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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted for Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-Parganas

30 AUG 2022

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made at Kolkata on this the 25th day of August **TWO THOUSAND AND TWENTY TWO**
BY

078565

No.
Address.
Rs.
Date.

05 AUG 2022



SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata-700 001

[Handwritten signature]



10339

SKDJ PARNASHREE HOME LLP

J.S.
Designated Partner



10346

[Signature] (INDRA CHAND GUPTA)



10345

[Signature] KRANSHI CHANDRA BHATTARAI



10347

[Signature] (KANNANA AGARWAL)



10339

J.S.

District Sub-Registrar
Alipore, South 24 Parganas
25 AUG 2022

(1) **WIDE RANGE MERCHANTS PVT LTD (PAN AAACW5117B)** a company within the meaning of the Companies Act 2013 having its registered office situated at No. C2-54/127 Budge Budge Trunk Road, P.O. Gobindapur P.S. Mahestala, Kolkata 700 141 and represented by its Director **SHRI AJAY KUMAR MIMANI (PAN AJGPM6049N) (AADHAR No. 7242 8451 3220)** son of Late Shree Kishan Mimani working for gain at No. C2-54/127 Budge Budge Trunk Road, P.O. Gobindapur P.S. Mahestala, Kolkata 700 141 (2) **ARCL PETROCHEMICALS LIMITED (PAN AADCT4857E)** a company within the meaning of the Companies Act 2013 having its registered office situated at No. C2-54/127 Budge Budge Trunk Road, P.O. Gobindapur P.S. Mahestala, Kolkata 700 141 and represented by its Director **SHRI SOURAV SARKAR (PAN EPHPS5679D) (AADHAR NO. 355422642578)** son of Late Shri Arabinda sarkar working for gain at No. C2-54/127 Budge Budge Trunk Road, P.O. Gobindapur P.S. Mahestala, Kolkata 700 141 (3) **ALLIED MARITIME & INFRA ENGINEERING PRIVATE LIMITED (PAN AADCA4566H)** a company within the meaning of the Companies Act 2013 having its registered office situated at No. C2-54/127 Budge Budge Trunk Road, P.O. Gobindapur P.S. Mahestala, Kolkata 700141 and represented by its Director **MS. VIJAY LAXMI DE SARKAR (PAN BEDPS0181N) (AADHAR NO. 3851 2140 2061)** daughter of Ratan Chandra Surana working for gain at No. C2-54/127 Budge Budge Trunk Road, P.O. Gobindapur P.S. Mahestala, Kolkata 700141 (4) **YOCNEX CHEMICALS PRIVATE LIMITED (PAN AABCY0818J)** a company within the meaning of the Companies Act 2013 having its registered office situated at No. C2-54/127 Budge Budge Trunk Road, P.O. Gobindapur P.S. Mahestala, Kolkata 700141 and represented by its Director **SHRI SUKALPA BISWAS (PAN BBUPB3807L (AADHAR NO. 2666 3207 5778)** son of Shri Bhupendra Nath Biswas working for gain at No. C2-54/127 Budge Budge Trunk Road, P.O. Gobindapur P.S. Mahestala, Kolkata 700141 (5) **NOCNEX CHEMICALS PRIVATE LIMITED (PAN PAN AAGCN3474L)** a company within the meaning of the

10340

WIDE RANGE MERCHANTS PRIVATE LIMITED

Arunmani

Director

10341

For ARCL Petrochemicals Ltd.

Soumya Conkara

Director

ALLIED MARITIME & INFRA ENGINEERING PVT. LTD.

Vijaya De Souza

Director

10342

YDENEX CHEMICALS PRIVATE LIMITED

Sukalpa Bena

Director

NOCNEX CHEMICALS PRIVATE LIMITED

[Signature]
Director 10343

10344

OCILIM ADVISORY SERVICES PRIVATE LIMITED

Somnath Day

Director

10349

le

(Suman Chandra)
30. Late P. Dey
6-01/1 Post Office
12, Haveli St.
Kolkata-70002



Companies Act 2013 having its registered office situated at No. C2-54/127 Budge Budge Trunk Road, P.O. Gobindapur P.S. Mahestala, Kolkata 700141 and represented by its Director **SHRI ANIL KUMAR SINGH (PAN AOZPS1290K) (AADHAR NO. 3956 0760 4398)** son of Shri Kariya Singh working for gain at No. C2-54/127 Budge Budge Trunk Road, P.O. Gobindapur P.S. Mahestala, Kolkata 700 141 **AND (6) OCLIM ADVISORY SERVICES PRIVATE LIMITED (PAN AAHCM0206E)** a company within the meaning of the Companies Act 2013 having its registered office situated at No. C2-54/127 Budge Budge Trunk Road, P.O. Gobindapur P.S. Mahestala, Kolkata 700 141 and represented by its Director **SHRI SOMNATH DEY (PAN ALPD9668C) (AADHAR NO. 7242 8451 3220)** son of Late Shree Pradip kumar Dey working for gain at No. C2-54/127 Budge Budge Trunk Road, P.O. Gobindapur P.S. Mahestala, Kolkata 700141 **AND (7) SKDJ PARNASHREE HOME LLP (PAN ADIFS0514N)** a limited liability partnership firm registered under the Limited Liability Partnership Act 2005 having its registered office at Room No. 8 9th floor, Shantiniketan Building, 8 Camac Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata 700 017 and represented by its Designated Partner **MR. SUSHIL KUMAR AGARWAL (PAN AGQPA1323C) (Aadhar No. 459930349914)** son of Shri Indra Chand Gupta residing at No. 464 S.N. Roy Road, P.S. Behala P.O. Sahapur, Kolkata 700 038, hereinafter collectively referred to as the **OWNERS/GRANTORS** (which term or expression shall unless excluded by or repugnant to the subject or context in the case of the private limited companies be deemed to mean and include their respective successor and/or successors in office/interest and assigns and in the case of the partnership business the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives executors administrators and assigns)



District Sub-Registrar-II
Alipore, South 24 Parganas

25 AUG 2022

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SEND GREETINGS

WHEREAS:

A) The Grantors are presently jointly entitled to ALL THAT the various pieces and parcels of Vastu/Bahutal Abason land containing by estimation an area of 49 cottahs of land (be the same a little more or less) comprised in Dag No.309 and 323 J.L. No. 102 R.S. Dag No. 83 Touzi No. 346 appertaining to R.S. Khatian Nos. 2743 and 8653 and L.R. Khatian Nos. 8679, 8681, 8682, 8683, 8684, 8685 and 10423, Mouza Behala which has since been numbered as Municipal Premises No. 142A, Upendra Nath Banerjee Road, Behala, Kolkata 700 060 (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said PROPERTY) each of the Grantors being entitled to an distinct undivided 1/7th share or interest into or upon the said Property.

It is not possible for the Grantors to look after manage the said Property and as such the Grantors are desirous of nominating appointing and constituting **(1) INDRA CHAND GUPTA (PAN ACVPG2719H)** son of Late Basant Lal Chowdhury, **(2) KAILASH CHANDRA AGARWAL (PAN:AFIPA6079A)** son of Late Bisheshwar Dayal Agarwal, **(3) SUSHIL KUMAR AGARWAL (PAN: AGQPA1323C)** son of Mr. Indra Chand Gupta, and **(4) KANHAIYA AGARWAL (PAN : AHQPA9551M)** son of Mr. Kailash Chandra Agarwal, all four working for gain at 8 Camac Street, Shantiniketan Building, Suite No.908, P.O. Circus Avenue, P.S. Shakespeare Sarani Kolkata- 700017 (hereinafter collectively referred to as the **ATTORNEYS**) to be their true and lawful attorneys and for and on behalf of and in the name place and stead of the Grantors/Owners to jointly and/or severally do the following acts deeds and things in respect of the said Property.



District Sub-Registrar-II
South 24 Parganas

25 AUG 2022

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we the Grantors have agreed to irrevocably nominate appoint and constitute the said Attorneys namely **(1) INDRACHAND GUPTA (PAN: ACVPG2719H)** son of Late Basant Lal Chowdhury, **(2) KAILASH CHANDRA AGARWAL (PAN:AFIPA6079A)** son of Late Bisheshwar Dayal Agarwal, **(3) SUSHIL KUMAR AGARWAL (PAN: AGQPA1323C)** son of Mr. Indra Chand Gupta, and **(4) KANHAIYA AGARWAL (PAN: AHQPA9551M)** son of Mr. Kailash Chandra Agarwal, all four working for gain at 8 Camac Street, Shantiniketan Building, Suite No.908, P.O. Circus Avenue, P.S. Shakespeare Sarani Kolkata- 700017 (hereinafter collectively referred to as the **ATTORNEYS**) to be our true and lawful attorneys to the extent of our respective undivided share or interest into or upon the said Property and for us and on our behalf and in our name place and stead to jointly and/or severally do the following acts deeds and things in respect of the said Property that is to say:

1. **TITLE - KOLKATA MUNICIPAL CORPORATION AND OTHER AUTHORITIES**

1.1 For the purpose of perfecting our title in respect of the said Property to:

- i) Cause our names to be mutated as the Owners of the said Property in the records of Kolkata Municipal Corporation and other authorities as the said Attorneys or any one of them may deem fit and proper
- ii) Cause the correct area and other details in respect of the Said Property to be entered and recorded in therecords of the concerned authorities, and for the said purposes, to sign and execute all applications papers deeds documents and instruments and to deal and correspond with and represent us before all concerned authorities and bodies, including but not



District Sub-Registrar-II
Alipore South 24 Parganas
25 AUG 2022

limited execute, register and deliver all applications, representations, letters, forms, undertakings, indemnities, petitions and other documents and writings that may be required.

iii) To obtain necessary approvals, sanctions, permissions, orders and no objection certificates from Kolkata Municipal Corporation, West Bengal Housing Infrastructure Development Corporation Limited, Town Planning Authorities, Urban Development Authorities, Municipal Authorities, Revenue Authorities, the Government of West Bengal & India and/or from all other concerned authorities for converting the Said Property or any part/s thereof to residential, and/or other permitted use, and to change the user thereof or any part/s thereof from time to time as may be deemed fit and proper by our said Attorneys or any one of them may deem fit and proper, and for the said purpose, to sign and submit all necessary applications, forms, indemnities, undertakings, affidavits, declarations, papers, documents and writings, and to bear and pay all charges, fees, premia, deposits and other amounts and levies whatsoever therefor, and to do and perform all other necessary acts, deeds, things and matters.

iv) To cause the said Property to be developed by causing to be constructed erected and completed thereat new building and/or buildings and to consume the Floor Area Ratio and Development Rights available or permissible now and in future in respect of the Said Property (hereinafter respectively referred to as "**FAR**" and "**DR**"), and all other, development potential,



District Sub-Registrar
Gopore, South 24 Parganas

25 AUG 2022

advantages and benefits by whatsoever name called and available or permissible now and in future in respect thereof, and comprising residential /commercial, premises and Said Property, together with provision of parking spaces and all other amenities, facilities, services and infrastructure relating thereto, including construction and provision of swimming pool/s, club house/s and/or other recreation facilities and amenities thereon, as our said Attorneys or any one of them in their absolute discretion shall deem fit and proper and for these purposes, to do and perform the following :-

- a) To sign and submit to Kolkata Municipal Corporation, Block Land & Land Reforms Office and its various departments. West Bengal Housing Infrastructure Development Corporation Limited, West Bengal Pollution Control Board, Central Pollution Control Board, West Bengal Fire Service, West Bengal Forest Department, BSNL, Airports Authority of India, Geo Spatial Data Centre, West Bengal State Electricity, Public Health Engineering, Environmental and Ecological Authorities, Archaeological Survey of India (ASI), the Ministry of Civil Aviation and the Civil Aviation Authorities, or any other Competent Authority or any other bodies and/or any other relevant statutory and/or Planning and Development Authority, Government Authorities and Local or Public Bodies and Authorities and all other Authorities, Government of West Bengal and all its departments, ministries and functionaries, the relevant authorities, bodies



District Sub-Registrar
Alipura, South 24 Parganas

25 AUG 2022

and functionaries under the Urban Land (Ceiling and Regulation) Act, 1976, the Land Acquisition Act, 1894, and Rules and Regulations thereto, and/or other applicable laws, the building plans, layout plans, sub-division plans, amalgamation plans, and other plans, drawings, designs and specifications for and in respect of the development of the Said Property, and to have the same approved and sanctioned, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto / therein and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or of those made, issued or granted heretofore, and otherwise to do and perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and proper by our said Attorneys, and to apply to Kolkata Municipal Corporation, West Bengal Housing Infrastructure Development Corporation Limited, Town Planning Authority for and to obtain Building Commencement, Occupancy and Completion Certificates and such other certificate/s and no objection certificates, which may be necessary for commencing, carrying out and completing the development of the Said Property;

- b) To pay any premia, fees, charges, deposits and other amounts whatsoever that may be demanded or payable in respect thereof, to the Authorities, and to apply for and receive refund thereof and to



District Sub-Registrar-II
Alipore, South 24 Parganas

25 AUG 2022

issue and pass effectual receipts and discharges for the same; and

c) To deal and correspond with and to appear and represent us before the concerned Authorities and/or any other person/s, and to sign, execute, give, issue, submit and register (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements, returns, forms, indemnities, and other documents, papers and writings, as may be required to be given to the Authorities and/or any other person/s.

d) To correspond and deal with and/or to appear and represent us before the Authorities, in all matters, things and work connected with or relating to the Said Property and/or the Said Premises including for :-

i) The development of the Said Property, and the construction work to be carried out thereon;

ii) Creation of mortgage/s and charge/s in respect thereof, and/or, transfer, alienation and disposal thereof or any part/s thereof in any other manner and/or

iii) Assignment and/or transfer of any rights, benefits and/or interests therein or in any part/s thereof



District Sub-Registrar-II
Alipore, South 24 Parganas

25 AUG 2022

iv) And to apply and obtain from the Authorities, all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of all such matters, things and work, including those mentioned hereinabove, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto / therein and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or of those made, issued or granted heretofore, and for these purposes, to sign, execute and register (if required) all plans, applications, statements, forms, returns, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the said Authorities, and to do and perform all other necessary acts, deeds, things, things and matters.

2. **DEVELOPMENT - PLAN**

2.1 For the purposes of these presents, to engage, retain, employ and/or appoint architects, engineers, designers, surveyors, advocates, solicitors, accountants, contractors and all other consultants, professionals, experts and persons as may be required and to pay their fees, remuneration, costs, charges and expenses.



District Sub-Registrar-II
Alipora, South 24 Parganas

25 AUG 2022

- 2.1.1 To prepare or cause to be prepared a map or plan and in connection therewith to appoint Architects and other agents for the purpose of preparation of the said Plan and submission thereof to the concerned authorities for sanction as the said Attorneys or any one of them in their absolute discretion may deem fit and proper
- 2.2 To make payment of the sanction fee and to cause such plan to be sanctioned by the concerned authorities.
- 2.3 To apply for, claim and receive to the maximum extent permissible in law, all rights, benefits and advantages available in respect of the Said Property and its development, including under all present and future development schemes, notifications, circulars, orders and concessions that are or may be introduced, issued or granted by any of the Authorities, and also to submit the Said Property or any part/s thereof under any such development schemes, and to do, execute and perform all required acts, deeds, matters and things in respect thereof.
- 2.4 To cause the Said Property to be surveyed by Kolkata Municipal Corporation and/or any other concerned authority including but not limited to Land Records Authorities, and to get demarcated and certified the boundaries and areas thereof, and also of the portion/s of the Said Property which may now or hereafter be notified for, designated as and/or affected by any reservation, acquisition and/or requisition, as also portion/s thereof which may be affected by statutory amenity space, and to finalise the areas thereof, and for these purposes, to sign and execute all necessary applications,



District Sub-Registrar-II
Alipura, South 24 Parganas

25 AUG 2022

plans, forms, letters and other documents and writings whatsoever as may be required by the concerned authorities including but not limited to Kolkata Municipal Corporation West Bengal Housing Infrastructure Development Corporation Limited, Town Planning Authority and all other concerned authorities.

- 2.5 If required, to surrender, hand over and transfer to the concerned authorities, semi-government, local or public body or authority, the portion/s of the Said Property which may now or hereafter be notified for, designated as and/or affected by any reservation, acquisition, requisition and/or amenity space, and thereupon to carry out and effect the necessary amendments and mutations in the records of the aforesaid authorities and to apply for and obtain from Kolkata Municipal Corporation, KMDA, West Bengal Housing Infrastructure Development Corporation Limited and/or such other bodies and authorities, the compensation and *solatium* in lieu thereof, whether by way of money, compensatory FAR, DR, and/or any other benefits or advantages, and/or otherwise howsoever, and to utilize, appropriate and deal with the same in such manner as our said Attorneys may deem fit and proper, whether by utilizing and consuming the same for construction and development on the Said Property and/or any other property whatsoever and/or otherwise howsoever, including by selling and transferring the same to any person/s of their choice, for such consideration and on such other terms and conditions, as our said Attorneys may think fit and proper.



District Sub-Registrar-II
Alipore, South 24 Parganas

25 AUG 2022

- 2.6 Upon surrender and handing over and/or transferring such portion of the Said Property as aforesaid, our said Attorneys may, as may be required or as they may deem fit in their sole and unfettered discretion, do and perform all necessary acts, deeds, things and matters to ensure that such portions of the Said Property are utilized and/or developed by the concerned bodies and authorities in accordance with the laws, rules and regulations relating or applicable thereto from time to time.
- 2.7 In the alternative, our said Attorneys may, if they so desire and deem fit and proper in their sole and unfettered discretion, oppose any such reservation, acquisition and/or requisition, and/or proceedings concerning the same, and get the same removed, deleted and lifted, and make the portion/s of the Said Property affected thereby, free and released from the same.
- 2.8 Our said Attorneys may, if they so desire and deem fit and proper in their sole and unfettered discretion, utilize and consume developable potential by way of DR, and/or otherwise, arising, originating and/or available from or of any other property, for construction and development on the Said Property, as may be legally permissible from time to time.
- 2.9 To deal and/or correspond with and appear and represent us before the Authorities concerned, and to sign, execute, register, submit and file all necessary applications, objections, claims, forms, statements, declarations, affidavits, agreements, undertakings, indemnities, plans, pleadings, proceedings and other documents, papers and writings whatsoever, and to do and perform all other necessary acts, deeds, things and matters.



District Sub-Registrar II
Alipore, South 24 Parganas

25 AUG 2022

2.10 To divide and/or sub-divide the Said Property and/or to amalgamate the Said Property or any part/s thereof with any contiguous, adjoining or adjacent lands or properties, for the purposes of jointly developing and/or redeveloping the same with the Said Property and/or for grant or acquisition of development/sub-development rights, and/or any other purposes. For these purposes to deal, correspond with and represent us before the Authorities, including the Kolkata Municipal Corporation, KMDA, West Bengal Housing Infrastructure Development Corporation Limited, Town Planning Authority, District/Taluka Survey & Land Records Authorities, and other Revenue Authorities, and to apply for and obtain from them all necessary permissions, sanctions, approvals, orders, exemptions, no objection certificates and other certificates, and to obtain or get approved or sanctioned from such authorities any amendments, modifications, rectifications, extensions, renewals and/or revalidations to or in respect of any sub-division/s and/or amalgamation/s which may have been heretofore carried out and/or which may be carried out hereafter, and to do and perform all necessary acts, deeds, matters and things, including to pay all necessary charges, fees, premia, deposits and other amounts whatsoever, and to sign, execute, submit, file and register (if required) all necessary forms, plans, letters, applications, declarations, indemnities, affidavits, representations, undertakings, agreements and other papers, deeds, documents, instruments, assurances and writings.



District Sub-Registrar II
Alipore, South 24 Parganas

25 AUG 2022

3. **UTILITIES - ELECTRICITY AND OTHER AMENITIES**

3.1 In connection with undertaking the development of the said Property to deal and/or correspond and/or represent us before

- (i) BSNL and/or the telephone/telecommunications authorities/departments and/or other providers and suppliers of telephone and telecommunications services, for obtaining telephone and telecommunication lines, connections and services;
- (ii) Kolkata Municipal Corporation, KMDA, West Bengal Housing Infrastructure Development Corporation Limited, Town Planning Authority, for obtaining water, drainage and sewage pipelines and connections, and any other utility and service connections.
- (iii) Other concerned authorities and/or other providers and suppliers of gas, for obtaining gas supply, pipelines, connections and services; and
- (iv) For the aforesaid purposes, to sign, execute, register (if required) and submit all necessary applications, letters, forms, statements, affidavits, declarations, undertakings, indemnities, agreements and other deeds, documents, instruments, papers and writings and to pay all necessary charges, fees, premia, deposits and other amounts whatsoever, and to do and perform all other necessary acts, deeds, things and matters.



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District Sub-Registrar-II
Alipora, South 24 Parganas

25 AUG 2022

- (v) To deal, correspond with and represent us before the concerned electricity/power providers West Bengal State Electricity Board/ Commission and/or any other public or private body, authority and/or person, for removing, shifting or relocating the existing electricity sub-station/s or distribution kiosk/s on the Said Property, and/or for obtaining electricity and power lines, cables and connections during the course of construction and development and for and in respect of the Said Premises, and to do and perform all necessary acts, deeds, matters and things for the same, including to construct and install or permit to be constructed and installed new electricity sub-station/s and/or distribution kiosk/s on the Said Property, and to hand over and/or transfer (by way of lease, licence or otherwise) to the concerned electricity /power providers (including West Bengal State Electricity Board/ Commission) and/or such other public or private body, authority and/or person (as the case may be), the portion/s of the Said Property whereon the same is/are constructed and installed, in such manner and on such terms, conditions, covenants and provisions as may be required by or agreed upon by our said Attorneys in their sole and unfettered discretion, and for these purposes, to cancel, terminate, vary and/or amend any agreements, deeds, documents and/or writings which may have been executed heretofore, and to sign, execute, register (if required) and submit all necessary applications, forms, statements, affidavits, declarations, undertakings, indemnities, agreements, lease/licence documents and other deeds, documents, instruments and writings and to pay all necessary charges, fees, premia, deposits and



District Sub-Registrar-II
Alipora, South 24 Parganas

25 AUG 2022

other amounts whatsoever and to do and perform all other necessary acts, deeds, things and matters.

- (vi) To deal, correspond with, and to appear and represent us before the Collector and other Revenue Authorities, and Kolkata Municipal Corporation, KMDA, West Bengal Housing Infrastructure Development Corporation Limited, Town Planning Authority, and its concerned departments and officers including the Assessor & Collector of Municipal Rates & Taxes and all other concerned authorities, in respect of, and to pay and discharge all rents, rates, taxes, cesses, N. A. assessments and other assessments, land revenue, and all other charges, levies, dues payments and outgoings whatsoever, presently due and payable or which may hereafter become due and payable, in respect of or on account of the Said Property and/or the new buildings and structures, and to apply for an obtain reduction in and/or refund of the amounts thereof.

- (vii) To deal, correspond with and represent us before the authorities and bodies mentioned in sub-clause (a) hereinabove for the purpose of determining, fixing, revising and/or reviewing the rateables, capital and/or other value/s of the Said Property and/or the Said Premises, and the rents, taxes, cesses, N. A. assessments and other assessments and revenue, and all other charges, levies dues, payments and outgoings whatsoever payable now or hereafter in respect thereof.



25 AUG 2022

4. **SUITS AND PROCEEDINGS**

- 4.1 To make, sign, execute, register and file all necessary letters, forms, undertakings, declarations, affidavits, indemnities, representations, petitions, complaints, applications, and other documents, pleadings and writings, and to arrive at any arrangements, compromises or settlements with the concerned authorities in respect thereof, and if our said Attorneys shall deem fit and proper, then to dispute or challenge any values, rates, rents, taxes, cesses, N. A. assessment and other assessments, land revenue and all other charges, levies, dues, payments and outgoings whatsoever, which may be fixed, determined, charged, levied and/or imposed, or proposed or sought to be fixed, determined, charged, levied and/or imposed, by any of such authorities,
- 4.2 To do and perform all acts, deeds, matters and things necessary for the protection and preservation of the Said Property, and for securing and safeguarding the Said Property, including (but not limited to) appointing and engaging security guards in respect thereof, and/or by strengthening, constructing and/or reconstructing the boundary walls and fences thereof, and to effect insurance in respect of the Said Premises, in such manner as our said Attorneys may deem fit and proper.
- 4.3 To ask, demand, sue for, recover and receive of and from all persons, all damages, claims, dues and all other sums of money whatsoever and howsoever payable, and all effects, things and properties, now owing or payable or to become owing and payable hereafter in respect of the Said Property



District Sub-Registrar-III
Alipora, South 24 Parganas

25 AUG 2022

and/or the Said Premises, or any part/s thereof, and to sign, execute and pass receipts and discharges for and in respect of the same.

- 4.4 For the purposes hereof, to accept service of any writ, summons or other legal process or notice, and to issue acknowledgements for and to reply to the same, and to commence, institute, prosecute, conduct, continue, resist, oppose and defend any and all suits, actions, complaints, petitions and/or other legal, judicial and quasi-judicial proceedings whatsoever, and by or against any person/s whomsoever, including the Authorities, and for these purposes, to appear before and to represent us in all courts, tribunals, administrative and quasi judicial bodies and authorities whatsoever (civil, revenue and criminal) and all officers whomsoever, including before all authorities and officers of or under the Authorities and/or to accept summons or notices relating to any such suits, actions, complaints, petitions and /or proceedings related to the Said Property to refer to arbitration, withdraw, settle, compromise, adjust, compound abandon, submit to judgement / execution, discontinue or become non-suites therein, and also to take such other proceedings, including proceedings in execution, attachment, distress, distraint and otherwise in pursuance of any decrees, orders, awards or otherwise for the purposes herein mentioned or otherwise, and to appoint, engage and/or retain on such terms and conditions as our said Attorneys shall think fit, advocates, solicitors and legal advisors for the purposes aforesaid, and from time to time to remove them and appoint other/s in his/her /their place and to pay their fees, remuneration, costs, charges and expenses,



District Sub-Registrar
Alipora, South 24 Parganas

25 AUG 2022

as our said Attorneys shall think fit and for all or any of the purposes aforesaid, to give, tender and furnish evidence (oral or written), and to make, draw, execute, endorse, affirm verify, declare and file all necessary appearances, vakalatnamas, authorizations, warrants, complaints, writ petitions, review, reference and revision applications and petitions and all other petitions and pleadings, applications, notices, defences, written statements, appeals, undertakings, statements, accounts, declarations, affidavits, consent terms and other documents, papers and writings whatsoever, as our said Attorneys shall think fit and proper, provided that, our said Attorneys shall, upon receipt of a request made by us in writing, provide us with copies of all proceedings, pleadings, papers, orders and decrees, filed submitted, received passed in any of such suits, actions complaints, petitions and proceedings.

5. **CREDIT FACILITIES - CHARGE.**

5.1 To obtain and avail of loans, credit, finance, advances, over drafts and/or monies howsoever, from banks, financial and credit institutions and/or any other person/s, for any purposes and objects, including without limitation, for the development of the Said Property, on the security of the Said Property and/or the Said Premises, or any part/s thereof, including by creating any charge/s, mortgage/s and/or lien/s in respect thereof and/or otherwise howsoever, and for these purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to sign, execute, seal deliver and register (if required) all deeds, documents, instruments, assurances, contracts, agreements and writings, including without limitation, execution of mortgage deeds



District Sub-Registrar-II
Alipore, South 24 Parganas

25 AUG 2022

and documents, memoranda of entry, letters, indemnities, undertakings, declarations and affidavits. We hereby expressly clarify and record that Developer and/or its nominee/s and/or assign/s alone shall, at its/their entire risk and costs and as the principal debtor/s be responsible and liable for repayment and discharge of all such loans, credit, finance, advances, over drafts and/or other monies in full, together with the interest, costs, charges, expenses and all other amounts whatsoever payable in respect thereof, and for performance of any other obligation in respect thereof, and we shall not be liable or responsible for or in respect of the same in any manner or for any reason.

6. **FORMATION OF ASSOCIATION - GRANT OF RIGHT OF EASEMENT AND OTHER RIGHTS**

6.1 To form, incorporate and register any organization/s or associations (hereinafter referred to as "**the said Organisation/s**") comprising all or any of the allottees, purchasers and transferees of the flats, Said Premises, offices, shops, showrooms, garages, parking spaces and other areas and spaces in the Said Premises and comprised in the development carried out upon and in respect of the Said Property, including one or more co-operative societies, limited companies, associations of apartment owners (condominiums) or otherwise, and for these purposes, to do and perform all necessary acts, deeds, matters and things, including to deal and correspond with and represent us before the Registrar of Co-operative Societies, the Registrar of Companies and/or any other concerned authorities, and to sign, execute, submit and register all necessary forms, applications, declarations (including Declarations under the



District Sub Registrar II
Alipore, South 24 Parganas,
25 AUG 2022

WestBengal ApartmentOwnership Act,1972), affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever.

- 6.2 To enter into any arrangements or agreements with the owners and/or occupiers of any adjacent, adjoining and/or neighbouring lands and properties including for grant of any right of way and access and/or other rights and easements, in through over and/or in respect of the Said Property and/or the Said Premises, or any part/s thereof in their favour, and/or to acquire such or other rights and/or easements, in, through, over and/or in respect of such adjacent, adjoining and/or neighbouring lands and properties and/or to enter into any arrangement or agreement with the owners and/or occupiers of any such adjacent, adjoining and/or neighbouring lands and properties, for the purpose of joint development and /or redevelopment of such lands and properties along with the Said Property and/or for grant of acquisition of sub-development rights in respect thereof, and/or any other purpose whatsoever, and to do and perform all or any of the aforesaid in such manner, for such consideration and on such other terms, conditions, covenants and provisions as our said Attorneys may think fit and proper, and to receive, retain and appropriate for their own use and benefit the consideration and other monies and the benefits which may be payable or accruing in respect thereof, without being answerable or accountable to us for or in respect thereof, and to give and pass receipts and discharges for the same, and for these purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to enter into, sign, seal, execute and register (if



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District Sub-Registrar II
Alipore, South 24 Parganas

25 AUG 2022

required) all necessary agreements, deeds, documents, instruments, assurances and writings whatsoever.

7. **DEALING WITH THE DEVELOPMENT**

7.1 To allot, sell, lease, sub-lease, mortgage, charge, give on licence and/or tenancy basis and/or otherwise transfer, alienate and dispose of the Said Premises, and the flats, premises, offices, shops, showrooms, garages, parking spaces and other areas and spaces therein and comprising the development to be carried out on and in respect of the Said Property, to such person/s and for such consideration / price and on such other terms, conditions, covenants and provisions as our said Attorneys may in their sole, absolute and unfettered discretion think fit and proper, and to hand over possession, occupation and/or charge thereof to the allottees, purchasers, lessees, sub-lessees, mortgagees, licensees, tenants and other transferees or prospective purchasers thereof, and to receive, retain and appropriate to themselves the entire consideration and other monies and benefits which may be received by or accrue to them in respect thereof, and to give and pass receipts and discharges for the same, without being accountable or answerable to us for or in respect of the same, and for these purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to enter into, sign seal, execute and register (if required) all necessary letters, agreements, deeds, documents, instruments, assurances and writings whatsoever (including declaration/s and deed/s of apartment under West Bengal Apartment Ownership Act, 1972 before the concern Sub Registrar as our said Attorneys may deem fit and proper in their sole, absolute and unfettered discretion.



District Sub-Registrar-I
Alipore, South 24 Parganas

25 AUG 2022

7.2 To sell and transfer proportionate undivided share in the Said Property appurtenant to the Said Premises or any part/s thereof in favour of any person/s, including Developer and/or its nominee/s and/or assign/s, including the said Organisation/s, and in such manner, for such consideration and on such other terms, conditions, covenants and provisions as our said Attorneys may deem fit and proper in their sole and unfettered discretion, and to receive, retain and appropriate to themselves the entire consideration and other monies and benefits which may be received by or accrue to them in respect thereof, without being accountable or answerable to us for or in respect of the same, and to give and pass receipts and discharges for the same, and pursuant thereto, to put such purchaser/s, lessee/s, sub-lessee/s, tenant/s, licensee/s, mortgagee/s and/or other transferee/s (as the case may be) in possession, occupation and/or charge thereof, and for these purposes, to sign, seal, execute, endorse, deliver and register all necessary letters, agreements, deeds, documents, instruments, assurances and writings whatsoever, including deed/s of conveyance, lease and transfer, declaration/s and deed/s of apartment (under West Bengal Apartment Ownership Act, 1972) and document/s of sub-lease, tenancy, licence and/or mortgage (as the case may be), and to do, execute and perform all other acts, deeds, matters and things as may be necessary for an due respect of the same, and/or for, effectively conveying, assigning and/or transferring our rights, title, benefits and/or interests in or in respect of the Said Property or any part/s thereof as aforesaid, and vesting the same in and/or in favour of such person/s as mentioned herein, as our said



District Sub-Registrar-II
Alipore, South 24 Parganas

25 AUG 2022

Attorneys may deem fit and proper in their sole and unfettered discretion.

8. **NOTICES - HOARDING**

8.1 To issue public notices on behalf of us to the general public with regard to any Development project to be undertaken on the Said Property and to give No Objection Certificates /Consent to Advocates/Solicitors/Lawyers for and on our behalf to issue public notices inviting claims in this regard.

8.2 To put up and erect and/or permit to be put up and erected advertisement and sign boards upon the Said Property and/or the Said Premises, or any part/s thereof.

9. **GENERAL**

9.1 To do and perform all acts, deeds, matters and things, including to sign, execute and register all documents, deeds and writings, that may be required or necessary for effectuating and implementing the purposes herein mentioned and/or those incidental or related thereto, and/or for effectuating and implementing the terms, conditions and provisions of any agreements, contracts, deeds, documents, instruments, assurances and writings whatsoever, entered into and executed by us or on our behalf, with or in favour of any person/s, and/or its nominee/s, assign/s and/or group companies and/or affiliates in respect of the Said Property and/or the Said Premises, or any part/s thereof.

9.2 To do marketing of the Project, enter into agreements with such agency as may be required and deem fit by our said Attorneys, to put up and erect and/or permit to be put up and erected advertisement and sign boards upon the Said Property and/or any part/s thereof.



District Sub-Registrar-II
Alipore, South 24 Parganas

25 AUG 2022

2

9.3 For the better and more effectively doing, executing, performing and effecting the several acts, deeds, matters and things herein mentioned, to appoint from time to time or generally, such person/s as our said Attorneys may think fit, as his/her/their substitute/s with the same or limited powers, authorities and/or discretions, to do, execute and perform the same, and any such substitute/s at pleasure to remove, and to appoint another or others in his/her/their place and stead.

AND Generally, to do, execute and perform all acts, deeds, matters and things, without limitation, as are or may be necessary and/or convenient for and/or incidental and/or related to all or any of the purposes aforesaid, and for giving full effect thereto and to the Development Agreement and the development and transfer of the Said Property, as amply, fully and effectually in all respects as we could ourselves do, execute and perform as if these presents have not been made.

AND WE HEREBY CLARIFY, CONFIRM AND DECLARE THAT:-

- (a) The powers, authorities and discretions hereby given and granted to and conferred upon our said Attorneys, shall be available irrevocably for exercise and may be exercised by any of the Partners/Officers and/or nominees (from time to time) of Developer, jointly or severally and separately, and that each of them is hereby empowered and entitled to exercise all or any of the powers, authorities and discretions hereby given and granted to and conferred upon them, and therefore, wherever the word "Attorney" is used in these presents, the same shall also mean and include "Attorneys";



**District Sub-Registrar-II
Alipore, South 24-Parganas**

25 AUG 2022

- (b) All and whatsoever that shall be lawfully done, executed and/or performed by our said Attorneys under or by virtue of or for the purposes of these presents, shall be as good and effectual to all intents and purposes whatsoever, as if the same had been done, executed and/or performed by us;
- (c) All the powers, authorities and discretions hereby given and granted to and conferred upon our said Attorneys, shall be exercised by them subject to and in accordance with the provisions of law in force for the time being and from time to time;
- (d) The said Attorneys shall not be responsible or liable for or in respect of any payments whatsoever to be made to date, to any of the said Authorities and/or to any other person/s, in respect of the Said Property;
- (e) The stamp duty and registration fees and charges in respect of these presents, shall be borne and paid by the Attorneys and shall be reimbursed by us in such manner as may be agreed upon; and

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever that our said Attorneys and their substitutes and agents shall lawfully do, or purport to do or cause to be done by virtue of these presents, and the same shall be binding upon us in the same manner as if the same was done by us.



Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest of the attorney is created on the Property which is the subject matter of this Power of Attorney and that further the said attorney shall not bear by obtain or have power to make any construction development work on the said property.

All receivables shall be paid back to the Grantor or deposit in the bank account of the grantor and all payables shall be borne by the Grantor.

This Power of Attorney shall remain revocable

Be it specifically stated that the Schedule mentioned property is not situated within the notified and/or cantonment area and no embargo and/or restriction has been imposed by the local authority/competent authority/government authority for transferring the land/flat in question and if restriction prevails in that event Principal/Grantor will be held responsible for that.

**THE SCHEDULE ABOVE REFERRED TO
(PROPERTY)**

ALL THAT the various pieces and parcels of Vastu/Bahutal Abason land containing by estimation an area of 49 cottahs of land (be the same a little more or less) comprised in Dag No.309 and 323 J.L. No. 2 R.S. Dag No. 83 Touzi No. 346 appertaining to R.S. Khatian Nos. 2743 and 8653 Mouza Behala being Municipal Premises no. 142 A Upendra Nath Banerjee Road, Behala, Kolkata shown in the map or plan annexed hereto and bordered in red therein and butted and bounded as follows:

IN THE NORTH: KMC Road

IN THE SOUTH: Akshara Niloy Multi-Storied Building

IN THE EAST: Upendra Nath Banerjee Road

IN THE WEST: Akshara Niloy Multi-Storied Building



District Sub-Registrar-II
Alipore, South 24 Parganas

25 AUG 2022

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

**SIGNED AND DELIVERED BY
THE GRANTORS At Kolkata in
the presence of:**

Lo
(Sushanta Ch. Dutta)
Grand Dist Office for
Kolkata

Sushanta
SUSHANTA DUTTA
S/o Late Gopal Chandra Dutta
63, Baishali Park
P.O. Garia, PS. Banadroni
Kolkata-700034

WIDE RANGE MERCHANTS PRIVATE LIMITED
Anwar
Director

For ARCL Petrochemicals Ltd.
Sourav
Sourav Contractor
Director

ALLIED MARITIME & INFRA ENGINEERING PVT. LTD.

Vijaya De Sarkar
Director

YOCNEX CHEMICALS PRIVATE LIMITED
Sukalpa
Sukalpa Biswas,
Director

SKDJ PARNASHREE HOME LLP

Asp
Designated Partner

YOCNEX CHEMICALS PRIVATE LIMITED

Asp
Director

SKDJ PARNASHREE HOME LLP

Asp
Designated Partner

OCILIM ADVISORY SERVICES PRIVATE LIMITED

Somnath Day
Signature

Accepted by us

Attorneys

DRAFTED AND PREPARED
IN MY OFFICE:

Ajay Gaggar
AJAY GAGGAR
ADVOCATE,
HIGH COURT, CALCUTTA
Enrolment No.1160/2003

Asp
(SUSHIL KUMAR AGARWAL)

Gupta
(INDRABHAND GUPTA)

Asp
(RAILASH CHANDRA AGARWAL)

Kalyan
(KANTHAITA AGARWAL)



District Sub-Registrar-II
Alipore, South 24 Parganas

25 AUG 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



District Sub-Registrar-II
Alipora, South 24 Parganas

25 AUG 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Arman

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Saurav Lakshon

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Vijaya Be Saha

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sanku In Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



District Sub-Registrar-II
Alipore, South 24 Parganas

25 AUG 2022



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Amadeo Dany



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Lijaya De Saha
Director

YDCNEX CHEMICALS PRIVATE LIMITED

Director

YDCNEX CHEMICALS PRIVATE LIMITED

[Signature]
Director

YDCNEX CHEMICALS PRIVATE LIMITED

Shalpa Biswas
Director

WIDE RANGE MERCHANTS PRIVATE LIMITED

Arunai
Director

SKDJ PARNASHREE HOME LLP

[Signature]
Designated Partner

WIDE RANGE MERCHANTS PRIVATE LIMITED

Arunai
Director

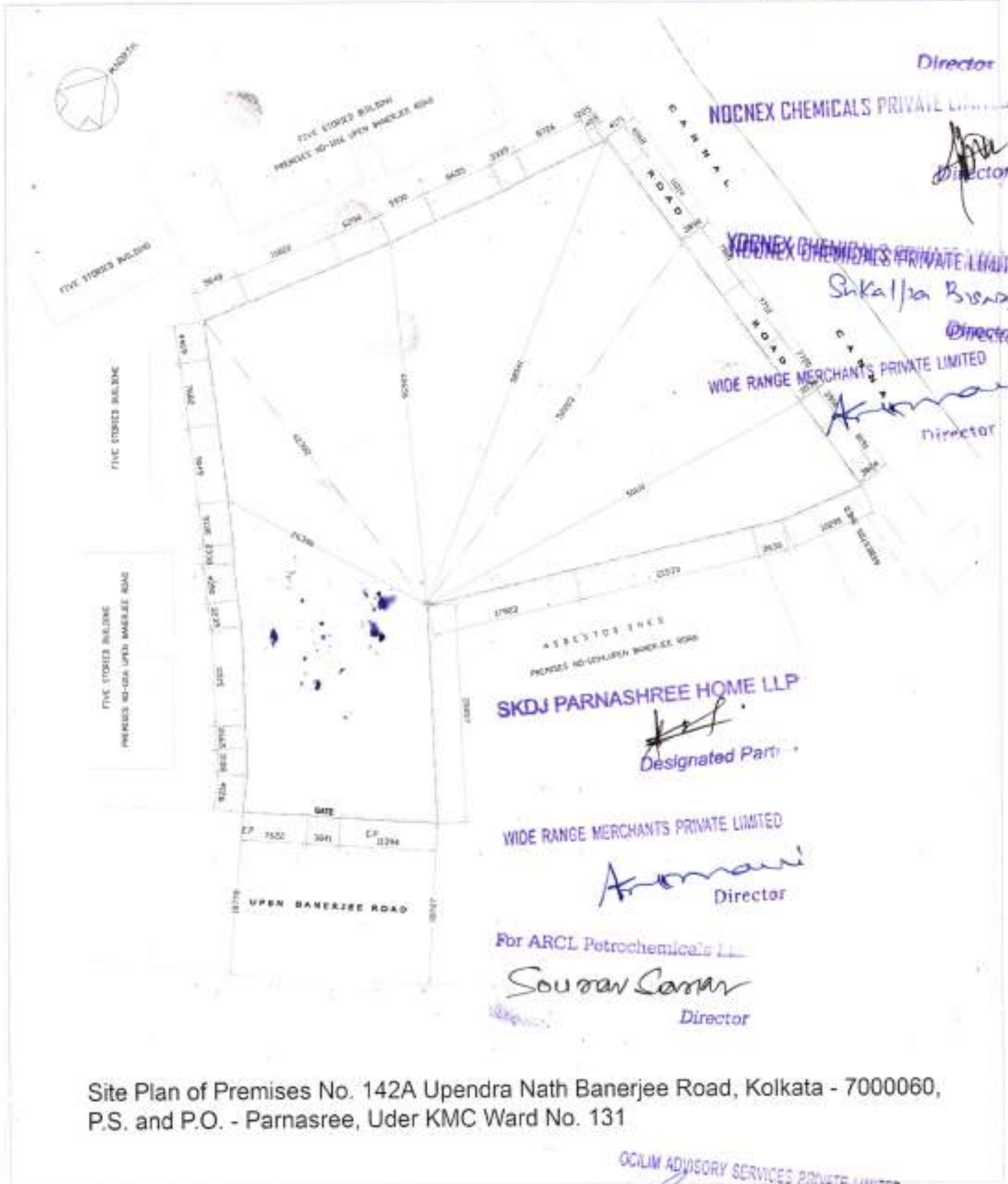
For ARCL Petrochemicals Ltd.

Sourav Saha
Director

Site Plan of Premises No. 142A Upendra Nath Banerjee Road, Kolkata - 7000060,
P.S. and P.O. - Parnasree, Uder KMC Ward No. 131

OCILM ADVISORY SERVICES PRIVATE LIMITED

Gomathi Day
Director





District Sub-Registrar-II
Alipore, South 24 Parganas

25 AUG 2022








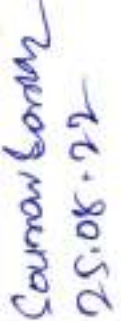


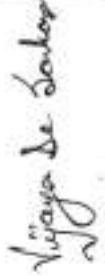
2

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022002556056/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.







SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Anur Kumar Mimani C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700141	Represent ative of Principal [Wide Range Merchants Pvt Ltd]			 25.8.22
2	Mr Sourav Sarkar C2- 54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700141	Represent ative of Principal [ARCL Petroche micals Limited]			 25.08.22
3	Ms Vijay Laxmi De Sarkar C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700141	Represent ative of Principal [Allied Maritime & Infra Engineerin g Private Limited]			 25.8.22



District Sub-Registrar-II
Alipore, South 24 Parganas

25 AUG 2022

I. Signature of the Person(s) admitting the Execution at Private Residence.



SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Sukalpa Biswas C2-54/127, Budge Budge Trunk Road., City:- , P.O:- Gobindapur, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700141	Representative of Principal [Yocnex Chemicals Private Limited]			Sukalpa Biswas 25/08/22
5	Mr Anil Kumar Singh C2-54/127, Budge Budge Trunk Road., City:- , P.O:- Gobindapur, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700141	Representative of Principal [Nocnex Chemicals Private Limited]			Anil Kumar Singh 25/08/22
6	Mr Somnath Dey C2-54/127, Budge Budge Trunk Road., City:- , P.O:- Gobindapur, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700141	Representative of Principal [Oclim Advisory Services Private Limited]			Somnath Dey 25/08/2022



District Sub-Registrar
Alipore, South 24 Parganas

25 AUG 2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Sushil Kumar Agarwal 464, S. N. Roy Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038	Representative of Principal [SKDJ Parnashree Home LLP]			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Indra Chand Gupta 8, Camac Street, City:- Kolkata, P.O:- Circus A Enue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Attorney			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr Kailash Chandra Agarwal 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Attorney			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr Sushil Kumar Agarwal 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Attorney			



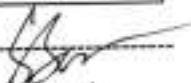
District Sub-Registrar-II
Alipora, South 24 Parganas

25 AUG 2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	Mr Kanhaiya Agarwal 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Attorney			 25/8/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subhas Chandra Das Son of Late P Das 6, Old Court House Street, City:- Kolkata, P.O:- GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mr Arun Kumar Mimani, Mr Sourav Sarkar, Ms Vijay Laxmi De Sarkar, Mr Sukalpa Biswas, Mr Anil Kumar Singh, Mr Somnath Dey, Mr Sushil Kumar Agarwal, Mr Indra Chand Gupta, Mr Kailash Chandra Agarwal, Mr Sushil Kumar Agarwal, Mr Kanhaiya Agarwal			 (Subhas Chandra Das) 25-8-22




(Suman Basu)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



District Sub-Registrar-I
Alipore, South 24 Parganas

25 AUG 2022

Major Information of the Deed

Deed No :	I-1602-11622/2022	Date of Registration	30/06/2022
Query No / Year	1602-2002556056/2022	Office where deed is registered	
Query Date	24/08/2022 2:06:25 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Gaggar And Co LLp 6, Old Post Office Street,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8420987093, Status :Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 6,79,01,647/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Upendra Nath Banerjee Road, Road Zone : (Khudiram Bose Sarani – end of the road) , , Premises No: 142A, , Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	49 Katha		6,79,01,647/-	Property is on Road
Grand Total :				80.85Dec	0 /-	679,01,647 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Wide Range Merchants Pvt Ltd C2-54/127 Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 , PAN No.:: aaxxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	ARCL Petrochemicals Limited C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 , PAN No.:: aaxxxxxx7e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



3	Allied Maritime & Infra Engineering Private Limited C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 , PAN No.:: aaxxxxxx6h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Yocnex Chemicals Private Limited C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 , PAN No.:: aaxxxxxx8j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Nocnex Chemicals Private Limited C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 , PAN No.:: aaxxxxxx4l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Oclim Advisory Services Private Limited C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 , PAN No.:: aaxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	SKDJ Parnashree Home LLP Shantiniketan Building, Room No. 8, 9th Floor., 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: adxxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Indra Chand Gupta Son of Late Basant Lal Chowdhury 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx9h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/08/2022 , Admitted by: Self, Date of Admission: 25/08/2022 ,Place : Pvt. Residence
2	Mr Kailash Chandra Agarwal Son of Late Bisheswar Dayal Agarwal 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx9a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/08/2022 , Admitted by: Self, Date of Admission: 25/08/2022 ,Place : Pvt. Residence
3	Mr Sushil Kumar Agarwal Son of Mr Indra Chand Gupta 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxxx3c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/08/2022 , Admitted by: Self, Date of Admission: 25/08/2022 ,Place : Pvt. Residence
4	Mr Kanhaiya Agarwal Son of Mr Kailash Chandra Agarwal 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/08/2022 , Admitted by: Self, Date of Admission: 25/08/2022 ,Place : Pvt. Residence



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Arun Kumar Mimani Son of Late Shree Kishan Mimani C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx9n, Aadhaar No: 72xxxxxxxx3220 Status : Representative, Representative of : Wide Range Merchants Pvt Ltd (as Director)
2	Mr Sourav Sarkar Son of Late Arabinda Sarkar C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: epxxxxxx9d, Aadhaar No: 35xxxxxxxx2578 Status : Representative, Representative of : ARCL Petrochemicals Limited (as Director)
3	Ms Vijay Laxmi De Sarkar Daughter of Mr Ratan Chandra Surana C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bexxxxxx1n, Aadhaar No: 38xxxxxxxx2061 Status : Representative, Representative of : Allied Maritime & Infra Engineering Private Limited (as Director)
4	Mr Sukalpa Biswas Son of Mr Bhupendra Nath Biswas C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bbxxxxxx7l, Aadhaar No: 26xxxxxxxx5778 Status : Representative, Representative of : Yocnex Chemicals Private Limited (as Director)
5	Mr Anil Kumar Singh (Presentant) Son of Mr Kariya Singh C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aoxxxxxx0k, Aadhaar No: 39xxxxxxxx4398 Status : Representative, Representative of : Nocnex Chemicals Private Limited (as Director)
6	Mr Somnath Dey Son of Late Pradip Kumar Dey C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxxx8c, Aadhaar No: 72xxxxxxxx3220 Status : Representative, Representative of : Oclim Advisory Services Private Limited (as Director)
7	Mr Sushil Kumar Agarwal Son of Mr Indra Chand Gupta 464, S. N. Roy Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24 -Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx3c, Aadhaar No: 45xxxxxxxx9914 Status : Representative, Representative of : SKDJ Parnashree Home LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhas Chandra Das Son of Late P Das 6, Old Court House Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr Arun Kumar Mimani, Mr Sourav Sarkar, Ms Vijay Laxmi De Sarkar, Mr Sukalpa Biswas, Mr Anil Kumar Singh, Mr Somnath Dey, Mr Sushil Kumar Agarwal, Mr Indra Chand Gupta, Mr Kailash Chandra Agarwal, Mr Sushil Kumar Agarwal, Mr Kanhaiya Agarwal			





On 25-08-2022

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

Presented for registration at 18:03 hrs on 25-08-2022, at the Private residence by Mr Anil Kumar Singh ..

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

Execution is admitted on 25/08/2022 by 1. Mr Indra Chand Gupta, Son of Late Basant Lal Chowdhury, 8, Road: Camac Street, , P.O: Circus A Enue, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business, 2. Mr Kailash Chandra Agarwal, Son of Late Bisheswar Dayal Agarwal, 8, Road: Camac Street, , P.O: Circus Avenue, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business, 3. Mr Sushil Kumar Agarwal, Son of Mr Indra Chand Gupta, 8, Road: Camac Street, , P.O: Circus Avenue, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business, 4. Mr Kanhaiya Agarwal, Son of Mr Kailash Chandra Agarwal, 8, Road: Camac Street, , P.O: Circus Avenue, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business

Identified by Mr Subhas Chandra Das, , Son of Late P Das, 6, Road: Old Court House Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 25-08-2022 by Mr Arun Kumar Mimani, Director, Wide Range Merchants Pvt Ltd (Private Limited Company), C2-54/127 Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141

Identified by Mr Subhas Chandra Das, , Son of Late P Das, 6, Road: Old Court House Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-08-2022 by Mr Sourav Sarkar, Director, ARCL Petrochemicals Limited (Private Limited Company), C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141

Identified by Mr Subhas Chandra Das, , Son of Late P Das, 6, Road: Old Court House Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-08-2022 by Ms Vijay Laxmi De Sarkar, Director, Allied Maritime & Infra Engineering Private Limited, C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141

Identified by Mr Subhas Chandra Das, , Son of Late P Das, 6, Road: Old Court House Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-08-2022 by Mr Sukalpa Biswas, Director, Yocnex Chemicals Private Limited, C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141

Identified by Mr Subhas Chandra Das, , Son of Late P Das, 6, Road: Old Court House Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-08-2022 by Mr Anil Kumar Singh, Director, Nocnex Chemicals Private Limited, C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141

Identified by Mr Subhas Chandra Das, , Son of Late P Das, 6, Road: Old Court House Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-08-2022 by Mr Somnath Dey, Director, Oclim Advisory Services Private Limited, C2-54/127, Budge Budge Trunk Road,, City:- , P.O:- Gobindapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141

Identified by Mr Subhas Chandra Das, , Son of Late P Das, 6, Road: Old Court House Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



Execution is admitted on 25-08-2022 by Mr Sushil Kumar Agarwal, Partner, SKDJ Parnashree Home LLP (LLP), Shantiniketan Building, Room No. 8, 9th Floor,, 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Subhas Chandra Das, , Son of Late P Das, 6, Road: Old Court House Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 30-08-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 683028, Amount: Rs.50/-, Date of Purchase: 05/08/2022, Vendor name: Sipra Dey



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 435978 to 436027

being No 160211622 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.09.15 12:22:02 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2022/09/15 12:22:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

aa
DATED THIS 25th DAY OF August 2022
aa

BY
WIDE RANGE MERCHANTS PVT LTD & ORS
....GRANTORS

IN FAVOUR OF
INDRA CHAND GUPTA
KAILASH CHANDRA AGARWAL
SUSHIL KUMAR AGARWAL
KANHAIYA AGARWAL

....ATTORNEYS



POWER OF ATTORNEY

GAGGAR & CO. LLP
SOLICITOR & ADVOCATES
6 OLD POST OFFICE STREET
KOLKATA 700001