

NOTARIAL CERTIFICATE

S. No. 28 2007



TO ALL MEN THESE PRESENTS SHALL COME, I B. N. SAHA duly appointed and authorised by the Govt. of West Bengal to practice as a Notary, do hereby certify that the paper writings collectively marked 'A' annexed hereto hereinafter called the paper writings 'A' are presented before me by the executant(s).

West Bengal Housing Board, P.O. - 105, S.N. Banerjee Road, West Bengal, Kolkata-700014

*In the matter of:
POWER OF ATTORNEY*

as the executant(s) on this 17th Day of January hereinafter referred to as Two thousand Seven

Under the execution of the paper writings 'A' on its being admitted by the respective signatories as the matters contained therein and being satisfied as to the identity of the executant(s) I have attested the execution.

AN ACT WHEREOF being required of a Notary, I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or occasions shall or may required for the same.

IN FAITH AND TESTIMONY WHEREOF, I the said Notary, have hereunto set and subscribed my name and affixed my seal of office on this 17th day of January 2007.



B. N. Saha
NOTARY
Bikash Bhaban
North Block, Gr-floor
Bidhannagar, Kolkata
700091

Saha
B. N. SAHA
Notary

(Govt. of West Bengal)
Regn. No. 23 / 02
BIKASH BHABAN
North Block, Gr. Floor
Bidhannagar
Kolkata-700 091
(W.B.) India

17 JAN 2007

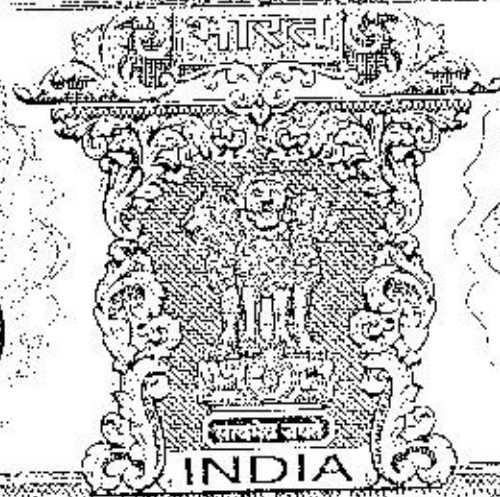


Saha

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

পশ্চিম বঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

(A)



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL WEST
BENGAL HOUSING BOARD, a Body Corporate created
under the West Bengal Housing Board Act, 1972 (W.B. Act
XXXII OF 1972 together with up-to-date amendments of the
Act), having our office at 105, Surendra Nath Banerjee Road,
Kolkata - 700 014, SEND GREETINGS:

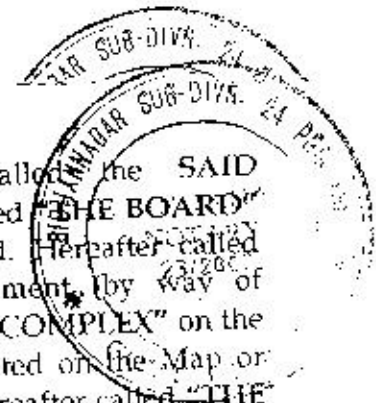
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N
105, Surendra Nath Banerjee Road,
Kolkata - 700 014

17 JAN 2007



Signature



WHEREAS:

A. By an Agreement dated 17th January 2007 hereafter called the SAID AGREEMENT, West Bengal Housing Board hereafter called "THE BOARD" have engaged Bengal Shelter Housing Development Ltd. hereafter called "THE COMPANY" as the Developer for the development (by way of construction) of a housing complex, hereafter called "THE COMPLEX" on the lands described in the "SCHEDULE" hereto and delineated on the Map or Plan annexed hereto and bordered "RED" thereon and thereafter called "THE LAND" as per the Schedule framed and to be finalized by the company subject to and in accordance with the policy of the State Government hereafter called THE SCHEME.

B. The Board is desirous of granting necessary power and authorities to the company inter alia for the purpose of effective and speedy execution of the Scheme as per terms of the said agreement.

NOW KNOW BY THESE PRESENTS that we, the said THE WEST BENGAL HOUSING BOARD, do hereby nominate, constitute and appoint the said Bengal Shelter Housing Development Ltd., a Joint Sector Company having its Registered Office at 41, J.L. Nehru Road, Kolkata - 700 071 as our true and lawful Attorney and Agent, in our name and on our behalf, to execute and performed or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereafter.

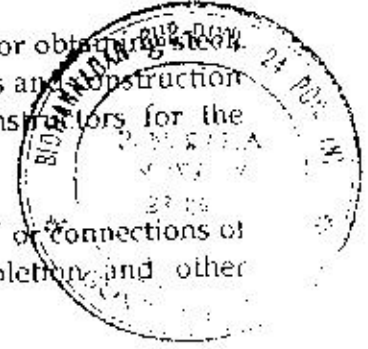
1. To receive permissive possession of the land from the Board and to hold, manage and maintain such permissive possession in accordance with the terms and conditions.
2. To enter into, hold and defend permissive possession of the land and every part thereof and also to manage, maintain and administer the Land and buildings and constructions to be constructed thereon and every part thereof.
3. To have the Land developed by construction of the Complex as per the Scheme, containing ownership flats and / or buildings and / for structures thereon as per approved plan and for the said purpose, to do soil testing, excavation and all other works.
4. To raise necessary finance for execution of the Scheme including finance from HUDCO, financial institution and / or Bank(s) and such other authority or authorities for development of the Land by construction of the Complex as per the Scheme and for that purpose with prior approval of the Board to create mortgage or any other lien over the Land and / or the Complex in favour of HUDCO, financial institutions and / or banks and / or other bodies, provided however that the Company shall repay such liabilities at the earliest opportunity and shall at all times keep the Board saved and harmless against any claims, loss or damages that the Board may have to face in relation to or arising out of such mortgage.
5. To appear before all necessary authorities, including Kolkata Municipal Corporation, Fire Brigade, Competent Courts and Police, in connection with the execution of the Scheme and construction of the Complex.

A. M. SAHA
NOTARY
Edilash Bhawan
North Block, C-Block
Bachchanagar, Kolkata
West Bengal

17 JAN 2007



S. Saha



6. To apply for and obtain such permissions, as be necessary, for obtaining such materials as cement, bricks and other construction and building materials and construction equipment and to appoint constructor and / or sub-constructors for the purpose of construction of the Complex.
7. To apply for and obtain electricity, water, gas, sewage and / or connections of any other utilities, permits for lifts and also the completion and other certificates form the Municipality and / or other authorities.
8. To warn off and prohibit any trespasser on the Land or any parts thereof and to take appropriate steps, whether by legal action or otherwise.
9. To negotiate for sale and / or transfer of flats or portions thereof together with the undivided share in the Land and the rights appurtenant thereto and to enter into agreements, including flat-sale agreements, containing such provisions and with such purchasers and / or persons as provided for in the said agreement and to receive earnest moneys and / or part and / or full premium / consideration there under and also to fulfill and enforce mutual obligations there under. But in case of such sale, the Company shall keep the Board fully informed.
10. To sign, execute, enter into modify, cancel, alter draw, approve agreements and / or Deeds of Conveyances for transfer and to admit the execution thereof and get such documents, duly registered and all papers, documents, contracts, agreements, declarations, affidavit, applications, returns, confirmations, consents and other documents as may in any way, be required to be so done for and in connection with the development and transfer of the Land or any part thereof and to receive premium / consideration, rents, service charges, taxes and other amounts therefore and grand valid receipt and discharges for the same.
11. To appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein.
12. To commence, prosecute, enforce, defend or oppose all actions or other legal proceedings, including arbitration proceedings and demand, touching any of the matters aforesaid and also thought fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court of Criminal or Revenue, including Rent Controller and Small Causes Court.
13. To accept notice and service of papers from any Court, Tribunal, Postal and / or other authorities and / or persons.
14. To receive and pay and / or deposit all moneys, including Court fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.

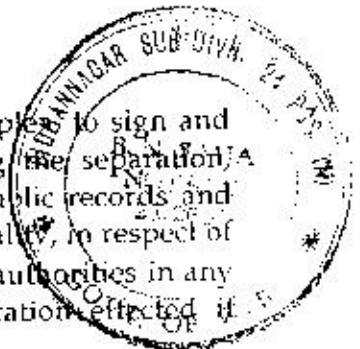

 B. K. SAHA
 NOTARY
 Bikash Prasad
 20th Block, 4th Floor
 Kalyanagar, Kolkata
 West Bengal

17 JAN 2007



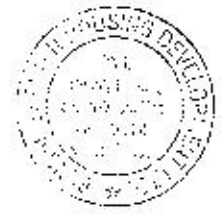
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A



- 15. After execution of the Scheme and construction of the Complex to sign and submit all papers, applications and documents for having the separation, amalgamation and mutation. If necessary, effected in all public records and with all authorities and / or persons, including, the Municipality, in respect of the Land, and if necessary, to deal with such authority and authorities in any manner to have such separation, amalgamation and mutation effected if necessary.
- 16. To engage and appoint Architects and Consultants, cause preparations of Building Plans, appear before the Municipality and other authorities and Government Department and / or Officers and also all other State Executive, Judicial or Quasi-judicial, Municipal and other authorities and also all Courts and Tribunals, for all matters connected with the development and construction of the Complex and / or buildings on the Land and connections of utilities and in connection therewith, to sign all petitions, Vakalatnamas, memo of appeal and other papers and documents.
- 17. To pay all outgoing, including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the land as occupier only and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and / or discharge therefore.
- 18. To give undertakings, assurance and indemnities, as be required for the purposes aforesaid.
- 19. To appear and represent the Board before all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained.

17 JAN 2007



[Handwritten signature]

M. N. GALLA
NOTARY
 Bihari Bhanu
 North Block, Co-Operative
 Bikanernagar, District
 Jaipur



THE SCHEDULE ABOVE REFERRED TO
(Land)



HIDCO PREMISES NO.	ACTION AREA	AREA OF LAND
'AA'	II B	5.00

Note: The Land is more precisely marked in RED border on the approved Plan of Land Survey Map of Rajarhat - New Township Complex (HIDCO).

IN WITNESS WHEREOF, we have executed these presents on the 17th day of January, 2007.

[Signature]
Housing Commissioner
West Bengal Housing Board

EXECUTED AND DELIVERED by the
WEST BENGAL HOUSING BOARD
HOUSING COMMISSIONER,
WEST BENGAL HOUSING BOARD,

Housing Commissioner
West Bengal Housing Board

for and on behalf of West Bengal
Housing Board, at Kolkata, in the presence of:

[Signature]
S. N. Chatterjee
Financial Adviser cum Chief Accounts Officer
West Bengal Housing Board
17/1/07

Signature Accepted by
see as Identification

[Signature]

[Signature]
R. M. SAKIA
NOTARY
Bhishan Chatterjee
North Block, G-1/1
Siddhannagar, Kolkata
West Bengal

17 JAN 2007



[Signature]

KEY PLAN

NEW TOWN, KOLKATA
ACTION AREA - II

PROPOSED 6x60
PLOT PLAN WITH CO-ORDINATES FOR
PLOT NO. AA-1188BLK-1
RESIDENTIAL AREA-1436

SEWAGE TREATMENT PLANT

Station	Coordinates
180.1086	
174.4111	
170.0234	
164.9346	
159.8478	
154.7610	
149.6742	
144.5874	
139.5006	
134.4138	
129.3270	
124.2402	
119.1534	
114.0666	
108.9798	
103.8930	
98.8062	
93.7194	
88.6326	
83.5458	
78.4590	
73.3722	
68.2854	
63.1986	
58.1118	
53.0250	
47.9382	
42.8514	
37.7646	
32.6778	
27.5910	
22.5042	
17.4174	



[Handwritten notes and signatures]

RENDERING DEVELOPMENT LTD.
PLOT NO. AA-1188BLK-1
RESIDENTIAL AREA-1436

RENDERING DEVELOPMENT LTD.
PLOT NO. AA-1188BLK-2
RESIDENTIAL AREA-2524

RENDERING DEVELOPMENT LTD.
PLOT NO. AA-1188BLK-3
RESIDENTIAL AREA-2024

ORDNANCE FACTORY BOARD (RESIDENTIAL)
(3.8 Acre)

ALIGNMENT OF 10 FT. BROAD CANAL

Measurements Verified by mt. at site.



[Handwritten signature]

17 JAN 2007

Date

Day of

200



In the Matter of :
Instrument 'A'

and

In the Matter of

NOTARIAL CERTIFICATE



B. N. SAHA

M.A., L.L.B.

(Govt. of West Bengal)

Regn. No. 23 / 02

BIKASH BHABAN

North Block, Gr. Floor

Bidhannagar

Kolkata-700 091

(W.B.) India



B. N. Saha