

15 SEP 2017

Wh. NO: 12



NOTARIAL CERTIFICATE



15 SEP 2017



15 SEP 2017

To all men these presents shall consist of the Raman Das practicing as a Notary in Barrackpore Sub-Division, District North 24 Parganas of the State of West Bengal within the Union of India do hereby declare that the paper writings collectively marked "A" annexed here to hereinafter called the paper writings "A" are presented before me by the

GENERAL POWER OF ATTORNEY

*Mr. Rajesh Prasad,
and
M/s Nirmal Developers
Mr. Sejoy Sarkar*

hereinafter referred to as the Executant (s) on this the 15 SEP 2017 day of

The executant (s) having admitted the execution of the Paper Writings "A" in respective hand (s) in presence of the witness (es) who as such, subscribe (s) signature (s) thereon and being satisfied as to the identity of the executant (s) and the said execution. I have authenticated, verified and attested the execution of the Paper Writings "A" and testify that the said execution is the respective (s) the executant (s).

An act where of being required of a Notary, I have granted these presents as my Notarial Certificate to serve and avail as need and occasion shall or may require.

In faith and Testimony whereof I, the said Notary have hereunto set & subscribe my hand and affixed my Notarial Seal of the Office at Barrackpore Court compound in the District : North 24 Parganas on the 15 SEP 2017 day of 15 SEP 2017



Notarial stamp on original

Radha Ramon Das

RADHA RAMAN DAS

**RADHA RAMAN DAS
NOTARY**

RADHA RAMAN DAS
NOTARY (GOVT OF WB
BARRACKPORE
NORTH 24 PARGANAS
REGD NO -9/02

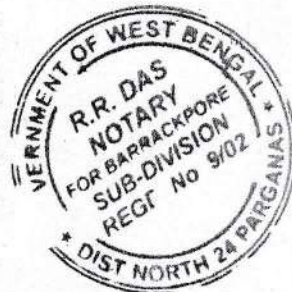
Govt. of West Bengal (INDIA)
Barrackpore Sub-Division
District of North 24 Parganas
Regd. No. 9/2002

*M/S. NIRMAL DEVELOPERS
Partners
Sanku*



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

V 761284



GENERAL POWER OF ATTORNEY

M/S. NIRMAL DEVELOPERS

Rajesh Kumar
5477
Sankar
Partner

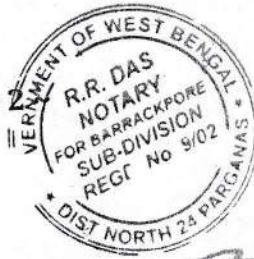
Page 1 of 8

RADHA RAMMINDAS
NOTARY (GOVT OF WB)
BARRACKPORE
NORTH 24 PARGANAS

नं. 750 11/9/2017
केस का नाम Shreya Bagchi
पार Advocate
दृ. 10/- S. Mallick Barrow's Park Court
केस का अति सूत्र अधिक



Page ~



KNOW ALL MEN BY THESE PRESENTS I, MR. RAJESH PRASAD (PAN - AFPPP9788Q), son of Mr. Hiralal Prasad, residing at 3/1/2, Garulia Main Road, P.O. - Garulia, P.S. - Noapara, District - North 24-Parganas, PIN - 743133, do hereby send greetings that I am absolutely seized and possessed of and sufficiently entitled to all that piece and parcel of land measuring 05 (Five) Cottahs, 08 (Eight) Chattak be the same or a little more or less, out of his land, measuring about 0.5831 satak, situated at Mouza - Noapara, J.L. No. 02, Touzi No. 2460, 2462 under R.S. Khatian No. 314 at R.S. Dag No. 320, P.S. - Noapara, District - North 24-Parganas, more particularly described in the Schedule hereunder written and hereinafter referred to as the said premises free from all encumbrances and charges.

WHEREAS I am busy in my various jobs so I need some one to look after my aforesaid property.

AND WHEREAS I, MR. RAJESH PRASAD (PAN - AFPPP9788Q), son of Mr. Hiralal Prasad, residing at 3/1/2, Garulia Main Road, P.O. - Garulia, P.S. - Noapara, District - North 24-Parganas, PIN - 743133, by faith - Hindu, by occupation - Business, by Nationality - Indian, do hereby nominate constitute appoint in my name and on my behalf **M/S NIRMAL DEVELOPERS** (PAN - AAMFN6498D), a partnership firm, having its registered office at 3/1/2, Garulia

RADHA RAMAN DAS
NOTARY (GOVT OF W B
BARRACKPORE
NORTH 24 PARGANAS

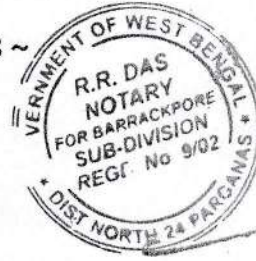
15 SEP 2017

M/S. NIRMAL DEVELOPERS

Rajesh Prasad
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Main Road, P.O. – Garulia, P.S. – Noapara, District – North 24-Parganas, PIN – 743133 being represented by its partners (i) **MR. RAJESH PRASAD** (PAN – AFPPP9788Q), son of Mr. Hiralal Prasad, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 3/1/2, Garulia Main Road, P.O. – Garulia, P.S. – Noapara, District – North 24-Parganas, PIN – 743133, and (ii) **MR. SUJOY SARKAR**, (PAN – BSGPS7840K), son of Sushanta Sarkar, residing at 1 No. Bijoy Nagar (Baro Pukur Par), P.O. – Naihati, P.S. – Naihati, District – North 24-Parganas, PIN – 743165 as my Attorney to do the following acts, deeds and things in respect of all that piece and parcel of land measuring 05 (Five) Cottahs, 08 (Eight) Chattak be the same or a little more or less, out of his land, measuring about 0.5831 satak, situated at Mouza – Noapara, J.L. No. 02, Touzi No. 2460, 2462 under R.S. Khatian No. 314 at R.S. Dag No. 320, P.S. – Noapara, District – North 24-Parganas.

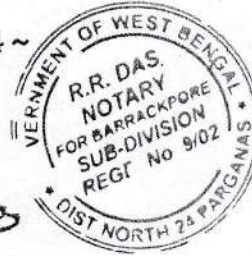
- 1) To negotiate on terms for and to agree and to enter into and to conclude any Agreement/Agreements for Sale in respect of the property or any portion of it lying and situated at portion of measuring about 05 (Five) Cottahs, 08 (Eight) Chattak be the same or a little more or less, out of his land, measuring about 0.5831 satak, situated at Mouza – Noapara, J.L. No. 02, Touzi No. 2460, 2462 under R.S. Khatian No. 314 at R.S. Dag No. 320, P.S. – Noapara, District – North 24-Parganas fully described in the Schedule herein below with any intending Purchaser


RADHA RAMAN DAS
NOTARY (GOV. OF WB)
BARRACKPORE

M/S. NORMAL DEVELOPERS
Rudesh Kumar




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or Purchasers as such price or prices as may be agreed by us and/or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt.

- 2) To receive from intending purchaser, or purchasers any earnest money and/or advance or advances and also the balance of purchase money after executing or signing the such sale deed or deeds and to give valid receipt and discharge for the same which will protect the intending purchaser or purchasers in my name and on my behalf and deposit the same in my account and to take valid receipt from us.
- 3) Upon such receipt as aforesaid in my names and as my acts and deeds to sign execute and to deliver any deed or deed of Sale conveyance or conveyances of any one or more in respect of the said property or any portion of it in favour of such intending purchaser or purchasers or their nominee or nominees or assignee. To look after manage control and supervise and administer the said property.
- 4) To sign and execute all deed of conveyance instruments and assurances which my Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully


RADHA RAMAN DAS
NOTARY (GOVT OF WB)
BARRACKPORE
NORTH 24 PARGANAS
REGD NO - 9/02

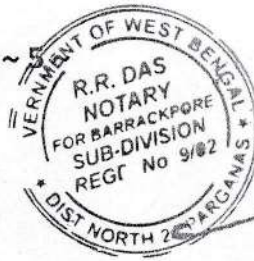
15 SEP 2017

M/S. NIRMAL DEVELOPERS


Rakesh Kumar
Partner
Page 4 of 8




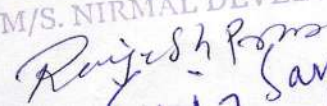
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and effectually conveying the said property as I could myself if personally present.

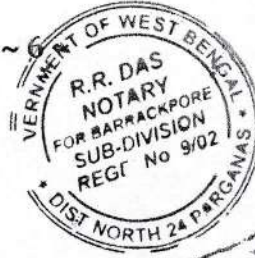
- 5) To represent any such deed or deeds of sale conveyance or conveyances or other documents for registration which executed by them in my names and on my behalf the Addl. District Sub-Registrar, District Registrar, District Registrar Office and Addl. Registrar of Assurance having authority for and to have them registered according to the law and to do all other acts and deeds in respect of aforesaid property or portion of it which my said Attorney shall consider necessary for the transferring and/or conveying the said property or portion if it to such purchaser or purchasers as fully and effectually in all respect as I could do the same myself.
- 6) To effect mutation of holding in the office of the Collector and/or municipal records and to sign, submit and obtain sanction site plan/building plan and to do all acts before the Garulia Municipality in respect of Holding No. 3/1, Garulia Main Road, P.O. - Garulia, P.S. - Noapara, District - North 24-Parganas, PIN - 743133, which is fully described in the Schedule herein below.
- 7) To appear for and represent me before any office, collector, Magistrate, Judges Munsiff and in all Government Offices, Municipality in all matters and


RADHA RANJAN DAS
NOTARY (GOVT OF WB)
BARRACKPORE
NORTH 24 PARGANAS
REGD. NO - 9/02

M/S. NIRMAL DEVELOPERS

Ranjesh Kumar
Partner





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things relating to our aforesaid property which is fully described in the Schedule herein below or its affairs.

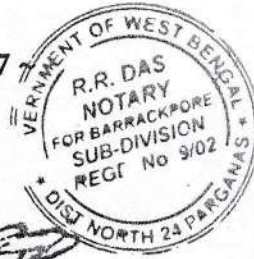
- 8) To appear for and represent me in all the courts, civil, criminal or revenue original Revisional or Appellate and to sign execute verify and file plaint written statements and petition and also to represent appeals in any court and to accept services of all summons notices and other process of law.
- 9) To appoint engage on my behalf pleaders Advocate or Solicitors whenever my said Attorney shall think proper to do so and to disturb and/or terminate my appointment.
- 10) To sign, verify and file applications for execution of decree or order of any court.
- 11) To withdraw and receive documents or money from any court office either in execution of decree or otherwise any to do all acts that may necessary in connection with any of such cases.
- 12) To do all acts and deeds and to obtain all necessary permission or clearance and completion certificate from the appropriate authority for Sale of the aforesaid property or portion of it my own costs.


RADHA RAMAN DAS
NOTARY (GOVT OF WB
BARRACKPORE
NORTH 24 PARGANAS

M/S. NIRMAL DEVELOPERS

Surya
Partner



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13) To do all acts things which is necessary and which will deem fit and by my aforesaid Attorney.

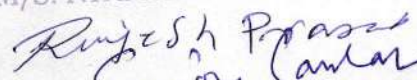
Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney created on the property which is the subject matter of this power of attorney and further the said Attorney shall not hereby obtain or have power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

Be it also mentioned here that all the receive-able will be paid to the principal.

AND I do hereby this general power of attorney agrees to ratify and confirm all and whatsoever other acts act or acts my said Attorney shall lawfully do executive or perform or cause to be done executed or performed in connection with the sale of the aforesaid property or portion of it and other acts under and by virtue of this General Power of Attorney shall be valid and biding on me to all intents and purposes as if done by me personally.


RADHA RAMAN DAS
NOTARY (GOVT OF WB)
BARRACKPORE
NORTH 24 PARGANAS
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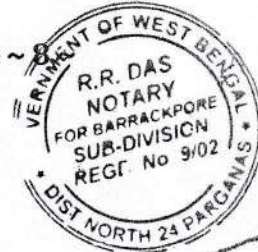
M/S. NIRMAL DEVELOPERS


Rajesh Prasad
Sujay Sankar
Partner

15 SEP 2017



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SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 05 (Five) Cottahs, 08 (Eight) Chattak be the same or a little more or less, out of his land, measuring about 0.5831 satak, situated at Mouza - Noapara, J.L. No. 02, Touzi No. 2460, 2462 under R.S. Khatian No. 314 at R.S. Dag No. 320, P.S. - Noapara, District - North 24-Parganas

IN WITNESS WHEREOF the Executants and Attorney have hereto set and subscribed their respective hands and seals on this the 15th day of September, Two Thousand Seventeen.

SIGNED, SEALED AND DELIVERED

In the Presence of :-

1) Prady Chakraborty
LT Pijush Chakraborty
Dagachia, Harihata
24 Pgs (N)

Rajesh Prasad

Signature of Executant

2) Shantilendra Gupta
21 Chabi Lal Gupta
308 Naa Para by lane
Gururbar
24 Pgs (N)

M/S. NIRMAL DEVELOPERS
Rajesh Prasad
Sujay Sankar Partner

RADHA RAMAN DAS
NOTARY (GOVT OF WB)
BARRACKPORE
NORTH 24 PARGANAS
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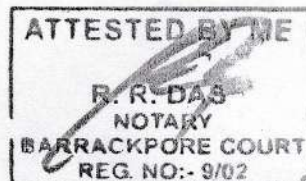
15 SEP 2017

Signature of Attorney

Prepared by me,

Shreya Bagchi

Advocate

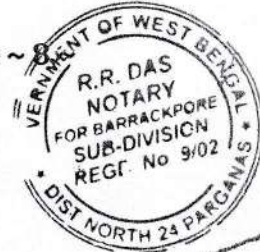


15 SEP 2017

M/S. NIRMAL DEVELOPERS
Rajesh Prasad
Sankar



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Signature of Executant

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21 Chabi Lal Gupta
308 Naa Parla by lane
Garramban
24 Pgs (N)

M/S. NIRMAL DEVELOPERS
Rajesh Prasad
Sujay Sankar Partner

RADHA RAMAN DAS
NOTARY (GOVT OF WB)
BARRACKPORE
NORTH 24 PARGANAS
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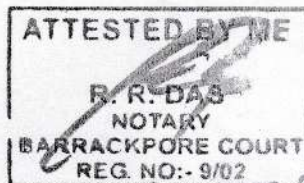
15 SEP 2017

Signature of Attorney

Prepared by me,

Shreya Bagchi

Advocate

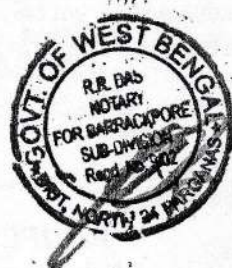


15 SEP 2017

M/S. NIRMAL DEVELOPERS
Rajesh Prasad
Sankar

M/S. NIRMAL DEVELOPERS

Ranjesh Prasad
Sujoy Saman
Partner



15 SEP 2017

NOTARIAL CERTIFICATE

DATED 15 SEP 2017



In the Matter of
Instrument 'A'
and
in the Matter of :

NOTARIAL CERTIFICATE
Radha Raman Das

15 SEP 2017

RADHA RAMAN DAS
ADVOCATE

&
NOTARY PUBLIC

Govt. of West Bengal (INDIA)
OF BARRACKPORE COURT
Dist. : North 24 Parganas
West Bengal

PROFESSIONAL ADDRESS :
Kalyangram, P.O. Bengal Enamel (Palta)
P.S. Titagarh, Dist. North 24 Parganas

Regd No 9/2002
Mob 9239092992
Resi 2594-2294

M/S. NIRMAL DEVELOPERS
Radha Raman Das
Partner