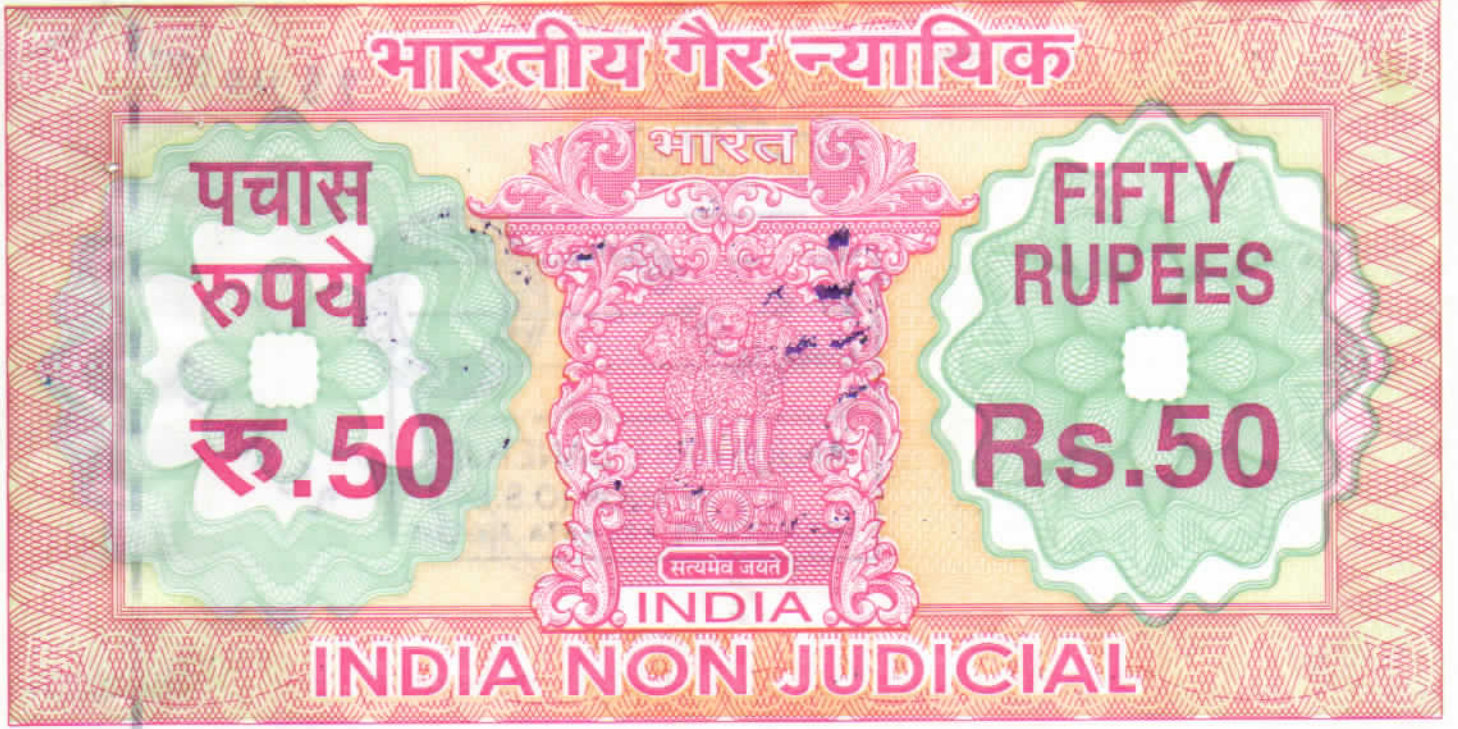


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 711324

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

*[Signature]*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs  
27 FEB 2017

**General Power Of Attorney**


**BY THIS POWER OF ATTORNEY, I HOSSAIN MUSTAFI,**  
(I.T. PAN- AGWPM7275K), son of Golam Mahammad, residing at Raigachi (Battala), P.O. & P.S.- Rajarhat, District- North 24-Parganas, Kolkata- 700 135, **SEND GREETINGS:**

25 JAN 2017

80793

No. \_\_\_\_\_ Date \_\_\_\_\_  
 Sold to \_\_\_\_\_  
 Address \_\_\_\_\_  
 P. \_\_\_\_\_

**ANJUSHREE BANERJEE**  
**L.S. VENDOR (O.S.)**  
**HIGH COURT, KOLKATA-700 001**



25 JAN 2017



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Fgs

*Arpan Mande  
 Sr. Ajit K. Mande  
 Rajarhat, Rajarhat  
 Net - 132*

27 FEB 2017

**W H E R E A S:**

- A. I am the sole and absolute Owner of premises described in the **SCHEDULE** hereto and hereafter called "the **PREMISES**";
- B. By a Development Agreement dated the 27<sup>th</sup> day of February, 2017, duly registered at Additional District Sub-Registrar, Rajarhat, recorded in Book-I, Being No. 14210/2017 hereafter called "the **SAID AGREEMENT**" between ourselves therein called the Owner of the One Part and **LOHARUKA INFRASTRUCTURE PRIVATE LIMITED**, a company, registered under the Companies Act 1956, having its registered office at DC- 9/28, Shastri Bagan, P.O.- Deshbandhu Nagar, Kolkata- 700 059, therein and hereafter called "the **DEVELOPER**" of the Other Part, we have agreed to have develop the Premises on the terms and conditions contained therein;
- C. In pursuance of the Said Agreement, it is required to grant on our part to the Developer and/or its nominees powers and authorities to complete the Project and transfer of the undivided proportionate share in the land contained in the Premises and/or the flats/parking spaces and/or the units contained in the Developer's Area;
- D. The Developer has, in addition to itself, nominated (1) **(Mr.) Anil Kumar Loharuka** (2) **(Mr.) Sunil Kumar Loharuka** and (3) **(Mr.) Anand Kumar Shah** to receive the said powers and authorities;
- E. Words and phrases used in these presents shall, unless they be contrary or repugnant to the context, have the same meanings as have been assigned to them under the said Agreement;
- F. In the circumstances, We are desirous of appointing the said (1) **LOHARUKA INFRASTRUCTURE PRIVATE LIMITED**, (2) **(MR.) ANIL KUMAR LOHARUKA**, (3) **(MR.) SUNIL KUMAR LOHARUKA** and

(4) **(MR.) ANAND KUMAR SHAH**, jointly and/or severally, as our true and lawful attorneys and/or Agents, to do all acts, deeds and things in respect of the sale and transfer of the Developer's Area in the New Buildings, to be constructed on the Premises;

**NOW KNOW YE BY THESE PRESENTS** that I, the said **HOSSAIN MUSTAFI**, do hereby nominate, constitute and appoint the said (1) **LOHARUKA INFRASTRUCTURE PRIVATE LIMITED**, a company, having its registered office at "Loharuka Niket", DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **(MR.) ANIL KUMAR LOHARUKA**, (3) **(Mr.) SUNIL KUMAR LOHARUKA**, both sons of Late Ram Bhagat Loharuka, residing at "Loharuka Niket", DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, and (4) **(MR.) ANAND KUMAR SHAH**, son of Sri Shravan Kumar Shah, residing at Green Valley Housing Complex, Block-A, Flat No.505, Chiriamore, Kaikhali, Kolkata- 700 136, jointly and/or severally, as our true and lawful attorneys and agents for us, in our names and on our behalf, to execute and perform, all or any of the following acts, deeds, matters and things as mentioned hereafter:

1. To hold, manage and maintain and defend the Premises and every part thereof and also to manage, maintain and administer the Premises and all buildings and constructions to be made thereon and every part thereof.
2. To do soil testing, excavation and all other works.
3. To sign and submit all papers, documents, statements, undertakings, declarations and plans, revised plans, as be required for having the Plans for the construction of the New Buildings sanctioned and to have the same sanctioned, modified, altered, and/or revised by the Rajarhat Bishnupur No.1 Gram Panchayat and/or the North 24 Parganas Zilla Parishad and/or the Panchayat & Rural Development Department and/or the New Town Kolkata Development Authority and/or other authorities, hereafter collectively called as "the

**SANCTIONING AUTHORITY**" and in connection therewith, to make, sign, execute and submit necessary applications and declarations, give undertakings, pay fees, obtain sanction and such orders and permissions as be expedient.

4. To appear before all necessary authorities including the Sanctioning Authority, West Bengal Fire And Emergency Services, Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Police and Court, in connection with the sanctioning of the Plans, construction of the New Buildings, obtaining licenses for lifts and other equipments and all and every matter in connection therewith.
5. To apply for and obtain such permissions, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipments and to appoint architects and contractors the Premises.
6. To apply for and sign all necessary forms, letters, deeds and documents to obtain :
  - a. Electricity connection from **West Bengal State Electricity Distribution Company Limited** or **CESC**, as applicable.
  - b. NO OBJECTION CERTIFICATE for height of the New Buildings from **Airport Authority of India** or other authorities concerned.
  - c. Mutation of name as owner of the land, if pending, in the Records of Rights with **Block Land and Land Reform Office** or other authorities concerned.
  - d. Conversion of land (from Sali to Bastu/ Housing) from **Block Land and Land Reform Office** or **Sub-Divisional Land and Land Reform Office** or **A.D.M., L.R.** or other authorities concerned.
  - e. Permission for installation and operation of Lift/s from the **Chief Electrical Inspector**, Government of West Bengal or other authorities concerned.

- f. Permission for installation/ sinking of new well and obtain underground water from S.W.I.D., Government of West Bengal or other authorities concerned.
- g. Consent to Establish and Consent to operate a residential and/ or commercial building complex from West Bengal Pollution Control Board and/ or the West Bengal State Level Expert Appraisal Committee or other authorities concerned, if required by prevailing laws.
7. To apply for and obtain water, gas, sewage and/or connections of any other utilities and also the completion and other certificates from the Sanctioning Authority and/or other authorities concerned.
8. To warn off and prohibit, and if necessary, proceed against in due form of law, against all or any trespassers on the Premises or any parts thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisance.
9. To apply for and obtain such certificates and other permissions and clearances, including, certificates and/or permissions under the Urban Land (Ceiling and Regulation) Act, 1976 or other law relating to land as may be required for sanction of the Plans and constructions of the New Buildings and/or Buildings on the Premises.
10. To negotiate for sale, lease and/or transfer of the Premises and/or undivided share or shares thereof and/or Building and/or Buildings and/or structures thereon or flats or parking space or portions thereof **TOGETHER WITH** the undivided share in the land and the rights appurtenant thereto as be contained in the Developer's Area and as be appurtenant thereto and to enter into agreements, including flat/parking space sale agreements, containing such provisions and with such purchasers and/or other persons as may be permitted by the Developer and to receive earnest monies and/or part and/or full consideration there under and also to fulfill and enforce mutual

obligations there under, but always indemnifying or keeping Owner indemnified apart all liabilities and financial obligations;

11. To sign, execute, modify, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of the Plans and construction of the New Buildings on the Premises.
12. To sign, execute, modify, cancel, alter, approve, draw, present for registration, admit execution and have registered Sale Agreements, Conveyances and/or Sale Deeds and all other papers, documents, declarations, affidavits, confirmations etc. in respect of sale and transfer of Units/ shops/ flats, parking spaces TOGETHER WITH share in the land contained in the Premises as be appurtenant to the respective units/ shops/ flats, covered spaces open and/or covered parking spaces contained in the Developer's Area of the New Buildings.
13. To appear before the District Registrar, Sub-registrars, Additional District Sub-registrars, Registrar of Assurances, Notary Publics, Metropolitan and Executive Magistrates and all other officer or officers and authority or authorities in connection with the registration of the documents and deeds as aforesaid and enforcement of all powers and authorities as contained herein.
14. To execute, present for registration, admit execution and have registered all the aforesaid documents.
15. To do all acts, deeds and things as may be necessary for selling of the entirety of the Developer's Area or parts or portions thereof on such price, terms and conditions and in such manner as our Attorneys deem fit and proper.

16. To receive all money or monies that may be receivable as and by way of consideration for sale and to grant valid and effectual receipts and discharges therefore in their own name, on our behalf.
17. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including the suit and arbitration proceedings and demands, touching any of the matters aforesaid or any other matters relating to the Premises or any part thereof, and also if thought fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue including, Rent Controller and small causes Court.
18. To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons and to take necessary steps keeping our interest and rights safe.
19. To receive and pay and/or deposit all moneys, including court fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof, from their purchasers or from different officers.
20. To sign and submit all papers, applications and documents for having the amalgamation of the Premises with the adjacent plots of land, and/or separation and/or mutation effected and/or getting the new holding number in the name of the Owner/Developer in all public records and with all authorities and/or persons, including, the Rajarhat Bishnupur No.1 Gram Panchayat, in respect of the Premises, and if necessary, to deal with such authority and authorities in any manner to have such amalgamation and/or separation and/or mutation effected.
21. To appear before the Sanctioning Authority and other authorities and Government Departments and/or officers and also all other state, Executive, judicial or Quasi-judicial, and other authorities and also all



courts and tribunals, for all matters connected with the construction of New Buildings and/or other buildings on the Premises and connections of utilities and sanctioning of the plans and other matters relating to the Premises.

22. To pay all outgoings, including Panchayat Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the Premises and receive refunds and other moneys, including, compensation of any nature, including, those for requisition and/or acquisition and to grant valid receipts and/or discharges thereon, on our account and behalf.
23. To employ solicitors, advocates, chartered accountants, income-tax practitioners and/or agents.
24. To give undertakings, assurances and indemnities, as be required for the purposes aforesaid.
25. 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.
26. To substitute and appoint from time to time, one or more attorneys, jointly or severally, under the said Attorneys, with the same or more limited powers and such substitute or substitutes at pleasure to remove and other or others to appoint.

**AND GENERALLY** the said attorneys, jointly and/or severally, shall have the power to do all such other acts, deeds and things relating to the Premises, in all manner whatsoever, as We, could have lawfully done if personally presents. The powers and/or authorities granted as aforesaid shall remain irrevocable during the subsistence hereof.

**AND** we do hereby agree to ratify and confirm and agree to ratify and confirm, all and whatsoever my said Attorneys shall lawfully do or cause to be done in or about the Premises as aforesaid.

**THE SCHEDULE:**

(the Premises)

**ALL THAT** the piece and parcel of the land admeasuring 5 (Five) Cottah 2 (Two) Chittack and 4 (Four) Square Feet, more or less, at Mouza-Raigachi, J.L. No. 12, Touzi No. 3027, R.S. No. 134, contained in R.S./L.R. Dag No. 883, recorded in R.S. Khatian No. 1192, corresponding to L.R. Khatian No. 1973, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, under P.S. Rajarhat, District- North 24 Paraganas, butted and bounded as follows:

ON THE NORTH : By part of R.S. Dag No. 883 ;  
 ON THE EAST : By 8' - 0" wide Common Passage ;  
 ON THE SOUTH : By part of R.S. Dag No. 883 ;  
 ON THE WEST : By part of R.S. Dag No. 883 ;

**IN WITNESS WHEREOF**, We have executed these presents on this the 27th day of February, 2017.

**SIGNED, EXECUTED AND DELIVERED**

by executants at Kolkata in the presence of:

*Rishu*  
*20 The Shree! Bagun*  
*Kol-59,*

*Arpan Mandal*  
*Reerjoni, Rajarhat*  
*Kol-135*

Drafted under instructions of  
 the parties hereto:-

*Varun Gang*  
*Advocate*  
 High Court, Calcutta  
 F/1023/2008

*Jossain Mustafa*

**We accept the power.**












(Anil Kumar Loharuka)

(Sunil Kumar Loharuka)

(Anand Kumar Shah)

*Kuldeep Ashwari*  
*For. Loharuka Infrastructure*  
*Pvt. Ltd*

# FORM FOR TEN FINGERPRINTS

|          |   |  |  |  |  |  |
|----------|---|--|--|--|--|--|
| <b>1</b> |    |   |   |   |   |   |
|          |   | <b>Little</b>  | <b>Ring</b>  | <b>Middle</b><br>(Left Hand)   | <b>Fore</b><br>(Left Hand)   | <b>Thumb</b>   |
| <b>2</b> |  |  |  |  |  |  |
|          |   | <b>Thumb</b>   | <b>Fore</b>  | <b>Middle</b><br>(Right Hand)  | <b>Ring</b><br>(Right Hand)  | <b>Little</b>  |

*Hossain Mubtasir*

*Kazi Hafiz Asadul*

100 80 13

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HOSSAIN MUSTAFI

GOLAM MAHAMMAD

10/11/1977

Permanent Account Number

AGWPM7275K

Hossain Mustafi  
Signature



29000015



Additional District Tax Officer  
Rajahmundry, New Town, Rajahmundry

### Major Information of the Deed




|   |  |  |            |
|---|--|--|------------|
| Deed No :   | I-1523-01437/2017  | Date of Registration                           | 27/02/2017 |
| Query No / Year   | 1523-1000061948/2017   | Office where deed is registered                |            |
| Query Date  | 27/02/2017 11:47:00 AM   | A.D.S.R. RAJARHAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details   | K AGARWAL<br>BAGUIATI, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status :Attorney of Executant |  |            |
| Transaction   | Additional Transaction   |  |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |  |  |            |
| Set Forth value   | Market Value   |  |            |
|   | Rs. 40,38,016/-  |  |            |
| Stampduty Paid(SD)  | Registration Fee Paid  |  |            |
| Rs. 50/- (Article:48(g))  | Rs. 7/- (Article:E)  |  |            |
| Remarks   | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152301421/2017                                    |  |            |

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

| Sch No               | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land             | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details  |
|----------------------|-------------|----------------|-------------------|--------------|--------------------------|-------------------------|-----------------------|--|
| L1                   | LR-883      | LR-1973        | Bastu             | Shali        | 5 Katha 2 Chatak 4 Sq Ft |                         | 40,38,016/-           | Width of Approach Road: 8 Ft., Adjacent to Metal Road, |
| <b>Grand Total :</b> |             |                |                   |              | 8.4654Dec                | 0 /-                    | 40,38,016 /-          |  |




### Principal Details :

| SI No   | Name,Address,Photo,Finger print and Signature   |  |  |  |
|---|---|--|--|--|
|   | Name  | Photo  | Fingerprint  | Signature  |
| 1   | <b>Mr Hossain Mustafi</b><br>Son of Mr Golam Mohammad<br>Executed by: Self, Date of Execution: 27/02/2017<br>, Admitted by: Self, Date of Admission: 27/02/2017 ,Place : Office | <br><small>27/02/2017</small> | <br><small>LTI<br/>27/02/2017</small> | <br><small>27/02/2017</small> |
| Raigachi, Battala, P.O:- Raigachi, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AGWPM7275K, Status :Individual |   |  |  |  |

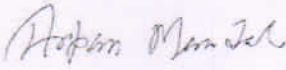
### Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>LOHARUKA INFRASTRUCTURE PRIVATE LIMITED</b><br>DC-9/28, Shastri Bagan, Deshbandhu Nagar, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AABCG6822C, Status :Organization |

**Representative Details :**

| SI No  | Name,Address,Photo,Finger print and Signature   |   |  |  |
|--|---|---|--|--|
|  | Name  | Photo   | Finger Print   | Signature  |
| 1  | <b>Mr Kailashpati Agarwal</b><br>Son of Late Shanti Swarup Agarwal<br>Date of Execution - 27/02/2017, , Admitted by: Self, Date of Admission: 27/02/2017, Place of Admission of Execution: Office | <br><small>Feb 27 2017 12:59PM</small> | <br><small>LTI 27/02/2017</small> | <br><small>27/02/2017</small> |
| 397/1/1, Dakshindari Road,, P.O:- Sree Bhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : LOHARUKA INFRASTRUCTURE PRIVATE LIMITED |   |   |  |  |

**Identifier Details :**

| Name & address   |                           |
|--|---------------------------|
| Mr A MONDAL<br>Son of Mr A K MONDAL<br>RECKJOANI, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Hossain Mustafi, Mr Kailashpati Agarwal | <small>27/02/2017</small> |
|    |                           |

**Endorsement For Deed Number : I - 152301437 / 2017****On 27-02-2017****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:13 hrs on 27-02-2017, at the Office of the A.D.S.R. RAJARHAT by Mr Kailashpati Agarwal .,

**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 40,38,016/-

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

Execution is admitted on 27/02/2017 by Mr Hossain Mustafi, Son of Mr Golam Mohammad, Raigachi, Battala, P.O: Raigachi, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by Mr A MONDAL, , Son of Mr A K MONDAL, RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 27-02-2017 by Mr Kailashpati Agarwal,

Indetified by Mr A MONDAL, , Son of Mr A K MONDAL, RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 80793, Amount: Rs.50/-, Date of Purchase: 25/01/2017, Vendor name: A Banerjee



Debasish Dhar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1523-2017, Page from 43360 to 43376  
being No 152301437 for the year 2017.



Digitally signed by DEBASISH DHAR  
Date: 2017.02.28 16:12:24 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 28-02-2017 16:12:23  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)