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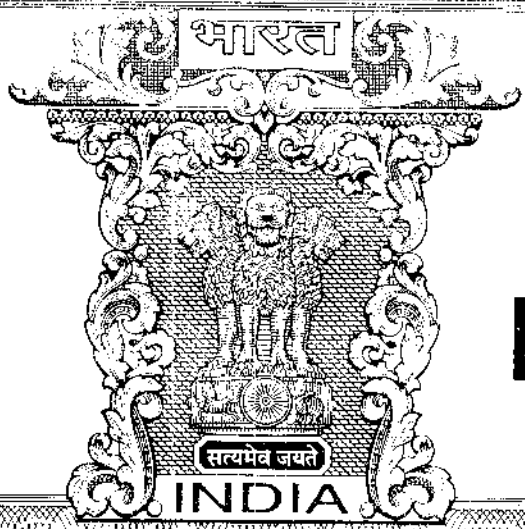
भारतीय गैर न्यायिक

पचास
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FIFTY
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INDIA NON JUDICIAL

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Case No. 1252/17

Carried this document to the Registrar of Assurances, Kolkata

GENERAL POWER OF ATTORNEY FOR DEVELOPMENT AND SALE

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances-III, Kolkata

KNOW ALL MEN BY THIS PRESENTS, THAT BY THIS POWER, I, SHRI INDRAJIT GUHA **20/11/17**
Son of Late Sachindra Nath Guha and Late Manjulika Guha, by Nationality – Indian, by faith Hindu, by Occupation Advocate, having **Income Tax Pan No. ADCPG5885C**, residing at P/529, Raja Basanta Roy Road, Kolkata – 700 029, Police Station Lake, Post Office – Sarat Bose Road, hereinafter referred to as "OWNER" PRINCIPAL/EXECUTANTS SEND GREETINGS;

WHEREAS I am a Co-owner of ALL THAT THE piece and parcel of bastu land admeasuring 10 (Ten) Katha 24 (Twenty Four) Sq. Ft. be the same a little more or less along with 50 years old two storied residential cemented flooring building or structure comprising more or less 3714 Sq. Ft. built up area together with one servant quarter admeasuring 100 Sq. Ft. lying and situated at Municipal Premises No. 529, Hemanta Mukhopadhyay Sarani (arising out of amalgamation of respective Premises No. 528 and 529 Hemanta Mukhopadhyay Sarani Previously P-528 and P-529 Raja Basanta Roy Road)

2/11/17

Golden Nirman Udyog Ltd

Director

14795

19 JUL 2017 19 JUL 2017

AMT 50/-

Golden Nirman Udyog Ltd,
16, R.N. Mukherjee Road,
Kolkata - 700001

Shashi
MOUSUMI GHCSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



[Signature]
Additional Registrar of
Assurances, Kolkata
20 JUL 2017

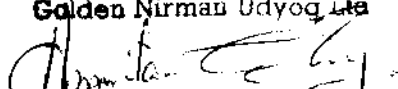
Identified by me
Ashis Kumar San
Adv.
High Court Calcutta
En No. F-1193/1157 of 1996

Kolkata – 700029, Police Station Lake, Post Office – Sarat Bose Road, being respective Plot No. 528 of the surplus land in Calcutta Improvement Scheme No. XLVII, formed out of old premises Nos. 32/A, 32/G (South Portion), 32/B (South East Portion), 32/A (North Portion), 32/B (North East Portion and 32 G, North Portion), Lake Road and a common passage and comprised in Holdings No. 260 as per LAC's Award but 264 as per revenue map in Sub-division Q, Division VI, Dihi Panchannagram, within the then Thana Tollygunge Additional Sub-Registration Office – Alipore in the District of 24 Parganas and Plot No. 529 of the surplus land in Calcutta Improvement Scheme No. XLVII, formed out of old premises Nos. 32/C, 32/A (North Portion), 32/B (North East Portion), 32/B (South-East Portion), 32/A, Lake Road and 32/C (North Portion) Lake Road and a common passage and comprised in Holdings No. 260 as per LAC's Award but 264 as per revenue map in Sub-division Q, Division VI, Dihi Panchannagram, within the then Thana Tollygunge Additional Sub-Registration Office – Alipore in the District of 24 Parganas South presently under the Municipal Jurisdiction of Kolkata Municipal Corporation within KMC ward No.90, more fully and particularly mentioned and described in the Schedule hereunder written and for the sake of brevity hereinafter referred to as the “said property”.

AND WHEREAS I along with other Co-Owners Ranajana Guha and Madhura Guha have entered into an **Agreement For Development on 18/07/2017** in respect of the said properties with **GOLDEN NIRMAN UDYOG LIMITED, CIN U45201WB2003PLC096821**, a company incorporated under the Companies Act, 1956 having its registered office at 16, R. N. Mukherjee Road, Kolkata – 700 001, having Income Tax Pan No. AABCG9692A, Within Post Office – GPO, Police Station – Hare Street, represented by its Director Mr. Amitava Singha Roy Son of Sri Binoy Singha Roy, by Occupation Service, having Income Tax Pan No. ATXPS6554K, residing at 119 Bamacharan Roy Road, Post Office Behala, Police Station Behala, Kolkata-700034, which documents was registered in the office of **Additional Registrar of Assurances – I Kolkata, Being No. 4641, For the Year 2017**, for construction and development of the said property upon such terms and condition mentioned therein.

AND WHEREAS subject to the provisions contained in the said Development Agreement, the Developer shall be absolutely and exclusively entitled to the Developer's Allocation with exclusive right to Transfer the same in any manner whatsoever and receive and appropriate all proceeds/realizations without any right, claim or interest therein whatsoever of the Owners. The Owners have agreed to sell and transfer their undivided shares in the land and all its right, title and interest therein attributable to the Developer's Allocation to the Transferees thereof in such parts or shares as the Developer may nominate or require. For the aforesaid purposes, the Developer shall be entitled to execute Agreements for Sale, Deeds of Conveyances and other deeds and documents in favour of the Transferees of the Developer's Allocation



Golden Nirman Udyog Ltd

Director



Additional Registrar of Assurances, Calcutta
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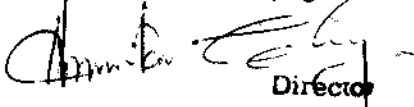
and if necessary, register the same. The Owners shall either join as a party in such agreements and documents to with the intending transferees of the Developer's Allocations or for such purpose further grant a Power of Attorney in favour of the Developer to execute and register the same in the name of and on behalf of the Owners. The consideration for the Transfer by the Owners of the proportionate share in land comprised in the Developer's Allocation and of all and whatever right, title and/or interest in the Developer's Allocation shall be the nonadjustable advance and the construction and related costs of the Owner's Allocation.

AND WHEREAS as per terms of the said Development Agreement dated **18/07/2017**, and in consideration of the non-adjustable advance paid and agreed to be paid by the Developer in phases and bearing the cost of construction of the allocation of the owner in the said new building we have agreed that the said Developer shall construct G + IV storied building or any additional floor upon the ultimate roof as permissible thereon and in such proposed multistoried building the entire First Floor and Entire Second Floor and 50% parking space in the Ground Floor being the 50% of the total constructed area to be allotted in the form of several complete and habitable residential flats, garages, together with undivided proportionate share in the common areas in the building premises together with undivided 50% share in the land to be allotted to us towards the owners' allocation and the balance 50% of the total constructed area being Entire Third Floor and Entire Fourth Floor and 50% of parking space in the Ground Floor in the form of several complete and habitable residential flats, garages, together with undivided proportionate share in the common areas in the building premises together with undivided 50% share in the land allotted towards developer allocations. The Developer shall be entitled to sold to the third parties its parts of allocation and realize the entire sale proceeds arising out of such transaction without any claim or demand from us and it has also been agreed that we shall execute and register necessary General Power of Attorney in favour of the said Developer to enable him to complete the Development of the subject property in smooth manner and to enter into agreement or agreements for sale, deed of conveyance or any other deeds and documents for sale and transfer of developers allocation along with undivided proportionate share in the land on our behalf attributable to developer allocation with intending purchaser or purchasers or any other person together on such terms as the Developer may deem fit and proper.

NOW KNOWN TO ALL BY THESE PRESENTS WITNESSETH I, SHRI INDRAJIT GUHA, Son of Late Sachindra Nath Guha and Late Manjulika Guha, by Nationality – Indian, by faith Hindu, by Occupation Advocate, having **Income Tax Pan No. ADCPG5885C**, residing at P/529, Raja Basanta Roy Road, Kolkata – 700 029, Police Station Lake, Post Office – Sarat Bose Road, do hereby appoint nominate and constitute the said Developer **GOLDEN NIRMAN UDYOG LIMITED, CIN**



Golden Nirman Udyog Ltd


Director



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Additional Registrar of
Assurances, Calcutta
20 JUL 2017

U45201WB2003PLC096821, a company incorporated under the Companies Act, 1956 having its registered office at 16, R. N. Mukherjee Road, Kolkata – 700 001, having Income Tax Pan No. AABCG9692A, Within Post Office – GPO, Police Station – Hare Street, represented by its Director Mr. Amitava Singha Roy Son of Sri Binoy Kumar Singha Roy, by Occupation Service, having Income Tax Pan No. ATXPS6554K, residing at 119 Bamacharan Roy Road, Post Office Behala, Police Station Behala, Kolkata-700034, as my **True And Lawful Constituted Attorney** for myself and on my behalf to look after, manage and to do and perform or caused to be done and performed all or any of the acts, matters, deeds, and things for and in respect of my entire share in the said property as follows: -

1. To make application and amalgamate the subject property into one single holding before Kolkata Municipal Corporation.
2. To enter into, hold and defend possession of the subject property and/or the amalgamated property as the said Attorney may deem fit and also to deliver possession of the demarcated possession of the demarcated portion of the Developer/Attorney, as per Development Agreement as stated above of the proposed new multi-storied building which to be constructed upon the subject property and/or amalgamated property or upon any part and portion thereof together with undivided proportionate share in land attributable thereto forming part of developers allocation to its prospective buyer and also to manage, maintain, and administer the properties and all buildings and construction thereon and every part thereof.
3. To prepare plans for the construction of the new building or buildings upon the subject properties and/or amalgamated property and to appoint Architect or Architects for that purpose as our Attorney thinks fit and proper.
4. To submit such plan or plans to Kolkata Municipal Corporation or any other local or statutory body or bodies for approval and fresh sanction or renewals or amendments of the plans for construction of the building or buildings on the subject property or any part thereof.
5. To approach all the concerned authorities under the Urban Land (Ceiling and Regulation) Act 1976, for the purpose of obtaining exemption under section 20 of the said Act in respect of the said properties for the purpose of development and/or redevelopment of the said properties and for that purpose to sign all applications papers writings undertakings affidavits etc. as may be necessary and to carry out all such correspondences with the authorities under the said Act and also prefer appeals from any order of the Competent Authority and/or any other authority made under the said Act in connection with the said properties.

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Golden Nirman Udyog Ltd
Amitava
Director

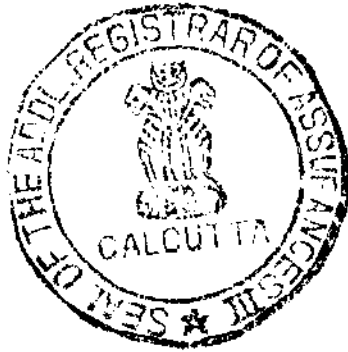


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20 JUL 2011

6. To raise construction upon the subject property or to supervise the development work in respect of the construction on the said property and to carry out or get carried out through contractors or sub-contractors wholly or partially or in any such manner as the Attorney may deem fit and proper and convenient, the construction of structures on the said property in accordance with the plans and specifications as sanctioned by the Kolkata Municipal Corporation and other concerned authorities and in accordance with all applicable rules and regulations made by the Government of West Bengal, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Kolkata Municipal Corporation, Town Planning Authorities Police Authorities, Fire Fighting Authorities and Authorities of Traffic, BSNL, Airport Authority or any other authority or Authorities concerned in that behalf for the time being.
7. To raise construction upon the subject property as by building rules bye laws of Kolkata Municipal Corporation and working plans stipulated and agreed terms as per the said Development Agreement in the subject property and to engage supervise and control the work of Architect, Contractors, engineers, to sign and make all applications affidavits to act before the Kolkata Municipal Corporation or any other Government or statutory authority or authorities whatsoever and to sign submit and get the plans of the building sanctioned from Kolkata Municipal Corporation, to pay the requisite fees, to receive the sanctioned plan under his own signature, and for such purpose to sign, make execute and submit application, affidavit, undertaking, indemnity bond etc. as our said attorney thinks fit and proper for themselves and on my behalf.
8. To manage control and supervise the affairs of the subject property and for the purpose to have the physical possession thereof, to represent me before any office/authority of any State/Central Government or local body or concerned Competent Authority or Authorities which may be connected and/or concerned with the subject property in any manner whatsoever and to make any statement, application, affidavit, undertaking etc. for and on my behalf and in my name in respect of the subject property or any matter incidental thereto.
9. To supervise the construction, complete the proposed building, to apply for and obtain required permission for such construction upon the said property from such competent authority on my behalf under his Signature on my behalf.
10. To get water /sewer/power connections and other services in the said property and for the purpose to do all acts deeds and things which is/are necessary for the same on my behalf.
11. To make constructions / additions/ alterations/additional construction on the Said Property after seeking permission from the Kolkata Municipal Corporation/ Competent Authority in this regard



Golden Nirman Udyog Ltd

Director





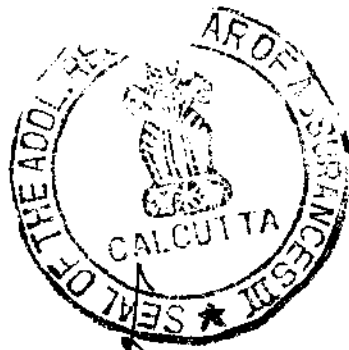
Additional Registrar of
Assurances in Kolkata
20 JUN 2011

and for the purpose, to apply for and get the plans sanctioned, if required and get the authorized quotas of building materials & engage any Labour / Contractor / Architect etc. for the purpose.

12. To get the said property assessed for House Tax, to pay the same in respect of the Share of Developer , viz: Golden Nirman Udyog Limited and to get the refund thereof , if paid in excess.
13. To sale or transfer or alienate or let out in full or in part of the entire Developer Allocations with terrace thereon, with right to park the cars to any intending purchasers, to receive proceeds in its own name, issue receipts thereof, under their own signature and deal with the purchasers in any lawful manner.
14. To negotiate, to enter into agreement to sell, to collaborate or dispose off or transfer by way of exchange, mortgage, lease, sale (whether permanently or for long or short period) the full or any part of the Developers Allocations in the newly built building along with proportionate undivided, indivisible and impartible land rights/shares in the said property together with the common right over the common passages, staircase , underground / overhead water tanks, spaces for electric and water meters etc. and all other common facilities and / or amenities attached to the said property, at such terms, which my attorney may in his/her sole discretion deem fit and proper, with any person, whosoever, and to enter into any agreement with the intending purchaser / purchasers, to receive earnest money / full and final payment in his/her own name or in the name of his/her nominee(s) and give receipts thereof and to realize the entire proceeds without any right, claim or interest therein whatsoever of the Owner contained therein.
15. To transfer the Developers Allocation in the said Property arranged under the Development Agreement dated 18/07/2017 by way of Sale, Gift, Lease or License to any person in any manner, as the said Attorney in his absolute discretion think fit and proper on my behalf.
16. To negotiate, to enter into agreement to sell, or transfer by way of sale such additional floor comprising such number of Flats/Apartments in the newly built building along with proportionate undivided, indivisible and impartible land rights/shares in the said property together with the common right over the common passages, staircase , underground / overhead water tanks, spaces for electric and water meters etc. and all other common facilities and / or amenities attached to the said property, at such terms, which my attorney may in his/her sole discretion deem fit and proper, with any person, whosoever, and to enter into any agreement with the intending purchaser / purchasers, to receive earnest money / full and final payment in his/her own name or in the name of his/her nominee(s) and give receipts thereof on my behalf.
17. To transfer the additional floor comprising such number of Flats/Apartments in the said Property arranged under the Development Agreement dated 18/07/2017 by way of Sale, Gift Lease or



Golden Nirman Udyog Ltd


Director

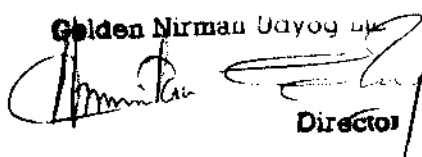


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20 JUL 2017

License to any person in any manner, the said Attorney in his absolute discretion think fit and proper on my behalf.

18. To execute, sign and present for Registration, Before proper registration Authority, proper Sale / Conveyance Deed for conveying my rights, interests, liens and titles in the said property or any part thereof forming part of Developers Allocation and such additional spaces under the Development Agreement together with the proportionate share in the land in favour of the intending purchaser and for the purpose of conveying the same absolutely and forever in favour of the intending purchaser or his/her nominees and to do all acts, deeds and things which is /are necessary for the purpose i.e. to receive the consideration thereof, and to admit the receipt thereof, and deliver the possession thereof, to the said purchaser or his/her nominee(s), either physical or constructive, as may be feasible.
19. To receive from the intending purchaser or purchasers any earnest money or advance or advances and also the balance of sale proceeds or full consideration on completion of such sale or sales, to receive, accept compensation, cheque, draft in their own favour / name from any financial institution / banks or from intended purchaser and /or any loan moveable, immovable or actionable claim, etc. and to give good and valid receipt and discharge for the same under their own signature of the said Developers Allocation under the Development Agreement and exclusively entitled/appropriate to all Realizations/Proceeds without any right, claim or interest therein whatsoever of the Owner.
20. To sign, execute and deliver any Deed of Sale, conveyance, mortgage, Gift, exchange, lease and license in respect of the Developers Allocation, in favour of any such purchasers or person or persons or his nominee or nominees or assignee after completion of the building on behalf of the principals.
21. To sign and executer all other deeds, instruments and assurances in respect of the Developers Allocation and such additional spaces under the Development Agreement which he shall consider necessary and to enter into and /or agree to such covenants and conditions, as may be required for fully and effectually conveying the Developers Allocation and such additional spaces under the Development Agreement on my behalf.
22. To present on my behalf any such deed or deeds of sale, conveyance, mortgage, gift, exchange, lease, license or other document or documents for registration in respect of the Developers Allocation and such additional spaces under the Development Agreement, to admit receipt of consideration before the Sub-Registrar or Registrar Concerned for Registration having authority for and to have it registered according to law and to do all other acts, deeds and things which the

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Golden Nirman Udyog Ltd

Director




Additional Registrar of
Assurances in Calcutta

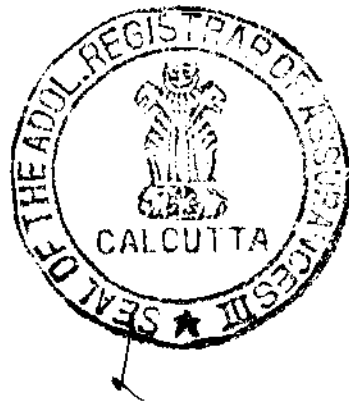
20 JUL 2017

said Attorney consider necessary for the transferring and/or conveying the Developers Allocation and such additional spaces under the Development Agreement or part thereof together with the proportionate share in the land to such purchaser, purchasers or party as fully and effectively in all respects and shall be entitled to the entire proceeds without any right, claim or interest therein whatsoever of the Owners.

23. To file /defend any suit in any court of law in any matter concerning the said Developers Allocation or any matter incidental thereof and for the purpose to appoint any advocate, pleader, vakil, attorney etc. and to make any statements, applications, affidavits, undertakings, etc. for and on my behalf and in my name.
24. To compromise, compound or withdraw the cases, to appoint arbitrator, to proceed in arbitration proceedings, to deposit and withdraw the money, to execute the decree, to receive and recover the amount of decree, to issue receipts, and to take any step for the same.
25. To appear before the officers of the Competent / Appropriate Authority under the provisions of West Bengal Apartment Ownership Act, 1972, to give the application, for permission, to sign the requisite forms, to give the statement, to file affidavit, undertaking, indemnity bond, etc.
26. To execute the deed of Apartment / Declaration, Boundary Declaration or any other deed, to present the same for registration to the Competent Registering Authority, to get the same registered on my behalf.
27. To execute, sign and present all kinds of suits, writs, complains, petitions, revisions, written statement, appeals etc. in law court i.e. Civil Criminal or Revenue and /or Tribunal and to proceed in all proceedings before arbitration or any other authority, in my / our name and on my /our behalf and in any matter concerning the SAID PROPERTY or any matter incidental thereof.
28. To further execute the General / Special Attorney and to cancel or revoke the powers conferred upon such attorney.
29. To mortgage the said Developers Allocation only, sign on all relevant documents, to receive the mortgage amount and to complete all other formalities in this regard on the strength of my power hereby granted.
30. To execute any rectification Deed of any deed(s) executed in respect of the said Developers Allocation and to get the same registered in the office of the Sub Registrar concerned, if required on the strength of my power hereby granted.
31. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and with all Government Departments and other concerned authorities in connection with the development of the said properties on the strength of my power hereby granted.

Golden Nirman Udyog Ltd

Director

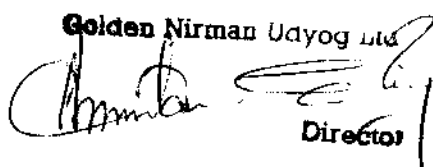




Additional Registrar of
Assurances II Kolkata
20 JUL 2017

32. To appear and represent me before and all concerned authorities and parties as may be necessary in connection with the development of the said properties as aforesaid on the strength of my power hereby granted.
33. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen to carrying out the development of the said properties as also construction of the buildings thereon and to pay their fees, considerations monies salaries and/or wages.
34. To pay various deposits to Kolkata Municipal Corporations and other concerned Authorities as may be necessary for the purpose of carrying out the Development work on the said properties and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in my names and my behalf in connection with the refund of such deposits.
35. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of Kolkata Municipal Corporations for the purpose of obtaining various permissions and other services connections including water connection for carrying out and completing the development of the said properties and construction of building(s) thereon and also to obtain water connection and service connections to the building constructed.
36. To make necessary applications to the CESC Limited and other concerned authorities for obtaining electric Power for the said Properties and the buildings constructed thereon on the strength of my power hereby granted.
37. To make necessary representations including filing of complaints. Appeals, etc. before the Assessor and Collectors of Kolkata Municipal Corporations and or other concerned Authorities in regards to the fixation of ratable value in respect of the building(S) on the said properties and/or any portion thereof by the Assessor and the Collector of Kolkata Municipal Corporations or any statutory authorities.
38. To apply from time to time for modifications of the building plans in respect of the buildings to be constructed on the said properties.
39. To give such letters and writings and/or undertakings as may be required from time to time by Kolkata Municipal Corporation and/or other concerned authorities for the purpose of carrying out the development works in respect of the properties as also in respect of the construction work of the buildings thereon on my behalf.



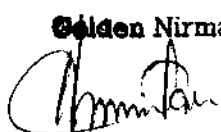
Golden Nirman Udyog Ltd

Director

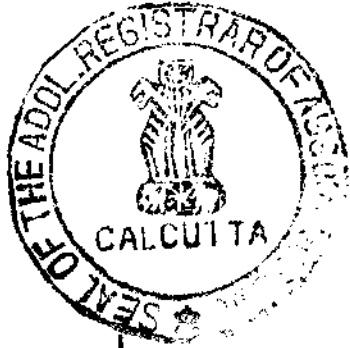


Additional Registrar of
Assurances in Kolkata
20 JUL 2018

40. To give such letters and writings and/or undertakings as may be required from time to time by Kolkata Municipal Corporations and the Fire Brigade Departments for occupying the said buildings and/or obtaining necessary No-Objection Certificate (NOC) from the Department in respect of the said building(s) on my behalf.
41. To approach the Government of West Bengal and all its Departments in all its departments as also the Kolkata Municipal Corporation and all other concerned authorities for the purpose of obtaining NOC and/or permission and/or sanction with regard to the carrying out the constructions of the said building(S) and completion thereof and for obtaining Occupation and/or Completion Certificates in respect of the said building(s) in connection with running and establishing units therefrom on my behalf.
42. To do all other acts matters and things in respect of the said properties including to represent before and correspond with the Kolkata Municipal Corporations and/or any other concerned authorities for any of the matters relating to the sanctioning of plans, obtaining the Floor Space Index(F.S.I) for the construction proposed to be carried out on the said properties and any other matters pertaining to the said properties.
43. To make application and submit the amended or new building plans to the Kolkata Municipal Corporation including all its departments and /or other concerned authorities for the purpose of getting the Plans, O.D. and Commencement Certificates sanctioned and/or revalidated, Occupancy Certificate, Completion Certificate and to give such other applications, writings and undertakings as may be required for the purpose of the development of the said properties on my behalf.
44. To enter into agreement for sale of the Developers Allocation or such additional spaces under the development agreement with intending Purchasers or any other persons on such terms as may be deemed fit by the Attorney and to receive Earnest Money and/or the Consideration or any part payment of the consideration and also to fulfill and enforce the mutual obligations thereunder obviously in respect of Developers Allocation and such additional spaces as per the terms and conditions laid down in the Development Agreement executed and registered on 18/07/2017, registered in the office of **Additional Registrar of Assurances – I Kolkata, Being No. 4641, For the Year 2017** on my behalf.
45. To sign, execute, enter into, modify, cancel, alter, approve, present for registration and admit execution of the Agreement for Sale or Deed of Sale and any other documents for transfer on my behalf for proper and effective sale of Developer's allocation in the proposed new building and



Golden Nirman Udayog Ltd.

Director



Addition of Registrar of
Assurances
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such additional spaces thereon together with the proportionate share in the land and common parts and portion to the prospective purchaser and complying with all other obligations, and thus to appear before any Registrar of Assurance, District Registrar, Sub Registrar, Metropolitan Magistrate, Notary Public and other office or Authority(s) having its respective jurisdiction and present for registration and to have all the conveyance deed agreements registered fully and effectually in all respects on my behalf and in the manner as I could do the same and also registered and perfected all the said Deeds Documents Instruments and Writings for Sale executed signed and made by the Attorney by virtue of the Power herein conferred on my behalf.

46. To insure the said Properties against damage, fire tempest, riots, civil commotions floods earthquakes or otherwise as our said Attorney may think fit and proper.
47. To pay every sum of money whatsoever which may become due and payable to us upon or by virtue of said Development Agreement dated 18/07/2017, for changes or other securities and on receipt thereof to make signature execute and give sufficient releases or other discharges for the same.
48. To accept on my behalf and in my name the services of any writ of summons or other legal process and appear in any court of and before all courts, Magistrates or Judicial Authorities or other Officers whatsoever as the said Attorney shall deem advisable and to commence any action or other proceedings in any Court of Law and to proceed with such actions and to prosecute or discontinue or become non-suited as the said Attorney think fit and also to take such other lawful steps and means for the recovery and getting in any such money or other things whatsoever which shall by the said Attorney be conceived to be due, owing or belonging to us by any person, firm or body corporate and also to appoint any solicitor and/or Advocate or Lawyer to prosecute or defend in the promises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.
49. To Appoint pleaders, solicitors, Advocates, Attorneys or Lawyers, to appear and act in any Court of Law or other offices of any State or Local Authority and to revoke such appointments.
50. To sign verify and execute Plaints, Written Statements, Counter Claims, Appeals, Reviews, Applications, Affidavits, Authorizations and papers of every descriptions that may be necessary to be signed, verified and executed for the purpose of nay suit, action, appeal, or proceedings of any kind whatsoever in any Court of Law or Equity whether of original or Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts and appearances and applications in any such Court or Courts as aforesaid in any such suit, action appeal or

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proceedings brought or commenced and to defend answer or oppose the same or suffer judgements or Decree to be had given taken or pronounced in any such suit, action appeal or proceedings and to execute decree as the said Attorney shall advised.

51. To settle and compound all disputes with all persons on and from the execution of these presents,
52. To do all other acts, deeds, things, and matters that may be necessary to be done for the rendering these presents valid and effectual to all intents and purposes according to Laws and Customs of India and particularly in West Bengal.
53. To keep me indemnified from all sorts of financial burden and from all sorts of hazards from misappropriations in pursuance to development agreement dated **18/07/2017**.
54. That the Attorney shall have no Power to sell and/or in any way transfer the Owners allocations in the said building within the Schedule Property under the development agreement dated **18/07/2017**.
55. That this Power of Attorney shall become automatically cancelled after the developer's entire right under development agreement is completely fulfilled.
56. That all the dues and payable (if any) to the Principal must be paid to him in due course.

And Generally to do and perform all and every such further and other act deed and thing concerning and relating to the acts deeds and things mentioned above and necessary to do them fully and effectively as I could have done the same personally.

And I hereby declare that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the Powers Conferred upon him.

And I hereby declare that the Power and Authorities hereby granted shall become automatically revoked when the Property shall be treated developed and the Developers entire right title and interest in the said property as per terms of the said Development Agreement dated **18/07/2017** transferred and conveyed in favour of the Prospective/Ultimate Purchaser/Transferee.

And I do hereby ratify and confirm and agree to ratify and confirm all whatsoever my said Attorney shall lawfully do or cause to done in respect of the aforesaid property or properties by virtue of this Instrument and further I hereby declare that I shall not do anything inconsistent with the said Power of Attorney.

Golden Nirman Udyog Ltd

Director



Addl. Registrar of Assurances
20 JUL 2011

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO


SUBJECT PROPERTY

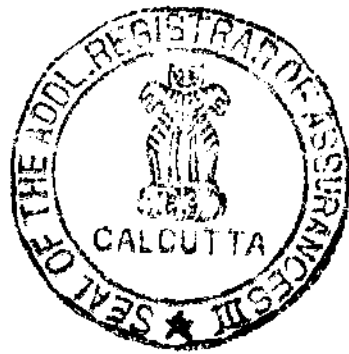
ALL THAT my entire share in the piece and parcel of Bastu land admeasuring 10 (Ten) Katha 24 (Twenty Four) Sq. Ft. be the same a little more or less along with 50 years old two storied residential cemented flooring building or structure comprising more or less 3714 Sq. Ft. built up area together with one servant quarter admeasuring 100 Sq. Ft lying and situated at Municipal Premises No. 529, Hemanta Mukhopadhyay Sarani (arising out of amalgamation of respective Premises No. 528 and 529 Hemanta Mukhopadhyay Sarani Previously P-528 and P-529 Raja Basanta Roy Road) Kolkata – 700029, Police Station Lake, Post Office – Sarat Bose Road, being respective Plot No. 528 of the surplus land in Calcutta Improvement Scheme No. XLVII, formed out of old premises Nos. 32/A, 32/G (South Portion), 32/B (South East Potion), 32/A (North Portion), 32/B (North East Portion and 32 G, North Portion), Lake Road and a common passage and comprised in Holdings No. 260 as per LAC's Award but 264 as per revenue map in Sub-division Q, Division VI, Dihi Panchannagram, within the then Thana Tollygunge Additional Sub-Registration Office – Alipore in the District of 24 Parganas and Plot No. 529 of the surplus land in Calcutta Improvement Scheme No. XLVII, formed out of old premises Nos. 32/C, 32/A (North Portion), 32/B (North East Potion), 32/B (South-East Portion), 32/A, Lake Road and 32/C (North Portion) Lake Road and a common passage and comprised in Holdings No. 260 as per LAC's Award but 264 as per revenue map in Sub-division Q, Division VI, Dihi Panchannagram, within the then Thana Tollygunge Additional Sub-Registration Office – Alipore in the District of 24 Parganas South presently under the Municipal Jurisdiction of Kolkata Municipal Corporation within KMC ward No.90, and the said premises is butted and bounded in the following manner: -

- On the North : By 40 Ft wide KMC Road Hemanta Mukhapadhyay Sarani (previously Raja Basanta Roy Road)
- On the South : Premises No.116 Meghnath Saha Sarani, Ananda Apartment
- On the East : By 20 Ft wide extension of KMC Road Hemanta Mukhapadhyay Sarani (previously Raja Basanta Roy Road)
- On the West : By Premises No.115 Southern Avenue Kolkata 700029

OR HOWSOEVER OTHERWISE the same may be butted and bounded known, numbered called described and/or distinguished more fully and particularly mentioned and described in the Schedule hereunder written.



Golden Nirman Udyog Ltd

Director



Additional Registrar of
Assurances in Kolkata
20/10/2011

IN WITNESS WHEREOF We have signed this General Power of Attorney on this 20th day of July
Two Thousand and Seventeen at Kolkata in presence of following person as witness.

WITNESS:

1. Sanjit Ranjan Chakraborty
S/o MR Manoj Mohon Chakraborty
Tarangan Apartment, 15, B.L. Roy Park
Ganguly Para, Shyam Nagar, 24/6C(N)
Pin - 743127

Indrajit Guha

INDRAJIT GUHA

SIGNATURE OF THE PRINCIPAL / EXECUTENT

2. Sunan Saha
C/o Samleha Saha
Bahargarb Main Road
Post + DEST - Hooghly
PIN - 712103

POWER ACCEPTED BY

Golden Nirman Udyog Ltd

Amitava Singha Roy
Director

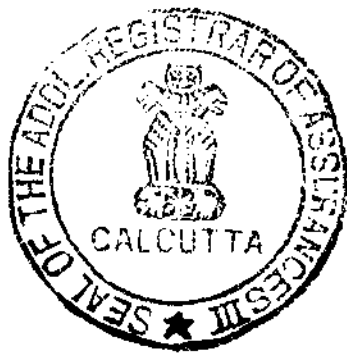
AMITAVA SINGHA ROY DIRECTOR

FOR GOLDEN NIRMAN UDYOG LIMITED

SIGNATURE OF THE CONSTITUTED ATTORNEY

Drafted by :

Sukalyan Chakraborty
Sukalyan Chakraborty
Advocate
High Court Calcutta
WB/1881/2002



2

Additional Registrar of
Assurances in Kolkata
20/06/2018



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19031000255231/2017

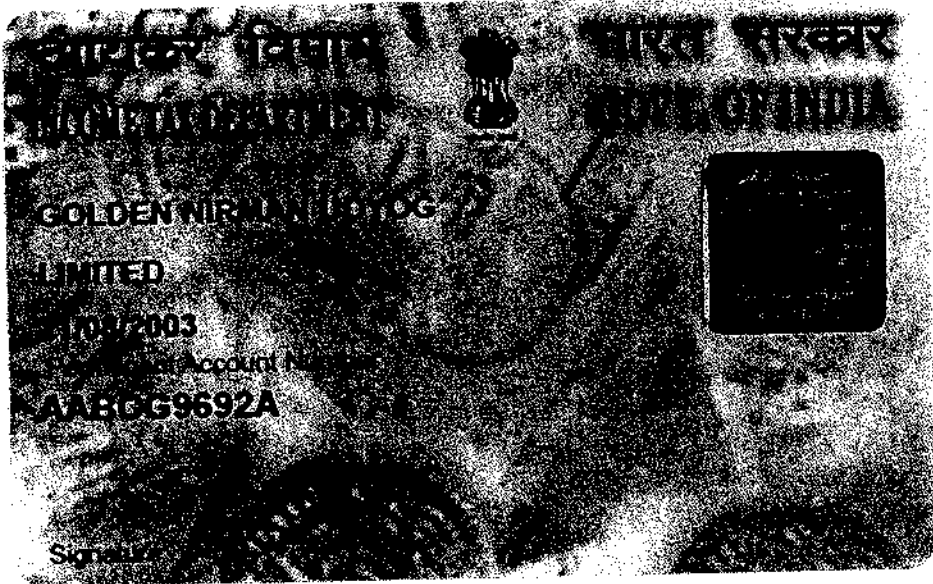
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr INDRAJIT GUHA P/529, RAJA BASANTA ROY ROAD, P.O:- SARAT BOSE RD, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Principal		C-2872 	 20.7.17
2	Mr AMITAVA SINGHA ROY 119, BAMACHARAN ROY ROAD, P.O:- BEHALA, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Represent ative of Attorney [GOLDEN NIRMAN UDYOG LIMITED]		C.2873 	 20/07/2017 Presentant
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr ASHIS SEN Son of Late P C SEN HIGH COURT, CAL, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr INDRAJIT GUHA, Mr AMITAVA SINGHA ROY		 20.07.17.	

(Malay Kanti Das)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal

Additional Registrar of
Assurances Kolkata
20 JUL 2017

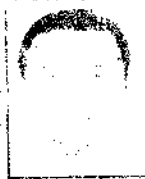


Handwritten signature

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं
आयकर पैन सेवा यूनिट, UTISI,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

13/05/2017



নির্বাচকের নাম : অমিতাব সিংহ রায়
Elector's Name : Amitava Singha Roy
পিতার নাম : বিনয় কুমার সিংহ
Father's Name : Binoy Kumar Singha Roy
লিঙ্গ/Sex : পুং M
জন্ম তারিখ : 14/12/1975
Date of Birth :

HLG3759651

ঠিকানা:

119, বামাচারন রায় রোড(নর্দান সাইড, রিপাবলিক গার্ডেন), কোলকাতা মিউনিসিপাল কর্পোরেশন, বেহালা, কোলকাতা-700034

Address:

119, BAMACHARAN ROY ROAD(NORTHERNSIDE, REPUBLIC GARDEN), KOLKATA MUNICIPAL CORPORATION, BEHALA,

Date: 20/12/2017

153-বেহালা পূর্ব নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral Registration Officer for 153-Behala Purba Constituency

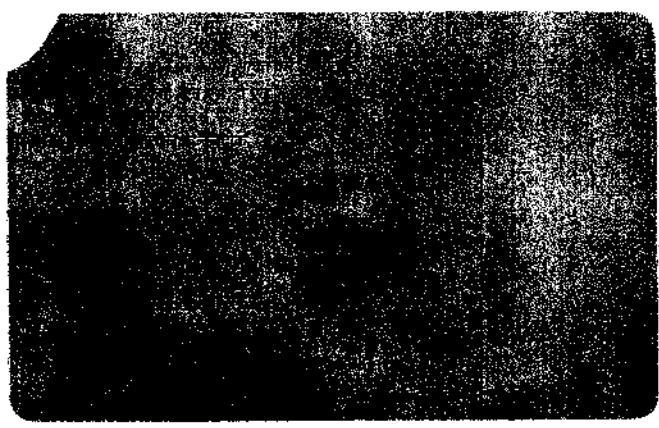
ঠিকানা পরিবর্তন হলে নতুন ঠিকানার জোড়ার নিচে নাম তোলার ও এখানে নামের নতুন বচন পরিচালনার পাওয়ার জন্য নিশ্চিত করে এই পরিচালনায় নথিটি উল্লেখ করুন।

In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

05/03/17

आयकर विभाग
INCOME TAX DEPARTMENT
AMITAVA SINGHA ROY
BINOY KUMAR SINGHARROY
भारत सरकार
GOVT. OF INDIA
11/11/17
11/11/17

Amitava Singh



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INDRAJIT GUHA
SACHINDRA NATH GUHA

21/07/1947

PAN Card Account Number

ADCPG5885C

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

असहकार्य के मामले/पाने पर कृपया सूचित करें/सीटारें :

आयकर विभाग
प्लॉट नं. 3, सेक्टर
नवी मुंबई-400



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

MFN1149368



নির্বাচকের নাম : ইন্দরজিৎ গুহ

Elector's Name : Indrajit Guha

পিতার নাম : সচিন্দ্রনাথ গুহ

Father's Name : Sachindranath Guha

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 21/01/1947
Date of Birth : 21/01/1947

MFN1149368

ঠিকানা:
পি 1529 রাজা বসন্ত রায় রোড লেক কোলকাতা
700029

Address:
P/1529 RAJA BASANTA ROY ROAD,
LAKE Kolkata 700029

Date: 07/08/2007
152-বালিগঞ্জ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
স্বাক্ষরিতকর্তার স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
152-Ballygunge Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকনায় ভোটার লিটে নাম
কোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নিশ্চিত করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Major Information of the Deed

Deed No :	IV-1903-03977/2017	Date of Registration	21/07/2017
Query No / Year	1903-1000255231/2017	Office where deed is registered	
Query Date	18/07/2017 2:12:53 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ASHIS KUMAR SEN 16 R N MUKHERJEE ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830469404, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr INDRAJIT GUHA Son of Late SACHINDRA NATH GUHA P/529, RAJA BASANTA ROY ROAD, P.O:- SARAT BOSE RD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: ADCPG5885C, Status :Individual, Executed by: Self, Date of Execution: 20/07/2017 , Admitted by: Self, Date of Admission: 20/07/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2017 , Admitted by: Self, Date of Admission: 20/07/2017 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GOLDEN NIRMAN UDYOG LIMITED 16, R N MUKHERJEE ROAD, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AABCG9692A, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr AMITAVA SINGHA ROY (Presentant) Son of Mr BINOY KUMAR SINGHA ROY 119, BAMACHARAN ROY ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: ATXPS6554K Status : Representative, Representative of : GOLDEN NIRMAN UDYOG LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr ASHIS SEN Son of Late P C SEN HIGH COURT, CAL, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr INDRAJIT GUHA, Mr AMITAVA SINGHA ROY

Endorsement For Deed Number : IV - 190303977 / 2017

On 20-07-2017

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

Presented for registration at 19:30 hrs on 20-07-2017, at the Private residence by Mr AMITAVA SINGHA ROY ,.

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

Execution is admitted on 20/07/2017 by Mr INDRAJIT GUHA, Son of Late SACHINDRA NATH GUHA, P/529, RAJA BASANTA ROY ROAD, P.O: SARAT BOSE RD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Advocate

Identified by Mr ASHIS SEN, , Son of Late P C SEN, HIGH COURT, CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 20-07-2017 by Mr AMITAVA SINGHA ROY, DIRECTOR, GOLDEN NIRMAN UDYOG LIMITED, 16, R N MUKHERJEE ROAD, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr ASHIS SEN, , Son of Late P C SEN, HIGH COURT, CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Malay Kanti Das

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA**

Kolkata, West Bengal

On 21-07-2017

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-





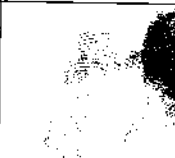






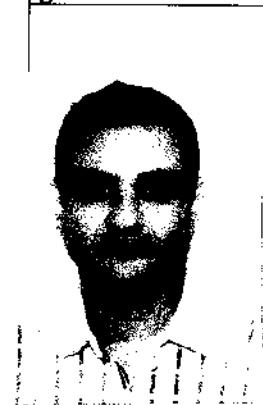










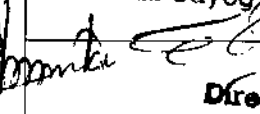





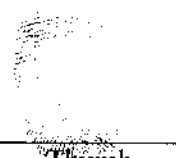


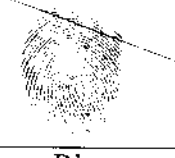
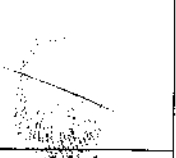
Description of Stamp

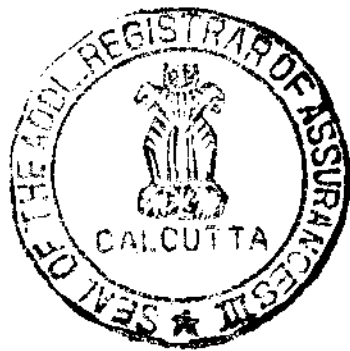
1. Stamp: Type: Impressed, Serial no 14735, Amount: Rs.50/-, Date of Purchase: 19/07/2017, Vendor name: Mousumi Ghosh



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTS

	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				
	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				
PHOTO Golden Nirman Udyog Ltd  Director	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
PHOTO	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
PHOTO	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
PHOTO	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				



Additional Registrar of
Assurances III Kolkata

20 JUL 2017

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2017, Page from 104734 to 104762

being No 190303977 for the year 2017.



Digitally signed by MALAY KANTI DAS
Date: 2017.08.01 15:44:07 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 01-Aug-17 3:44:07 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
