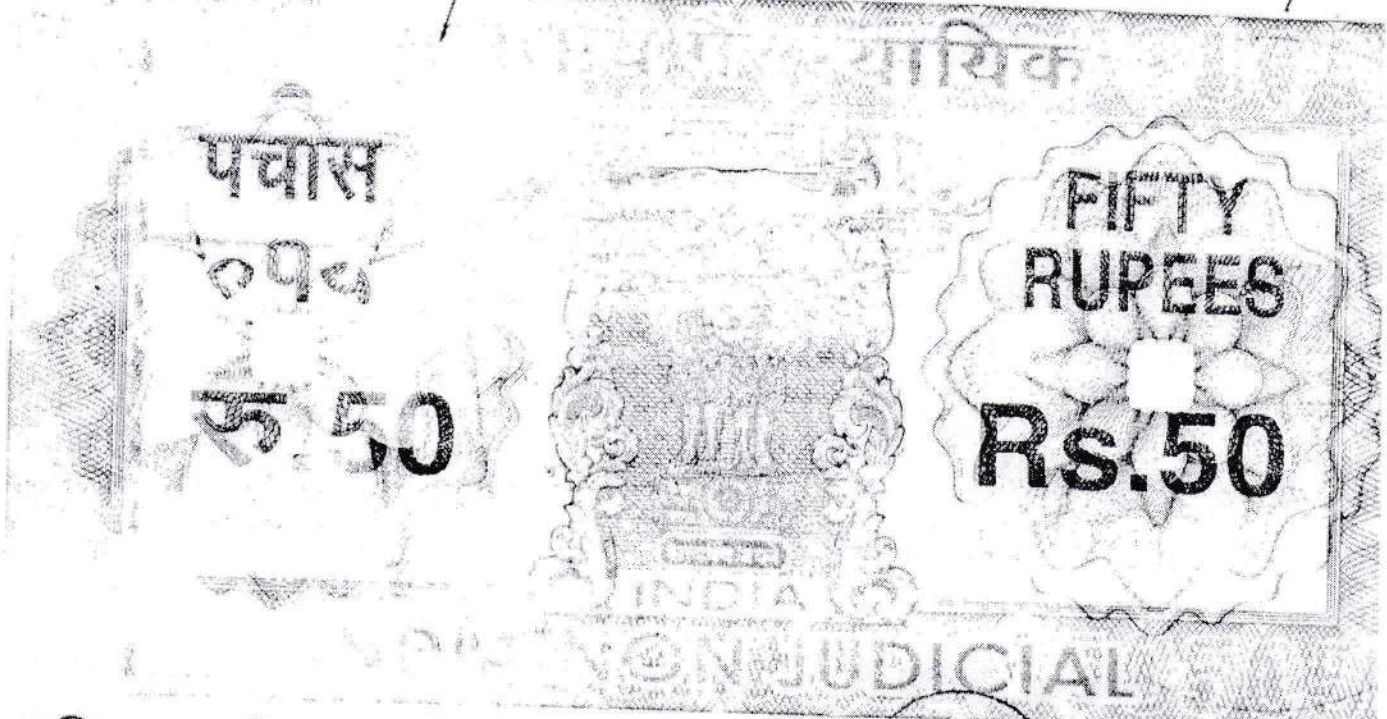


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IV

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A.R.A. III

U 10113

1-52  
 21/08/16  
 289855/16  
 Additional Registrar of Assurances-III  
 Kolkata

Certified that the Document is admitted to Registration for stamp and the endorsement is made in the document in the name of the Document.

*[Signature]*  
 Additional Registrar of Assurances-III, Kolkata

*[Signature]*  
 Additional Registrar of Assurances-III, Kolkata

1 AUG 2016

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We M/s. ARJUN DAS CONSTRUCTION CORPORATION a Partnership Firm - having its office at No. 124/1, Block-F, P.O. & P.S. New Alipore, Kolkata - 700 053 being represented by one of it's partners SRI MAHESH KUMAR MALKANI son of late Arjundas Malkani, by faith Hindu, by occupation Business, residing at Plot No. 167, Block - G, P.O. & P.S. New Alipore, Kolkata 700 053, hereinafter referred to as the "PRINCIPAL" (which expression shall unless excluded by or

*H. R. Pannu*



repugnant to the context be deemed to mean and include it's successors-in-office, successors and assigns] **SEND GREETINGS :**

**WHEREAS:**

1. The Principal abovenamed is the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to **THAT** three separate plot of land total measuring 59.40 decimals more or less situate and lying at Mouza - Kalkut, J.L. No.44, L.R. Khatian No.49, R.S. Plot No. 243, 228, 227, 229 and 240 corresponding to L.R. Plot No. 402, 403, 389, 401 and 443 respectively, Pargana, Patharghata, Touzi No. 91, P.S. Pradhan Nagar, Sub-Division-Siliguri, A.D.S.R.- Siliguri-II, at Bagdogra, District- Darjeeling within Champasari Gram Panchayet as fully described in Part-I of the Schedule hereunder written which the principal abovenamed purchased the said land by way of five registered sale deed being Deed No. 5470, 4622, 6930, 6931 and 5941 all for the year 2011 and also the another land total measuring 101.68 Decimals more or less situate and lying at Mouza - Panchanai, J.L. No.27, L.R. Khatian Nos.503, 504 and 599, R.S. Plot Nos.406, 421, 420, 430 and 434 corresponding to L.R. Plot No. 359 and 430 respectively, Pargana - Patharghata, P.S. Pradhannagore, Sub-Division - Siliguri, A.D.S.R.- Siliguri-II, at Bagdogra, District - Darjeeling within Champasari Gram Panchayet as fully described in Part -II of the Schedule hereunder written which the Principal abovenamed purchased the said land by way of three registered Sale deed being Deed No. 3921, 4384 and 4385 all for the year 2011 (hereinafter collectively referred to as the **"said land"**) and

also the another land total measuring 17.3 Decimals more or less situate and lying at Mouza - Mandlaguri, J.L. No. 107 (85), R.S. Khatian No. 61/1, R.S. Plot No.285, Pargana - Patharghata within Siliguri Municipal Corporation, Ward No.46, P.S. Pradhannagore, Sub-Division-Siliguri, A.D.S.R- Siliguri-II at Bagdogra, District- Darjeeling which the principal abovenamed purchased by way of two registered Sale Deed being No.2247 and 2248 both for the year 2011 as fully described in Part-III of the Schedule hereunder written together with sanctioned building plan being No. 612 dated 31.07.2012 (hereinafter referred to as the "said property") free from all encumbrances etc.

2. The Principal abovenamed is desirous of appointing an Attorney for the purpose of looking after and managing of it's aforesaid immoveable properties and as such has decided to appoint, nominate and constitute it's Manager namely **SRI HANSRAJ PAMNANI** son of Late S.R. Pamnani, by faith Hindu, by occupation Service, residing at 15. Patel Road, P.O. & P.S. Pradhannagar, Siliguri, District Darjeeling as it's true and lawful Attorney for and in the name of and on behalf of the principal abovenamed to do, perform all or any of the acts deeds, matters and things as hereinafter mentioned.

3. The executing partner of this deed is solely entitled to sign this Deed in the name and on behalf of the Firm for the purpose of appointing and nominating the Attorney for the Firm.



NOW KNOW YE BY THESE PRESENTS We M/s. ARJUNDAS CONSTRUCTION CORPORATION the Principal abovenamed hereby appoint, nominate and constitute our Manager SRI HANSRAJ PAMNANI son of late S. R. Pamnani, by faith - Hindu, by occupation - Service, residing at 16, Patel Road, P.O. & P.S. Pradhan Nagar, Siliguri, District Darjeeling - 734003 as true and lawful Attorney for and in the name and on behalf of the principal abovenamed to do, exercise and perform all or any of the following acts, deeds and things or matters concerning the "**said Land**" and "the **said Property**", that is to say :-

1. To look after and manage all the affairs of the "**said Land**" and the "**said Property**" on behalf of and in the name of the Principal abovenamed for safe guarding the interest of the Principal herein.
2. To appear and represent the abovenamed Principal before the Panchayat/ Municipal Corporation/Municipal Authorities and/or other appropriate Authorities including the office of B.L. & L.R.O and Government Officers and to file such papers and documents as may be necessary and to sign such papers, notices, letters and other prescribed' forms as may be required to defend or enforce any right and to pay and deposit and withdraw all money payable to or receivable from the Panchayat/Municipal Authority and to sign and file all other applications before Panchayat/Municipal Authorities.

3. To appoint and **engage** any Advocate and to sign all papers, vakalatnamas and to **revoke** the same.
4. To apply for and submit the building plan consisting of flats/apartments before the Panchayat/ Municipal Corporation/Municipal Authority in respect of the **said land** and the property and to sign and execute all papers and documents including the building plan in the name of and on behalf of the principal abovenamed and to obtain the same from the said Panchayat/Municipal Corporation/ Municipal Authority and to pay the requisite fees, charges and expenses for the same.
5. To sign and submit all papers, statements, undertaking and declarations as may be required for the purpose of obtaining the necessary permissions and the sanction of building plan from the appropriate authorities or Panchayet or Municipal Corporation concerning and/or relating to the '**said Land**' and the '**said Property**'.
6. To sign and execute and to apply for and obtain and renew the necessary licences, permits etc. as may be required for safeguarding the interest of the principal in the '**said Land**' and the "**said Property**".
7. To sign and execute all the agreement for sale or Deed of Sale or Deed of Conveyance or any other papers and documents to be required for the purpose of transferring or selling or



3. To appoint and **engage** any Advocate and to sign all papers, vakalatnamas and to **revoke** the same.
4. To apply for and submit the building plan consisting of flats/apartments before the Panchayat/ Municipal Corporation/Municipal Authority in respect of the **said land** and the property and to sign and execute all papers and documents including the building plan in the name of and on behalf of the principal abovenamed and to obtain the same from the said Panchayat/Municipal Corporation/ Municipal Authority and to pay the requisite fees, charges and expenses for the same.
5. To sign and submit all papers, statements, undertaking and declarations as may be required for the purpose of obtaining the necessary permissions and the sanction of building plan from the appropriate authorities or Panchayet or Municipal Corporation concerning and/or relating to the '**said Land**' and the '**said Property**'.
6. To sign and execute and to apply for and obtain and renew the necessary licences, permits etc. as may be required for safeguarding the interest of the principal in the '**said Land**' and the "**said Property**".
7. To sign and execute all the agreement for sale or Deed of Sale or Deed of Conveyance or any other papers and documents to be required for the purpose of transferring or selling or

conveying the **several** flats/apartments or any part of portion thereof togetherwith undivided share of '**said Land**' unto and in favour of the Intending Purchaser or Purchasers for the same and to receive all money or monies as earnest/part consideration *from* the Intending Purchaser or Purchasers and also to accept the full and final payment from the intending Purchaser or Purchasers as the said Attorney may deem fit and proper and to deposit the said sale proceeds in the Bank account of the principal abovenamed.

8. To present any Agreement for Sale or Deed of Conveyance or Deed of Sale for registration to be made in favour of the Intending Purchaser or Purchasers for the said flat/flats/units/commercial space etc. with undivided proportionate share of land before any Sub-Registrar, District Registrar or the Sub-Registrar at Bagdogra or Siliguri or Registrar of Assurances, Kolkata having authority for and to have the said Agreement for Sale or Deed of Sale or Deed of Conveyance registered and to admit execution thereof and to do all acts, deeds and things which the said Attorney shall consider necessary for the same as fully and effectually in all respects as the Principal abovenamed could do the same itself and to deposit the sale proceeds in the Bank Account of the Firm.
9. For all or any of the purposes hereinbefore stated, to appear and represent the firm before all authorities having jurisdiction



and to sign, execute and submit all papers and documents relating to the '**said Land**' and the '**said Property**' belonging to the Principal abovenamed.

10. Be it mentioned here that no right title and interest in the '**said Land**' and the '**said Property**' belonging to the principal abovenamed are being created /transferred in favour of the Attorney herein by virtue of this Power of Attorney and this Power of Attorney is not for the purpose of Development and Construction. This power of attorney may be revoke at any time hereafter.
11. **AND GENERALLY** to do all acts, deeds, matters and things concerning the authorities hereby granted in respect of the '**said Land**' and the '**said Property**' which the principal abovenamed could have done lawfully, if present.
12. **AND** the Principal abovenamed do hereby ratify and confirm and agree to ~~ratify~~ and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done In or about the '**said Land**' and the '**said Property**'.

**THE SCHEDULE ABOVE REFERRED TO**

**Part - I**

✓ **ALL THAT** the piece and parcel of total land measuring 59.40 Decimals more or less situate and lying at Mouza - Kalkut, J.L, No.44, Pargana- Patharghata, Touzi No. 91, P.S. Pradhannagore within Champsari



Gram Panchayet Sub-Division-Siliguri, A.D.S.R.- Siliguri-II, District-Darjeeling under the following Khatian and Plot numbers:-

- (i) L.R. Khatian No.49, R.S. Plot No. 243 corresponding to L.R. Plot No.402, Area - 48 Decimals (ii) R.S. Plot No. '228 corresponding to L. R. Plot No. 403 Area 03.85 Decimals (iii) R.S. Plot No.227 corresponding to L.R. Plot No.389 Area 01 decimal (iv) R.S. Plot No.229 corresponding to L.R. Plot No.401, Area 01.70 decimals, (v) R.S. Plot No.240 corresponding to L.R. Plot No.443- Area- 04.85 Decimals.

#### Part - II

**ALL THAT** the piece and parcel of land total measuring 101.68 decimals more or less situate and lying at Mouza-Panchanai, J.L. No.27, Pargana Patharghata, P.S, Pradhannagore within Champasari . Gram Panchayet, Sub-Division- Siliguri, A.D.S.R.- Siliguri- II at Bagdogra, District- Darjeeling under the following khatian and plot numbers:

- (i) L.R. Khatian Nos, 503, 504, 591 and 599, R.S. Plot No.406 corresponding to L.R. Plot No.359 - Area 25 Decimals, R.S. Plot No.421 corresponding to L.R. Plot No.359 - Area 38.44 decimals, R.S.. Plot No. 420 corresponding to L.R. Plot No. 430 - Area 12 decimals, R.S. Plot No. 430 corresponding to L.R. Plot No, 430 - Area 23.24 Decimals and R.S. Plot No. 434 corresponding to L.R. Plot No, 430 - Area 03 Decimals.

#### Part- III

**ALL THAT** piece and parcel of total land measuring 17.3 Decimals situate and lying at Mouza- Mandlaguri, J.L. No. 107 (85) R.S, Khatian

No. 61/1, R S Plot No. 285, Pargana- Patharghata within Siliguri Municipal Corporation, Ward No. 46, P.S. Pradhannagore, Sub-Division Siliguri, A.D.S.R. Siliguri- II, District-Darjeeling together with sanctioned building plan being No. 612 dated 31. 07. 2012.

IN WITNESS WHEREOF the Principal and the said Attorney abovenamed have hereunto set and subscribed their respective hand and seal on this 1<sup>st</sup> day of August Two thousand and Sixteen.

**SIGNED AND DELIVERED** by

the **PARTIES** abovenamed at  
Kolkata in the presence of :-

**ARUN KUMAR DAS CONSTRUCTION CORPORATION**

*Arun Kumar Das*

**13755**

**WITNESSES :**

1. *R.N. Das*  
Advocate  
High Court,  
Calcutta

**SIGNATURE OF THE PRINCIPAL**

2. *M. K. Vajecha*  
19 N Block- A  
New Ashore  
Kolkata. 700053

*H. K. Pannani*

**SIGNATURE OF THE ATTORNEY**

Drafted by me

*Raghunath Das*  
Advocate

*H. C. Calcutta*

*WB. F-1047/1021 of 1980*



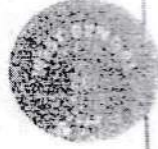
ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

FR3414620

পরিচয় পত্র



Elector's Name Mahesh Kumar Malkani

নির্বাচকের নাম মহেশ কুমার মালকানি

Father's Name Arjundas Malkani

পিতার নাম অর্জুনদাস মালকানি

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 52

১.১.২০০৬ এ বয়স ৫২

*Handwritten signature*

ELECTION COMMISSION OF INDIA



ଭାରତୀୟ ଚାକିରୀ କମିଶନ

IDENTITY CARD

1FR3414620

ମାତ୍ର ମାତ୍ର



Elector's Name Mahesh Kumar Malkani

ପିତାଙ୍କ ନାମ ଅକ୍ଷୟ କୁମାର ମାଲକାନୀ

Father's Name Arjundas Malkani

ପିତାଙ୍କ ନାମ ଅକ୍ଷୟ କୁମାର ମାଲକାନୀ

Sex M

୧୫

Age as on 1.1.2006 52

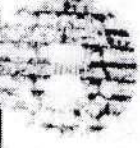

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*Handwritten signature*



*H. J. Johnson*

REGISTRATION NO. : 12/00/1966  
Date of Birth : 12/00/1966  
Sex : M  
Sex/SCX : M  
Father's Name : S. J. Johnson  
Name : H. J. Johnson  
Electoral Name : H. J. Johnson  
Electoral No. : 12/00/1966



V/G/04/025/045956F  
IDENTITY CARD  
ELECTION COMMISSION OF INDIA  
REGISTRATION NO. : 12/00/1966

PERMANENT ACCOUNT NUMBER



AHFP4822Q



NAME  
MAHESH KUMAR MALKANI

FATHER'S NAME  
ARJUN DAS MALKANI

DATE OF BIRTH  
12-10-1954






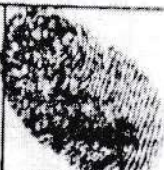


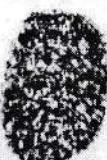







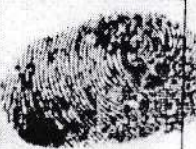




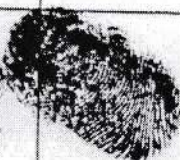
SIGNATURE

COMMISSIONER OF TAX (COLLECTOR)

*Mahesh Kumar Malkani*





SPECIMEN FORM FOR TEN FINGERPRINTS



Sl. No.	Signature of the executants/ vendors/ purchasers presentants					
<p><i>M. M. ...</i></p>						
		<p align="center">Little      Ring      Middle      Fore      Thumb (Left Hand)</p>				
						
		<p align="center">Thumb      Fore      Middle      Ring      Little (Right Hand)</p>				
<p><i>H. L. ...</i></p>						
		<p align="center">Little      Ring      Middle      Fore      Thumb (Left Hand)</p>				
						
		<p align="center">Thumb      Fore      Middle      Ring      Little (Right Hand)</p>				
		<p align="center">Little</p>	<p align="center">Ring</p>	<p align="center">Middle</p>	<p align="center">Fore</p>	<p align="center">Thumb</p>
<p align="center">Little      Ring      Middle      Fore      Thumb (Left Hand)</p>						
<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle</p>	<p align="center">Ring</p>	<p align="center">Little</p>		
<p align="center">Thumb      Fore      Middle      Ring      Little (Right Hand)</p>						



**Seller, Buyer and Property Details**

**A. Principal & Attorney Details**

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Mahesh Kumar Malkani 167, Block G, P.O.- New Alipore, P.S.- New Alipore, District.-South 24-Parganas, West Bengal, India, PIN - 700053	 01/08/2016 2:56:14 PM	 LTI 01/08/2016 2:56:22 PM
		<i>Mr Mahesh Kumar Malkani</i> 01/08/2016 2:56:55 PM	

Principal Details			
SL No.	Name Address, Photo, Finger print and Signature		
1	M/S. ARJUN DAS CONSTRUCTION CORPORATION 124/1, Block F, P.O.- New Alipore, P.S.- New Alipore, District.-South 24-Parganas, West Bengal, India, PIN - 700053; Status : Organization: Represented by representative as given below:-		
1(1)	Mr Mahesh Kumar Malkani 167, Block G, P.O.- New Alipore, P.S.- New Alipore, District.-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 01/08/2016; Date of Admission : 01/08/2016; Place of Admission of Execution : Office	 01/08/2016 2:56:14 PM	 LTI 01/08/2016 2:56:22 PM
		<i>Mr Mahesh Kumar Malkani</i> 01/08/2016 2:56:55 PM	



Office of the A.R.A. - III KOLKATA, District: Kolkata  
Endorsement For Deed Number : IV - 190304638 / 2016

Query No/Year	19031000289855/2016	Serial no/Year	1903007558 / 2016
Deed No/Year	IV - 190304638 / 2016		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Name of Presentant	Mr Mahesh Kumar Malkani	Presented At	Office
Date of Execution	01-08-2016	Date of Presentation	01-08-2016

**Remarks**

On 01/08/2016

**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.

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

Presented for registration at 13.52 hrs on : 01/08/2016, at the Office of the A.R.A. - III KOLKATA by Mr Mahesh Kumar Malkani .

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

Execution is admitted on 01/08/2016 by

Mr Hansraj Pamnani, Son of Late S R Pamnani, 16 Patel Road, P.O: Siliguri, Thana: Pradhan Nagar, Darjeeling, WEST BENGAL, India, PIN - 734003, By caste Hindu, By Profession Service  
Identified by Mr R N Das, Son of Mr P P, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 01/08/2016 by

Mr Mahesh Kumar Malkani Partner, M/S. ARJUN DAS CONSTRUCTION CORPORATION, 124/1, Block F, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Mr Mahesh Kumar Malkani, Son of Late Arjundas Malkani, 167, Block G, P.O: New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By profession Business  
Identified by Mr R N Das, Son of Mr P P, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

**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/-


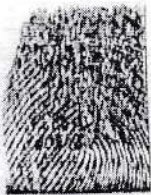

**Payment of Stamp Duty**

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

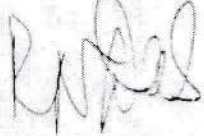
Description of Stamp

Stamp Serial no 63461 Purchased on 29/07/2016, Vendor named



Attorney Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Hansraj Pamnani Son of Late S R Pamnani 16 Patel Road, P.O.- Silliguri, P.S - Pradhan Nagar, District-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste Hindu, Occupation: Service, Citizen of: India, Status: Individual, Date of Execution : 01/08/2016; Date of Admission : 01/08/2016; Place of Admission of Execution : Office	 01/08/2016 2:57:23 PM	 LTI 01/08/2016 2:57:31 PM
		 01/08/2016 2:57:57 PM	

### B. Identifire Details

Identifler Details			
SL No.	Identifier Name & Address	Identifler of	Signature
1	Mr R N Das Son of Mr P P High Court Cal, P.O:- G P O, P.S - Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate. Cozen of: India,	Mr Mahesh Kumar Malkani, Mr Hansraj Pamnani	 01/08/2016 2:58:19 PM

### C. Transacted Property Details

### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	R N Das
Address	Hare St, Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate



(Balaram Adhikari)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
Kolkata, West Bengal