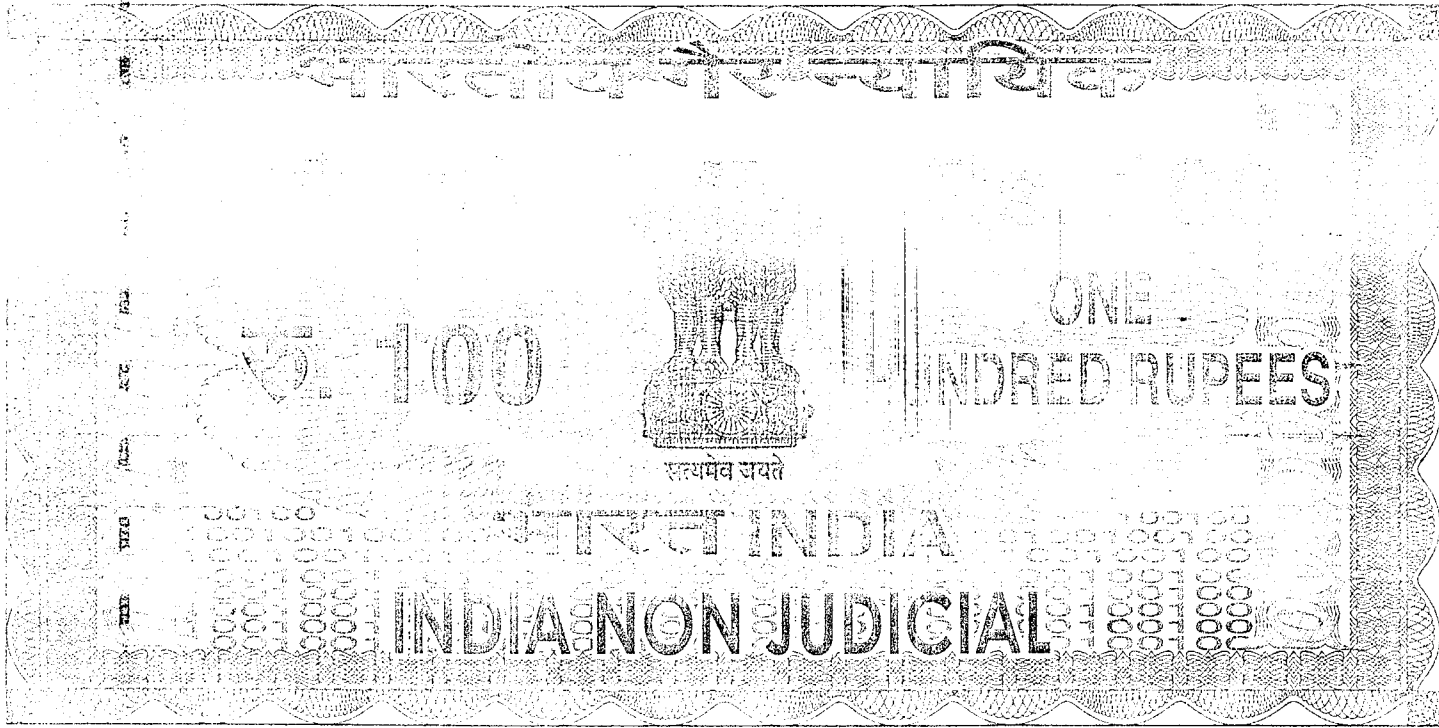


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IV-99



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

R 729014

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Sri Biman Krishna Saha, the Chairman of the Nabadwip Municipality, a body corporate with perpetual succession having its office at N.S. Bose Road, P.O. & P.S. - Nabadwip, Dist. Nadia, West Bengal, Pin. 741302, SEND GREETINGS :-

WHEREASDISTRICT SUB-REGISTRAR,
HOOGLY

01 MAR 2015

A. Nabadwip Municipality is the sole and absolute owner of some demarcated land admeasuring 9 (Nine) Bighas out of which the Municipality is the sole recorded owner of 4.23 (Four point Two Three) Bighas appertaining to R.S. Plot No(s). 5602, 5603/11850 & 5603 corresponding to L.R. Plot No(s). 8905, 8906 & 8907 respectively and the remaining 4.77 (Four point Seven Seven) Bighas of land appertaining to R.S. Plot No(s). 5600/11849, 5600/11848, 5600, 5600/11846, 5605, 5604, 5606/11859 & 5606 corresponding to

Contd.....P/2

Sd/- Biman Krishna Saha

(2)

L.R. Plot No(s). 8910, 8911, 8913, 8914, 8919, 8920, 8921 & 8922 under L.R. Khatian No. 15143/1 in Mouza - Nabadwip, J.L. No. 20. P.S. Nabadwip, Dist. Nadia under the jurisdiction of the A.D.S.R. Nabadwip is under process of being mutated in the name of the Municipality.

- B. The Board of Councilors of the said Municipality in a meeting held on 28.11.2014 decided to develop the said premises in Public Private Partnership, and for the sake of brevity, hereinafter called and referred to as the PPP (PUBLIC PRIVATE PARTNERSHIP).
- C. The Board of Councilors, pursuant to the said resolution, decided to enter into PPP for development of the said premises more fully and particularly described in the schedule hereunder mentioned.
- D. M/s. Arogya Nivas Private Limited, a Limited Company was declared successful bidder in the said bid and has been allotted and entrusted with the development of the said premises by constructing a new Bus Stand with commercial and residential building thereat on the terms and conditions recorded in the agreement for development dated 19.02.2015, executed between Nabadwip Municipality, therein referred to as the 'Owner' and M/s. Arogya Nivas Private Limited, therein referred to as the 'Developer' (hereinafter referred to as the Development Agreement).
- E. In terms of the said development Agreement and also in accordance with the resolution passed in the meeting held on 28.11.2014, the Board has decided to appoint Mr. Surajit Guhathakurata, Son of Sri Manoj Guhathakurata, residing at 1No. Iswar Chatterjee Road, P.O. Sukchar, P.S. Khardah, Kolkata - 700115, being one of the Directors of M/s. Arogya Nivas Private Limited as its true and lawful attorney to do the acts, deeds matters and things in respect of development and construction of the said premises as mentioned hereinafter.

Contd.....P/3

Surajit Guhathakurata

Surajit Guhathakurata



(3)

NOW, THESE PRESENTS WITNESSETH that, I, Sri Biman Krishna Saha, Chairman of Nabadwip Municipality, do hereby appoint, nominate and constitute Mr. Surajit Guhathakurata, Son of Sri Manoj Guhathakurata to be its true and lawful Attorney in its name and on its behalf and in its place to do or cause to be done the following acts, deeds, matters and things in respect of development and construction of the said property, that is to say:

1. To hold, defend, possess, manage and maintain the said premises including the building or buildings that has been constructed or to be constructed thereon from time to time.
2. To appoint Architect(s), surveyors etc. for surveying, soil testing and to do all other necessary works and correspondence for the purpose aforesaid.
3. To sign, execute and submit all papers, documents, statements, undertakings, declarations and plans as and when required for having the plans sanctioned and/or modified and/or altered by the Nabadwip Municipality for construction of building or buildings on the said premises.
4. To appear and represent us before the necessary authorities including the Municipality, Metropolitan Development Authority under the Urban Land (Ceiling and Regulation) Act, 1976 or such other Authorities in connection with sanction, modification and/or alteration of the plans.
5. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alterations of the plans and also to submit and take delivery of title deeds concerning the said premises and other papers and documents as be required by the necessary authorities.
6. To receive, refund of the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.

Contd....P/4

Surajit Guhathakurata



Biman Krishna Saha

(4)

7. To develop the said premises, can make the fund from any financial Institution and / or others.
8. To develop the said premises by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and in accordance with the sanctioned plan and for that purpose, to demolish and remove any structure of / or also structure on the said premises and to appropriate the same.
9. To negotiate with intending purchaser / purchasers and to enter into any agreement for sale of the Flat/Flats/Units/Shop rooms of the building / buildings to be constructed on the premises and to issue proper receipt / receipts in respect of the 'Developer's Allocation' only.
10. To sign, execute the Deed of Conveyance / Conveyances in respect of the Units / Commercial Space(s) to be constructed on the said premises in respect of 'Developer's Allocation' and to present the said deed of conveyance before the appropriate registering authority.
11. To appear and represent me before any Notary Public, Registrar of Assurances, District Registrar of Assurances, Metropolitan Magistrates and other Officer or Officers of Authority or Authorities having jurisdiction.
12. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connection of utility in the said premises and/or to have alterations made therein and to close down and / or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other deeds and things as may be deemed fit and proper by the said Attorney.
13. To utilize or shift or have connected the existing utilities in the said LAND in such manner as the said Attorney may deem fit and proper.

Contd.....P/5

Sanjay

Shri. Ramesh Chandra Sharma



(5)

14. To pay all rents, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and likewise to receive all incoming receivable for and on account of the said premises or any part thereof.
15. To file and submit declarations, statements, applications and / or returns to the necessary authorities in connection with the matters herein contained.
16. To commence, prosecute, enforce, defend answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof including those relating to acquisition and / or requisition and / or tenancies in respect of the said premises or any part thereof in which we are now or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any court, Civil or Criminal or Revenue including the Rent Controller.
17. To sign, declare and / or affirm any plaint, written statement, petition, affidavit, verification, vokalatnama, warrant of Attorney, Memorandum of Appeal or any other document or paper in any proceedings or in any way connected therewith.
18. For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers and documents.

AND GENERALLY to do all acts, deeds and things concerning the authorities hereby granted in respect of the said premises which we could have done lawfully under our hands and seals, if present personally.

Contd.....P/6

Signature



Uman Das

(6)

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatever the said attorney or any substitute or delegate appointed by him under the power herein contained shall lawfully do or cause to be done in or about the premises as aforesaid. This Power of Attorney shall be binding upon the present Board of Councilors or any future Board of Councilors and shall remain in force and effect till the purpose for which it is granted are fulfilled. Furthermore, the Municipality has initiated steps for further ownership / leasehold of adjoining land to the schedule property and in case, additional land is obtained, then the same will be handed over to the Developer at the mutually fixed price.

THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT the piece and parcel of the Land admeasuring 9 (Nine) Bighas out of which the Municipality is the sole recorded owner of 4.23 (Four point Two Three) Bighas appertaining to R.S. Plot No(s). 5602, 5603/11850 & 5603 corresponding to L.R. Plot No(s). 8905, 8906 & 8907 respectively and the remaining 4.77 (Four point Seven Seven) Bighas of land appertaining to R.S. Plot No(s). 5600/11849, 5600/11848, 5600, 5600/11846, 5605, 5604, 5606/11850 & 5606 corresponding to L.R. Plot No(s). 8910, 8911, 8913, 8914, 8919, 8920, 8921 & 8922 under L.R. Khata No. 151497 in Mouza - Nabadwip, C.L. No. 20, P.S. Nabadwip, Dist. Nadia under the jurisdiction of the A.D.S.R, Nabadwip including the boundary wall standing thereon which is butted and bounded as follows :

On the North - Tarak Bhattacharya, Bus owner Association.

On the East - Sunil Debnath.

On the South - Temple of Thakur Anukulchandra.

On the West - Nabadwip Dham Rly. track.

Contd.....P/7

S. K. Deb



Shankar Kumar Deb

(7)

IN WITNESS WHEREOF I, Sri Biman Krishna Saha, Chairman of the Nabadvip Municipality, have hereto set my hand and seal on this 28th day of February, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

WITNESSES:

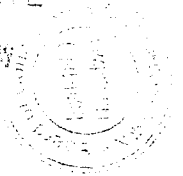
1. Mihir Kanti Paul.
Poraghat (Kalabagan)
P.O. Nabadvip,
Nadia.

2. Sachintra Bera
S/o Late Premananda Bera
Foranatala, Nabadvip, Nadia

Sri Biman Krishna Saha

SIGNATURE

Chairman
Nabadvip Municipality



Sudjit Guha Bhakurata
(SIGNATURE OF THE ATTORNEY)

Attested by me :

Sri Biman Krishna Saha
Chairman
Nabadvip Municipality

[Signature]
Advocate
District Court, Hooghly
W.B. 28/2/1998

Typed & Corrected by me :

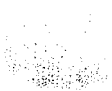
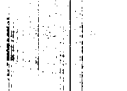
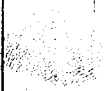
[Signature]
(Karega Chandra, Chinsurah, Hooghly)



[Signature]

দুই হাতের আঙ্গুল - এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

	বাঁ হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
 <i>Bismun Keshm Sahn</i> স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	
	বাঁ হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 <i>Surajit Guha Thakurata</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
 <i>Surajit Guha Thakurata</i> স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

Surajit Guha Thakurata
 ০১-৯১

Government Of West Bengal
Office Of the D.S.R. - I HOOGHLY
District:-Hooghly

Endorsement For Deed Number : IV - 00099 of 2015
(Serial No. 01951 of 2015 and Query No. 0601L000003732 of 2015)

On 01/03/2015

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

Presented for registration at 10.30 hrs. on 01/03/2015, at the Private residence by Biman Krishna Saha
Chairman, Nabadwip Municipality

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

Execution is admitted on 01/03/2015 by

Biman Krishna Saha
Chairman, Nabadwip Municipality, Nabadwip, District:-Nadia, WEST-BENGAL, India.
By Profession : Others

Suraji Guhathakurata, son of Manoj Guhathakurata , 1 No Iswar Chatterjee Road, Thana-Kharda,
P.O.:-Sukchar, District:Kolkata, WEST BENGAL, India, By Caste Hindu, By Profession : Others

Identified By Samarendra Kumar Nath, son of Kalipada Nath, 42 Subhas Nagar, , Thana:Chinsura,
P.O.:-Bandel, District:Hooghly, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate

(Sudarshan Bramhachari)
DISTRICT SUB REGISTRAR-I OF HOOGHLY

On 03/03/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule
which came into force under the Stamp Act 1899.

Amount of Stamp

Amount By Cash

Rs. 700/- on 03/03/2015

(Under Article 17 of 03/03/2015)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs. /-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid is
impressive Rs. - 100/-

(Sudarshan Bramhachari)
DISTRICT SUB REGISTRAR-I OF HOOGHLY

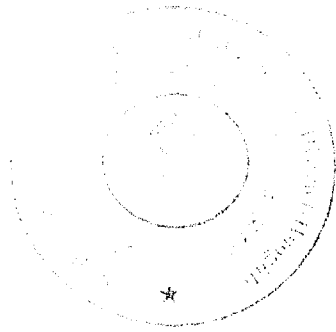


(Sudarshan Bramhachari)
DISTRICT SUB REGISTRAR-I OF HOOGHLY
Endorsement Page 1 of 1

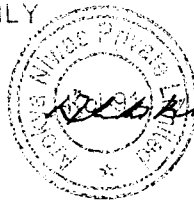
[Signature]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 1
Page from 1047 to 1057
being No 00099 for the year 2015.



(Sudarshan Bramhachari) 10-March-2015
DISTRICT SUB REGISTRAR-I OF HOOGHLY
Office of the D.S.R. - I HOOGHLY
West Bengal



Sudarshan Bramhachari