

Debasish Chakraborty
Notary

KR̄ borty



(Appointed by Govt. of India)

Serial No. Dated 20

Smbaran, Opposite Employment
Exchange, Haren Mukherjee Road,
Ward No. 12, Haldipara, Siliguri
Mobile : 9933157415
9641760838, 7679883606

NOTARIAL CERTIFICATE

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

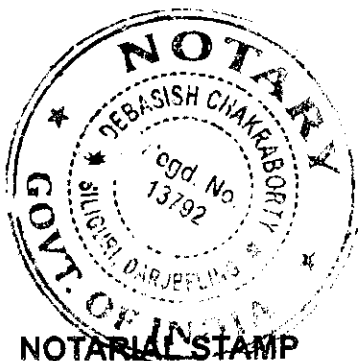
To ALL TO WHOM THESE PRESENT shall come, I, **Sri Debasish Chakraborty**, duly authorised by the Government of India to practice as a Notary do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being executed, admitted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

An Original Deed of
General Power of Attorney

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 **23rd** day of **January**.....in the of year 20**23**.....



NOTARIAL STAMP

23 JAN 2023

Debasish Chakraborty
Notary Govt. of India

Debasish Chakraborty

Notary Govt. of India

The executants is/are identified by me

Sandip Paul
Advocate

भारतीय गैर न्यायिक

पचास
रुपये
₹.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 554974



HORIZON ISPAT COMPANY PVT. LTD.

Suman Bera
DIRECTOR

LOVELY MERCANTILE PVT. LTD

for
Director

ROLEX COMMOSALE PVT. LTD.

Agarwal K.K.
DIRECTOR

K. B. TEA PRODUCT PVT. LTD.

Sure Choudhary
DIRECTOR

DALMIA TEA PACKAGING PVT. LTD.

Gopal Dalmis
Director

for

GENERAL POWER OF ATTORNEY

for

AS
Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No 13799

23 JAN 2023

1957 DATED 11/8/57
SOLD TO Western Paper Company
OF 601 1st St. N.W. Wash D.C.
RUPEES 50

[Signature]
(S. K. Sarkar)
STAMP VENDOR.
A.D.S. Office, Siliguri.
(No. 8/1972)

HORIZON ISPAT COMPANY PVT. LTD.

Saurav Berlia
DIRECTOR

LOVELY MERCANTILE PVT LTD.

ofar
Director
ROLEX COMMOSALE PVT. LTD.

Agarwal KK
DIRECTOR
K. B. TEA PRODUCT PVT. LTD.

Sudhakar
DIRECTOR

DALMIA TEA PACKAGING PVT. LTD.
Gopal Dalmi
Director

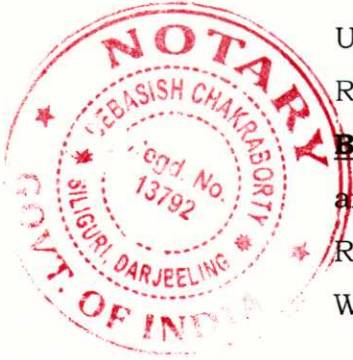
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KNOW ALL MEN BY THESE PRESENTS THAT WE,

1. HORIZON ISPAT COMPANY PRIVATE LIMITED, a Company Registered under the Companies Act 1956, having its Registered Office at 40/107, Ramkrishna Samity Building, Sevoke Road, P.O. and P.W.S. Siliguri, District-Darjeeling, in the State of West Bengal identified by Unique Identification No. U27100WB2008PTC125158 and PAN No. AACCH2527E and Represented by Director **SHRI SAURAV BERLIA (PAN BDIPB3717P)**, Son of Sri Basant Berlia, aged about 28 years and resident of 40/107, Ramkrishna Samity Building, Sevoke Road, P.O. and P.S. Siliguri, District-Darjeeling, in the State of West Bengal, District-Darjeeling.

2. ROLEX COMMOSALE PRIVATE LIMITED, a Company Registered under the Companies Act 1956, having its Registered Office at 2A, G.C. Avenue, 7th Floor, Room No.5, Kolkata-700013, in the State of West Bengal identified by Unique Identification No. U51909WB2011PTC159754 and **PAN No. AAFCR1760A** and Represented by Director **SHRI KISHAN KUMAR AGARWAL (PAN-ACLPA2468D)**, Son of Manohar Agarwal, resident of 467, S.P. Mukherjee Road, Khalpara, P.O. and P.S. Siliguri, District-Darjeeling, in the State of West Bengal-734005

3. LOVELY MERCANTILE PRIVATE LIMITED, a Company



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

23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.

Suman Beldi

DIRECTOR

LOVELY MERCANTILE PVT LT

ofan

Direct

ROLEX COMMOSE PVT. LTD.

Agarwal

DIRECTOR

K. B. TEA PRODUCT PVT. LTD.

Sush Choudhury

DIRECTOR

DALMIA TEA PACKAGING PVT. LTD.

Gopal Dabhi

Director

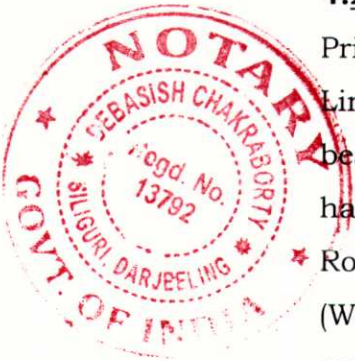
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Registered under the Companies Act, 1956, having its Registered Office at 2nd Flor, 159, Rabindra Sarani, Kolkata-700007, in the State of West Bengal identified by Unique Identification No.U70102WB2007PTC118417 and PAN No. AABCL4029L and Represented by Director **SHRI ASHOK KUMAR AGARWAL, (PAN ACGPA5411R)**, Son of Late Ami Lal Agarwal, resident of Mangtu Ram Compound Road, Khalpara, P.O. & P.S. Siliguri, District-Darjeeling in the State of West Bengal-734005.

4.K.B.TEA PRODUCT PVT. LTD. (PAN: AABCK3320P), a Private

Limited Company, registered under the Companies Act, 1956, bearing Unique Identification No. U21022WB1998PTC087027, having its place of business at Chowdhury Niwas, Shiv Temple Road, Milanpally, Siliguri-734005 in the District of Darjeeling (West Bengal) –Represented by one of its Director duly authorized for this purpose **SRI SHUBHAM CHOWDHURY**, Son of Sri Srwan Kumar Chowdhury, Hindu by religion, Indian by Nationality, Business by occupation, resident of Chowdhury Niwas, Shiv Temple Road, Milanpally, Siliguri-734005 in the District of Darjeeling (West Bengal).

5. DALMIA TEA PACKAGING PRIVATE LIMITED (PAN:AACCD8659F), a Private Limited Company, registered under the Companies Act, 1956, bearing Unique Identification No.U01132WB2008PTC121975, having its place of business at 305/258, Mahabirsthan, Siliguri, Post Office and Police



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

23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.
Suman Behera

DIRECTOR

LOVELY MERCANTILE PVT. LTD.

Director
ROLEX COMMOSALE PVT. LTD.

K. B. TEA PRODUCT PVT. LTD.

DIRECTOR

Sush Chakraborty

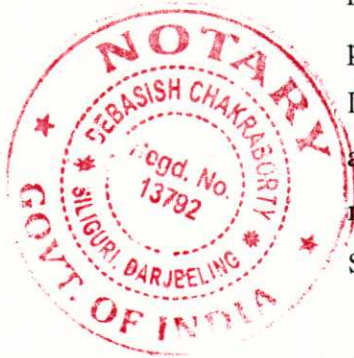
DALMIA TEA PACKAGING PVT. LTD.
Gopal Dalmia
Director

—

Station-Siliguri, Pin Code-734004 in the District of Darjeeling (West Bengal)-Represented by one of its Director duly authorized for this purpose **SRI GOPAL DALMIA**, Son of Late Raj Kumar Dalmia, Hindu by religion, Indian by Nationality, Business by occupation, resident of Mahabirsthan, Siliguri, Post Office and Police Station-Siliguri, District-Darjeeling (West Bengal), the above named Principals do hereby state as follows:-

WHEREAS HORIZON ISPAT COMPANY PRIVATE LIMITED (the Principal No.1 of these presents) by virtue of Deed of Assignment, executed on 20.6.2019 being Document No.3505 for the year 2019, entered in Book No.I, Volume No.0403-2019, pages 78055 to 78097, registered in the Office of the Additional District Sub Registrar, Siliguri-II at Bagdogra, acquired all that assignment rights over all that piece or parcel of land measuring 4.10 acres, more particularly described in the Schedule "A" herein below.

AND WHEREAS ROLEX COMMOSALE PRIVATE LIMITED (the Principal No.2 of these presents) acquired all that assignment rights over all that piece or parcel of land measuring 4.10 acres, by virtue of Deed of Assignment, executed on 22.03.2018, being Document No.1849 for the year 2018, entered in Book-I, Volume No.0403-2018, Pages 41613 to 41650, registered in the Office of the Additional District Sub Registrar, Siliguri-II at Bagdogra. Having assignment right over all that piece or parcel of land measuring 4.10 acres. The said



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23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.

Suman Bedia
DIRECTOR

LOVELY MERCANTILE PVT. LTD.

Director
of
ROLEX COMMOSALE PVT. LTD.

Agarwal
DIRECTOR

K. B. TEA PRODUCT PVT. LTD.

Director
DALMIA TEA PACKAGING PVT. LTD.

Gopal
Director

of

Rolex Commosale Private Limited transferred and assigned 15% land of the said land measuring 4.10 acres i.e. land measuring 0.615 acre described in the Schedule "D" below to and in favour of K.B.Tea Product Pvt. Ltd.(Principal No.4 hereof) by a registered Deed of Assignment being no. 040301486 for the year 2022 registered in Book No.-I, Volume No.0403-2022, Pages from 46857-46888 executed on 31.1.2022 and registered on 11.2.2022 at the Office of the Additional District Sub Registrar, Siliguri-II at Bagdogra. The said Rolex Commosale Private Limited also transferred/ assigned 15% land of the said land measuring 4.10 acres i.e. land measuring 0.615 acre described in the Schedule "E" below to and in favour of Dalmia Tea Packaging Private Limited (Principal No.5) by virtue of a Deed of Assignment being no. 040301487 for the year 2022 registered in Book No.-I, Volume No.0403-2022, Pages from 46889-46919 executed on 31.1.2022 and registered on 11.2.2022 at the Office of the Additional District Sub Registrar, Siliguri-II at Bagdogra and, as such, after transferring/assigning the land measuring 0.615 acre to the said K.B.Tea Product Pvt. Ltd. and land measuring 0.615 acre to the said Dalmia Tea Packaging Pvt. Ltd., the said Rolex Commosale Private Limited (The Principal No.2 of these presents) have got assignment right over all that piece or parcel of land measuring 2.87 acres more fully and particularly described in the Schedule "B" below.

AND WHEREAS LOVELY MERCANTILE PRIVATE LIMITED
(the Principal No.3 of these presents) by virtue of Deed of



Debashish Chakraborty
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Siliguri, Darjeeling
Regd No 13792

23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.

Suman Bedia
DIRECTOR

LOVELY MERCANTILE PVT. LTD.

ofn
Director
ROLEX COMMOSALE PVT. LTD.

Agarwal
DIRECTOR

K.B. Tea Product Pvt. Ltd.
DIRECTOR

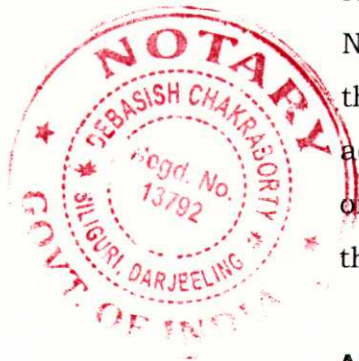
Dalmia Tea Packaging Pvt. Ltd.
Director

ofn

Assignment, executed on 22.03.2018, being Document No.1848 for the year 2018, entered in Book No. I, Volume No.0403-2018, pages 41575 to 41612, registered in the Office of the Additional District Sub Registrar, Siliguri-II at Bagdogra, acquired all that assignment rights over all that piece or parcel of land measuring 4.10 acres, more particularly described in the Schedule-C herein below.

AND WHEREAS K.B. TEA PRODUCT PRIVATE LIMITED(the Principal No.4 of these presents) by virtue of Deed of Assignment, executed on 31.01.2022, being Document No.040301486 for the year 2022, entered in Book No. I, Volume No.0403-2022, pages 46857 -46888, registered in the Office of the Additional District Sub Registrar, Siliguri-II at Bagdogra, acquired all that assignment rights over all that piece or parcel of land measuring 0.615 acres, more particularly described in the Schedule-D herein below.

AND WHEREAS DALMIA TEA PACKAGING PRIVATE LIMITED(the Principal No.5 of these presents) by virtue of Deed of Assignment, executed on 31.01.2022, being Document No.040301487 for the year 2022, entered in Book no.I, Volume No.0403-2022, pages 46889 -46919, registered in the Office of the Additional District Sub Registrar, Siliguri-II at Bagdogra, acquired all that assignment rights over all that piece or parcel of land measuring 0.615 acres, more particularly described in the Schedule-E herein below.



Debasish Chakraborty
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Siliguri, Darjeeling
Regd No 13799

23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.

Suman Betti

DIRECTOR

LOVELY MERCANTILE PVT LTD.

ofan

Director

ROLEX COMMOSE PVT. LTD.

Aganiky

DIRECTOR

K. B. TEA PRODUCT PVT. LTD.

S. S. Choudhury

DIRECTOR

DALMIA TEA PACKAGING PVT. LTD.

Gopal

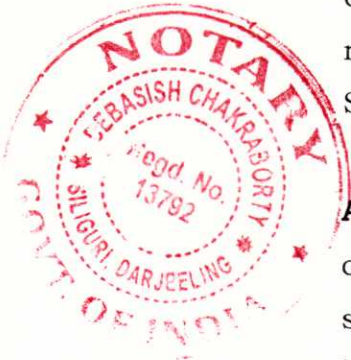
Director

ofan

AND WHEREAS HORIZON ISPAT COMPANY PRIVATE LIMITED, ROLEX COMMOSE PRIVATE LIMITED, LOVELY MERCANTILE PRIVATE LIMITED, K.B. TEA PRODUCT PRIVATE LIMITED & DALMIA TEA PACKAGING PRIVATE LIMITED (the Principals/Owners of these presents), are desirous of amalgamating the Schedule-"A" land, Schedule-"B" land Schedule-"C" land, Schedule-"D" land and Schedule-"E" land and construct a multi-storied residential building, commercial building(s)/towers or mixed use buildings (hereinafter referred to as 'the said project' for the sake of convenience and brevity) on all that amalgamated land measuring 12.30 acres, more particularly described in the Schedule "X" herein below.

AND WHREAS the Principals/Owners being desirous of constructing a residential/commercial complex on the scheduled land as particularly described in the Schedule given hereunder and being devoid of technical know how as well as fund have approached the Developers **NEEV LIFESTYLE LLP** to promote a residential/commercial complex on the land as more particularly described in Schedule "X" below which is in physical possession of the Principals/Owners.

AND WHEREAS the Developers **NEEV LIFESTYLE LLP** finding the proposal of the owners reasonable and considering the aforesaid facts accepted the offer of us to promote a residential/commercial complex on scheduled land as



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Debashish Chakraborty
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 Siliguri, Darjeeling
 Regd No 13792

23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.

Suman Bera

DIRECTOR

LOVELY MERCANTILE PVT LTD

for

Director
ROLEX COMMOALE PVT. LTD.

Agarwal

DIRECTOR

K. B. TEA PRODUCT PVT. LTD.

Sush Choudhary

DIRECTOR

DALMIA TEA PACKAGING PVT. LTD.

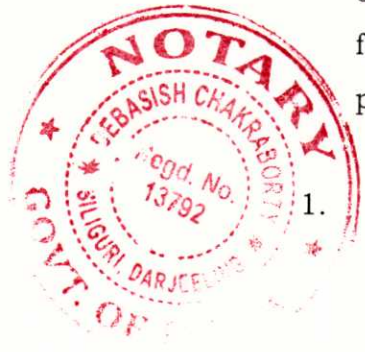
Gopal

Director

for

particularly described in Schedule hereunder, subject to certain terms and conditions mentioned in the Development Agreement executed by us and the Developers.

NOW THEREFORE BY THESE PRESENTS WE do hereby nominate, constitute and appoint, **SRI ASHOK KUMAR AGARWAL**, Son Late Amilal Agarwal, resident of Mangtaram Compound, Khalpara, Siliguri, P.O. & P.S. Siliguri, District-Darjeeling (West Bengal) as our true and lawful attorney for us, in our names and on our behalf to do, execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things for the below described property:-



1. To sign and execute all necessary plans, papers and documents required for building plan, LUCC and other permission from the competent authorities or any other license or licenses from any other competent authorities for construction of multi storeyed building on the land described in the Schedule "X" below by the Developers NEEV LIFESTYLE LLP.
2. To sign and execute all necessary papers, documents and agreements required for construction on the land described in the Schedule "X" below by the Developer for any purpose whatsoever.

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

23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.
Saurabh
DIRECTOR

LOVELY MERCANTILE PVT. LTD.
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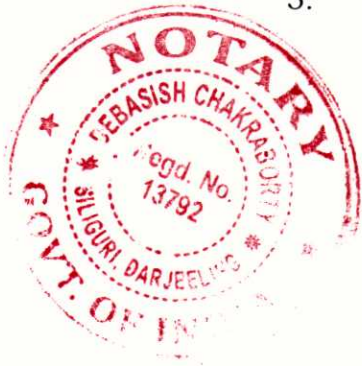
Director
ROLEX COMMOSEAL PVT. LTD.
Ajanaly

DIRECTOR
K. B. TEA PRODUCT PVT. LTD.
S. S. Choudhury

DIRECTOR
DALMIA TEA PACKAGING PVT. LTD.
Gopal Das
Director

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3. To look after and supervise all the affairs in respect of the proposed multi-storied building and construction on the below "X" Schedule property to be constructed by the Developer Neev Lifestyle LLP as per sanctioned plan, approved by the concerned authorities.
4. To deposit Panchayat Tax, Municipal Taxes, Ground taxes, before the appropriate authority and concerned office in respect of our below described landed-property in our names and on our behalf.
5. To appear and act in all offices, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Panchayat, Panchayat Samity, SJDA, BL&LRO, SD&LRO, District Magistrate, District Collector Office, SDO Office, BDO Office, Municipal Corporation office or any other office or offices pertaining to our below "X" Schedule land for the construction purposes.
6. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed building on the cost of the Developers.
7. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the different constructed areas of the buildings for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd., in the name of those intending Buyer(s)/



Debashish Chakrabarty
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Siliguri, Darjeeling
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23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.

Suman Debi
DIRECTOR

LOVELY MERCANTILE PVT. LTD.

[Signature]
DIRECTOR

ROLEX COMPOSITE PVT. LTD.

Director

Agarwal
DIRECTOR

K. B. TEA PRODUCT PVT. LTD.

Susi Choudhury
DIRECTOR

DALMIA TEA PACKAGING PVT. LTD.

Gopal
Director

[Signature]

Purchasers as per the choice of the intending Buyer(s)/Purchasers.

- 8. To bring, commence, prosecute or defend and carry through Judgment and execution all actions, suits or any class of legal proceedings including appeals, revisions, review and reference through out India for us and on our behalf and for such purposes to appoint Pleaders, Advocates or any other class of legal practitioners and in connection thereof to sign notices, plaints, written statements including the petitions of compromise and to compromise such actions, suits and legal proceedings as aforesaid and to accept notices, summons etc. for us and on our behalf.

To appear and represent us in all Courts in case any disputes arises out of the said property described in the Schedule below and to file suits, cases or legal proceedings and represent us in the Court of Law in respect of the land described in the Schedule "X" below.

- 10. To sign and verify plaints, pleadings, petitions, applications, writings, whatsoever as may be required in connection with the said property described in the Schedule below and effectually represent us in all court cases, appeals, revision, etc. and to swear affidavit and/or give evidence in support of such pleadings and withdraw in connection with the said property described in the Schedule "X" below if any disputes arises.



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

23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.
Saurav Berlia
DIRECTOR

LOVELY MERCANTILE PVT LTD

ofn
ROLEX COMMOALE PVT. LTD. Director

Agarwal
DIRECTOR
K. B. TEA PRODUCT PVT. LTD.

DALMIA TEA PACKAGING PVT. LTD.
Gopal
Director

ofn

AND GENERALLY to do all other acts, matters or things which have not been specifically mentioned in the foregoing clauses, in relation to the constructional works in the below "X" Schedule property.

AND WE 1. HORIZON ISPAT COMPANY PRIVATE LIMITED, a Company Registered under the Companies Act 1956, having its Registered Office at 40/107, Ramkrishna Samity Building, Sevoke Road, P.O. and P.WS. Siliguri, District-Darjeeling, in the State of West Bengal identified by Unique Identification No. U27100WB2008PTC125158 and PAN No. AACCH2527E and Represented by Director **SHRI SAURAV BERLIA (PAN BDIPB3717P)**, Son of Sri Basant Berlia, aged about 28 years and resident of 40/107, Ramkrishna Samity Building, Sevoke Road, P.O. and P.S. Siliguri, District-Darjeeling, in the State of West Bengal, District-Darjeeling. **2. ROLEX COMMOALE PRIVATE LIMITED**, a Company Registered under the Companies Act 1956, having its Registered Office at 2A, G.C. Avenue, 7th Floor, Room No.5, Kolkata-700013, in the State of West Bengal identified by Unique Identification No. U51909WB2011PTC159754 and **PAN No. AAFCR1760A** and Represented by Director **SHRI KISHAN KUMAR AGARWAL (PAN-ACLP2468D)**, Son of Manohar Agarwal, resident of 467, S.P.Mukherjee Road, Khalpara, P.O. and P.S. Siliguri, District-Darjeeling, in the State of West Bengal-734005 **3. LOVELY MERCANTILE PRIVATE LIMITED**, a Company Registered under the Companies Act, 1956, having its Registered Office at



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

23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.
Sruwan Kumar
DIRECTOR

LOVELY MERCANTILE PVT LTD.
ofan
DIRECTOR

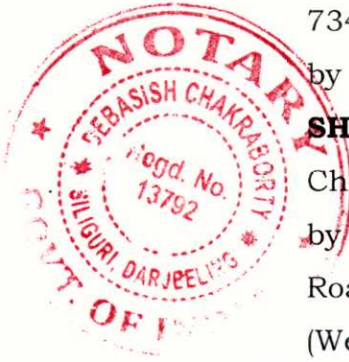
ROLEX COMMOISALE PVT. LTD. Director
Ajay Kumar
DIRECTOR

K. B. TEA PRODUCT PVT. LTD.
Sri Shubham Chowdhury
DIRECTOR

DALMIA TEA PACKAGING PVT. LTD.
Gopal Dalmia
Director

ofan

2nd Flor, 159, Rabindra Sarani, Kolkata-700007, in the State of West Bengal identified by Unique Identification No.U70102WB2007PTC118417 and PAN No. AABCL4029L and Represented by Director **SHRI ASHOK KUMAR AGARWAL, (PAN ACGPA5411R)**, Son of Late Ami Lal Agarwal, resident of Mangtu Ram Compound Road, Khalpara, P.O. & P.S. Siliguri, District-Darjeeling in the State of West Bengal-734005. **4.K.B.TEA PRODUCT PVT. LTD. (PAN: AABCK3320P)**, a Private Limited Company, registered under the Companies Act, 1956, bearing Unique Identification No. U21022WB1998PTC087027, having its place of business at Chowdhury Niwas, Shiv Temple Road, Milanpally, Siliguri-734005 in the District of Darjeeling (West Bengal) –Represented by one of its Director duly authorized for this purpose **SRI SHUBHAM CHOWDHURY**, Son of Sri Srwan Kumar Chowdhury, Hindu by religion, Indian by Nationality, Business by occupation, resident of Chowdhury Niwas, Shiv Temple Road, Milanpally, Siliguri-734005 in the District of Darjeeling (West Bengal)and **5.DALMIA TEA PACKAGING PRIVATE LIMITED (PAN:AACCD8659F)**, a Private Limited Company, registered under the Companies Act, 1956, bearing Unique Identification No.U01132WB2008PTC121975, having its place of business at 305/258, Mahabirsthan, Siliguri, Post Office and Police Station-Siliguri, Pin Code-734004 in the District of Darjeeling (West Bengal)-Represented by one of its Director duly authorized for this purpose **SRI GOPAL DALMIA**, Son of Late Raj Kumar Dalmia, Hindu by religion, Indian by Nationality, Business by occupation, resident of Mahabirsthan, Siliguri, Post



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23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.

Suman Bedia
DIRECTOR

LOVELY MERCANTILE PVT. LTD

[Signature]
DIRECTOR

ROLEX COMMSALE PVT. LTD. Director

Agarwal
DIRECTOR

K. B. TEA PRODUCT PVT. LTD.

[Signature]
DIRECTOR

DALMIA TEA PACKAGING LTD

[Signature]
Director

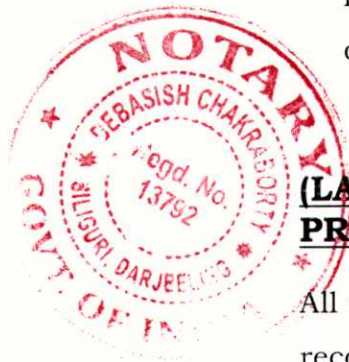
[Signature]

Office and Police Station-Siliguri, District-Darjeeling (West Bengal)and confirm and also agreeing to ratify and confirm all such acts, matters or things which our said Attorney, **SRI ASHOK KUMAR AGARWAL** shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the matters pertaining to the said premises described in the schedule "X" hereunder written and the construction to be made therein by virtue of this General Power Attorney notwithstanding no express power on that behalf is herein provided and the powers given by us to our said Attorney is confined and restricted to in respect to our present project on our land described in the Schedule "X" below only.

SCHEDULES
SCHEDULE - A
(LAND BELONGING TO HORIZON ISPAT COMPANY PRIVATE LIMITED)

All that piece and parcel of homestead land measuring 4.10 Acres, recorded in R.S.Khatian No.260, corresponding to L.R.Khatian No.307, situated within Mouza-Ujanu, J.L.No.86, Pargana-Patharghata, P.S. Matigara, District-Darjeeling, in the State of West Bengal.

R.S.Plot No.	L.R. Plot No.	Area of Land
299	811	1.05 Acres
305	810	0.09 Acres
335	759	0.96 Acres
338	761	0.55 Acres
336	819	0.19 Acres
439	720	1.03 Acres
440	801	0.19 Acres
446	736	0.04 Acres
TOTAL		4.10 Acres



Debashish Chakraborty
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23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.

Suman B. Chatterjee

DIRECTOR

LOVELY MERCANTILE PVT. LTD.

ofan

Director

ROLEX COMMOSE PVT. LTD.

Agarwal

DIRECTOR

K. B. TEA PRODUCT PVT. LTD.

S. B. Chatterjee

DIRECTOR

DALMIA TEA PACKAGING PVT. LTD.

Global Dalmita

Director

ofan

The said land is bound and butted as follows :

By North :Land for road belonging to Horizon Ispat Company Pvt. Ltd., lovely Mercantile Pvt. Ltd., Rolex Commosales Pvt. Ltd., Global Mercantile Pvt. Ltd and PCM Chemicals Pvt. Ltd.

By South :Plot No. 335/759 (P);

By East :Land of PCM Chemicals Pvt. Ltd.;

By West :Land of Lovely Mercantile Pvt. Ltd.

SCHEDULE - B

(LAND BELONGING TO ROLEX COMMOSE PRIVATE LIMITED)

All that piece and parcel of homestead land measuring 2.87 Acres, recorded in R.S.Khatian No.260, corresponding to L.R.Khatian No.307, situated within Mouza-Ujanu, J.L.No.86, Pargana-Patharghata, P.S. Matigara, District-Darjeeling, in the State of West Bengal.

R.S.Plot No.	L.R.Plot No.	Area of land
470	804	0.56 Acres
335	759	0.637 Acres
338	761	0.588 Acres
439	720	0.784 Acres
447	737	0.189 Acres
446	736	0.112 Acres
TOTAL		2.87 Acres

The said land is butted and bounded as follows :

By North : Land for road belonging to Horizon Ispat Company Pvt. Ltd., Lovely Mercantile Pvt. Ltd., Rolex Commosale


Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13795

HORIZON ISPAT COMPANY PVT. LTD.

Sumu Bedia

DIRECTOR

LOVELY MERCANTILE PVT LTD.

afar

Director

ROLEX COMMOSE PVT. LTD.

Agarwal

DIRECTOR

K. B. TEA PRODUCT PVT. LTD.

Sul Chandra

DIRECTOR

GLOBAL MERCANTILE PVT LTD.

Director

afar

Pvt. Ltd., Global Mercantile Pvt. Ltd and PCM Chemicals Pvt. Ltd;

By South : Land of Luxmi Township & Holdings Ltd. and Old PWD Road;

By East : Land of Lovely Mercantile Pvt. Ltd.;

By West : Land of Luxmi Township & Holdings Ltd.



SCHEDULE - C
(LAND BELONGING TO LOVELY MERCANTILE PRIVATE LIMITED)

All that piece and parcel of homestead land measuring 4.10 Acres, recorded in R.S.Khatian No.260, corresponding to L.R.Khatian No.307, situated within Mouza-Ujanu, J.L.No.86, Pargana-Patharghata, P.S. Matigara, District-Darjeeling, in the State of West Bengal.

R.S. Plot No.	L.R.Plot No.	Area of land
299	811	0.31 Acres
335	759	1.18 Acres
338	761	1.13 Acres
336	819	0.04 Acres
439	720	1.37 Acres
440	801	0.01 Acres
446	736	0.06 Acres
	TOTAL	4.10 Acres

The land is butted and bounded as follows :

By North : Land for road belonging to Horizon Ispat Company Pvt. Ltd., Lovely Mercantile Pvt. Ltd., Rolex Commosales Pvt. Ltd., Global Mercantile Pvt. Ltd and PCM Chemicals Pvt. Ltd;

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

HORIZON ISPAT COMPANY PVT. LTD.

Suman Bedia
DIRECTOR

SOVELY MERCANTILE PVT. LTD.

Director
ROLEX COMMOSE PVT. LTD.

Agarwal
DIRECTOR
K. B. TEA PRODUCT PVT. LTD.

Sush Chaudhary
DIRECTOR

DALMIA TEA PACKAGING PVT. LTD.
Gopal
Director

ofor

By South : Plot No.354/550;
By East : Land for road transferred to Horizon Ispat Company Pvt. Ltd.,
By West : Land for Road transferred to Rolex Commosale Company Pvt. Ltd.

SCHEDULE - D

(LAND BELONGING TO K.B.TEA PRODUCT PVT. LTD)

All that piece and parcel of homestead land measuring 0.617 Acres, recorded in R.S.Khatian No.260, corresponding to L.R.Khatian No.307, situated within Mouza-Ujanu, J.L.No.86, Pargana-Patharghata, P.S. Matigara, District-Darjeeling, in the State of West Bengal.

R.S.Plot No.	L.R.Plot No.	Area of land
470	804	0.1200 Acres
335	759	0.1365 Acres
338	761	0.1260 Acres
439	720	0.1680 Acres
447	737	0.0405 Acres
446	736	0.0240 Acres
TOTAL		0.615 Acres

SCHEDULE - E

(LAND BELONGING TO DALMIA TEA PACKAGING PRIVATE LIMITED)

All that piece and parcel of homestead land measuring 0.615 Acres, recorded in R.S.Khatian No.260, corresponding to L.R.Khatian No.307, situated within Mouza-Ujanu, J.L.No.86,

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No 13799

23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.

Sauri Bera

DIRECTOR

LOVELY MERCANTILE PVT. LTD.

Director

ROLEX COMMOSEAL PVT. LTD. Director

Aganuliy
DIRECTOR
K. B. TEA PRODUCT PVT. LTD.

S. S. Choudhury
DIRECTOR

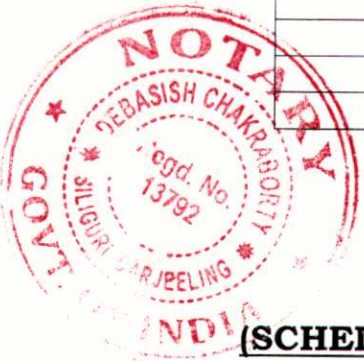
DALMIA TEA PACKAGING PVT. LTD.
Gopal

Director

Director

Pargana-Patharghata, P.S. Matigara, District-Darjeeling, in the State of West Bengal.

R.S.Plot No.	L.R.Plot No.	Area of land
470	804	0.1200 Acres
335	759	0.1365 Acres
338	761	0.1260 Acres
439	720	0.1680 Acres
447	737	0.0405 Acres
446	736	0.0240 Acres
TOTAL		0.615 Acres



SCHEDULE-"X"

(SCHEDULE OF THE AMALGAMATED LANDED PROPERTY ON WHICH RESIDENTIAL CUM MULTISTORIED BUILDING(S)/TOWERS OR MIXED USE BUILDINGS SHALL BE CONSTRUCTED AND DEVELOPED BY THE SECOND PARTY/DEVELOPER)

All that piece and parcel of land measuring 12.30 acres, recorded in R.S. Khatian No.260, corresponding to L.R.Khatian No.307, situated within Mouza-Ujanu, J.L.No.86, Pargana-Patharghata, P.S. Matigara, District-Darjeeling, in the State of West Bengal.

R.S.Plot No.	L.R.Plot No.	Area of land
299	811	1.36 Acres
305	810	0.09 Acres
335	759	3.05 Acres

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

23 JAN 2023

HORIZON ISPAT COMPANY PVT. LTD.

Suman
DIRECTOR

LOVELY MERCANTILE PVT. LTD.

of

ROLEX COMMOSEAL PVT. LTD. Director

Agarwal

DIRECTOR

K. B. TEA PRODUCT PVT. LTD.

S. B. Teas
DIRECTOR

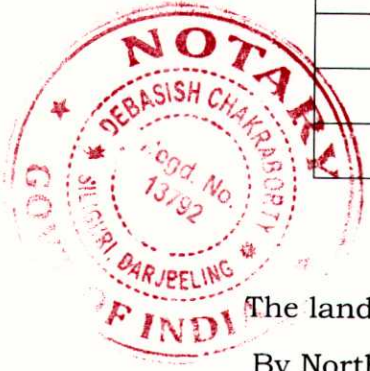
DALMIA TEAPACKAGING PVT. LTD.

Tripathi
DIRECTOR

Director

of

336	819	0.23 Acres
338	761	2.52 Acres
439	720	3.52 Acres
440	801	0.20 Acres
446	736	0.26 Acres
447	737	0.27 Acres
470	804	0.80 Acres
	TOTAL	12.30 Acres



The land is butted and bounded as follows :

- By North : Road;
- By South : Land of Luxmi Township & Holdings Ltd;
- By East : Land of PCM Chemicals Pvt. Ltd.
- By West : PWD Road.

IN WITNESS WHEREOF, the Principals/Executors of this Indenture execute this General Power of Attorney in terms of the provision, contained in Article 48 of schedule 1A of the Indian Stamp Act, 1899 as amended by Article 48(g) of the W.B. Finance Act 2012 (i.e 01-04-2012) and do hereby set and subscribe their

Debashish Chakrabarty
Notary Govt. of India
Siliguri, Darjeeling
Regd No 13709

23 JAN 2023



hands, seals & signatures on this **GENERAL POWER OF ATTORNEY** on this the ____ day of _____ of 2023.

WITNESSES:

1. Diba Khandelwal
DIBYA KHANDELWAL
D/o Rajendra Khandelwal
Jalpai More, Siliguri - 734005

HORIZON ISPAT COMPANY PVT. LTD.
Suman Bhatt
DIRECTOR

2. Tipuraj K. Das
D/o. R. K. Das
Shantiniketan Apartment,
Boree - 10/2E, Kaldang Ave,
Makpara, Darjeeling
W.B. - 734012.

LOVELY MERCANTILE PVT LTD.

of
ROLEX COMMOSAL Director

Agarwal
K. B. TEA PRODUCT PVT. LTD. DIRECTOR

S. Choudhury
DIRECTOR

DALMIA TEA PACKAGING PVT. LTD.

Gopal Dalmia
Director

(PRINCIPAL/EXECUTORS)

I accept the Power.

for
(Attorney Holder)

Drafted typed and explained by me
in my office.

Santosh
Advocate, Siliguri

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

23 JAN 2023