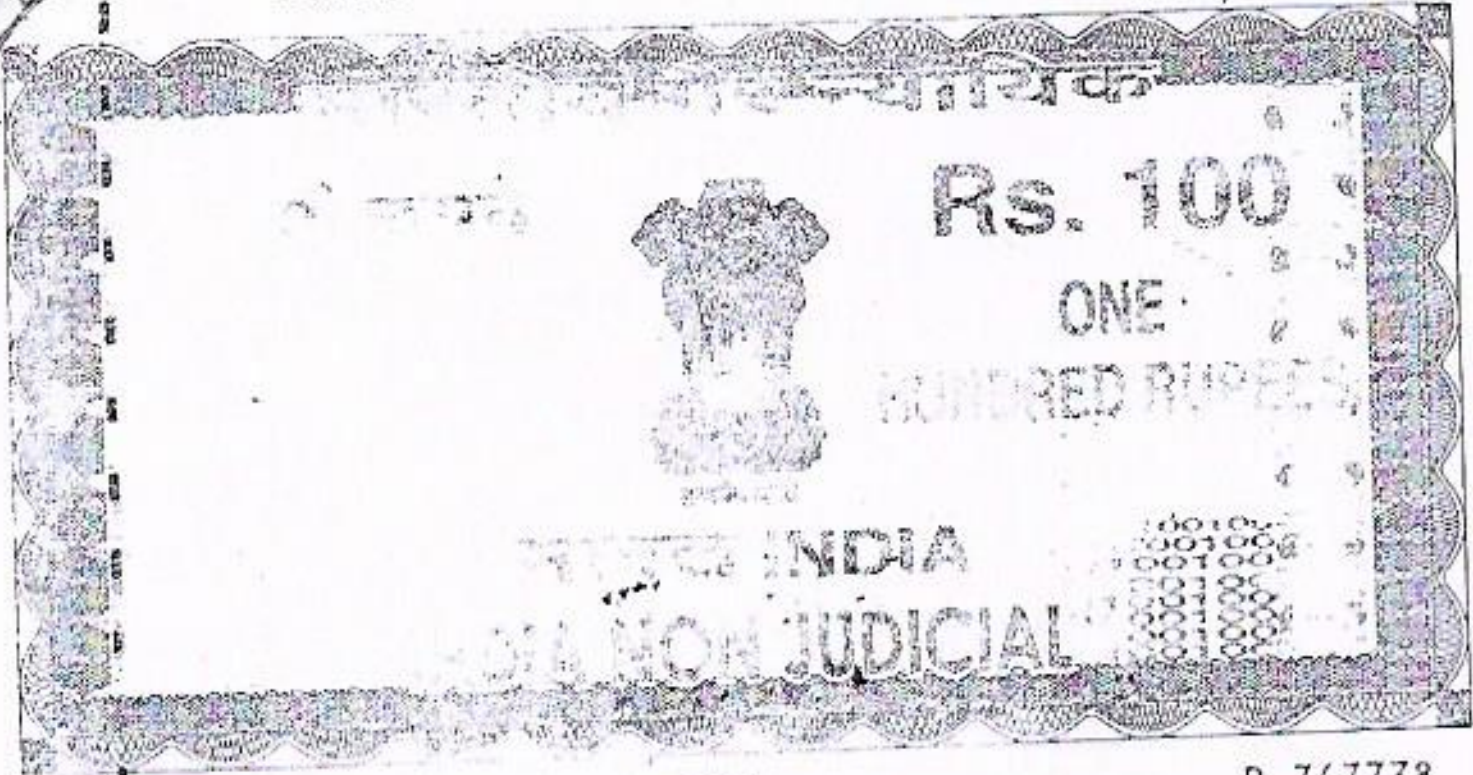
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X

D-2-3730/2014

120

135
PM



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

R 767738

Q- 7256/14

Certified that the document is submitted to
 registration, the signature is correct and
 the grantee is duly registered with
 this office.

[Signature]
 District Registrar, West Bengal
 24, P.O. No. 10, Kolkata

19 JUN 2014

**GENERAL POWER OF ATTORNEY
 AFTER DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS,

I, SRI SUNIL CHAKRABORTY, son of Late Benod Chakraborty, by faith Hindu, by occupation service, by nationality Indian, residing at 3, Mahajati Nagar, Sree Pally, Birati, P.S- Airport, Kolkata- 700 051, District- North 24 Parganas, Chairmen representing the North Dum Dum Municipality, Birati P.S- Nimta, Kolkata- 700 051, **DO HEREBY SENT BY GREETINGS** North Dum Dum Municipality absolute seized and possessed of and sufficiently entitled ALL THAT piece and parcel of bastu land measuring 30 cottahs 15 chittaks 20 sq.ft more or less along with 500 sq.ft R.T Shed standing thereon be the same a little more or less lying and situated at Dag No.85 Khatian No.51, J.L No. 11, at Mouza -Jagalpur, P.S-Airport, within the municipal Limits of North Dum Dum Municipality, Holding No. 150.Rajbari Road(Jangalpur), Ward No.16, District : North 24 Parganas, Additional District - Sub-Registry Office Bidhannagar Salt Lake City in the District : North 24 Parganas, More particularly described in the schedule hereunder written and hereafter referred to as the Said Property free from all encumbrances and charges.

WHEREAS I MR.SUNIL CHAKRABORTY Chairman North Dum Dum Municipality busy in my various jobs, so I need some one to look after my aforesaid property and act. On my behalf to do the various acts., Thing and deeds as employed by me.

AND I, SRI SUNIL CHAKRABORTY, son of late Benod Chakraborty, by faith Hindu, by occupation service, by nationality Indian residing at 3, Mahajati Nagar, Sree Pally, Birati, P.S- Airport, Kolkata- 700 051, District- North 24 Parganas, Chairmen representing the North Dum Dum Municipality, Birati, P.S- Nimta, Kolkata- 700 051, **DO HEREBY**

NOMINATE CONSTITUTE APPOINT in my name and on my behalf M/S **SHREE GANESHAYA INFRA PROJECTS LIMITED**, a Private Limited company having its office and place of business at 31,Shakespeare Sarani, Room No.613,Jasmine Tower ,6th floor, Kolkata - 700 017, as my Attorney to do the following acts, deeds and tings on respect of **ALL THAT** piece and parcel of bastu land measuring **30 cottahs 15 chittacks 20 sl.ft** more or less along with **500 sq.ft R.T . Shed** standing thereon be the same a little more or less lying and situated at Dag No.85,Khatian No. 51,,J.L No.11 at mouza Jangalpur, P.S- Airport , within the Municipal Limits of North Dum Dum Municipality ,Holding no. 150,Rajbari Road,(Jangalpur) , Ward No.16,District- North 24 Pargnaas , Additional District Sub-Registry Office Bidhannagar Salt Lake City in the District: North 24 Parganas, hereinafter called the "**SAID PROPERTY**". In revocation earlier Registered Power of Attorney dated 16.07.2008 was executed in the name of Sri Ajay Singh who was the Director of M/s Skyzoom complex Private Limited which is recorded in Book No.IV, Volume No.69,Pages 60 to 65,being No.3933 for the year 2008 at A.R.A-III, Kolkata . But as per the order of the Hon'ble High Court, Calcutta on 25th November ,2010 connected with Company petition No.116 of 2009 connected with company application No.286 of 2009 under section 391(2) and 394 of Companies Act,1956, the company namely M/s Skyzoon complex Private Limited together with various other companies tood amalgamated with M/s **SHREE GANNESHYA INFRA PROJECTS LIMITED** with effect from 1st April,2008 .Now the said Sri Ajay Singh is also one of the Director of M/s Shree Ganeshaya Infra Project Limited. So, this Power is to be registered with the name of M/s Shree Ganeshaya Infra Projects Limited

1. To negotiate on terms for and to agree and to enter into and to conclude any agreement/agreements for Lease in respect of the property or any portion of it lying and situated at portion of Holding No.150,Rajbari Raod (Jangalpur) ,P.S- Airport , within the municipal Limits of North Dum Dum Municipality, District – North 24 Parganas, fully de4scribed in the schedule herein below with any intending Lessee or Lessees as such price or prices as may be agreed by me and/or to cancel and/or republic the same and to receive money and/or consideration against proper receipt.
2. To receive from intending Lessee or Lessees any earnest money and/or advance or advances and also the balance of purchase money after executing or signing the such lease deed or deeds and to give good valid receipt and discharge of the same which will protect t the intending Lessee or Lessees in my name and on my behalf.
3. Upon such receipt as aforesaid in my names and as my act and deed to sign excute and to deliver any deed or deeds of Lease of any one or more in respect of the said property or any portion of it in favour of such intending Lessee or Lessees or their nominee or nominees of assignee.
4. To sign and to execute all Deed of Lease, instruments and assurances which my Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as I could do myself, if personally present.
5. To present any such deed or deeds of Lease or other documents for registration when executed by him in my names and on my behalf the

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Addl. District Sub-Registrar and District Registrar having authority for
and to have them registered according to law and to do all other acts
and deeds in respect of the aforesaid property or portion of it which
my said Attorney shall consider necessary for the transferring and/or
conveying the said property or portion of it to such Lessee or Lessees
as fully and effectually in all respect as I could do the same myself
save and except the owner's allocation as described in the Agreement
dated $\frac{19}{66}$ 2014, registered at DSR-II Barasat, N 24 PPS Being, Book P
No... 37.28..... for the years 2014.

6. To effect t mutation of holding in the office of the Collector and/or
Municipal records and to sing in site Plan, Building Plan & other
application etc. under North Dum Dum Municipality.

7. To negotiate on terms for and to do all acts of obtain sanction or re-
sanction site plan and building plan and completion certificate from
the North Dum Dum Municipality and to construct building as per
sanctioned building plan of Holding No.150, Rajbari Road(
Jangalpur), P.S-Airport, within the Municipal Limits of North Dum
Dum Municipality, District- North 24 Parganas, which is fully
described in the schedule herein below.

8. To appear for and represent me before any Officer, Collector,
Magistrate, Judge, Munsif and in all Government Offices, Municipality
in all matters and things relating to my aforesaid property which is
fully described in the schedule herein below or its affairs.

9. To appear for and represent me in all the Courts, Civil Criminals or
Revenues, Original Revisional or Appellate and to sign execute verify
and file plaint, written statement and petitions and also to present

Sunil Chatterjee

Book P
Page

appeals in any Courts and to accept services of all summons notices and other process of law.

10. To appoint engage on my behalf Pleaders, Advocates or Solicitors, whenever my said Attorney shall think proper to do so and to disturb and/or terminate his or their appointment.

11. To sign verify and file applications for execution of decree or order of any Court.

12. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise any to do all the acts that may necessary in connection with any of such cases.

13. To amalgamate with the neighbour or contiguous plots/holdings with the aforesaid properties.

14. To do all acts and deeds and to obtain all necessary permission or clearance from the appropriate authority for Lease of the aforesaid property or portion of it.

15. To do all acts and things which are necessary and which will deem fit by my aforesaid Attorney.

AND I do hereby by this General power of Attorney agree to ratify and confirm all and whatsoever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with the Lease of the aforesaid property or portion of it and other acts under and by virtue of this General Power of Attorney shall be valid and binding on me to all intents and purposes as if done by me personally.

SCHEUDL REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring about 30 cottahs 15 chittaks 20 sq.ft more or less along with 500 sq.ft R.T Shed standing thereon be the same a little more or less lying and situated at Dag No.85,Khatian No.51,J.L No.11, at Mouza- Jangalpur, P.S- Airport, within the municipal Limits of North Dum Dum Municipality, Holding No.150 ,Rajbari Road(Jangalpur), Ward No.16, District : North 24 Parganas, Additional District Sub- Registry Office Bidhannagar, Salt Lake City which is butted and bounded as follows:-

On the North : Service Road & Belghoria Express Way.

On the South : R.S Dag No.85 & 93.

On the East : 13 ' feet wide Municipal Road

On the West : R.S Dag No.39 & 41.

8:

IN WITNESS WHEREOF the Executants and Attorney have hereto set and subscribed their respective hands and seals on this the 17th day of June, Two Thousand Fourteen.

SIGNED SEALED AND DELIVERED

In the presence of :-

- 1) Anil Chosheng
13, Udaypur Road.
P.O. Nimta
Kolkata-700049

Councillor
North Dum Dum Municipality

Sanil Chakrabarty

Chairman
North Dum Dum Municipality

EXECUTANT

- 2) Keshala Kark
51, Nabanagar
P.O. Bikate
Kolkata-700051

North Dum Dum Municipality

Shree Ganeshava Infraprojects Ltd.

Dipak Kumar

Director


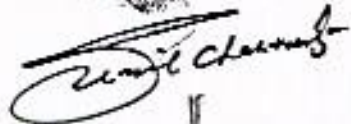





















ATTORNEY

Prepared by:-

P. K. Banerjee
Advocate.

High Court Kolkata
Enrol. No. W.B./2653/1999

SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
	  (SUNIL CHAKRABARTY)	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 AJAY SINGH	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parqanas

Endorsement For Deed Number : I - 03730 of 2014
(Serial No. 03235 of 2014 and Query No. 1502L000007256 of 2014)

On 17/06/2014

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

Presented for registration at 16.35 hrs on :17/06/2014, at the Private residence by Sunil Chakraborty
,Executant.

Admission of Execution(Under Section 53,W.B.Registration Rules,1962)

Execution is admitted on 17/06/2014 by

1. Sunil Chakraborty
Chairman, North Dum Dum Municipality, Birati, Thana:-Nimta, District:-North 24-Parganas, WEST
BENGAL, India, .
, By Profession : Business
2. Ajay Singh
Director, Shree Ganeshaya Infra Projects Limited, 31, Shakespeare Sarani, District:-North
24-Parganas, WEST BENGAL, India, .
, By Profession : Business

Identified By Amal Ghosh Roy, son of Lt Biraj Mohan Ghosh Roy, 13, Udaypur, Thana:-Nimta, P.O.
:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 18/06/2014

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.-9,05,37,271/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 19/06/2014

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 : 4, 48(g) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms
Act, 1955; Court fee stamp paid Rs.10/-



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 03730 of 2014
(Serial No. 03235 of 2014 and Query No. 1502L000007256 of 2014)

Payment of Fees:

Amount By Cash

Rs. 46.00/-, on 19/06/2014

(Under Article : .E = 14/- .H = 28/- .M(b) = 4/- on 19/06/2014)

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 5742 to 5754
being No 03730 for the year 2014.



(Sushil Kumar Roy) 19-June-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal