

**Pashupati Shah
Notary**

(Appointed by Govt. of India)

Serial No. January Dated 31st 20 18

Residence/Chamber
Punjabi Para,
Behind Pranami Mandir,
Siliguri .734001
Mobile: 98326-29587,
96410-71507



NOTARIAL CERTIFICATE

(Pursuant to section 8 of the Notaries Act. 1952)

TO ALL TO WHOM THESE PRESENTS shall come, I, Sri Pashupati Shah, duly authorised by the Government of India to practice as a Notary do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being executed, admitted and identified by the respective signatories and as also by Sri/Smt. Rajesh Kumar Agrawal Advocate, as to the matters contained therein, Presented before me.

Accordingly to that this is to certify authenticate and Attest that the annexed instrument 'A' as is the:

An Original General Power of Attorney
as enclosed herewith —

PRIMA FACIE the annexed instrument 'A' appears to be usual procedure to serve and avail as needs or occasion shall or may required 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 31st day of January in the year 20 18

Solemnly At. med & Declared
Before me on identification

Pashupati Shah
NOTARY SILIGURI
Pashupati Shah
Notary



The executentis is/are identified by me :

Advocate

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 142556

For Prakash Distillery & Chemical Co. Pvt. Ltd.

Bijoy Saha
Director

For Bhogirain Tea Co. Ltd.

[Signature]
Director

Genor Paper Industries Pvt. Ltd.

[Signature]
Director

Sahaaji Finance Private Limited

[Signature]
Director

[Signature]

GENERAL POWER OF ATTORNEY

Cont.P/2

Solemnly Attested & Declared
Before me on Identification

[Signature]
Pashupati Shah
NOTARY SILIGUR

For Prakash Distillery & Chemical Co. Pvt. Ltd.

Bijoy Saha
Director

For Bhojnarain Tea Co. Ltd.
[Signature]
Director

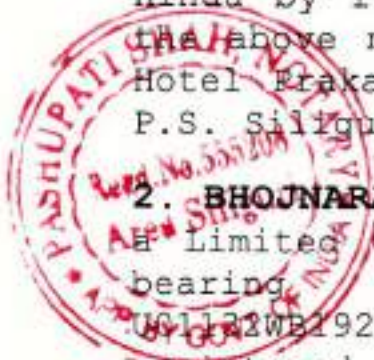
Canon Paper Industries Pvt. Ltd.
Ajit Saha
Director

Sahaji Finance Private Limited
[Signature]
Director

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WHEREAS WE,

1. PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIMITED (PAN: AABCP8268M), a Private Limited Company registered under the Companies Act, bearing certificate of Incorporation No. U15520WB1971PTC028012 Dated 22.06.1971 having its registered office at 4th Floor, Hotel Prakash Building, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri, District-Darjeeling, represented by one of its Director duly authorized for this **SRI BIJAY SAHA** S/o Late Prakash Chandra Saha, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of C/o Hotel Prakash, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri in the District of Darjeeling,



2. BHOJNARAIN TEA COMPANY LIMITED (PAN: AABCB2967M), a Limited Company registered under the Companies Act, bearing certificate of Incorporation No. U01132WB1925PTC005108 Dated 28.07.1925 having its registered office at Hotel Prakash Building, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri, District-Darjeeling, represented by one of its Director duly authorized for this **SRI PRASENJIT SAHA** S/o Late Prakash Chandra Saha, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of C/o Hotel Prakash, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri in the District of Darjeeling,

3. CANON PAPER INDUSTRIES PRIVATE LIMITED (PAN: AABCC5922B), a Private Limited Company registered under the Companies Act, bearing certificate of Incorporation No. U21099WB1996PTC081911 Dated 01.11.1996 having its registered office at 4TH Floor, Hotel Prakash Building, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri, District Darjeeling, represented by one of its Director duly authorized for this **SRI AJIT SAHA** S/o Late Prakash Chandra Saha, Hindu by religion, Indian by

before me on this day of 31/1/18

Cont.P/3

P. Ashutosh Shah
NOTARY SILIGURI

For Prakash Distillery & Chemical Co. P.M. Ltd.

Bijay Saha
Director

For Bhojnarain Tea Co. Ltd.
[Signature]
Director

Cross Paper Industries Pvt. Ltd.
Ajit Saha
Director

Saha Finance Private Limited
[Signature]
Director

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Nationality, Director of the above named Company by occupation, resident of C/o Hotel Prakash, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri in the District of Darjeeling,

4. SAHAJI FINANCE PRIVATE LIMITED (PAN: AAICS4808F), a Private Limited Company registered under the Companies Act, 1956 bearing certificate of Incorporation No. U65921WB1989PTC 047195 Dated 07.07.1989 having its registered office at 4TH Floor, Hotel Prakash Building, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri, District Darjeeling, represented by one of its Director duly authorized for this **SRI GOUTAM SAHA** S/o Late Prakash Chandra Saha, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of C/o Hotel Prakash, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri in the District of Darjeeling, hereinafter jointly and collectively called "**PRINCIPALS**".

WHEREAS Principal No. 1 hereof **PRAKASH DISTILLARY & CHEMICAL COMPANY PVT. LTD.** acquired piece and parcel of land measuring 6 Acres 82 Decimals appertaining to and forming part of R.S. Plot No. 312 recorded in R.S. Khatian No. 6/1 of Mouza - Baroghoria in the District of Darjeeling by virtue of a deed of conveyance, executed by **KANANBALA SAHA** and registered at the office of the Sub Registrar, Siliguri and recorded in Book No. I, being document No. 5283 for the year 1974.

AND WHEREAS Principal No. 1 hereof **PRAKASH DISTILLARY & CHEMICAL COMPANY PVT. LTD.** possessing the aforesaid landed property as more fully described in the schedule below got the landed party mutated in its name and got L.R. Khatian No. 75 opened in its name from the office of the B.L.L.R.O., Darjeeling in the District of Darjeeling.

Before me on *[Signature]* Identification

31/1/18

Cont.P/4

Pashupati Shah
NOTARY SILIGUR.

For Prakash Distillery & Chemical Co. Pvt. Ltd.

Bijoy Saha
Director

For Bhojnarain Tea Co. Ltd.
[Signature]
Director

Canon Paper Industries Pvt. Ltd.
Gjit Saha
Director

Sahaji Finance Private Limited
[Signature]
Director

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AND WHEREAS Principal No. 2 hereof **BHOJNARAIN TEA COMPANY LIMITED** acquired piece and parcel of land 71.7 Decimals appertaining to and forming part of R.S. Plot No. 312 corresponding to L.R. Plot No. 425, 428 and 429 recorded in R.S. Khatian No. 6/1 corresponding to L.R. Khatian No. 75 of Mouza-Baragharia in the District of Darjeeling by virtue of a deed of Conveyance executed by **PRAKASH DISTILLERY & CHEMICAL COMPANY PVT LTD.** (First Party No. 1 hereof) and registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2016, Pages from 14482 to 14511 being document No. 040300604 for the year 2016.



AND WHEREAS Principal No. 2 hereof **BHOJNARAIN TEA COMPANY LIMITED** possessing the aforesaid landed property as more fully described in the schedule below got the landed party mutated in its name and got L.R. Khatian No. 2563 opened in its name from the office of the B.L.L.R.O., Matigara in the District of Darjeeling and also got it converted from Rupni/Dalan/Karkhana/Puratan Patit to Bastu (Housing Complex vide Memo No. 1562(5)/1/DL&LRO-Dj/Conv/XIII/13 Dated 22/07/2013 and Order No. 162/DL&LRO/Dj/13 Dated 22/07/2013.

AND WHEREAS Principal No. 3 hereof **CANON PAPER INDUSTRIES PRIVATE LIMITED** acquired piece and parcel of land 237 Decimals appertaining to and forming part of R.S. Plot No. 312 corresponding to L.R. Plot No. 425, 426, 427 and 428 recorded in R.S. Khatian No. 6/1 corresponding to L.R. Khatian No. 75 of Mouza-Baragharia in the District of Darjeeling by virtue of two Deeds of Conveyance executed by **PRAKASH DISTILLERY & CHEMICAL COMPANY PVT LTD** (First Party No. 1) and registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and

Substantially as above declared
Before me on Identification

Cont.P/5

Pashupati Shah
NOTARY SILIGURI

Bijoy Saha
Director

For Bhojrajain Tea Co. Ltd.
[Signature]
Director

[Signature]
Gint Saha

Sahaji Finance Private Limited
[Signature]
Director
Page - 5

- i) Recorded in Book No. I, Volume No. 0403-2016, Pages from 14715 to 14744, being document No. 040300694 for the year 2016.
- ii) Recorded in Book No. I, Volume No. 0403-2016, Pages from 25552 to 25583, being document No. 040301220 for the year 2016.

AND WHEREAS Principal No. 3 hereof **CANON PAPER INDUSTRIES PRIVATE LIMITED** possessing the aforesaid landed property as more fully described in the schedule below got the landed party mutated in its name and got L.R. Khatian No. 2565 & 2566 opened in its name from the office of the B.L.L.R.O., Matigara in the District of Darjeeling.



AND WHEREAS Principal No. 4 hereof **SAHAJI FINANCE PRIVATE LIMITED** acquired piece and parcel of land measuring 248.6 Decimals appertaining to and forming part of R.S. Plot No. 312 corresponding to L.R. Plot No. 425 & 428 recorded in R.S. Khatian No. 6/1 corresponding to L.R. Khatian No. 75 of Mouza-Baragharia in the District of Darjeeling by virtue of two Deeds of Conveyance executed by **PRAKASH DISTILLERY & CHEMICAL COMPANY PVT LTD** (First Party No. 1) and registered at the office of the Additional District Sub-Registrar, Siliguri - II at Bagdogra and

- i) Recorded in Book No. I, Volume No. 0403-2016, Pages from 32892 to 32920, being document No. 040300695 for the year 2016.
- ii) Recorded in Book No. I, Volume No. 0403-2016, Pages from 17729 to 17758, being document No. 040300794 for the year 2016.

AND WHEREAS Principal No. 4 hereof **SAHAJI FINANCE PRIVATE LIMITED** possessing the aforesaid landed property as more fully described in the schedule below got the landed party mutated in its name and got L.R. Khatian No. 2562 opened in its name from the office of the B.L.L.R.O., Matigara in the District of Darjeeling.

Subscribed and verified before me on 31/1/18 Cont.P/6

[Signature]
31/1/18
Pashupati Shah
NOTARY SILIGURI

For Prakash Distillery & Chemicals Co. P. Ltd.

Bijay Saha
Director

For Bhojnarain Tea Co. Ltd.
Director

Canon Paper Industries Pvt. Ltd.
Gjit Saha

Sahaji Finance Private Limited
Director

AND WHEREAS the Landowner had entered into an Development Agreement with **SHANTI DEVELOPERS** and registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra, recorded in Book No. I, CD Volume No. 0403-2016, Pages 147057 to 147128, being Document No. 040307078 for the year 2016.

AND WHEREAS due to unavoidable circumstances above named Principals hereof are unable to appear at the office of the S.J.D.A, S.M.C, B.L. & L.R.O., S.D.& L.R.O. or any other appropriate authority for Completing all the formalities for sanction of Building Plan and mutation, conversion.



- NOW KNOW ALL MEN BY THESE PRESENTS** That WE,
1. PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIMITED,
 2. BHOJNARAIN TEA COMPANY LIMITED,
 3. CANON PAPER INDUSTRIES PRIVATE LIMITED,
 4. SAHAJI FINANCE PRIVATE LIMITED

All are Having their registered office at 4TH Floor, Hotel Prakash Building, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri, District Darjeeling, do hereby nominate, appoint and constitute **SRI AJAY AGARWAL** S/o Late Gangadhar Agarwal, Hindu by religion, Indian by Nationality, Business by Occupation, resident of Shanti Warehouse, 3rd Mile, Sevoke Road, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri.

1. To Look after and manage the **below** Schedule property as more fully described in the schedule A, B, C & D below.

2. To cause mutation & Conversion, where necessary, effected in the revenue Office / Board and to make such statements personally or through pleader or other Agent to effectuate the aforesaid purpose.

Solemnly Affirmed & Declared
Before me on Identification

Cont.P/7

Pashupati Shah
SILIGURI

Bijoy Saha
Director

For Bhojpratin Tea Co. Ltd.

[Signature]
Director

Green Paper Industries Pvt. Ltd.

[Signature]
Director

Sahaji Finance Private Limited

[Signature]
Director

[Signature]

3. To appear or appoint any advocate/pleader before any S.J.D.A, S.M.C or any other appropriate authority for completing all the formalites for sanction of building plan for the below scheduled land

4. To appoint, Nominate and retain Architect, Solicitors, advocates, pleaders and muktears for the aforesaid purpose.

5. To lodge F.I.R or any complaint and to appear personally before any administrative Authority, Magistrate, Ld. Court or any other Office for and in respect of any matter connected to our below Schedule land

6. To file, defend, withdraw, settle suit/case/legal proceeding (Both Civil & Criminal).

7. To make, sign, execute and affirm, present, and file all applications, Complaints, plaints, petitions, written statements, Verification, Affidavit and all other papers and documents necessary and expedient in the opinion of the said attorney to be made, signed, execute affirmed, presented or filed and such documents again to receive back and to appear before the Court of Justice for and on behalf of us.

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

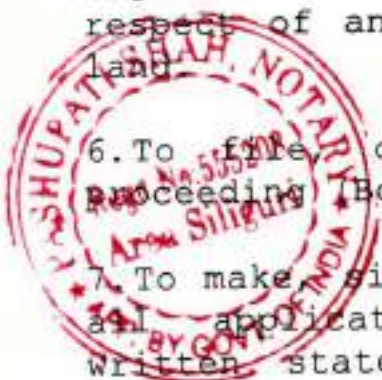
AND WE HEREBY AGREE that all acts and things lawfully done by our said Attorney shall be considered as acts, and things done by us and we undertake to ratify and confirm all and whatsoever our said Attorney shall lawfully do and cause to be done by virtue of this **POWER OF ATTORNEY** relating to below Scheduled property.

Solemnly Affirmed & Declared
Before me on Identification

[Signature]
31/7/18

Cont.P/8

P. HUPATI SHAH
NOTARY SILIGUR



For Prakash Distillery & Chemical Co. P.A. Ltd.

Byjay Saha
Director

For Bhojnalaan Tea Co. Ltd.
[Signature]
Director

Cancer Paper Industries Pvt. Ltd.
[Signature]
Director

Sahaji Finance Private Limited
[Signature]
Director

SCHEDULE "A"
LAND OF PRINCIPAL NO. 1 HEREOF

ALL THAT PIECE AND PARCEL of land measuring 119.7 (One One Nine Point Seven) Decimal appertaining to and forming part of R.S. Plot No. 312 (Three One Two) corresponding to L.R. Plot No. 424 (Four Two Four), 425 (Four Two Five), 427 (Four Two Seven) & 428 (Four Two Eight), recorded in R.S. Khatian No. 6/1 (Six by One) corresponding to L.R. Khatian No. 75 (Seven Five) of Mouza-Baraghararia, J.L. No. 82(Eight Two), Paragana - Patharghata, P.S. Matigara in the District of Darjeeling

SCHEDULE "B"
LAND OF PRINCIPAL NO. 2 HEREOF



ALL THAT PIECE AND PARCEL of land measuring 71.7 (Seven One Point Seven) Decimal appertaining to and forming part of R.S. Plot No. 312 (Three One Two) corresponding to L.R. Plot No. 425 (Four Two Five), 428 (Four Two Eight) and 429 (Four Two Nine) recorded in R.S. Khatian No. 6/1 (Six by One) corresponding to L.R. Khatian No. 2563 (Two Five Six Three) of Mouza-Baraghararia, J.L. No. 82 (Eight Two), Paragana - Patharghata, P.S. Matigara in the District of Darjeeling

SCHEDULE "C"
LAND OF PRINCIPAL NO. 3 HEREOF

ALL THAT PIECE AND PARCEL of land measuring 237 (Two Three Seven) Decimals appertaining to and forming part of R.S. Plot No. 312 (Three One Two) corresponding to L.R. Plot No. 425 (Four Two Five), 426 (Four Two Six), 427 (Four Two even) and 428 (Four Two Eight) recorded in R.S. Khatian No. 6/1 (Six by One) corresponding to L.R. Khatian No. 2565 (Two Five Six Five) & 2566 (Two Five Six Six) of Mouza-Baraghararia, J.L. No. 82 (Eight Two), Paragana - Patharghata, P.S. Matigara in the District of Darjeeling

Notary Public & Declared
Before me on Identification

[Signature]
Prabhunati Shah
NOTARY SILIGURI

SCHEDULE "D"
LAND OF PRINCIPAL NO. 4 HEREOF

ALL THAT PIECE AND PARCEL of land measuring 248.6 (Two Four Eight point Six) Decimals appertaining to and forming part of R.S. Plot No. 312 (Three One Two) corresponding to L.R. Plot No. 425 (Four Two Five) & 428 (Four Two Eight) recorded in R.S. Khatian No. 6/1 (Six by One) corresponding to L.R. Khatian No. 75 of Mouza-Baraghazia, J.L. No. 82 (Eight Two), Paragana - Patharghata, P.S. Matigara in the District of Darjeeling

IN WITNESS WHEREOF WE have signed this Power of Attorney at Siliguri on this the ____ day of January 2018.

WITNESSES:

1. Rajesh Prasad
S/o Prabhu Prasad
Haripur, N.J.P
P.O. Subudanghat
Dist. Jalpaiguri

For Prakash Distillery & Chemical Co. P.L.C.
Bijay Saha
Director

For Bhojnarain Tea Co. Ltd.
[Signature]
Director

Sahaji Finance Private Limited
[Signature]
Director

Canon Paper Industries Pvt. Ltd.
[Signature]
Director

2. Sanjay Kr. Bhowmik
S/o. H. K. L. Bhowmik
Flat - 2E, Block - 20,
Shanti Niketan Appt.
Sushratanagar, Matigara,
Siliguri - 734012

EXECUTOR

Drafted by me and printed at my office.

(RAJESH KUMAR AGARWAL)
ADVOCATE / SILIGURI
Reg. No. WB/73/97

solemnly affirmed & Declared
Before me on identification
31/1/18
Pasunapati Shah
NOTARY SILIGURI