

भारतीय नैऋत्यार्थिक

पचास
रुपये

₹ 50

FIFTY
RUPEES

Rs.50

INDIA 1953

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

K 798037

Anand Kumar Agarwal

Anand Kumar Agarwal

LANGUE / BASAN PVT. LTD.

Mansukh Agarwal

DIRECTOR

Advanced Developers

Mansukh Agarwal

Partner

GENERAL POWER OF ATTORNEY

Made on 8th day of August, 2011

Amrta Kumar Agarwal
Anand Kumar Agarwal
Manish Kumar Agarwal
Anand

NOW KNOW ALL MEN BY THESE PRESENTS that we,

1. **Sri Ashok Kumar Agarwal** S/o Sri Dewaki Nandan Agarwal.
2. **Sri Anand Kumar Agarwal** S/o Sri Dewaki Nandan Agarwal.

No. 1 & 2 are hindu by religion, Indian by Nationality. Business by occupation. both are resident of K.C. Dey Road, Siliguri, P.O. & P.S Siliguri in the District of Darjeeling and

3. **Unique Abasan Private Limited.** Company limited by shares, incorporated under the Companies Act, 1956. CIN No. U45201WB2005PTC105212, having its registered office at S3, Seth Srial Market, Siliguri, represented by one of its director Mr. Naresh Agarwal son of Sri Sawarmal Agarwal, hindu by religion, Indian by Nationality, resident of Pradhan Nagar, Siliguri authorised to enter and sign this agreement vide resolution passed in the meeting of the Board of Directors held on 15-07-2011.

WHEREAS Principal No. 1 hereof **SRI ASHOK KUMAR AGARWAL** acquired a piece and parcel of Land measuring **0.76 Acre** appertaining to and forming part of Plot No. 561 recorded in Khaitan No. 61/2 of Mouza - Mandlaguri in the District of Darjeeling by virtue of Deed of Conveyance executed by SRI PREMSWARUP AGARWALA (BANSAL) and registered at the office of the Sub - Registrar, Siliguri and recorded in Book No. I, volume No. 143, Pages 142 to 153 being Documents No. 6275 for the year 1986.

WHEREAS the Principal No. 2 hereof **SRI ANAND KUMAR AGARWAL** acquired a piece and parcel of Land measuring **0.75 Acre** appertaining to and forming part of Plot No. 562 recorded in Khaitan No. 61/2 of Mouza - Mandlaguri in the District of Darjeeling by virtue of Deed of Conveyance executed by SRI GULAB CHAND AGARWAL and registered at the office of the Sub - registrar, Siliguri and recorded in Book No. I, volume No. 143, Pages 154 to 166 being Documents No. 6276 for the year 1986.

WHEREAS the Principal No. 3 hereof **UNIQUE ABASAN PRIVATE LIMITED** acquired a piece and parcel of land measuring **29 Kathas and 11 Chhataks** appertaining to and forming part of Plot No. 561 & 562 recorded in Khaitan No. 61/2 & 62/1 of Mouza - Mandlaguri in the District of Darjeeling by virtue of two separate Deed of Conveyance :

ASHOK KUMAR AGARWAL

ANAND KUMAR AGARWAL

UNASSISTED
MAGISTRATE

ENACTOR

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- (i) One executed by **SRI ASHOK KUMAR AGARWAL AND SRI ANAND KUMAR AGARWAL** and registered at the office of the Additional District Sub - Registrar, Siliguri II at Bagdogra and recorded in Book No. 1, being documents No. 338 for the year 2006.
- (ii) And another executed by **SRI ANAND KUMAR AGARWAL** and registered at the office of the Additional District Sub - registrar, Siliguri II at Bagdogra and recorded in Book No. 1, being documents No. 339 for the year 2006.

WHEREAS to look after and develop the landed property as fully described in the schedule below, Do hereby Nominate, Appoint and Constitute **Sri Naresh Kumar Agarwal** S/o Late Ram Niwas Agarwal, Hindu by Religion, Indian by Nationality, businessman by occupation, resident of VidyaSagar Road, Khalpara, Siliguri, PO & PS Siliguri in the District of Darjeeling, Partner of the Developing Firm Known as **Advanced Developers** having its registered office at Uttarapan Market Complex, 1st floor, H.C. Road, Siliguri PO & PS Siliguri in the District of Darjeeling our true and lawful Attorney to act for above named Principal and authorized him to do the following acts and things hereinafter mentioned.

1. To Look after and manage the land and property more fully described in the schedule below.
2. To appoint an architect for making the building plan, elevation plan, structural plan etc.
3. To submit building plan and all other necessary documents to the appropriate authorities for the sanction of the building plan.
4. To sign all the documents, applications, plans, prayers, to be submitted to the SMC, SJDA and other Government authorities.
5. To appear before any Government authorities for necessary approvals and sanctions.

Amrita Kumar Agarwal

Harsh Kumar Agarwal

Mr. ...

...

6. To appoint building engineers, architects, labor contactors, electrical contractor, plumbers and other job contractors.
7. To take all necessary steps for construction of the building complex as per the sanctioned building plan by the competent authorities.
8. To apply for the Electricity Connection, Water Connection, Telephone Connection and other NOC required for the Building and Land and to sign all the documents papers and submit all the requisite requirements/papers and to act and deal as deemed fit for the purpose.
9. The said Attorney Shall also be entitled to prosecute or defend any suit, complain or other proceeding in respect of the aforesaid property for the aforesaid purpose or purposes, to appoint any pleader or advocate on our behalf and to prosecute and defend such legal proceedings in or before any court, Civil, Criminal and Revenue, or Officer or Appellate or Revisional Court or Authority and For Such purpose the attorney may accept service of summons or notice issued by any lawful Authority and said Attorney is also Authorized to sign and verify plaints and written statements for the aforesaid purpose and also to swear affidavits for the aforesaid purpose.

AND GENERALLY to do all lawful acts necessary for the aforesaid purpose.

AND WE HEREBY AGREE that all acts and things lawfully done by our said Attorney shall considered as acts, and things done by us and we undertake to ratify and confirm all and whatsoever our said Attorney shall lawfully do and cause to be done by Virtue of this **POWER OF ATTORNEY** relating to the Land Mentioned in the Schedule below:-

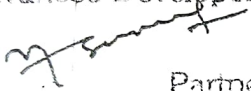
SCHEDULE

All that Piece and Parcel of Land Measuring about 1.51(one Point Five One) Acres appertaining to and forming part of Plot No. 561(Five Six One) & 562 (Five Six Two) recorded in Khatian No. 61/1 (Six one by One) & 61/2 (Six one by two) of Mouza-Madlaguri Situated within Pargana-Patharghata, P.S Siliguri in the District of Darjeeling in the State of West Bengal.

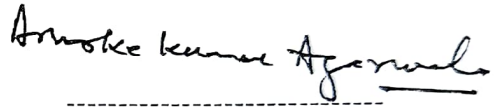
IN WITNESS WHEREOF we have signed this power of Attorney at Siliguri on the day and year first hereinabove written.

ACCEPTED :

Advanced Developers


Partner

Naresh Kumar Agarwal

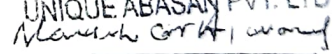




WITNESS :

1. Bihari Agarwal
S/O/F/Sushil Kumar Agarwal
Khatpura, Siliguri

2. Ravi K. Prasad,
S/O. Sri Amarnath Prasad,
Babupara, Siliguri

UNIQUE ABASAN PVT. LTD.


DIRECTOR

EXECUTORS