

1194/13

IV

00732/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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. 540349



E-7
u/e-1751
G. Power

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances-III, Kolkata

-1 FEB 2013

GENERAL POWER OF ATTORNEY

BY THIS POWER OF ATTORNEY WE, (1) FARIDA BEGUM AND (2) SAHIDA BEGUM both daughters of Late S. Joha , residing at 75, Bosepukur Road, Kolkata-700 042, (3) SK. GOLAM MOHEUDDIN and (4) SK. GOLAM ROHIMUDDIN, both are sons of Late S. Joha, residing at 75, Bosepukur Road, Kolkata-700 042, do hereby nominate

44

22 DEC 2012

DATE

NAME

Tarush Management (P) Ltd.

ADD

23A N.S. Road, Kd-1

AMT

50/-

Chosh

MOUSEMI GEOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

RECEIVED
Stamp Vendor Registration Office
Kolkata
Date: 22/12/2012



Identified by me
Kartik Chandra Basu

[Signature]

1 FEB 2013

constitute and appoint MR MAHENDRA AGARWAL, Son of late Banshidhar Agarwal, residing at Angus, Goalapara, Bhadeswar, Hooghly-712221 being one of the Directors of Taurush Management Private Limited, having its Registered Office at 23A, N.S. Road, Kolkata-700 001, Attorney for us in our names and on our behalf to do all following acts, deeds and things and to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things in connection with development and construction of building and entered into a Development agreement on 21.1.2013 registered in ARA-I, Kolkata, Vide Deed No. 00529 of 2013 (hereinafter called the said buildings) at our premises No. 75, Bosepukur Road, fully described in the schedule hereunder written (hereinafter called "the said premises") that is to say :-

1. To sign and execute agreements for sale of flats in respect of Developer's Allocation, agreements for construction and deeds of conveyance and to appear before the Registrar, Sub Registrar or Registrar or Registrar of Assurances, Calcutta and to admit execution of Deeds of Conveyance or any other documents executed by our said Attorney before the Registering Authority and to do all other acts which my said attorney shall consider necessary for completion of registration of documents in connection with sale of the said flats of the Developer.

2. To sign and execute all other forms/documents, declarations/affidavits and papers to be filed before the Registering Authority and/or any appropriate authority as may be required in connection with execution or registration of Deeds of conveyance of the said flats.

3. To receive earnest money booking money, cost of construction, and balance consideration money from the intending purchasers and give valid receipt thereof.

4. To appear and act personally or through agent to apply for any permission or certificate in respect of the said premises in local Municipality, Corporation, Revenue Department, Settlement Department and any other authorities and to deposit necessary fees and charges and to sign and execute any application, objection or other forms, papers, affidavit, undertaking declaration in connection therewith.

5. To pay all existing Municipal Taxes, Urban Land Taxes, Government land revenue, electricity charges, fees charges and any imposition surcharges, levies, betterment charges and all other taxes and outgoings payable by me in respect of the said premises.

6. To deliver possession of the said flats to the purchasers simultaneously with the execution of deed of conveyance/lease/transfer.

7. To apply for obtaining permission/no objection certificates from the competent authorities under Urban land (Ceiling & Regulation) Act, 1976, Local Municipality, Income Tax Act, 1961 and from Land Acquisition Collector, Court any statutory body having jurisdiction over the said premises and all other authorities as may be required under law for construction of the building.

8. To represent us before the necessary authorities including the Municipal Authority Settlement Authority, District Collector, Calcutta Metropolitan development Authority, Fire Brigade, the competent authority appointed under the Urban Land (Ceiling and regulations) Act, 1976 in connection with the sanction modification and/or alteration of plan or plans for the said premises and obtaining permission and/or no objection certificate under Urban Land (Ceiling & Regulations) Act, 1976.

9. To appoint and liaison with the Architect and Engineer and/or other consultants and experts in connection with the construction of the said premises and to render all co operation and assistance to such persons.
10. To construct building or buildings thereon as per plans prepared or to be prepared by the Architect and sanctioned or to be sanctioned by Municipal Authority.
11. To apply for and obtain electricity gas water, sewerage, drainage, telephone or other connection of any common utility in the said premises and/or to make alterations therein and to close down and/or disconnect the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the said attorney.
12. To apply for and obtain building materials from the concerned authorities for construction of the building or buildings on the said premises.
13. To deal with any contractor or other agents appointed for construction of the building or buildings on the said premises and to take necessary steps for enforcing thereof.

14. To pay regularly all rates taxes charges expenses and other outgoings whatsoever payable for the said premises or any part thereof before or after completion of the proposed construction.

15. To file and submit declarations affidavit statements applications and/or returns to the above mentioned authority or authorities in connection with the development herein contained.

16. To negotiate for sale and to sell convey and transfer assigns and dispose of Developer's Allocation open and covered car parking spaces to be constructed and undivided proportionate share in the said land and/or the buildings and common areas and facilities to be constructed thereat and to deliver possession thereof and for such consideration and on such terms and conditions as the attorney in his absolute discretion as may be deemed fit and proper in respect of the and for that purpose to settle the terms of and to sign seal execute deliver all such contract or contracts, agreement or agreement for sale, deeds of conveyance or assurances with all necessary and reasonable covenants therein and generally upon such terms and conditions as shall be deemed necessary or expedient by our said attorney

17. To join in and execute in our names as confirming party in any agreement or deeds including documents for sale and to cause the same to be registered, if necessary and also to execute and affirm all affidavits, declarations, undertakings in connection with the same.

18. To enter into, modify, cancel, alter draw, approve, execute present for registration and admit execution of all papers, documents, contracts, agreements, conveyances, leases, grants, assurances, applications, declarations and other documents as may in any way be required to be so done in connection with the sale, transfer of construction or sanction of plan or obtaining clearances or permits from the Government or any other authorities for the purpose herein mentioned in respect of the said premises.

19. To deposit and pay all fees or moneys and to pay all expenses and to receive refunds thereof out of such payments on our behalf.

20. To commence prosecute enforce defend answer conduct or oppose all actions or legal proceedings relating in any manner to the said premises/building.

21. To adjust settle or submit to arbitration any amounts debts claims demands disputes or litigations or legal or other proceedings in connection with the said premises/building which may hereafter arise between us and any other person or persons or body or bodies or corporate.
22. To apply for and obtain such clearance certificate and other permissions and clearances as may be required for execution of and registration of any deed of conveyance or other documents for transferring any rights in the said buildings/premises.
23. To do such other acts deeds and things may be necessary for or incidental to the management construction of the said premises or any part thereof.
24. To sign any application or affidavit and affirm the same and to continue all correspondence on our behalf with all concerned authorities and to extent all co operation on our behalf by signing/affirming/executing letters, application affidavit, deeds on our behalf in connection with the said construction of the said premises.

25. To file or cause to be filed any suit on our behalf to protect our interests in respect of the said premises or of the said flats/building to be constructed on the said premises and sign plaints and verification on our behalf consider necessary to do the aforesaid acts and we hereby agree that all acts, deeds and things in respect of the said premises lawfully done by the said attorney in our behalf for the purposes stated above shall be construed as acts deeds and things done by us and we hereby undertake to ratify and confirm all and whatsoever the said attorney shall lawfully do or caused to be done for the purposes mentioned hereinabove by virtue of the power of Attorney.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT land measuring 24 (Twenty four) Cottahs 8 Square Feet be the same a little more or less comprised in premises No. 75, Bosepukur Road, Mouza Kasba, Kolkata-700 042, within K.M.C. Ward No. 91 under Police Station Kasba in the District of 24-Parganas (South).

IN WITNESS WHEREOF, We (1) FARIDA BEGUM AND (2) SAHIDA BEGUM, (3) SK. GOLAM MOHEUDDIN and (4) SK. GOLAM ROHIMUDDIN have executed these presents on this 1st day of February Two thousand and Thirteen.

SIGNED AND DELIVERED by the above

named parties in the presence of: 1. Sahida Begum.

1. Kartick Ch. Basu
23A, N.S. Rd, 90T-1

2. Farida Begum

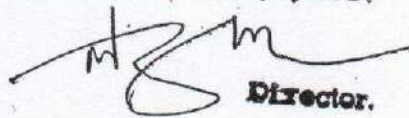
3. SK. Golam Rohimuddin

4. SK. Golam moheuddin

SIGNATURE OF THE EXECUTANTS

2. A. M. M. M. M.
For K. S. Basu Ad.
K.S.B. - 1

TARUSH MANAGEMENT (P) LTD.



Director.

SIGNATURE OF THE ATTORNEY

Attested by us.

Drafted by me:

Kartick Ch. Basu
Adv. etc.


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

Endorsement For Deed Number : IV - 00732 of 2013
(Serial No. 01194 of 2013)

On 01/02/2013

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.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 01/02/2013

(Under Article : E = 7/- on 01/02/2013)

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.- 50/-

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

Presented for registration at 13.35 hrs on 01/02/2013. at the Office of the A.R.A. - III KOLKATA by Farida Begum , one of the Executants.


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

Execution is admitted on 01/02/2013 by

1. Farida Begum, daughter of Lt. S. Joha , 75, Bosepukur Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700042, By Caste Muslim, By Profession : Others
2. Sahida Begum, daughter of Lt. S. Joha , 75, Bosepukur Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700042, By Caste Muslim, By Profession : Others
3. Sk. Golam Moheuddin, son of Lt. S. Joha , 75, Bosepukur Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700042, By Caste Muslim, By Profession : Others
4. Sk. Golam Rohimuddin, son of Lt. S. Joha , 75, Bosepukur Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700042, By Caste Muslim, By Profession : Others
5. Mahendra Agarwal
Director, Taurush Management Private Limited, 23 A, N. S. Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700001:
, By Profession : Others

Identified By Kartick Chandra Basu, son of ., High Court Cal, District:-, WEST BENGAL, India, . By Caste: Hindu, By Profession: Advocate.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III










Additional Registrar of Assurance-III

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - III KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 01194 / 2013, Deed No. (Book - IV , 00732 / 2013)
 Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Farida Begum 75, Bosepukur Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700042	 01/02/2013	 LTI 01/02/2013	Farida Begum 11/2/13

II : Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Farida Begum Address -75, Bosepukur Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700042	Self	 01/02/2013	 LTI 01/02/2013	Farida Begum
2	Sahida Begum Address -75, Bosepukur Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700042	Self	 01/02/2013	 LTI 01/02/2013	Sahida Begum.
3	Sk. Golam Moheuddin Address -75, Bosepukur Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700042	Self	 01/02/2013	 LTI 01/02/2013	Sk. Golam moheuddin
4	Sk. Golam Rohimuddin Address -75, Bosepukur Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700042	Self	 01/02/2013	 LTI 01/02/2013	Sk. Golam Rohimuddin


 Additional Registrar of Assurance - III
 Kolkata

(Santanu Maity)
 ADDITIONAL REGISTRAR OF ASSURANCE-III
 Office of the A.R.A. - III KOLKATA

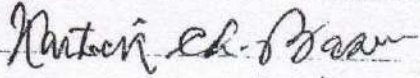
Government of West Bengal
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - III KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 01194 / 2013, Deed No. (Book - IV , 00732/ 2013)


Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Mahendra Agarwal Address -Angus, Goalapara, Bhadreswar, District:-Hooghly, WEST BENGAL, India,	Self		 LTI	
			01/02/2013	01/02/2013	

Name of Identifier of above Person(s)
 Kartick Chandra Basu
 High Court Cal, District:-, WEST BENGAL, India,

Signature of Identifier with Date


 01/2/13


 Additional Registrar of Assurances
 Kolkata

1 FEB 2013
 (Saratani Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III
 Office of the A.R.A. - III KOLKATA



rahmadon t g m

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



Sahila Begum

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



Farida Begum

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



Sik Gopinath uddin

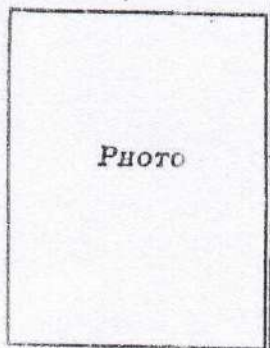
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGER PRINTS



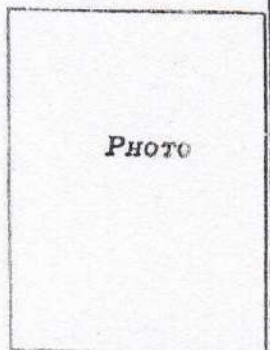
Six Goham mohamedin

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



PHOTO

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



PHOTO

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




PHOTO

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

ertificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 2
Page from 697 to 713
being No 00732 for the year 2013.




(Sanatan Maity) 04-February-2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

4/2/13