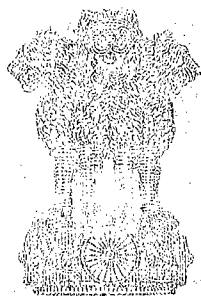
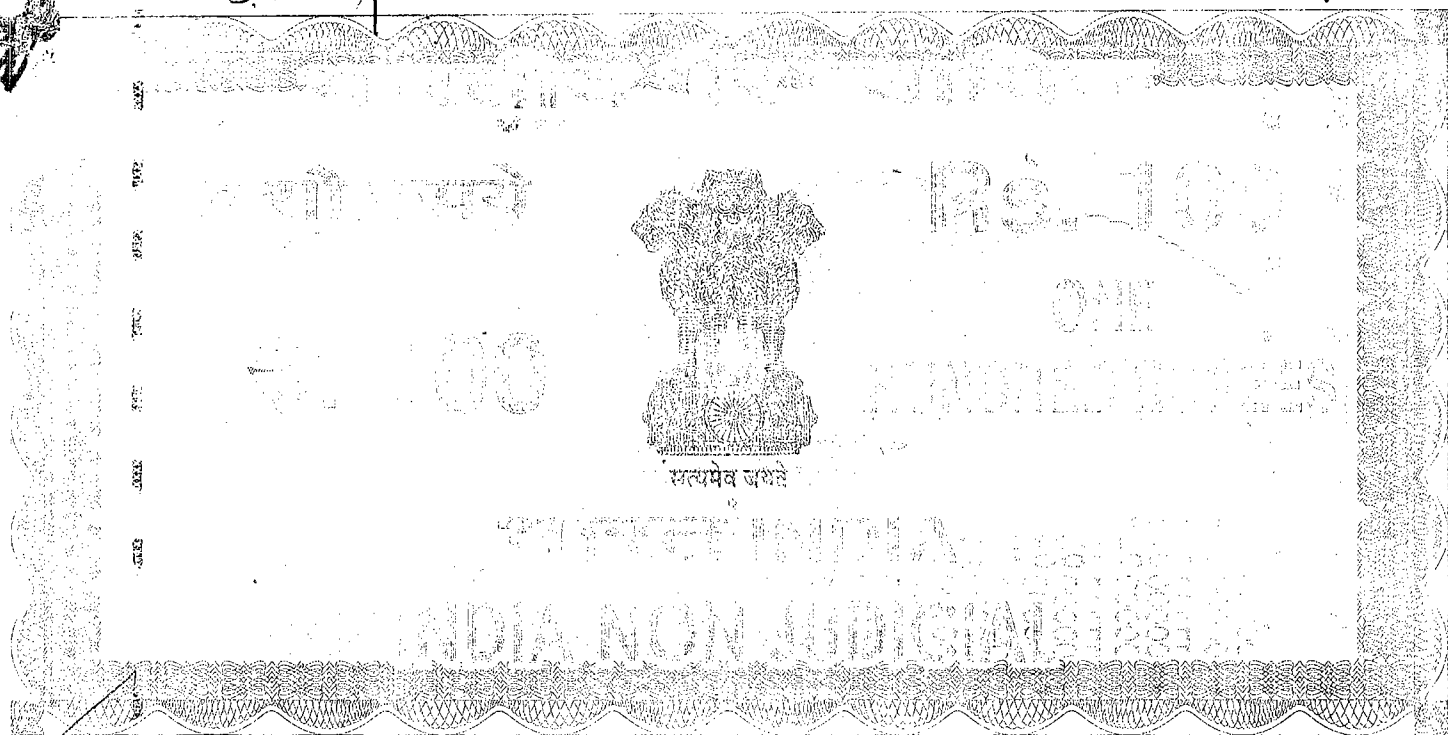


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Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

18.05.13  
GNO-5183/13  
4:30 pm

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

20 MAY 2013

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) OM PRAKASH AGARWAL HUF, a Hindu Undivided Family of 326 East Ghoshpara Road, Shyamnagar, 24 Parganas North, P.S.: Noapara, West Bengal, Pin - 743127, represented by its Karta, OM PRAKASH AGARWAL, son of Late Jagadish Prasad Agarwal (2) ABHIJEET AGARWAL, son of Om Prakash Agarwal, residing at 326 East Ghoshpara Road, Shyamnagar, 24 Parganas North, P.S.: Noapara, West Bengal, Pin - 743127 (3) TARA DEVI AGARWAL, wife of Om

residing at PO Baradrone, Diamond Harbour, South 24 Parganas - 743332

Prakash Agarwal, residing at 326 East Ghoshpara Road, Shyamnagar, 24 Parganas North, P.S.: Noapara, West Bengal, Pin-743127 (4) **SHANKAR LAL HARLALKA**, son of Late Radhe Shyam Harlalka, residing at 5/1, Clive Row, Room No. 54, 2<sup>nd</sup> Floor, P.S. Hare Street, Kolkata -700001 (5) **PUSHPA HARLALKA**, wife of Shankar Lal Harlalka, residing at 5/1, Clive Row, Room No. 54, 2<sup>nd</sup> Floor, P.S. Hare Street, Kolkata -700001 (6) **LAXMI JALAN**, wife of Pawan Kumar Jalan, residing at 5/1, Clive Row, Room No. 54, 2<sup>nd</sup> Floor, P.S. Hare Street, Kolkata -700001 (7) **PAWAN KUMAR JALAN**, son of Late Narayan Prasad Jalan, residing at 5/1, Clive Row, 2<sup>nd</sup> Floor, P.S. Hare Street, Kolkata -700001 (8) **OM PRAKASH HARLALKA**, son of Late Radheshyam Harlalka, residing at 55, Atindra Mukherjee Lane, P.S. Shibpur, Howrah - 711102 (9) **RAJESH KUMAR HARLALKA**, son of Late Radheshyam Harlalka, residing at 55, Atindra Mukherjee Lane, P.S. Shibpur, Howrah - 711102 (10) **ANITA HARLALKA**, wife of Om Prakash Harlalka, residing at 55, Atindra Mukherjee Lane, P.S. Shibpur, Howrah - 711102 (11) **SWETA HARLALKA**, daughter of Shankar Lal Harlalka, residing at 106, Kiron Chand Singha Road, Block - GA3, 2<sup>nd</sup> Floor, B Type, P. S.: Shibpur, Howrah - 711102 (12) **RAMA BAGARIA**, wife of Binod Kumar Bagaria, residing at 162/2, Banaras Road, P.S.: Malipanchghara, Howrah - 711106 (13) **KUSUM JHUNJHUNWALA**, wife of Dilip Kumar Jhunjunwala, residing at 28, Sree Ram Dhaing Road, P.S.: Malipanchghara, Howrah - 711106 (14) **GOVIND LAL PUROHIT**, son of Late Maniram Purohit, residing at 131, Rajendra Avenue, P.S. Uttarpara, District - Hooghly, Pin - 712258 (15) **SATYANARAYAN YADAV**, son of Late Dindayal Yadav, residing at 29/1, Daya Ram Naskar Lane, P.S. Malipanchghara, Ghusri, P.S. - Salkia, Howrah - 700107 (hereinafter for the sake of brevity collectively referred to as "the PRINCIPALS / GRANTORS") SEND GREETINGS:

**WHEREAS:**

- A. The Principals / Grantors alongwith other co-owners namely, (1) **TELEQUIP BARTER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 34, Kazipara Road, Ground Floor, Behala, P. S. : Behala, Kolkata - 700060, represented by its director, **RANJAN MONDAL**, son of Shankar Mondal, residing at PO Baradrone, Diamond Harbour, South 24 Parganas - 743332

(2) **AERROLINK VENTURES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 34, Kazipara Road, Ground Floor, Behala, P. S. : Behala, Kolkata - 700060, represented by its director, **BINAY KUMAR PRATIHAST**, son of Jay Narayan Pratihast, residing at 46, Shivthakur Lane, 2<sup>nd</sup> Floor, Bara Bazar, P.S. - Bara Bazar, Kolkata - 700007 (3) **GABARIAL SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 27/1, Chinar Park, Teghoria, P. S. : Baguihati, Kolkata - 700157, represented by its director, **JOYANTA ROY**, son of Jagdish Chandra Roy, residing at Ganguram Gali, Jhowtala, Near Shiv Mandir, Hatiara, Kolkata - 700157 (4) **ROYALPET EXIM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at AE-326, Salt Lake City, 2<sup>nd</sup> Floor, P. S. : Vidhan Nagar, Kolkata - 700064 represented by its director, **HIMANSHU SHARMA**, son of Ram Prakash Sharma, residing at 14, S. K. Deb Road, S.R.D. Tower, Kolkata - 700 048 (5) **DHANKAMAL VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 8, Lake Town, Block - B, P. S. : Lake Town, Kolkata - 7000 89 represented by its director, **BIMAL KUMAR AGARWAL**, son of Om Prakash Agarwal, residing at 20, B. L. NO. -74, Jaggadal, North 24 Parganas, Jaggadal - 743126 (6) **MANGAL RASHI EXIM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 63/2B, Belgachia Road,, P. S. : Ultadanga, Kolkata - 700037 represented by its director, **SAAWAR PRASAD BAJORIA**, son of Brij Mohan Bajoria, residing at B-403, Mall Enclave, 4<sup>th</sup> Floor, 13, K. B. Sarani, Kolkata - 700080, (7) **ISE STOCK BROKING SERVICES PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 29A, Weston Street, C-2, 3<sup>rd</sup> Floor, P. S. : Bow Bazar, Kolkata - 700012 represented by its director, **DILIP KUMAR AGARWAL**, son of Radhe Shyam Agarwal, residing at D-75, Bangur Avenue, 3<sup>rd</sup> Floor, Kolkata - 700055 (8) **CAPABLE SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 20, B. L. NO. - 4, Jagaddal, North 24 Parganas, P. S. : Jaggadal, West Bengal - 743126 represented by its director, **BABILESH KUMAR SINGH**,

son of Kamla Prasad Singh, residing at 63/2B, Belgachia Road, Kolkata - 700037 (9) **BNP BANIJYA PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at D-75, Bangur Avenue, 3<sup>rd</sup> Floor, P. S. : Lake Town, Kolkata - 700055 represented by its director, **PRANAY AGARWAL**, son of Dilip Kumar Agarwal, residing at D-75, Bangur Avenue, 3<sup>rd</sup> Floor, Kolkata - 700055 (10) **HILLTOP DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 52, Weston Street, 3<sup>rd</sup> Floor, P. S. : Bow Bazar, Kolkata - 700012 represented by its director, **KAILASH SINGH**, son of Baldeo Singh, residing at 8, Garinder Road, Out House, Liluah, Howrah - 700037 (11) **ADITI SANCHAR SUVIDHA PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 27, Brabourne Road, 4<sup>th</sup> Floor, Room No. 401, P. S. : Hare Street, Kolkata - 700001 represented by its director, **Y. S. V. S. SRINIWAS**, son of Y. S. Bhaskaram, residing at Ajanta Housing Complex, Block G, Ground Floor, Flat No. 3, Chandmari Road, Bakunthtala, Howrah-711109 (12) **OMEGA VENTURES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1-B, Black Burn Lane , 4<sup>th</sup> Floor, P. S. : Bow Bazar, Kolkata - 700012 represented by its director, **SANTOSH KUMAR GUPTA**, son of Ram Chandra Gupta, residing at 27/1, T. N. Mukherjee Road, P.O. Makhla, Hooghly - 712245, (13) **MAYANK VYAPAR PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 34A, Metcalfe Street, 2<sup>nd</sup> Floor, P. S. : Bow Bazar, Kolkata - 7000 12 represented by its director, **MANOJ KUMAR AGARWAL**, son of Radhe Shyam Agarwal, residing at D-75, Bangur Avenue, 3<sup>rd</sup> Floor, Kolkata-700055 (14) **COMPARE DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 91, Amlangshu Sen Road, 3<sup>rd</sup> Floor, P. S. : Lake Town, Kolkata - 700048 represented by its director, **BAIKUNTH NATH PANDEY**, son of Narayan Pandey, residing at 66, Salkia School Road, Awash Building, 5<sup>th</sup> Floor, Howrah - 711106 (15) **SURVI DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 13, Khudiram Bose Sarani, 4<sup>th</sup> Floor, P. S. : Dum Dum, Kolkata - 700080 represented by its director,

JANARDHAN RAO, son of Mohan Rao, residing at 113/A, B. F. Siding, Unit III, Shalimar, Howrah - 711103 (16) **MANIKALA MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 30/3, Goa Bagan Lane, P. S. : Burtolla, Kolkata - 700006 represented by its director, **BIRAJ SHARMA**, son of Arun Sharma, residing at 6, Ram Krishna Pally, Pathagarg Road, Panihati, Sodpur, Kolkata - 700114 (17) **ZUMMA INFRASTRUCTURE PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at RGM-18/22, Jhowtala, Teghoria, P. S. : New Town, Kolkata - 7000157 represented by its director, **DAYARAM KOREL**, son of Tej Pal Korel, residing at 13, Hanspukur First Lane, Kolkata - 700007 (18) **INDIVAR MARKETING PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 25, Chinar Park, Flat No. 2F, P. S. : Baguihati, Kolkata - 700157 represented by its director, **ARUN SHARMA**, son of Manohar Lal Sharma, residing at 6, Ram Krishna Pally, Pathagarg Road, Panihati, Sodpur, Kolkata - 700114 (19) **BANGBHUMI VINIMY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 33, C. R. Avenue , Room No. 909, P. S. : Bow Bazar, Kolkata - 700012 represented by its director, **CHANDRA MOHAN JHA**, son of Punia Nad Jha, residing at 145, Muktarlam Babu Street,, Kolkata - 700007 (20) **BROWN VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 4&5, Judges Court Road, Flat No. 2C, P. S. : Alipore, Kolkata - 700027 represented by its director, **YOGESH SHARMA**, son of Rash Behari Sharma, residing at 5, Sovaram Bysack Street, Kolkata - 700007 (21) **BARBARIK TRADING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 115/107, Palash Sarani, Bhadrakali, P. S. : Uttarpara, Hooghly - 712232 represented by its director, **ANAND KUMAR SHARMA**, son of Late Babulal Sharma, residing at 3B, Chetla Road, New Alipore, Kolkata - 700053 (22) **GULIVER TRADING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 16, Tarachand Dutta Street, P. S. : Jorasanku, Kolkata - 700073 represented by its director, **BHOLA SINGH**, son of Late D. N. Singh,

residing at 18, Tarachand Dutta Street, Kolkata - 700073 **(23) NLM PROJECTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 53C, Motilal Nehru Road, P. S. : Lake Police Station, Kolkata - 700029 represented by its director, **ESHA MURMURIA**, daughter of Sunil Murmuria, residing at 53C, Motilal Nehru Road, Kolkata - 700029 **(24) NLM TRADING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 53C, Motilal Nehru Road, P. S. : Lake Police Station, Kolkata - 700029 represented by its director, **SHIVAANK MURMURIA**, son of Sunil Murmuria, residing at 53C, Motilal Nehru Road, Kolkata - 700029 **(25) MURMURIA DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 53C, Motilal Nehru Road, P. S. : Lake Police Station, Kolkata - 700029 represented by its director, **MANISH KUMAR SHARMA**, son of Hiralal Sharma, residing at 119B, Muktaram Babu Street, Kolkata - 700007 **(26) NASWAR VANIJYA PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 18, British India Street, P. S. : Hare Street, Kolkata - 700069 represented by its director, **MRIDUL BHOWMICK**, son of Manoj Bhowmick, residing at Ichapur, Lenin Nagar, P.O. Garulla, District - 24 Parganas North, West Bengal - 743133 **(27) MIDCITY DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 7B, Kiran Shankar Roy Road, 1<sup>st</sup> Floor, P. S. : Hare Street, Kolkata - 700001 represented by its director, **PUSHPENDRA KUMAR CHOWDHURY**, son of Shankar Lal Chowdhury, residing at 147, N. S. Road, 1<sup>st</sup> Floor, Kolkata - 700001 **(28) JAMUNA DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 125, N. S. Road, 6<sup>th</sup> Floor, P. S. : Hare Street, Kolkata - 700001 represented by its director, **MAHINDRA MONDAL**, son of Late Ram Bhrosh Mondal, residing at 33C, Sudhir Chatterjee Street, Kolkata - 700006 **(29) DAISY AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 125, N. S. Road, 6<sup>th</sup> Floor, P. S. : Hare Street, Kolkata - 700001 represented by its director, **MANOTOSH GHOSH**, son of Late Biadya Nath Ghosh, residing at

Garalgacha, Uttarpara, Hooghly - 712708 (30) **CHAMPION COMMOALES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 125, N. S. Road, 6<sup>th</sup> Floor, P. S. : Hare Street, Kolkata - 700001 represented by its director, **SUDIP DAS GUPTA**, son of Late Durga Shankar Das Gupta, residing at B 253, Private Road, Dumdum, Kolkata - 700741 (31) **HIRANMAYI DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 26A, P. K. Tagore Street, Sashi Sadan, 1<sup>st</sup> Floor, P. S. : Jora Bagan, Kolkata - 700006 represented by its director, **AMIT TULSYAN**, son of Late Raj Kumar Tulsyan, residing at 3A, Khirod Gopal Mitra Lane, Kolkata - 700005 (32) **HIMALAYA DEAL TRADE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 106, Buxarah Road, P. S. : Jagacha, Howrah - 711110 represented by its director, **HRISHIKESH AGARWALA**, son of Sraban Agarwala, residing at Das Para Regulated Bajarpara, Nadia, Nakashipara, West Bengal - 741126 (33) **ASHWINI DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 17/8, Hut Lane, Mallich Phatak, P. S. : Howrah, Howrah - 711101 represented by its director, **DILIP DAS**, son of Tulsi Charan Das, residing at 53/2, Nil Moni Mullick Lane, Howrah - 711101 (34) **BIPIN MARKETING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 17/8, Hut Lane, Mallich Phatak, P. S. : Howrah, Howrah - 711101 represented by its director, **DEBASIS DUTTA**, son of Late B. D. Dutta, residing at 24/1A, Durgapur Lane, Alipore, Kolkata - 700027 (35) **LONGVIEW VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 101, Balaram Dey Street, P. S. : Girish Park, Kolkata - 700006 represented by its director, **SURAJ TULSYAN**, son of Late Rajkumar Tulsyan, residing at 3A, Khirode Gopal Mitra Lane, Kolkata - 700005 (36) **PRIMEROSE DEAL TRADE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 106, Buxarah Road, P. S. : Jagacha, Howrah - 711110 represented by its director, **SEKHAR DE**, son of Umapada De, residing at Bhandarhati, Dhaniakhali, Hooghly - 712301 (37) **AVENUE SUPPLIERS**

PVT LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 94, Phears Lane, 4<sup>th</sup> Floor, P. S. : Bow Bazar, Kolkata - 700012 represented by its director, **INDRAJIT CHOWDHURY**, son of Girindra Nath Chowdhury, residing at 106, Buxarah Road, Howrah - 711110 (38) **K.R.OVERSEAS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 221/1, Strand Road, 2<sup>nd</sup> Floor, P. S. : North Port, Kolkata - 700001 represented by its director, **ANAND SAGAR THAKUR**, son of Subodh Thakur, residing at Radha Nagar, Santra Para, Bauria - 711310 (39) **AMBALA TRAFIN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 187, Rabindra Sarani, 2<sup>nd</sup> Floor, P. S. : Burra Bazar, Kolkata - 700007 represented by its director, **DHARAMNATH THAKUR**, son of Rambadan Thakur, residing at 1/1/H/2, R. P. Road, Kossipore, Kolkata - 700002 (40) **MAHIMA COMMERCIAL COMPANY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 187, Rabindra Sarani, 2<sup>nd</sup> Floor, P. S. : Burra Bazar, Kolkata - 700007 represented by its director, **RAJENDRA KUMAR KOTHARI**, son of Late Kishan Lal Kothari, residing at 2C, N. S. Road, 3<sup>rd</sup> Floor, Liluah - 711203 (41) **FEMINA STOCK MANAGEMENT CO LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 132, M. G. Road, P. S. : Burra Bazar, Kolkata - 700007 represented by its director, **SANJAY RAI**, son of Phulena Rai, residing at 5/1, Kumar Para Road, Liluah - 711203 (42) **RITESHWARI TRADING & INVESTMENT PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 7/1A, Grant Lane, 3<sup>rd</sup> Floor, P. S. : Bow Bazar, Kolkata - 700012 represented by its director, **PRAVHAS CHANDRA JHA**, son of Shashi Chandra Jha, residing at 36, Kustia Road, Tiljala, Kolkata - 700039 (43) **LIGHT HOUSE DEALER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 47, Sir Hariram Goenka Street, 3<sup>rd</sup> Floor, P. S. : Posta, Kolkata - 700007 represented by its director, **DINESH MISHRA**, son of Rajendra Mishra, residing at Munshi Bose Bare Banipur, Sankrail, Howrah - 711304 (44) **CHAMPION VANIJYA PRIVATE LIMITED**, a Company incorporated under the



Companies Act, 1956 having its Registered Office at 47, Sir Hariram Goenka Street, 3<sup>rd</sup> Floor, P. S. : Posta Thana, Kolkata- 700007 represented by its director, **PRABIR BHATTACHARYA**, son of Gopal Bhattacharya, residing at 37A, Kundu Lane, Bansberia, Hooghly- 712502 **(45) CAREFUL PROJECTS ADVISORY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office 6, Lyons Range, Fortuna Chamber, P. S. : Hare Street, Kolkata - 700001 represented by its director, **ASHOK KUMAR SINGH**, son of Ishwar Dayal Singh, residing at 80, Hare Krishna Nagar, Sankrail, Howrah -711109 are jointly seized and possessed of and/or otherwise well and sufficiently entitled to **All That** the piece or parcel of land containing an area of 354.95 cottahs (equivalent to **5.867 Acres**) more or less situate lying at and comprised in **L.R & R.S. Dag No. 46/997, L.R & R.S. Dag No. 38/1681, L.R & R.S. Dag No. 38/1680, L.R & R.S. Dag No. 46 and L.R & R.S. Dag No. 46/1682**, recorded in **L.R.Khatian No. 3401**, formerly recorded in L.R.Khatian Nos. 3401 and 3358 and prior thereto in R.S.Khatian Nos. 915 and 841, Touzi No. 2998, Revenue Survey No. 38, in Mouza Monirampur, J.L. No. 2, with structures, fixtures & fittings, sheds etc., being Municipal Holding No. 34 in Ward No. 22, within the Municipal limits of the North Barrackpore Municipality, P.O. & P.S. Barrackpore, District North 24-Parganas, Kolkata 700120, ADSR Barrackpore, (hereinafter for the sake of brevity referred to as "the said **Premises**").

- B. The Principals are now desirous of appointing **(1) Vishal Khetawat**, son of Babulal Khetawat, residing at 143/1/1, Cotton Street, P.S. Burrabazar, Kolkata - 700007, **(2) Anil Kumar Khetawat**, son of Jugal Kishore Khetawat, residing at 19A, Sarat Bose Road, P.S. Bhawanipore, Kolkata - 700020 AND **(3) Om Prakash Agarwal**, son of Late Jagadish Prasad Agarwal, residing at 326 East Ghoshpara Road, Shyamnagar, 24 Parganas North, P.S.: Noapara, West Bengal, Pin - 743127, all carrying on business in co-partnership under the name and style of **RAMESWARA INFRASPACE LLP**, a limited liability partnership firm carrying on business at No.19A, Sarat Bose Road, P.S. Bhawanipore, Kolkata 700 020 (hereinafter for the sake of brevity referred to "the **Attorneys**") as the true and lawful attorneys of the Principals as and for the purposes relating to the said Premises as hereinafter contained.

NOW KNOW YE BY THESE PRESENTS, We, the withinnamed PRINCIPALS, do hereby jointly nominate constitute appoint the said (1) Vishal Khetawat, (2) Anil Khetawat and (3) Om Prakash Agarwal as the true and lawful attorney or attorneys for in the names of and on behalf of the Principals and the said Attorneys to do execute exercise and perform jointly and/or severally all or any of the following acts deeds matters and things relating to the said Premises i.e., to say:-

1. To defend possession of the said Premises and warn off and prohibit and if necessary proceed in due form of law against all or any trespassers on the said premises or any part thereof and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts and arrangements with the trespassers.
2. To enter into agreement for sale and transfer in respect of the various flats units apartments constructed spaces and car parking spaces to comprise in the said new building to be constructed at the said Premises for such consideration and on such terms and conditions as the said Attorneys or any one of them may deem fit and proper.
3. For the aforesaid purpose to sign and execute any agreement for sale and/or transfer including any supplemental agreement and/or modification agreement.
4. To receive realize and collect and/or to accept any money in the name of the Grantors and/or in such manner as the said Attorneys or any one of them may deem fit and proper and to grant effectual receipts and/or discharges therefore.
5. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises and to attend all hearings and have the same finalized.

6. To pay all rates taxes charges expenses and other outgoings whatsoever (including land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof on our behalf.
7. To apply for and cause to be mutated the names of the Principals in the records of all concerned authorities, including the B.L. & L.R.O., to the extent of their respective shares / portions in the said Premises.
8. To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, including to the Collector, the Gram Panchayat, etc., and to have the said Premises converted in all relevant Government Records.
9. To apply for, pursue and obtain all permissions, clearances, certificates and/or approvals required for sale transfer and conveyance of the said Property or any part or portion thereof and to sign and submit all papers applications documents and affidavits declarations and other papers and documents and to pay and receive all moneys and to do all acts deeds and things as be required in connection therewith.
10. To warn off and prohibit and if necessary proceed in due form of law against trespassers and to take appropriate steps whether by action or distress or by entering into all contracts and arrangements with them or any of them or otherwise and to abate all nuisance.
11. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans and also for additions and/or alterations and/or modifications thereto and also for other purposes hereinstated.

12. To have the said premises surveyed and measured and to have the soil tested.
13. To prepare apply for and submit the plans from time to time with the concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered and/or revised and/or revalidated from time to time.
14. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans (including to gift any part or portion of the said premises to the concerned authorities, if necessary).
15. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan.
16. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said premises from the WBSEB and other concerned and appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
17. To apply for and obtain "No Objection Certificate" for sanctioning of plan from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, and/or obtaining utilities and other purposes hereinstated.
18. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and to obtain all licenses and permissions under the said Act, if applicable.

19. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinances etc., for the time being in force with regard to sanctioning modifications and/or alteration of the plans and/or obtaining utilities and other purposes hereinstated.
20. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said Premises and to place orders for supply erection and installation thereof on the manufacturer thereof and also to give contract for maintenance of lift or lifts and its concerned machineries.
21. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities and/or other concerned authorities.
22. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principals before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Commissioner, the Kolkata Metropolitan Development Authority, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the B.L.& L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery

of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them.

23. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning the revalidation renewal modification and/or alteration of the plans and/or obtaining of permissions, clearances, certificates etc., and/or touching any of the matters hereinstated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Municipal Tribunal, Collector, etc.
24. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said attorneys or any of them may think fit and proper.
25. To accept notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
26. To receive or pay and/or deposit on behalf and account of the Principals all moneys including stamp duty, court fees, registration fees, legal fees etc and deposit in our Bank account.
27. To receive, on behalf and account of the Principals refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.

28. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
29. To apply for financial assistance and/or loans from banks and/or other Institution and also be entitled in the process to mortgage and /or to create charge on the land in order to get such financial assistance for the purpose of implementation and execution of the project successfully.
30. For the purpose aforesaid: to appear before all necessary banks and /or financial institutions and make submissions and to represent the Principals effectively; obtain finance; to create charge and/or mortgage the Land comprised in the said premises for the purpose of implementation and execution of the project successfully. However, the guarantees provided by the Principals to the Attorney shall be restricted to the value of the third party's interest in land / Premises enter into contracts with the persons mentioned in hereinabove for obtaining their financial assistance and to make financial and other commitments towards payment of fees and other charges; to appear and represent us before all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained; and to appoint such other person or persons to do any or all of the acts deeds and things mentioned above.
31. The Principals do hereby agree and declare that all acts, deeds, guarantees and things done by the Attorneys under the authority of these presents shall be valid and binding on the Principals as if done by the Principals personally which the Principals undertakes to ratify and confirm whenever required.
32. Be it noted that this Power of Attorney is being granted in favour of the said attorneys without any consideration and no interest or right in the attorneys are created on the property (to the extent of the Principals' shares) which is the subject matter of this Power of Attorney.

**AND GENERALLY** to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said Premises which the Principals themselves could have lawfully done under their own hands and seals, if personally present.

**AND** the Principals do hereby ratify and confirm and agree and undertake to ratify and confirm all and whatever, the said attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the pieces and parcels of contiguous land forming one single parcel of land, all presently recorded as "Danga", containing an area of 354.95 Cottahs (i.e. 5.867 Acres or 586.70 decimals) more or less situate lying at and comprised in L.R & R.S. Dag No. 46/997, L.R & R.S. Dag No. 38/1681, L.R & R.S. Dag No. 38/1680, L.R & R.S. Dag No. 46 and L.R & R.S. Dag No. 46/1682, recorded in L.R.Khatian No. 3401, formerly recorded in L.R.Khatian Nos. 3401 and 3358 and prior thereto in R.S.Khatian Nos. 915 and 841, Touzi No. 2998, Revenue Survey No. 38, in Mouza Monirampur, J.L. No. 2, with structures, fixtures & fittings, sheds etc., being Municipal Holding No. 34 in Ward No. 22, within the Municipal limits of the North Barrackpore Municipality, P.O. & P.S. Barrackpore, District North 24-Parganas, Kolkata 700120, ADSR Barrackpore. Details of the areas comprised in each Dag and the Boundaries are mentioned hereinbelow:



## Details of Dags:

<u>Dag No. / Nature</u>	<u>Total Area in Dag as per Records of Rights (in satak)</u>	<u>Area Owned by the Vendor as per Records of Rights (in satak)</u>	<u>Area being hereby conveyed by the Vendor to the Purchaser</u>
<u>46/997 (Danga)</u>	<u>180</u>	<u>180</u>	<u>Total 5.867 Acres (i.e. 586.70 decimals or 354.95 Cottahs) in all Five Dags (i.e. entirety of the Larger Premises described in the First Schedule hereinabove written excluding 2 Cottahs or 3.30 satak / decimal from Dag No.46)</u>
<u>38/1681 (Danga)</u>	<u>40</u>	<u>20</u>	
<u>38/1680 (Danga)</u>	<u>52</u>	<u>52</u>	
<u>46 (Danga)</u>	<u>331</u>	<u>331</u>	
<u>46/1682 (Danga)</u>	<u>14</u>	<u>7</u>	

## Boundaries of the said Premises:

On the North : By Municipal Road;

On the South : Partly by Shib Kanta Chattopadhyay's Property and partly by the remaining small portion of Dag No.46 retained by the Vendor;

On the East : By Monirampur High School;

On the West : By River Ganges;

IN WITNESS WHEREOF the Principals / Grantors have executed this Power of Attorney on this 18th day of May, 2013.

SIGNED AND DELIVERED by the  
withinmentioned PRINCIPALS /  
GRANTORS in the presence of:

O. P. AGARWAL H.U.F.  
O. P. Agarwal  
Karta

- 2 Abhijit Agarwal
- 3 Tara Devi Agarwal
- 4 Swarnar Banamala
- 5 Puspa Harilalika
- 6 Laxmi Jalan
- 7 Jawan Kumar Jalan
- 8 Om Prakash Mukherjee  
(Rajesh Kumar Harilalika)
- 9 Anita Harilalika
- 10 Sweta Harilalika
- 11 Rama Bagaria
- 12 Kusum Shunjunwala.

Drafted by

  
R.L. Gaggar

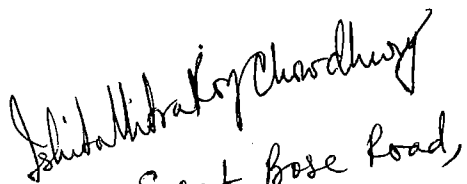
Advocate

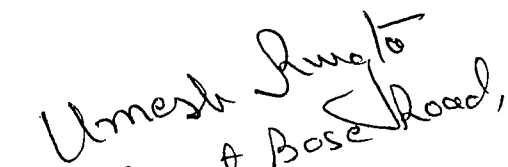
6, Old Post Office Street,

Kolkata - 700001

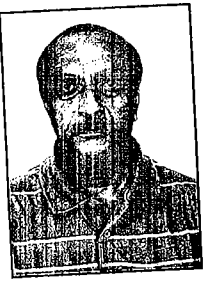











































M. L. PURDIT

पुस्तकालय  
(SARVANANDA)













































  
19A, Sarat Bose Road,  
Kolkata - 700020

  
19A, Sarat Bose Road,  
Kolkata - 700020













































SPECIMEN FORM FOR TEN FINGERPRINTS

 D	<i>Dr. P. Aggarwala</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 7	<i>Abhijit Agarwal</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 5	<i>Tara Devi Agorwal</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 4	<i>Shama Lalwani</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

	Puspita Marjatha						
		(Left Hand)					
							
		(Right Hand)					
	Laxmi Jalan						
		(Left Hand)					
							
		(Right Hand)					
	Pawan Kumar Jalan						
		(Left Hand)					
							
		(Right Hand)					
	Om Prakash Haarees						
		(Left Hand)					
							
		(Right Hand)					

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Rajesh Kumar Has Ludley</i>							
		(Left Hand)						
								
		(Right Hand)						
	<i>Anita HarLalKa</i>							
		(Left Hand)						
								
		(Right Hand)						
	<i>Sweta HasLalKa</i>							
		(Left Hand)						
								
		(Right Hand)						
	<i>Rama Bagaria</i>							
		(Left Hand)						
								
		(Right Hand)						