

**UTPAL CHAKRABORTY**  
**NOTARY**  
Appointed by the Govt. of India.

Deshpriyo Sarani,  
Bhaktinagar (West),  
Behind Satsanga Ashram,  
P. O. & P. S. Bhaktinagar,  
District Jalpaiguri-734007.  
Cell : 94750-86195  
: 98324-24320

Serial No.....

Dated .....


## NOTARIAL CERTIFICATE

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

TO ALL TO WHOM THESE PRESENTS shall come I, **UTPAL CHAKRABORTY** duly authorized by the Government of India to practice as **NOTARY** do hereby verify authenticate, certify and attest as under the execution of the instrument annexed here to being executed admitted and identified by the respective signatories and as also by **Smt. Nita Das, Advocate**, as to the matters contained therein Presented before me.

Accordingly to that this is to certify authenticate and attest that the annexed instrument is the "

Original *Power of Attorney*



PRIMA FACIE the annexed instrument appears to be the usual procedure to serve and avail as needs or occasion shall or may require for the same.

In faith and testimony where of being required of a Notary, I the said Notary do hereby subscribe my hand and affix my seal of office at Siliguri on this the 14th day of September, in the year of Christ 2018.

Solemnly Affirm & Declare  
before me on Identification

*Utpal Chakraborty*  
**UTPAL CHAKRABORTY**  
Notary, Govt. Of India  
**NOTARY**  
Siliguri, Darjeeling.

The Executant (s) is are  
Identified by me

*Nita Das*  
**Advocate**

**NOTARIAL STAMP**



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 391375



## POWER OF ATTORNEY

Solemnly Affirm & Declare  
before me on Identification

*Utpal Chakraborty*  
UTPAL CHAKRABORTY  
Notary, Govt. Of India  
Siliguri, Darjeeling

*Ranjana Agarwal*

17 SEP 2018

For V. K. UDYOG LTD.

*[Signature]*  
Managing Director



**KNOW ALL MEN BY THESE PRESENTS** that we, **MESSRS V. K. UDYOG LIMITED**, CIN: U51909WB1995PLC075722, **PAN No. AABCV0316N** a Company incorporated under the Companies Act, 1956, having its registered office at 5/2, Russel Street, 6<sup>th</sup> Floor, Poonam Building, Police Station Park Street, Kolkata-700 071, represented by one of its Managing Director **Mr. Roopchand Prasad**, **PAN AFHPP8489A**, son of Late Jatan Prasad, residing at GD 349, Salt Lake, Sector 3, Bidhannagar (M), North 24 Parganas, Bidhannagar IB Market, West Bengal -700 106, Authorised through Board Resolution dated 6<sup>th</sup> day of July, 2018; (hereinafter referred to as the "**APPOINTER**") **SEND GREETINGS.**

**WHEREAS:**

**A.** We, **M/s. V. K. Udyog Limited**, the Appointer abovenamed are seized and possessed of or otherwise well and sufficiently entitled as the absolute owner in respect of **All That** the piece and parcel of **Plot of Land** measuring about **1.36 acre** situated within Pargana Patharghata, Mouza Kalaram, PS Phansidewa, Dist. Darjeeling, JL No. 76, Khatian No, Hal 200/1, plot no. 336, measuring 0.58 acre, Plot No 337 measuring 0.15 Acre, Plot no 338 measuring 0.30 acre, Plot no 335 measuring 0.27 acre, Plot No. 340 measuring 0.06 acre, in five plots totalling an area measuring 1.36 acre; **AND** another **Plot of Land** measuring about **1.27 acre** situated within Pargana Patharghata, Mouza Kalaram, P.S. Phansidewa, Dist. Darjeeling, J.L. No. 76, Khatian No, Hal 200/2, plot no. 336 measuring 0.13 acre, Plot no. 337 measuring 0.78 acre and Plot No. 338 measuring 0.36 acre; more fully

Page 2 of 13

Solemnly Affirm & Declare  
before me on Identification

UTPAL CHAKRABORTY  
Notary, Govt. Of India  
Siliguri, Darjeeling

11 SEP 2018

For V. K. UDYOG LTD.

Managing Director



described in the **Schedule** hereunder written (hereinafter referred to as the "Subject Property").

**B.** By a **Development Agreement** dated the 18.07.2018, registered in Book No. I, Volume No. 0408-2018, Pages from 53007 To 53059, being Deed No. I - **2753** the year **2018** at the office of the Additional District Sub-Registrar **Siliguri-III at Ghoshpukur** made between M/s. V. K. Udyog Limited, the Appointer herein therein referred to as the Owner of the One Part and M/s. MESSRS GANGADHAR INFRACON PRIVATE LIMITED, CIN: U45100WB2008PTC121759, PAN No. AADCG0334P therein referred to as the Developer of the Second Part, (hereinafter referred to as the "**Development Agreement**") the Appointer herein have retained and appointed M/s. MESSRS GANGADHAR INFRACON PRIVATE LIMITED, CIN: U45100WB2008PTC121759, PAN No. AADCG0334P. as the Developer and have further entrusted the development of the "Subject Property" by erecting new multiplex buildings for commercial/residential/ mixed purposes in or upon the land comprised in the "Subject Property", as per the obtained Sanctioned Plan obtained from the local Authority and in accordance with all applicable rules and regulations applicable to this Development Project, on the terms therein recorded.

**C.** In pursuance of the said Development Agreement dated 18.07.2018, the said Developer M/s. MESSRS GANGADHAR INFRACON PRIVATE LIMITED, has nominated its Director **Mrs. Ranjana Agarwal**, PAN ALSPA4933B, wife of Mr. Ajay Agarwal, residing at Sevok Road, Prakash

Page 3 of 13

Ranjana Agarwal

Solemnly Affirm & Declare  
before me on Identification

UTPAL CHAKRABORTY  
Notary, Govt. Of India  
Siliguri, Darjeeling

17 SEP 2018

For V. K. UDYOG LTD.  
Managing Director



Nagar, Shalugara, Ward no. 42, Siliguri, Jalpaiguri, West Bengal -734001, authorised through Board Resolution dated 15<sup>th</sup> June 2018 hereinafter referred to as theas their nominee for the purpose of grant of Power of Attorney by the Appointer herein for doing various acts, deeds, matters and things for the development, marketing and sale of the developed saleable units constructed on the Subject Property.

D. We, the Appointer abovenamed have agreed and decided to retain appoint and constitute Mrs. Ranjana Agarwal, PAN ALSPA4933B, wife of Mr. Ajay Agarwal, residing at Sevok Road, Prakash Nagar, Shalugara, Ward no. 42, Siliguri, Jalpaiguri, West Bengal -734001, hereinafter referred to as the, the Director of the said M/s. MESSRS GANGADHAR INFRACON PRIVATE LIMITED as our true and lawful attorney to act in our name and on our behalf and on our account and to do all or any of the acts deeds matters and things hereafter specifically stated.

**NOW KNOW YE ALL MEN BY THESE PRESENTS** that we, the **Appointer** abovenamed, do hereby make, nominate, constitute, retain and appoint and have made, nominated, constituted, retained and appointed the said **Mrs. Ranjana Agarwal, PAN ALSPA4933B**, wife of Mr. Ajay Agarwal, residing at Sevok Road, Prakash Nagar, Shalugara, Ward no. 42, Siliguri, Jalpaiguri, West Bengal -734001, (hereinafter referred to as the said "**Attorney**") as our true and lawful Attorney to act in our name, on our behalf and on our account and to do all or any of the acts deeds matters and things namely:

Page 4 of 13

Ranjana Agarwal

I solemnly Affirm & Declare  
before me on Identification

UTPAL CHAKRABORTY  
Notary, Govt. Of India  
Siliguri, Darjeeling

11 SEP 2018

For V. K. UDYOG LTD.

Managing Director



- a) To appear and represent the Appointer before the Local Authorities, Panchayat, Police authorities, Fire Brigade Authority, Electricity Authorities, Land Ceiling Authorities and other Government authorities and/or departments, Central or State in connection with the development of the "Subject Property" and/or construction of the proposed new building complex and further to sign, execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts deeds matters and things in connection with the development of the "Subject Property" and/or construction of the proposed new building complex as the said Attorney shall think proper;
- b) To bear and pay land revenue, property taxes and other rates, taxes and outgoings on account and in respect of the "Subject Property" and/or the development thereof to the Local Authority, B.L. & L.R.O, A.D.L & L.R.O. and other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper;
- c) To do or cause to be done necessary measurement survey, land conversion, plan sanction, soil testing, water testing and such other acts at or upon the land comprised in the "Subject Property" as our said Attorney shall think proper and according to the local authority rules and regulations applicable;

Page 5 of 13

*Ranjana Agarwal*

Solemnly Affirm & Declare  
before me on Identification

*Utpal Chakraborty*  
UTPAL CHAKRABORTY  
Notary, Govt. Of India  
Siliguri, Darjeeling

11 SEP 2018

✓  
*[Signature]*  
For V. K. UDYOG LTD.  
Managing Director



- d) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or Panchayat for development of the "Subject Property" and/or construction of new building complex in or upon the land comprised in the "Subject Property" or portion thereof and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper;
- e) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations, completion certificate, occupancy certificate, and other specifications duly sanctioned and/or approved by the Local Authority, Fire Brigade authorities, Police authorities, pollution control and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "Subject Property" and/or construction of new building complex(s) or other structures in or upon the land comprised in the "Subject Property" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper in connection to the aforesaid;
- f) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Local Authority, Fire Brigade authorities, Police authorities, pollution control and other Government authorities and/or

Page 6 of 13

*Ranjana Agrawal*  
Solemnly Affirm & Declare  
before me on Identification  
*[Signature]*  
UTPAL CHAKRABORTY  
Notary, Govt. Of India  
Siliguri, Darjeeling

11 SEP 2018

For V. K. UDYOG LTD.  
*[Signature]*  
Managing Director



departments as may from time to time be necessary or required for the development of the "Subject Property" and/or construction of new building complex(s) or other structures in or upon the land comprised in the "Subject Property" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper in connection to the aforesaid;

- g) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "Subject Property" and/or the new building complex(s) and other structures as may hereafter be erected and the same in such name or names as the said Attorney shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters and documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as the said Attorney shall think proper;
- h) To undertake and carry out the construction of the proposed building complex(s) as per the plan sanctioned by the Local Authority and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things connected therewith;
- i) To institute and/or prosecute all or any suits, appeals, Revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "Subject Property"

Page 7 of 13

*Ranjana Agarwal*  
Solemnly Affirm & Declare  
before me on Identification  
*Utpal Chakraborty*  
UTPAL CHAKRABORTY  
Notary, Govt. Of India  
Siliguri, Darjeeling

11 SEP 2018 ✓

For V. K. UDYOG LTD.  
*[Signature]*  
Managing Director





and/or development thereof and/or construction of the proposed new building complex in or upon the land comprised in the "Subject Property" as per the plan sanctioned by the Local Authority and for the said purpose, to do all acts deeds matters and things as the said Attorney shall think proper;

- j) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the "Subject Property" and/or development thereof and/or construction of the proposed new building complex thereat and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper;
- k) To sign execute affirm and verify all complaints, Written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as the said Attorney shall think proper;
- l) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the "Subject Property" and/or development thereof and/or construction of the proposed new building complex and the same on such terms in consultation with the owner as the said Attorney shall think proper;

Page 8 of 13

*Ranjana Agarwal*  
Solemnly Affirm & Declare  
before me on Identification

*Utpal Chakraborty*  
UTPAL CHAKRABORTY  
Notary, Govt. Of India  
Siliguri, Darjeeling

11 SEP 2018

For V. K. UDYOG LTD.

*[Signature]*  
Managing Director



- m) To pay the fees and other costs charges and expenses for obtaining the permission and/or clearances and No Objection Certificates as also obtaining public utility services;
- n) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said Attorney shall think proper;
- o) From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Local Authority and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorney shall think proper;
- p) To enter into negotiation as also agreements and contracts for allocation/ sale of the saleable units, offices, shops, show rooms, car parkings and other spaces of the proposed building complex(s) to be erected at or upon the land comprised in the "Subject Property" for such consideration and on such terms and conditions in consultation with the Owner, as the said Attorney shall think proper;
- q) To receive realize and recover the amounts of earnest moneys and/or part payments and/or consideration moneys for and on account of sale and/or transfer of units, offices, shops, show rooms, car parkings' and other spaces of the proposed building complex(s), and also to issue

Page 9 of 13

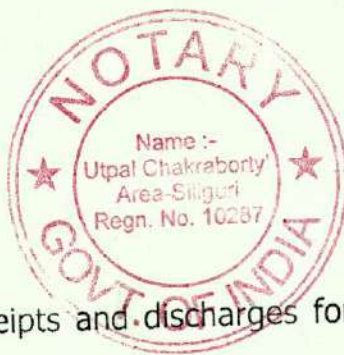
*Ranjana Agarwal*

Solemnly Affirm & Declare  
before me on Identification

*Utpal Chakraborty*  
UTPAL CHAKRABORTY  
Notary, Govt. Of India  
Siliguri, Darjeeling

11 SEP 2018

✓ *[Signature]*  
For V. K. UDYOG LTD  
Managing Director



valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper;

- r) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said Attorney shall think proper. However, all such appointments shall be done by the Developer on its own, on their mismanagement, negligent, wrong doing whether intentionally or unintentionally, the Developer shall be legally responsible for all their actions or omissions and shall be liable to indemnify the Owner, if any loss suffered in Development/ sale of the project units;
- s) To sign, execute and register Conveyance Deeds on behalf of the Owner, as the lawful attorney, to unrelated third parties for sale of the developed units on the Subject Property at or above the circle rate. Further, the lawful attorney is hereby being empowered to undertake all acts or deed for smooth handover of the saleable units to third parties including but not limited to obtaining completion certificate, granting possession etc. on behalf of the Owner in good faith.
- t) **AND GENERALLY,** to do all that is or may be necessary for carrying out the development, marketing and sale of the "Subject Property"

Page 10 of 13

*Ranjana Agarwal*

Solemnly Affirm & Declare  
before me on Identification

*Utpal Chakraborty*  
UTPAL CHAKRABORTY  
Notary, Govt. Of India  
Siliguri, Darjeeling

For V. K. UDYOG LTD.

✓ *[Signature]*  
Managing Director

11 SEP 2018



and/or construction of the proposed building complex(s) thereat and as the said Attorney shall think proper And This Power of Attorney shall at all times be irrevocable for all purposes. Provided however that the said Attorney shall not sell, transfer, encumber, mortgage or otherwise deal with or dispose of the various offices, shops, show rooms, parking spaces and other spaces in violation of the terms and conditions of the registered Development Agreement dated 18<sup>th</sup> day of July, 2018 in any manner whatsoever;

**A N D** we the said M/s. V. K. Udyog Limited, the Appointer abovenamed do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney acting as aforesaid, lawfully do.

**THE SCHEDULE ABOVE REFERRED TO**  
**"Subject Property"**

**All That** the piece and parcel of **Plot of Land** measuring about **1.36 acre** situated within Pargana Patharghata, Mouza Kalaram, P.S Phansidewa, Dist. Darjeeling, J.L No. 76, Khatian No, Hal 200/1, Plot no. 336, measuring 0.58 acre, Plot No 337 measuring 0.15 Acre, Plot no 338 measuring 0.30 acre, Plot no 335 measuring 0.27 acre, Plot No. 340 measuring 0.06 acre, in five plots totaling an area measuring 1.36 acre (Comprised in Deed No. I- 3486 for the year 2005) and

Page 11 of 13

*Ranjana Agarwal*

Solemnly Affirm & Declare  
before me on Identification

*Utpal Chakraborty*  
UTPAL CHAKRABORTY  
Notary, Govt. Of India  
Siliguri, Darjeeling

11 SEP 2018

For V. K. UDYOG LTD.  
*[Signature]*  
Managing Director



**Boundary of the Land :**

**On the North : Land of Dinesh Ghosh and others.**

**On the South : Land of V. K. Udyog Ltd.**

**On the East : P.W.D Land & Further East P.W.D Road (30 Feet).**

**On the West : Land of Ranidanga Mouza.**

**All That** the piece and parcel of **Plot of Land** measuring about **1.27 acre** situated within Pargana Patharghata, Mouza Kalaram, PS Phansidewa, Dist. Darjeeling, JL No. 76, Khatian No, Hal 200/2, plot no. 336 measuring 0.13 acre, Plot no. 337 measuring 0.78 acre and Plot No. 338 measuring 0.36 acre (Comprised in Deed No. I- 3485 for the year 2005).

**Boundary of the Land :**

**On the North : Land of V. K. Udyog Ltd.**

**On the South : Land of Haripada Mandal and others.**

**On the East : P.W.D Land & Further East P.W.D Road (30 Feet).**

**On the West : Land of Ranidanga Mouza.**

**One separate sheet is enclosed herewith containing the fingerprints of the Executants and Attorney forming part of these presents.**

Page 12 of 13

*Ranjana Agarwal*

Solemnly Affirm & Declare  
before me on Identification

UTPAL CHAKRABORTY  
Notary, Govt. Of India  
Siliguri, Darjeeling

11 SEP 2018

For V. K. UDYOG LTD.  
*[Signature]*

Managing Director



**IN WITNESS WHEREOF** we, the Appointer above named have hereunto set and subscribed our respective hands and signatures on this \_\_\_\_\_ day of August, Two thousand and Eighteen.

*Ranjana Agarwal*

**SIGNED EXECUTED AND DELIVERED** by the Appointer abovenamed at Siliguri in the presence of:

✓ For V. K. UDYOG LTD.  
*[Signature]*

**SIGNED EXECUTED AND DELIVERED** by the Attorney abovenamed at Siliguri in the presence of:

**WITNESSES :**

1. *Rajesh Prasad*  
S/o P. Prasad  
Haripur, Fulbari G.P., N.J.P  
Po. Sanchidamphat  
Dist. Jalpaiguri

Drafted by me as per instruction of the parties and then readover and explained to the parties by me and computerized in my office.

*[Signature]*  
**(UTPAL CHAKRABORTY)**  
Advocate, Siliguri.  
Enrolment No. WB-328/1997.

2. *Subhash Chatterjee*  
S/o. Late D. M. Chatterjee  
PO. Sushrutanagar  
PS: Maligara  
At Darjeeling

*[Signature]*  
**UTPAL CHAKRABORTY**  
Notary, Govt. Of India  
Siliguri, Darjeeling

11 SEP 2018