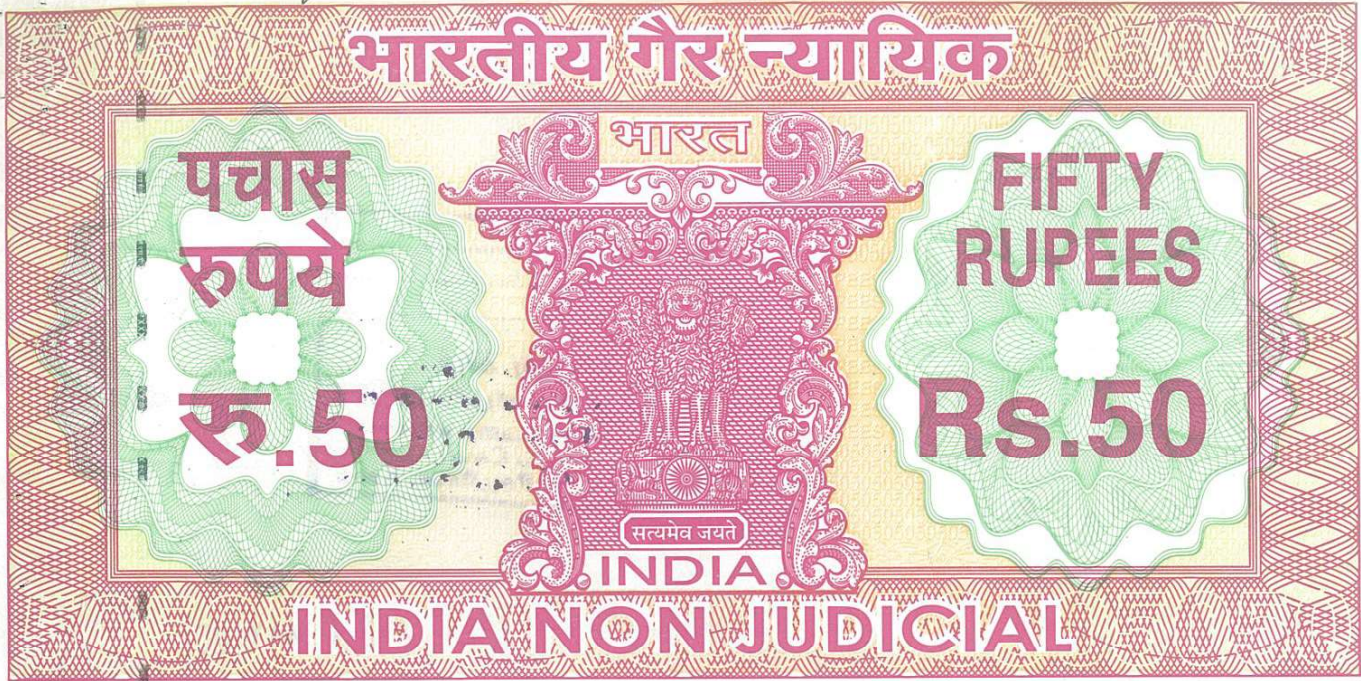


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Declarant that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

P 507440

Additional Registrar of Assurance - III

Kolkata

24 MAY 2014

Additional Registrar
of Assurances - III, Kolkata

**POWER OF ATTORNEY**

THIS POWER OF ATTORNEY made this the 24th day of May, year Two Thousand Fourteen (2014), **MR. MOHON KISHORE CHATTERJEE**, son of Late Samarendra Kishore, by Nationality Indian, by faith Hindu, by occupation business, having Income Tax Permanent Account Number: AMUPC2673B presently residing at 13/2D, Priyonath Mullick Road, Police Station: Bhowanipur, Kolkata: 700026, hereinafter called and referred to as the **PRINCIPAL/OWNER** in favour of **MR. SOUMYA KANTI DASGUPTA**, son of Late Prafulla Kumar Dasgupta, having IT-PAN: ADOPD1262G, residing at IA-270, Sector-III, Salt Lake City, Kolkata-700097, PS. Bidhannagar (South) by Nationality Indian, faith Hindu, by Occupation Business, presently being the Managing Director-in-office of **STHAPATI ENTERPRISES PRIVATE LIMITED**, a Private Company Limited by shares, incorporated under the Companies Act, 1956, having its registered office at 31/C, Sreemohan Lane, Kolkata: 700026, PS: Tollygunge (hereinafter called the **ATTORNEY**).

27127

NAME *M. K. Murtugan*
No. *13/24*
Reg. *P.N.*
21 MAY 2014
GURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

m. m. j.
W. J.

21 MAY 2014
21 MAY 2014



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R. Carl Sine

Additional Registrar of Assurance - III
Kolkata
24 MAY 2014

WHEREAS the PRINCIPAL/OWNER herein, said Mr. Mohon Kishore Chatterjee is the absolute owner of ALL THAT the pieces or parcels of Revenue redeemed Land containing an area of about 2 Cottah 12 Chittack 36 Sq.Ft or a little more or less with a one storied brick built messuage tenement hereditament and dwelling house thereon measuring more or less 1406 Sq.Ft built up area, situate lying at and being municipal premises number 34D, Charu Chandra Avenue, previously known as the then premises No: 10/34D, Charu Avenue which was originally created and known as premises 34D, formed out of the premises No: 41, Russa Road South, then Police Station Tollygunge, within municipal ambits of then Calcutta Corporation, together with certain rights on the 3' 6" wide passage on the south east thereof, being KMC Assessee No: 110810200686, present police station Charu Market, sub registry office Alipore, Kolkata: 700033 falling under the municipal ambits of the Kolkata Municipal Corporation ward No: 81, the land with structure thereon is together referred to hereinafter in this document as the "said property" and more fully described in the schedule written hereunder.

WHEREAS by virtue of an Agreement executed by and between myself as the owner and the said Sthapati Enterprises Private Limited as the Developer on 22/05/2014 and registered on even date at the office of the Additional Registrar of Assurances - I, Kolkata, being deed number 04501 for the year 2014, entered in Book number: 1, hereinafter referred to as the "Said Agreement", I have appointed the said Sthapati Enterprises Private Limited as a Developer to develop my "Said Property" (as detailed in the Schedule hereunder) as per the terms and conditions contained in the "Said Agreement".

AND WHEREAS to facilitate the Development of my "said property" (as detailed in the Schedule written hereunder) as per the terms and conditions contained in the "Said Agreement" referred to hereinabove, I am appointing my said Attorney (whose details have been given hereinbefore) as per the terms of the "Said Agreement".

NOW KNOW YE ALL MEN THESE PRESENTS WITNESSETH that **I, MR. MOHON KISHORE CHATTERJEE**, son of Late Samarendra Kishore, by Nationality Indian, by faith Hindu, by occupation business, having Income Tax Permanent Account Number: AMUPC2673B presently residing at 13/2D, Priyonath Mullick Road, Police Station: Bhowanipur, Kolkata: 700026, the Owner/Principal as aforesaid, do hereby nominate, appoint and constitute, **MR. SOUMYA KANTI DASGUPTA** son of Late Prafulla Kumar Dasgupta, having IT-PAN: ADOPD1262G, by faith Hindu, by Occupation Business,




Additional Registrar of Assurance - I/A
Kolkata

24 MAY 2014

residing at IA-270, Sector-III, Salt Lake City, Kolkata-700097, PS. Bidhannagar (South), being the Managing Director-in-office of **STHAPATI ENTERPRISES PRIVATE LIMITED** to be my true and lawful attorney for and on my behalf and in my name, place and stead do the following acts, deeds, matters and things at my costs that is to say:-

1. To apply for and obtain, if necessary, in my name and on my behalf all license/s permits no objection/s etc. as may be required to develop my "Said Property" (mentioned in the Schedule written hereunder), as per the hereinbefore mentioned said Agreement and consequently sign on all necessary papers, forms, documents etc. and make payment of any amount which may become payable in respect of such license, permit and/or no objection thus obtained, in such event my said attorney shall be responsible for the due compliance of any the terms and conditions for obtaining such licensed, permit, no objection etc. or make payment of any amount which may become payable in respect thereof.
2. (a) To appear before the office of the Kolkata Municipal Corporation and/or any other concerned Authority and to submit the Building Plan in my name & on my behalf for sanction, and/or further plan or plans for sanction/s (if necessary) from the concerned authority/s in my name on my behalf.
(b) To appear before the office of the Kolkata Municipal Corporation and/or other concerned authority/s and obtain permission to start construction, continue with the construction, complete the same and obtain completion and/or occupancy and/or habitability certificate with respect to the proposed new building on my said Property' in accordance to the building plan to be sanctioned or such further plan or plans that may be sanctioned by the relevant authorities in this regard:
(c) To swear affidavits, to execute and register the affidavit, undertaking, declaration and/or any other concerned authority/s in my name and on my behalf to such an extent as may be lawfully required in relation to the development of my said property in accordance to the terms and conditions set forth in the said Agreement.
3. To appear and sign all papers before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, and/or any other Government offices or Statutory Body(s) or any other Authorities and to do all things necessary for the development of my "Said Property" in general and construction of the said Building at the said property in particular.




Additional Registrar of Assurance
Kolkata

24 MAY 2014

[Faint, illegible text]

4. To apply for and obtain temporary or permanent Electrical, Water, Drainage, Telephone, Cable and Internet etc. connections as may be necessary in connection with the proper Management and development of my "said property".
5. To sign, execute and/or register any/all papers, writings documents including instruments of mortgage (if necessary) that may be put forward by the Developer/Promoter of the "said property" appointed by virtue of the said Agreement so as to help the said Developer/Promoter of the "said property" apply for and obtain (if necessary by the Developer) loans/advances/cash credit from Banks (either scheduled/nationalised or otherwise) and/or any other type of institutions strictly for the purpose of development of my "said property" in terms of the provisions set forth in the said Agreement referred to hereinabove without howsoever creating any financial liability on me and Developer shall keep me indemnified thereof:-
6. (a) To develop my "said property" in general and construct the building in particular as per the sanctioned plans obtained in my name.
(b) To receive earnest money/booking money, part payment/full payment in respect of the flat/s and/or spaces and/or unit together with proportionate, undivided share or interest in the land of the "said property" and in the common areas, amenities & facilities on the "said property" under Developer's Allocation as detailed in the said Agreement in the said proposed building from the intending purchaser or purchasers and keep the same money thus received with the Developers without any liability caused to me (aforesaid owner) thereof.
(c) To enter into Agreement/s for Sale with the intending Purchaser of purchasers in respect of the flats and/or space and/or units under the Developer's Allocation detailed in the said Agreement to be constructed in the said proposed building by receiving the earnest money/booking money etc. without creating or causing any liability to me (the said owner) and execute registration of the said Agreement/s for Sale (if required) in my name and on my behalf as owner of the land subject to its complete legality.
(d) To sign on all papers as required for obtaining loan by the said intending purchaser/s from their office or any financial institution/s in respect of their booked flat/s and/or spaces and/or units under the Developer's Allocation as detailed in the said Agreement in my name and on my behalf as owner of the land (if necessary) keeping me fully indemnified thereof.



Additional Registrar of Assurance - 
Kolkata

24 MAY 2014

- (e) To execute instrument/s of Cancellation of Agreement/s in respect of such Agreement/s for Sale as may have been entered with such proposed purchaser/s who may default in making payment to the Developer in respect of flat/s and/or units and/or spaces together with corresponding proportionate undivided share of land conveyable later on at the times of execution of corresponding (sale deeds) booked under the Developer's Allocation and register the said instruments as referred to herein this clause (if necessary) in my name and or my behalf as owner of the land subject to the complete legality of such instrument/s thus executed without causing any liability to me thereof.
- (f) To execute Sale Deed or Deeds in favour of each intending purchaser/s of respective flats and/or spaces and/or units under the Developer's Allocation as detailed in the said Agreement together with corresponding proportionate undivided share or interest in the land under the Developer's Allocation as detailed in the said Agreement in my name on my behalf as owner/Vendor of the land thus transferred and to present the said for registration before the register concerned and admit execution thereof and to do all things necessary for the due and proper registration of the same in terms of a Agreement entered or to be entered into with the prospective purchaser/s of flats and/or spaces and/or units under the Developer's Allocation as detailed in the said Agreement.
7. To effect mutation of my name as owner of the land in the records of the Superior Land Lord, Government of West Bengal through the concerned Land & Land Reforms authorities and/or in the records of the concerned Municipal authority, i.e. the Kolkata Municipal Corporation (if at all required).
8. To apply for and obtain (if at all required) clearance certificate/no objection certificate under the purview of "The Urban land Ceiling & Regulation Act 1976 (and/or amendments made thereto-if any) and/or sign on and execute any/or no objections thereof in my name & on my behalf.
9. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning my 'said property' or any part thereof or concerning anything to which I am the sole owner in any office/s or any Civil, Criminal, Revenue, Provisional Jurisdiction of the High Court etc. before the Income Tax Authorities and to sign and verify all plaint, written statements account inventories, notices and other juridical processes to execute any judgment, decree or appoint and engage any solicitor or



Additional Registrar of Assurance - III
Kolkata

24 MAY 2014

advocate at the cost of the Developer and to sign and execute Vokatnama, Warrant of Attorney and/or other authorities lawfully needed to act and pleaded.

10. To sign and verify plaints written statements and other partitions which are required with verification in my name and on my behalf.
11. To make, sign and verify all applications or objections against any act required by law in connection with the management and development of my said property.
12. To apply for obtaining steel, cement and other quota/permit/license in my name and to sign necessary application form and papers and to regularly and punctually make payment of any amount which may become payable in respect of such quota and in such event my said Attorney shall be responsible for the due compliance of the terms and conditions for obtaining such quota or make payment of any amount which may become payable in respect thereof and I the owner shall be fully indemnified in this regard.
13. To appoint any retainer(s), solicitor(s), advocate(s) and other legal agent(s) and to revoke such appointment(s) and others as occasion shall require.
14. To sign, affirm and verify plain, 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.
15. Be it expressly stated that this Power of Attorney does not create or constitute or assume any kind of transfer, enjoyment or making any profit in favour of the Attorney. All the receivable belonging to the principals will be paid back to the Principals and all the payable required to be paid by the principals will be borne by the Principals. The appointed attorney is not entitled to change the nature and character of the Power held property.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the "said property" which the Owner could have done lawfully under their own hands if present personally. And I the said Owner/Principal do hereby agree, ratify and confirm all acts, deeds and things



Additional Registrar of Assurance - III
Kolkata

24 MAY 2014

whatsoever the said Attorney shall do and/or cause to do in accordance herewith.

THE SCHEDULE REFERRED TO ABOVE:
(SCHEDULE OF THE "SAID PROPERTY")

ALL THAT the pieces or parcels of Revenue redeemed Land containing an area of about 2 Cottah 12 Chittack 36 Sq.Ft or a little more or less with a one storied brick built messuage tenement hereditament and dwelling house thereon measuring more or less 1406 Sq.Ft built up area, situate lying at and being municipal premises number 34D, Charu Chandra Avenue, previously known as the then premises No: 10/34D, Charu Avenue which was originally created and known as premises 34D, formed out of the premises No: 41, Russa Road South, then Police Station Tollygunge, within municipal ambits of then Calcutta Corporation, together with certain rights on the 3' 6" wide passage on the south east thereof, being KMC Assessee No: 110810200686, present police station Charu Market, sub registry office Alipore, Kolkata: 700033 falling under the municipal ambits of the Kolkata Municipal Corporation ward No: 81, being butted and bounded in the following manner:

ON THE NORTH BY: Partly by plot No: 62/3A Tollygunge Road and partly by plot No: 35 Charu Chandra Avenue;

ON THE SOUTH BY: Partly by 3'6" wide passage and partly by plot No: 34C Tollygunge Road & Partly by plot No: 34C/1 Charu Chandra Avenue;

ON THE EAST BY: Plot No: 34B, Charu Chandra Avenue;

ON THE WEST BY: Tollygunge Road.




Additional Registrar of Assurances
Kolkata

24 MAY 2014

IN WITNESS WHEREOF the Executants and Attorney have put their respective signatures on this the day, month and year first above written.

WITNESSES:-

1. Mounika Datta
U-22/22A, Vivekananda Park,
Garia, Kol-84

Mohankrishna Chatterjee

Signature of the **EXECUTANT**

2. Dulc Dey Deb
10-12-8, Ry RD
Cal-1

Soumya Kanti Dasgupta
(SOUMYA KANTI DASGUPTA)

Signature of the **ATTORNEY**

Drafted by and Prepared

In the Office of:-

Tapendra Mohan Biswas

Tapendra Mohan Biswas

Advocate, Calcutta High Court

Registration No: WB/406/95

Computer Print by:-

S. Ray











S. Ray

31/C, Sree Mohan Lane, Kolkata: 700026.














Additional Registrar of Insurance
Kolkata

24 MAY 2014

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name MOHON KISHORE CHATTERJEE
 Signature Mohon Kishore Chatterjee

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

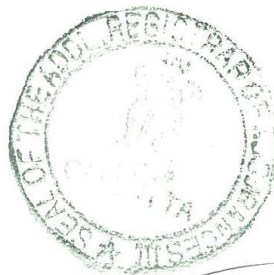
Name SOUMYA KANTI DASGUPTA
 Signature Soumya Kanti Dasgupta

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature

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	right hand					

Name
 Signature



Additional Registrar of Assurance - III
Kolkata

24 MAY 2014

POWER OF ATTORNEY

EXECUTED BY:

MR. MOHON KISHORE CHATTERJEE,

son of Late Samarendra Kishore, by
Nationality Indian, by faith Hindu, by
occupation business, having Income Tax
Permanent Account Number:
AMUPC2673B presently residing at
13/2D, Priyonath Mullick Road, Police
Station: Bhowanipur, Kolkata: 700026:

PRINCIPAL/OWNER.

IN FAVOUR OF:

MR. SOUMYA KANTI DASGUPTA son of
Late Prafulla Kumar Dasgupta, by faith
Hindu, by Occupation Business, residing
at IA-270, Sector-III, Salt Lake City,
Kolkata-700097, PS. Bidhannagar (South):

ATTORNEY.

EXECUTED ON 24th DAY OF May,
2014.




DRAFTED BY:

TAPENDRA MOHAN BISWAS







Advocate, Calcutta High Court,
Regn No: WB/406/95

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. 06421 / 2014, Deed No. (Book - IV , 03698/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Soumya Kanti Dasgupta 1 A 270, Sec- I I I, Salt Lake City, P. S. - Bidhannagar (S), Kolkata, District:-, WEST BENGAL, India, Pin :-700097	 24/05/2014	 LTI 24/05/2014	 24/05/2014


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mohon Kishore Chatterjee Address -13/2 D, Priyonath Mullick Road, P. S. - Bhowanipore, Kolkata, District:-, WEST BENGAL, India, Pin :-700026	Self	 24/05/2014	 LTI 24/05/2014	
2	Soumya Kanti Dasgupta Address -1 A 270, Sec- I I I, Salt Lake City, P. S. - Bidhannagar (S), Kolkata, District:-, WEST BENGAL, India, Pin :-700097	Self	 24/05/2014	 LTI 24/05/2014	

Name of Identifier of above Person(s)

Sukdev Das
10, K. S. Roy Road, Kolkata, District:-, WEST BENGAL,
India, Pin :-700001

Signature of Identifier with Date


24/5/14


Additional Registrar of Assurance - III
Kolkata

24 MAY 2014

(Sanatan Maity)

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





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

Endorsement For Deed Number : IV - 03698 of 2014

(Serial No. 06421 of 2014 and Query No. 1903L000009906 of 2014)

On 24/05/2014

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 24/05/2014

(Under Article : ,E = 7/- on 24/05/2014)

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: Impresive Rs.- 50/-

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

Presented for registration at 11.36 hrs on :24/05/2014, at the Office of the A.R.A. - III KOLKATA by Soumya Kanti Dasgupta ,Claimant.

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

Execution is admitted on 24/05/2014 by

1. Mohon Kishore Chatterjee, son of Lt. Samarendra Kishore Chatterjee , 13/2 D, Priyonath Mullick Road, P. S. - Bhowanipore, Kolkata, District:-, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Business
2. Soumya Kanti Dasgupta, son of Lt. Prafulla Kumar Dasgupta , 1 A 270, Sec- I I I, Salt Lake City, P. S. - Bidhannagar (S), Kolkata, District:-, WEST BENGAL, India, Pin :-700097, By Caste Hindu, By Profession : Others

Identified By Sukdev Das, son of Lt. J. Das, 10, K. S. Roy Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Others.

(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance-III
Kolkata

24 MAY 2014

(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

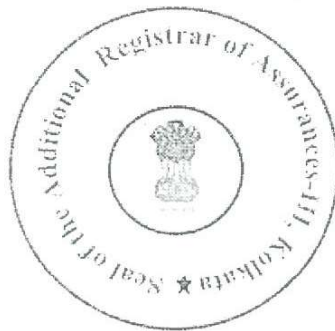
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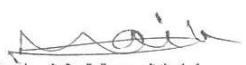
EndorsementPage 1 of 1



Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 6
Page from 6663 to 6675
being No 03698 for the year 2014.




(Sanatan Maity) 26-May-2014
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

27/5/14