

For the year - 2013.

A.D.S.R. Alipore. Book-I. Vols-4, Pages-4230-4238, Baring no-00992.

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ 'পশ্চিম বঙ্গাল' WEST BENGAL
1651/838 AT - 20/2/13

63AA 914005

6(1)-68-40



[Handwritten signature]
20/2/13

1651/838
20/2/13
F-4-40
68-40
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92-40

addl. Dist. Sub-Registrar
Alipore South 24 Pargana

20/2/13

पचास
रुपये

No. 123059
Name
Address
Re. P. S. CHOWDHURY
Ayskar Bhawan
P-7, Chowringhee Square
Kolkata - 69
Date

B. C. LAHIRI
Advocate
Alipore Judges' Court
Kolkata 700 027

08 FEB 2013



123059
P. S. CHOWDHURY
Ayskar Bhawan
P-7, Chowringhee Square
Kolkata - 69
B. C. LAHIRI
Advocate
Alipore Judges' Court
Kolkata 700 027

Alipore South 24 Panchayat

13/19/13

100992/13

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

L 933286

पश्चिम बंगाल WEST BENGAL

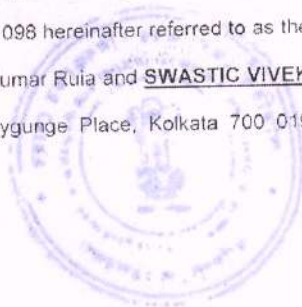


Certified that the document is admitted
to registration. The signature sheet/s and
the endorsement sheets attached with this
document are the part of this document.

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

12 FEB 2013

THIS POWER OF ATTORNEY is made this 11th day of February Two Thousand and Thirteen BY UDAYAN BANERJEE son of Late Arun Banerjee of No. 107, S. P. Mukherjee Road, Kolkata 700 026 and presently residing at #201 Ujwal Medirian, 723/1 BEML 5th Stage, Rajarajeshwari Nagar, Bengaluru 560 098 hereinafter referred to as the "OWNER" in favour of VIVEK RUIA son of Sri Sheo Kumar Ruia and SWASTIC VIVEK RUIA son of Mr. Vivek Ruia both of No. 21/2, Ballygunge Place, Kolkata 700 019 (hereinafter called "THE ATTORNEY").





131321

NAME _____
ADD. _____
RE. _____
18 JAN 2013
SURANJAN MUKHERJEE
1 Member Stamp Assign
C. C. Chatter
2 & 3, R. S. Roy Road, Kol-1

GAJAY KUMAR BAI
R. Chatterjee - 100001

18 JAN 2013

18 JAN 2013



891



UDAYAN

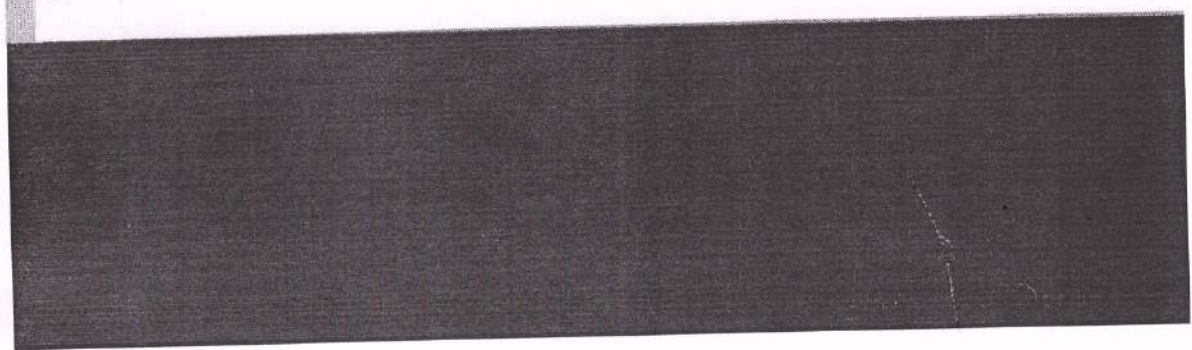
BANERJEE



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

11 FEB 2013

Identified by me:
Jalal Talam, Service
S/o Mr. S.K. Talam
135, B.B. Barn Rd.
Kolkata - 700001



WHEREAS:

- A. The Owner is alongwith Swastic Griho Nirman (P) Ltd. and Vidrik Realty (P) Ltd. absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by measurement an area of about 13 (thirteen) cottahs 06 (six) chittacks and 35 (thirty five) sq. ft. be the same a little more or less lying situate at and/or being municipal premises Nos. 107, Dr. Shyama Prasad Mukherjee Road, 109/F, Shyama Prasad Mukherjee Road and 109/G, Shyama Prasad Mukherjee Road, Kolkata 700 026 in ward No. 84 of the Kolkata Municipal Corporation within the jurisdiction of the Tollygunge Police Station (morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and is hereinafter for the sake of brevity referred to as the said **PROPERTY**).
- B. Being desirous of having the said Property developed the Owner has entered into an agreement dated 11th February 2013 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) with **SWASTIC GRIHO NIRMAN PRIVATE LIMITED** (hereinafter referred to as the said **DEVELOPER**) upon the terms and conditions as contained and recorded therein and in terms thereof the Owner is required to execute a power of attorney in favour of the Developer or its nominee.
- C. The Owner is thus desirous of appointing nominating and constituting the Attorney herein as his true and lawful Attorney for and on behalf of the Owner in his name place and stead to severally do the following acts deeds matters and things in respect of the said Property

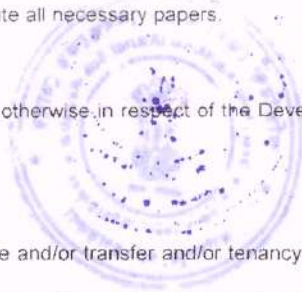
NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I, **UDAYAN BANERJEE** son of Late Arun Banerjee of No. 107, S. P. Mukherjee Road, Kolkata 700 026 and presently residing at #201 Ujwal Medirian, 723/1 BEML 5th Stage, Rajarajeshwari Nagar, Bengaluru 560 098 the **OWNER** as aforesaid doth hereby nominate appoint and constitute **VIVEK RUIA** son of Sri Sheo Kumar Ruia and **SWASTIC VIVEK RUIA** son of Mr. Vivek Ruia both of No. 21/2, Ballygunge Place, Kolkata-700 019 to be my true and lawful attorney for and on my behalf and in my name place and stead to severally do the following acts deeds matters and things that is to say: -



1. To cause to have the said Property having three separate municipal holding Nos. to be amalgamated as one single municipal holding No. in the records of the Kolkata Municipal Corporation.
2. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
3. To sign and submit all applications maps plans specification and obtain the same thereof upon sanction in respect any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
4. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan concerning the said Property and also to sign other documents as may be required by the authorities from time to time.
5. To appear and represent the Owner before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the Owner in respect of the said Property and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on our behalf before the authorities concerned.
6. To negotiate, settle and if required to have vacated the tenants and/or occupiers at the said Property and for that to sign and execute all necessary agreements, papers, deeds, documents.
7. To hold defend look after manage and/or maintain the said Property including the building that shall be constructed thereon and from time to time supervise all the matters and affairs relating thereto in such manner as my attorney may at his absolute discretion think fit and proper.



8. To appear and represent the Owner including sign all necessary papers and/or documents before the all necessary authorities having any kind of jurisdiction into or upon the said Property or anything relating thereto including the Appropriate Authority under the Urban Land (Ceiling & Regulation), 1976, Department of Forest, West Bengal, Department of Telecommunications, BSNL, Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Fire Services Dept. West Bengal, Kolkata Police and/or any other authority and/or semi-government whether Central, State or Local in connection with the sanction, modification and/or alteration of the plans and construction of the new building and allied service thereto.
9. To apply for electricity, water, drainage, lift, Gas or of any other utility in the said Property and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer 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 Attorney.
10. To apply for and obtain licenses and permissions that maybe necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drains of the said Property to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
11. To enter into agreement for sale, transfer or otherwise in respect of the Developer's Allocation in the said Property.
12. To sign and execute any deed of conveyance and/or transfer and/or tenancy and/or sub-tenancy as may be necessary or be required from time to time in respect of the Developer's Allocation in the said Property.
13. To sign and execute all agreements, papers, documents, deeds, indentures and/or conveyances in respect of the part or portion of the said Property belonging to the said Swastic Griho Nirman (P) Ltd. as a confirming part thereof.



14. To appear and represent me before any Notary Public, Registrar of Assurances, District Registrar Sub-Registrar of Assurances or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents, and instruments executed and signed by the said Attorney in any manner concerning the Developer's Allocation in the said Property.
15. To cause any Deed of Conveyance or document or instrument in respect of the Developer's Allocation in the said Property, to be registered and for the said purposes to sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
16. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in anyway the said Property or any part thereof including those relating to acquisition and/or requisition in which the Owner are now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
17. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
18. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said Property or any part thereof.

AND GENERALLY to do all acts deeds matters and things concerning the powers hereby conferred in respect of the said Property which the Owner could have done lawfully under his own hands if present personally, AND I the said Owner doth hereby ratify and confirm and agree at all times to ratify and confirm all and whatsoever and the said Attorneys or any one of them shall lawfully do and/or cause to do in accordance herewith.



THE SCHEDULE ABOVE REFERRED TO
(PROPERTY)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 13 (thirteen) cottahs 06 (six) chittacks and 35 (thirty five) sq. ft. be the same a little more or less together with the buildings and other structures standing thereon lying situate at and/or being municipal premises Nos. 107, Dr. Shyama Prasad Mukherjee Road, 109/F, Shyama Prasad Mukherjee Road and 109/G, Shyama Prasad Mukherjee Road, Kolkata 700 026 in ward No. 84 of the Kolkata Municipal Corporation within the jurisdiction of the Tollygunge Police Station together with the right over the 05 feet wide common passage running along the southern boundary thereof and is butted and bounded in the manner as follows: -

- ON THE NORTH: By municipal premises No. 105, S. P. Mukherjee Road;
- ON THE EAST: Partly by municipal premises No. 48, S. P. Mukherjee Road and partly by municipal premises No. 109/E, Shyama Prasad Mukherjee Road;
- ON THE WEST: By KMC Road named as S. P. Mukherjee Road;
- ON THE SOUTH: Partly by municipal premises No. 109/E, Shyama Prasad Mukherjee Road and partly by 05 feet wide common passage;

OR HOWSOEVER OTHERWISE the same are/ is/ was/ were heretofore-butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF I the said Owner has set and subscribed my hands to these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the above mentioned **OWNER**
at Kolkata in the presence of:

Authr
(A.K. Raha)
J-1967, Flat No. 4,
C.R. Park, New Belli
10019

Left

Right



Authr
[ARIFA BANERJEE]
702, B Wing, Odyssey Bldg,
Bhadrak Park, Mumbai-400037

Drafted by:
Dhruv Kumar Goel
Advocate
Calcutta High Court



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 00992 of 2013
(Serial No. 01319 of 2013)

On 11/02/2013

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

Presented for registration at 18.05 hrs on :11/02/2013, at the Private residence by Udayan Banerjee
Executant.

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

Execution is admitted on 11/02/2013 by

1. Udayan Banerjee, son of Lt. Arun Banerjee , 107, S. P. Mukherjee Rd, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : ----

Identified By Uday Jalan, son of S. K. Jalan, B. R. B. Basu Rd, 135, District:-Kolkata, WEST
BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 12/02/2013

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(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 12/02/2013

(Under Article : E = 7/- on 12/02/2013)

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.-7,39,25,186/-

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

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

12/02/2013 02:18:00 P

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 4230 to 4238
being No 00992 for the year 2013.



Basu

(Arnab Basu) 13-February-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal



*checked by
PSB/ALP
20/2/13*

Basu
Additional District Sub-Registrar
Alipore South 24 Parganas
20/2/13