

Debasish Chakraborty Notary

(Appointed by Govt. of India)

Serial No. Dated 20

Chamber
Sushil Smaran, Opposite Employment
Exchange, Haren Mukherjee Road,
Ward No. 12, Hakimpura, Siliguri
Mobile : 9933157415
9641760838, 7679883606

NOTARIAL CERTIFICATE

(Pursuant to section 8 of the Notaries Act. 1952)

To ALL TO WHOM THESE PRESENT shall come, I, **Sri Debasish Chakraborty**, duly authorised by the Government of India to practice as a Notary do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being executed, admitted and identified by the respective signatories and also by Sri / Smt.
Advocate, as to the matters contained therein, presented before me.

Accordingly to that this is to certify authenticate and attest that the annexed Instrument 'A' as is the

a An Original
Crossed Power

PRIMA FACIE the annexed instrument 'A' appears to be usual procedure to save and avail as needs or occasion shall or may required for the same .

In faith and testimony where of being required of a Notary, I, the said Notary do hereby subscribe my hand and affix my seal of office at Siliguri on this the 14th day of March in the of year 20..... 24

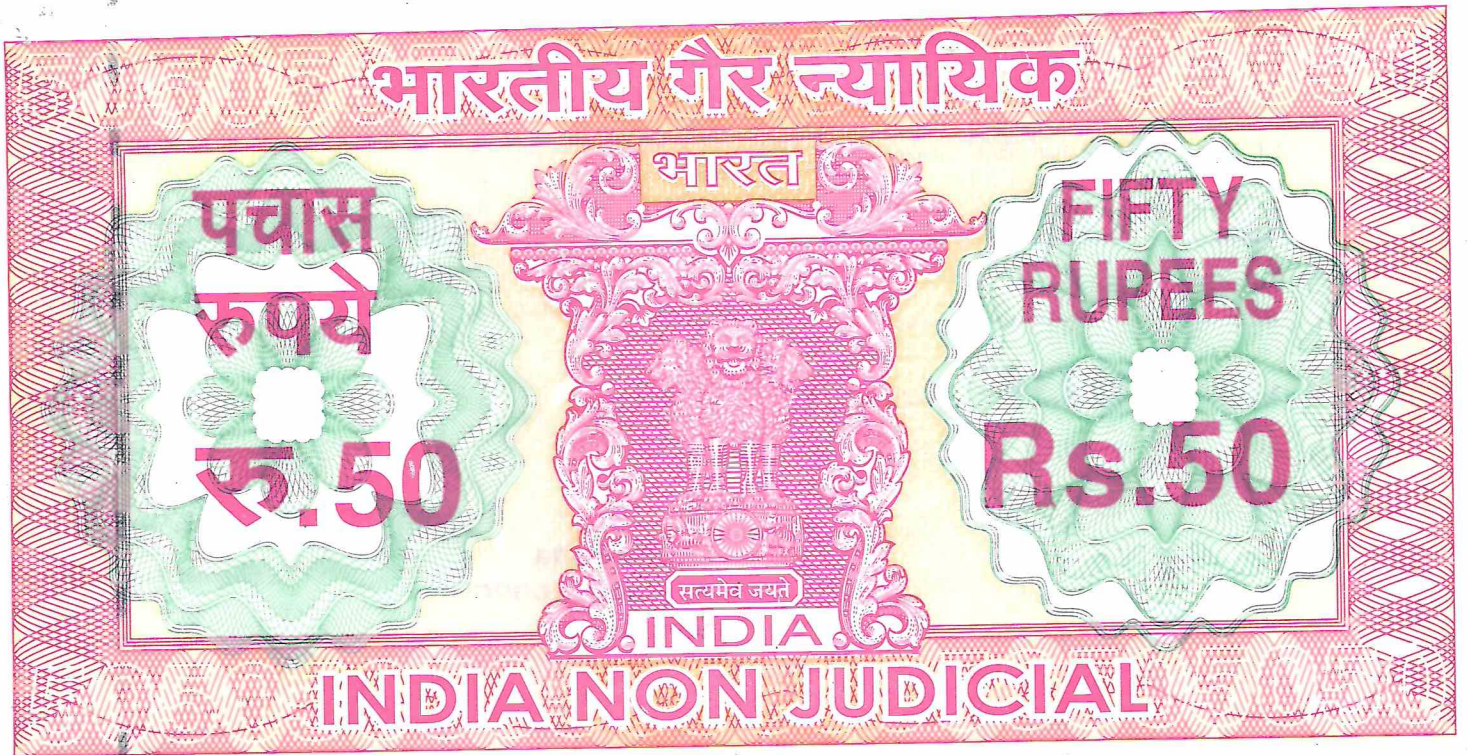


NOTARIAL STAMP

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
No. 13792
14 MAR 2024

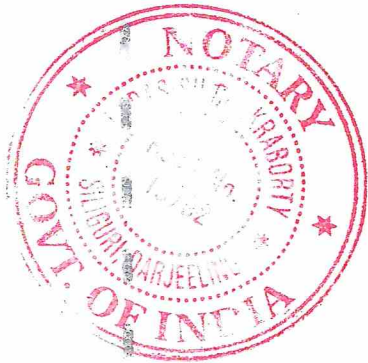
The executants is/are identified by me

.....
Advocate



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 888232



20/03/2024
Amita Singh
Amita Singh

GENERAL POWER OF ATTORNEY

Page 1 of 4

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

14 MAR 2024

Mili Agarwal

Kishan Saraf

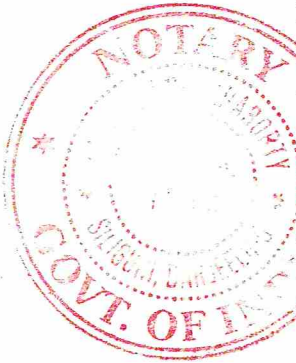
Amrita Saraf

KNOW ALL MEN BY THESE PRESENTS that We,

(i) **MRS. MILI AGARWAL**, daughter of Chand Ratan Agarwal, Indian by Nationality, Business by occupation, resident of Shyam Shree, Khudiram Pally Road, Siliguri - 734001, Dist. Darjeeling in the state of West Bengal

(ii) **MR. KISHAN SARAF**, son of Om Prakash Saraf, Indian by Nationality, Business by occupation, resident of Panchnai Arcadia Orchid, 2nd Floor, Sachitra Paul Sarani, Haiderpara, Ward No.40, Near Ghugni More, Rabindra Sarani, Siliguri - 734006, Dist. Jalpaiguri - 734006, in the state of West Bengal,

(iii) **MRS. AMRITA SARAF**, daughter of Raj Kumar Agarwal, Indian by Nationality, Business by occupation, resident of 1 B Mafle View, Mayfair Garden, Near Pranami School, Punjabi Para, Siliguri, Dist. Jalpaiguri, in the state of West Bengal.



WHEREAS we alongwith one **MR. ANKIT KUMAR KEDIA**, Son of Chhagan Lal Kedia, Hindu by religion, resident of Ruby Tower Flat - 5, 5th Floor, North City, Sevoke Road, Siliguri, Pin - 734001, Dist. Jalpaiguri, in the state of West Bengal are the partner of **SHREE SHYAM DEVELOPERS**, having its office at H. No.33/318/44/8/2, Office No.C-4, Bidhan Market Road, Opp. The Tiara Hotel, 2nd Floor, Ward No.11, P.O. & P.S. Siliguri, Dist. Darjeeling, Pin - 734001 in the state of West Bengal

That we the absolute owner of possession of land measuring 14 Kathas 9 Chhataks, situated within Mouza - Dabgram, J.L. No.2, Sheet No.11 (R.S.), 78 (L.R.), Khatian No.32 (R.S.), L.R. Khatian No.717, Plot No.104 (R.S.), L.R. Plot No.57, P.S. Bhaktinagar, Dist. Jalpaiguri which was purchased in the name of our company **SHREE SHYAM DEVELOPERS** and having with all heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS at present due to our personal inconvenience it has now become difficult for us to lookafter the below schedule land personally, as such, we do hereby appoint **MR. ANKIT KUMAR KEDIA**, Son of Chhagan Lal Kedia, Hindu by religion, resident of Ruby Tower Flat - 5, 5th Floor, North City, Sevoke Road, Siliguri, Pin - 734001, Dist. Jalpaiguri, in the state of West Bengal, as our true and lawful Attorney to do the needful in respect of our below schedule property in the manner as follows:

- 1) To lookafter, manage, supervise our below scheduled land in our name and on our behalf.
- 2) To appear before any Authority, local body or any other office or offices and to represent us with full authority and to present, file and sign any document in connection with our below schedule property.
- 3) To negotiate with any intending purchaser or purchasers and to enter into any agreement for sale of our below schedule land with the intending Purchaser/s.
- 4) To receive the advance money/monies or part consideration and/or the entire consideration from the Purchaser/s of the said property or any part thereof and on receipt of the consideration our said Attorney will give us in cash or will deposit in our accounts.

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

16 MAR 2024

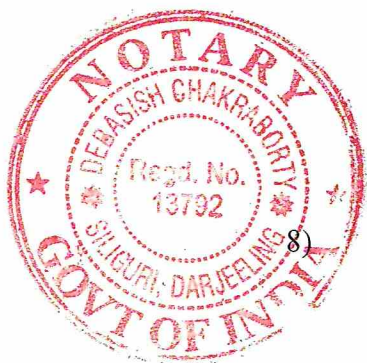
Page 2 of 4

Will Approved

Ishtan Saraf

Amrita Saraf

- 5) To give effectual receipt admitting and acknowledging the payment of the advance and/or the entire consideration from the Purchaser or Purchasers of the said property.
- 6) To negotiate on terms for and to agree to and enter into and conclude any agreement our undivided share of land as fully described in the schedule herein below to any Purchaser or Purchasers at such price which our said Attorney, in his absolute discretion, thinks proper and/or to cancel the same.
- 7) To make and sign any letter / application for LUCC, Building Plan, Fire to the concerned Authorities i.e., Siliguri Jalpaiguri Development Authority, Fire Department, Gram Panchayat, B.D.O. Electricity Board, B.L. & L.R.O., D.L. & L.R.O., District Magistrate, Divisional Commissioner, Police Station or to any State or Central Govt. Office or Offices in respect of the matter related / concerned with our schedule mentioned agricultural land for its benefit and interest.
- 8) To appear and act in all courts, civil, criminal or revenue, Original and Appellate and in any other office or before any authority and to institute Civil Suits or Criminal cases or any other legal proceedings sign, verify and file plaint, written and to statements, executions and petitions and to swear affidavits and also to sign, file and present appeals and to give evidence on our behalf in any Court or office in respect of any matter relating to our aforesaid properties.
- 9) To appoint on our behalf Advocate / Advocates or Tax Consultant whenever necessary in respect of any matter relating to the below scheduled land and to dismiss her whenever our said Attorney shall think it proper to do so.
- 10) To compromise, compound or withdraw any case or refer any matter or case to Arbitration arising out of any matter relating to the said property including the below scheduled land.
- 11) To withdraw and receive documents or money from any Court or office or opposite party whether in execution or otherwise in connection with any such suits, cases or assessment proceedings relating to the below scheduled land.



GENERALLY for us, on our behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents and we do hereby ratify and agree to ratify and confirm all acts and deeds whatsoever the said Attorney shall do or cause to be done by virtue hereof, as if the things done by us to all intents and purposes being personally presents even notwithstanding the facts that no special powers in that behalf is contained in these presents.

SCHEDULE OF THE VACANT LAND

All that piece or parcel of land measuring 14 Kathas 9 Chhataks, situated within Mouza – Dabgram, J.L. No.2, Sheet No.11 (R.S.), 78 (L.R.), Khatian No.32 (R.S.), L.R. Khatian No.717, Plot No.104 (R.S.), L.R. Plot No.57, P.S. Bhaktinagar, Dist. Jalpaiguri.


Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

14 MAR 2024

IN WITNESSES WHEREOF we the abovenamed executants hereof hereinto set and subscribe our hand and seal on this 14th day of March, 2024 at Siliguri.

WITNESSES: -

1) Nikah Agam
S/o Kedar Lal Agam
S/O - S/O
Khandar Pally Road
Siliguri

✓ 1) Nikah Agam

✓ 2) Lashan Sanyal

3) Amrita Sanyal

Signature of the Executants



Signature of the Attorney.

Attested by us

2) Anurupa Sanyal
Mayfair Garden
Mople view Hut 10
Pragati Park, Siliguri

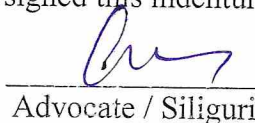
✓ 1) Nikah Agam

2) Lashan Sanyal

3) Amrita Sanyal

Principals

Drafted by me as per instructions of both the parties, read over and explained and after understanding the contents hereof they have signed this indenture.


Advocate / Siliguri


Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

14 MAR 2024