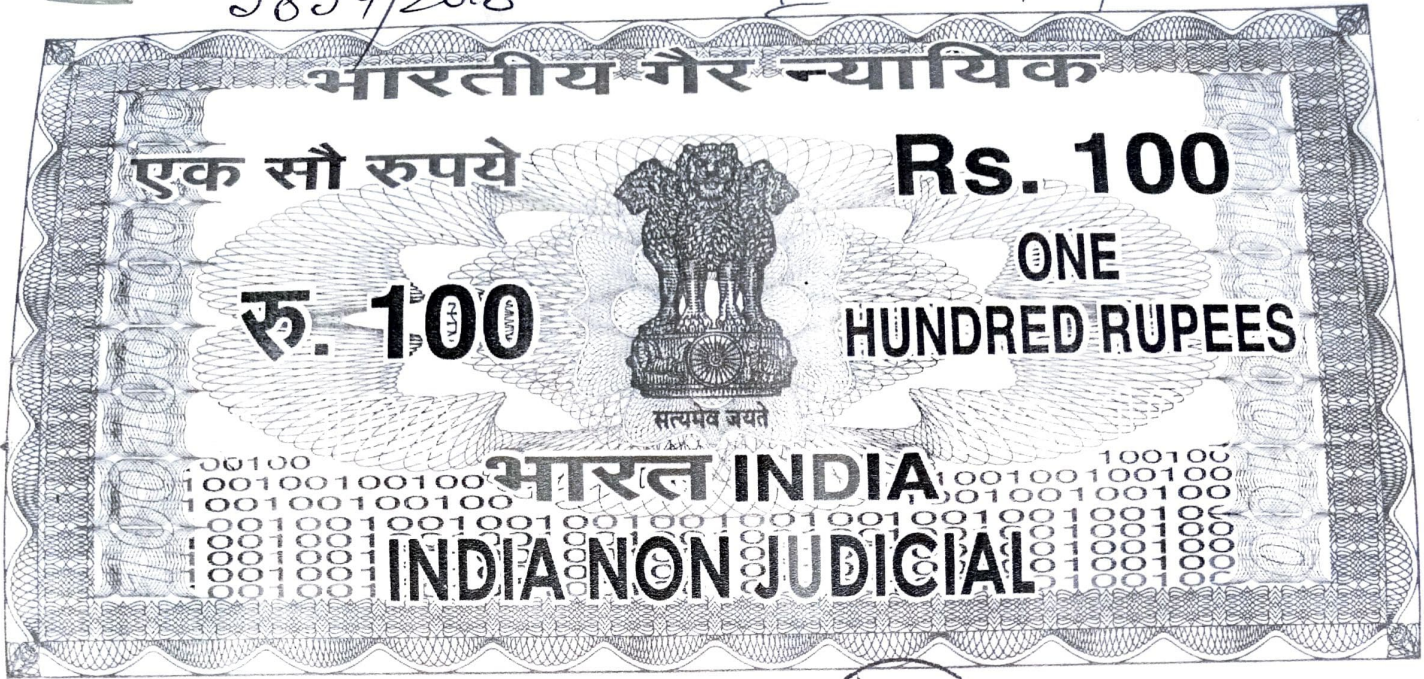


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Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances-III, Kolkata

[Signature]
Additional Registrar of
Assurances III Kolkata

[Signature]
Additional Registrar

27 JUN 2018

GENERAL POWER OF ATTORNEY

[Signature]

BE IT KNOWN TO ALL MEN BY THESE PRESENTS that, **M/S. NATIONAL BUILDERS**, a Partnership Firm, registered under the Indian Partnership Act, having its present Office at Chandrabali Udhyan, Kasidih, P.S. - Sakchi, Town - Jamshedpur, District - East Singhbhum and State - Jharkhand, (having PAN - AAEFN8068R), represented by one of its Partner **MR. PRADIP KUMAR CHURIWALA**, son of Late Ram Pratap Churiwala, by faith - Hindu, by occupation - Business, by nationality - Indian, resident of B - 33, IVY Lane, Ashiana Gardens, Sonari, within P.O. & P.S. - Sonari, Town - Jamshedpur, District - East Singhbhum, and State - Jharkhand, and also staying at Bally Station Road, P.O. & P.S. - Bally, District - Howrah, Pin - 711201, (**UIDAI No. - 4247 5119 5971**), does hereby Nominate, Constitute and Appoint: **MR. DILIP KUMAR**, (having PAN - **AFRPK6692Q**), son of Mr. Gaya Prasad, by faith - Hindu, by occupation - Business, by nationality- Indian, resident of H. No. 329, Road No. 11, Kasidih, P.O. & P.S. - Sakchi, Town Jamshedpur, District East Singhbhum, and State - Jharkhand, Pin - 831001, to be our lawful constituted Attorney in our name and on our behalf to do all or any following acts, deeds, and things, hereinafter mentioned.

WITNESSETH AS FOLLOWS:

WHEREAS, all that superstructure i.e. one old residential pucca house structure standing on Holding No. 330, having leasehold land measuring an area 40' ft. x 40' ft. = 1200 Sq.ft. i.e. - 3.669 Decimals, Situated at Line No. 11, Kasidih Bustee, P.S. - Sakchi, Jamshedpur, which was purchased by Smt. Prem Lata Kawtia, vide registered Sale Deed No. 8104, Dt: 23.12.1986, registered at the Sub Registry Office, Jamshedpur, and after purchasing the same, she has also applied for mutation of her name in the company i.e. Tata Steel Limited, Jamshedpur, to which the company has granted her request and mutated the said holding in her name and to confirm the same the company i.e. Tata Steel Limited has also issued a letter No. LME/TAL/GD/4757, Dt: 16.10.06, and from then onwards said Prem Lata Kawtia, is in peaceful physical possession of the same, without any

Pradip Kumar

interruption from any person or corner, and later on sold the said holding to the Present Principal i.e. M/S. NATIONAL BUILDERS (Partnership Firm), by virtue of registered Sale Deed No 6650, Dt: 01.10.2011, registered at the District Sub Registry Office, Jamshedpur, and the Partnership Firm's name is mutated in the records of the company i.e. Tata Steel Limited, Jamshedpur, vide Letter No LAND/BD/1358, Dt: 30.04.2015, and from then onwards the firm is its lawful, and bonafide owner.

NOW, I, do hereby authorize and empower the Attorney to do the following things and acts in our name and on our behalf, being our lawful constituted Attorney with respect to the Schedule below flat property.

NOW THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. To look after, manage, conduct and maintain the leasehold property or any part thereof and to protect and defend my legal interest thereto till its transfer and disposal of to the intending buyer/s.
2. To appear in all Courts, Offices and in any other Offices of the Government or Semi Government or any Local Authority thereof relating to the said holding, and to represent me before the Office of D.C., Anchal Adhikari (C.O), L.R.D.C. / J.S.E.B., J.N.A.C., Tata Steel / JUSCO, Police Station, Pollution Control Board, Fire Department, Income Tax Department, etc., and / or any other Competent / Municipal or Registering Authority.
3. To sign, execute, swear, and deliver any paper application, petition, form, objection, or no objection, agreement, document, affidavit, indemnity, plan / plans, structural drawing notice, acknowledgement, vakalatnamas/s and any or all required papers etc., and to submit the same before any such Court or Office.
4. To enter into agreement/s with the various intending buyer/s on such terms and conditions as our above Attorney may thinks fit and proper and

Pravin Kumar

Pravin Kumar

the Attorney is also entitled to receive money on our behalf and then remit the same to Firm's Bank account.

5. To take all steps to safeguard our interest thereto and to file any suit or case and / or to defend any suit or case and to appoint advocate, legal representative and to verify, sign and submit any paper, show - cause, other papers etc., and to place the same before any such government office or department or corporate office/s.

6. To enter in any other documents under lease, sub-lease, assignment, conveyance etc. and/or to execute any paper, affidavit or document etc., to and in favour of such buyer/s and to get such document/s registered in proper court of law,

7. To contest and/or compound and/or compromise any suit or case with the opposite party for the said holding, and/or any part thereof on such terms as our Attorney think fit and proper.

8. To apply and obtain certified copy of the order, decree, or judgment passed by any court or office for record and reference and/or to refer the same for higher arbitration or appeal against order of the lower court or office.

9. To sign and execute the deed of transfer by sale or any other documents under conveyance, lease, mortgage, transfer etc., with respect to the said leasehold property as described in the Schedule hereunder written or any part thereof in favour of various intending buyer/s and to present such deed or deed/s for registration before the registering authority and to admit execution for the same for me and on my behalf and to do all necessary acts, deeds, and things for completing the registration thereof and to endorse the registration receipt/s.

Praveen Kumar

Praveen Kumar

10. All the receivable will be paid to the Principal and all the payables will be borne by the Principal. After sale of the property money will be deposited in the Principal's Bank Account.

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

12. **AND GENERALLY** to do all acts, deeds, and things for all intents and purposes as stated herein.

SCHEDULE

All that superstructure i.e. Pucca House measuring Built up area 850 Sq.ft. standing on a piece and parcel of leasehold homestead land measuring an area 40' ft. x 40' ft. = 1600 Sq.ft. i.e. 3.669 Decimals, being in Establishment No. 149000000330199, Holding No. 330 Kasidih Bustee, Line No. 11, P.S. - Sakchi, within J.N.A.C., under the District Sub Registry Office, Block and Town - Jamshedpur, Sub Division Dhalbhum, District - East Singhbhum, and State - Jharkhand.

The above holding is bounded as:

North : Manohar Singh,
South : Gaya Prasad,
East : Road,
West : Alley.

The annual rent payable to the company i.e. Tata Steel Limited, Jamshedpur.

Allep Kaur

Allep Kaur

IN WITNESS WHEREOF the Executant has hereunto set and subscribed his hand on this General Power of Attorney, today on 27th day of June, 2018 at Kolkata.

WITNESSES:-

- 1) Basal Gaya Prasad
s/o late N.R. Chaudhary
11/329 Kasidih, Sakchi, JEA
83/01

For NATIONAL BUILDERS

PradiP KUMAR
PARTNER CHURIAWATI

SIGNATURE OF THE EXECUTANT

- 2) Avijit Mandal s/o Tapan Mandal
d/o-131, Sanyal Road, Sakchi, Jmrl.

I accept this Power

Deep Kumar

SIGNATURE OF THE ATTORNEY

Read over and explained the contents of This Power of Attorney to the parties in Hindi language by me, who found it to be true and correct and Drafted by me:

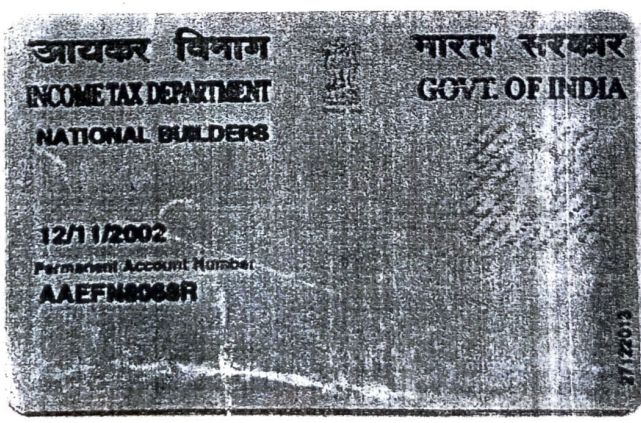
Avijit Mandal

(AVIJIT MANDAL)

ADVOCATE, JAMSHEDPUR COURT

Enrollment No. 14/2010

Deep Kumar



आयकर विभाग
INCOME TAX DEPARTMENT
NATIONAL BUILDERS

भारत सरकार
GOVT OF INDIA

12/11/2002
Permanent Account Number
AAEFN0068R

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADIP KUMAR CHURIWALA

RAMPRATAP CHURIWALA

20/09/1960

Permanent Account Number
AATPC5928Q

Signature



25/12/13