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certificate no 9/2007

11/11/07

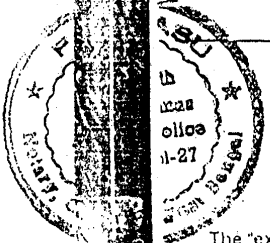
# Notarial Certificate

(PURSUANT TO SECTION 8 OF THE NOTARIES ACT, 1952)



TO ALL MEN THESE PRESENTS SHALL COME, I, PRODIP KUMAR BASU, Advocate & Notary Practising in the Alipore Police Court having my ordinary Professional address to be 7/2, Ramnarayan Tarkaratna Road, VIII & P.O. Harinavi, P S Sonarpur, Pin-743359 within Sub Division--Allpore Sadar Dist. South 24 Parganas of the State of West Bengal within Union of India, do hereby declare that the paper writings collectively Marked "A" annexed hereto, hereinafter called the "Paper Writings A" are presented before me by the Executant(s).

Legal Representative of the erst  
Bengal Housing Board office no- 105  
Sunandra Nath Banerjee Road Kallak -  
700014



hereinafter referred to as the executant(s) on this,  
the 22nd day of February -  
Two thousand Seven

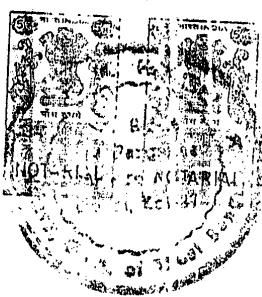
The "executant(s)" having admitted the execution of the "Paper Writings" "A" in respective hand(s), in the presence of the witness(es), who as such, Subscribe(s) signature(s) thereon, and being satisfied as to the identity of the executant(s) and the said-execution of the "Paper Writings 'A'.

I have verified, authenticated and attested the execution of the "Paper Writings A" in the respective hand(s) of the executant(s)

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 require for the same

IN FAITH AND TESTIMONY WHEREOF, I, the said Notary, have hereunto set and subscribed my hand and affixed my Notarial Seal of Office on this 22nd day of Feb 2007.

PRODIP KUMAR BASU  
Notary  
Govt. of West Bengal  
Regn. No. 9/1996



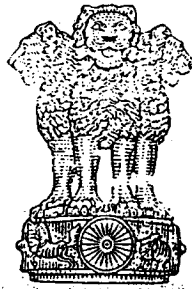
22 FEB 2007

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE  
HUNDRED RUPEES

सत्यमेव जयते

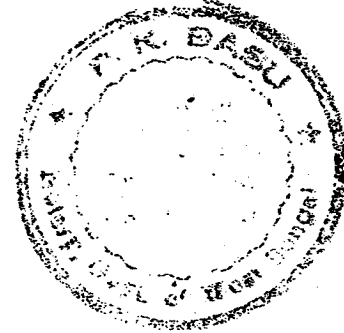
भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

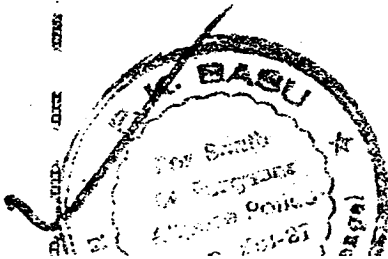
B 833333

POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME WE, THE 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:

*P. K. Basu*  
Housing Commissioner  
West Bengal Housing Board



SEP 2007

WHEREAS :

- A. By an Agreement dated 21.2.97, hereafter called the "SAID AGREEMENT", West Bengal Housing board hereafter called "THE BOARD", have engaged BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LTD. hereinafter called "THE COMPANY" as the Developer for the development (by way of construction) of a "Housing Complex at Chak Jotsibrampur Behala, under Maheshwala municipality on 45.69 acres of land described in the FIRST SCHEDULE hereto and hereafter called "THE LAND", as per the planning conceived and to be finalised by the Company subject to and in accordance with the policy of the State Government hereafter called "HOUSING COMPLEX".
- B. THE BOARD is desirous of granting necessary powers and authorities to the Company inter alia for the purpose of effective and speedy execution of the "HOUSING COMPLEX" as per terms of the "SAID AGREEMENT".

NOW KNOW YE BY THESE PRESENTS we, the said WEST BENGAL HOUSING BOARD do hereby nominate, constitute and appoint the said Company - BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LTD. A Joint Sector Company having its Registered Office at Hi-tech Chambers, 84/1B, Topsia Road (South), Kolkata - 700 046 as our true and lawful Attorney and Agent, in our name and on our behalf, to execute and perform 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 contained in the SAID AGREEMENT.



*P. K. Chatterjee*  
Housing Commissioner  
West Bengal Housing Board

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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 all buildings and construction to be constructed thereon and every part thereof.
  
3. To have THE LAND developed by construction of the "HOUSING COMPLEX" as per the Scheme, containing ownership flats and/or other buildings and/or 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 "HOUSING COMPLEX" including finance from Bank(s), Financial Institutions, Housing Development Financial Corporation and such other authority or authorities for development of the Land by construction of the "HOUSING COMPLEX" and for that purpose, with prior approval of THE BOARD to create mortgage in part or full or any other lien over the Land and/or the "HOUSING COMPLEX" in favour of Housing Development Financial Corporation, Financial Institution and/or Bank 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 claim, loss or damage that THE BOARD may have to face in relation to or arising out of such mortgage.
  
5. To authorize, sign, execute, register necessary documents and to create mortgage on behalf of THE BOARD in favour of HDFC Ltd and /or other bank or financial institution for the financial assistance granted to the company by way of secured loan and to submit the land map earmarking phase wise creation of charges (as per Annexure -"A") in favour of HDFC Ltd and/or other bank or financial institution.

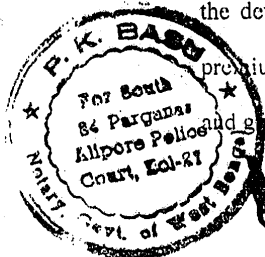
6. To appear before all necessary authorities including Municipality, Fire Brigade, Competent Courts and Police in connection with the execution and construction of the "HOUSING COMPLEX".




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*R. Kundu*  
**Housing Commissioner**  
**West Bengal Housing Board**

7. To apply for and obtain such permissions, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipment and to appoint contractors and/or sub-contractors for the purpose of construction of the "HOUSING COMPLEX".
8. 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 from the Municipality and/or other authorities.
9. 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.
10. 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 other persons as provided for in the said Agreement and to receive earnest moneys and/or part and/or full premium/consideration therein and also to fulfill and enforce mutual obligations therein. But in case of such sale, THE COMPANY shall keep THE BOARD fully informed.
11. 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, affidavits, 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 grant valid receipts and discharges for the same.



22 FEB 1957

  
Housing Commissioner  
West Bengal Housing Board

12. 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.
13. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including arbitration proceedings and demands, touching any of the matters aforesaid and also if 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, Civil, Criminal or Revenue, including Rent Controller and Small Causes Court.
14. To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
15. 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.
16. After execution of the Scheme and construction of the "HOUSING 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.
17. To engage and appoint Architects and Consultants cause preparation of Building Plans, appear before the Municipality and other authorities and Government Departments and/or Officers and also all other States, 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 "HOUSING COMPLEX" and/or other 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.



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*[Signature]*  
 Housing Commissioner  
 West Bengal Housing Board

18. 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 receipts and/or discharges therefore.
19. To give undertakings, assurances and indemnities, as be required for the purposes aforesaid.
20. 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.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney and Agent shall lawfully do or cause to be done in or about the aforesaid premises, so long as the said Agreement is valid and subsisting.

  
**Housing Commissioner**  
**West Bengal Housing Board**



27 FEB 2007

**THE FIRST SCHEDULE**

(The Said Land)

All that piece and parcel of land of 45.69 acres in Chak Jotsibrampur Behala under Maheshtala municipality acquired by West Bengal Housing Board vide their notification no.788-HI/IL-15/92 dated 09.09.2002. J.L. No.3, Mouza-Parui and J.L.No.25, Mouza-Chakjot Sibrampur P.S.-Maheshala.

Mouza -Parui, J.L. No.-3, P.S.Behala, Dist - South 24 Parganas.

R.S. Plots in full :-

382, 383, 384/994, 385, 385/995, 386, 386/1129, 387, 388, 391, 395, 403, 407, 426, 427, 430, 431, 432, 433, 434, 434/1149, 435, 436, 436/1026, 436/1151, 437, 438, 439, 440, 441, 442, 444, 445, 446, 448, 449, 450, 451, 453, 454, 455, 456, 457, 458, 459, 459/1152, 460, 460/1153, 460, 1154, 460/1155, 461, 461/999, 462, 463, 464, 465, 465/1156, 465/1157, 465/1158, 465/1159, 466, 466/996, 466/997, 467, 468, 469, 467/1024, 479, 480, 481, 482, 483, 483/1160, 483/1161, 484, 485, 486, 487, 529, 530.

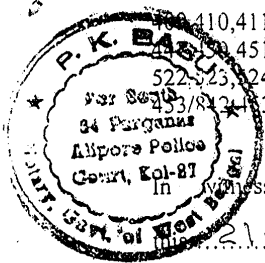
R.S.Plots in part :-

Plot No.	Specific Portion	Area in Acre
381	Towards North South	0.13
404	Middle	0.12
405/998	South East	0.23
406	Northern	0.86

Mouza - Chakjot Shibrampur, J.L.No. 25, P.S. Maheshtala Dist -24 Pgs (S)

R.S.Plots in full-

410, 411, 412, 413, 414, 415, 420, 421, 422, 428, 429, 430, 431, 432, 435, 438, 439, 440, 441, 451, 459, 452, 453, 454, 455, 456, 457, 458, 473, 474, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 536, 538, 539, 540, 541, 542, 543, 423/773, 480/838, 421/822, 453/840, 453/841, 453/842, 453/843, 453/844, 458/797 and 544.



In witness whereof we have signed this in the presence of witness  
 21st day of February, 2007

Signature of witness  
 for the signatories

*S. N. Chatterjee*  
 S. N. Chatterjee  
 Financial Advisor cum Chief Accounts Officer  
 West Bengal Housing Board

*Parimal Das*  
 Parimal Das  
 Junior Accounts Officer  
 West Bengal Housing Board

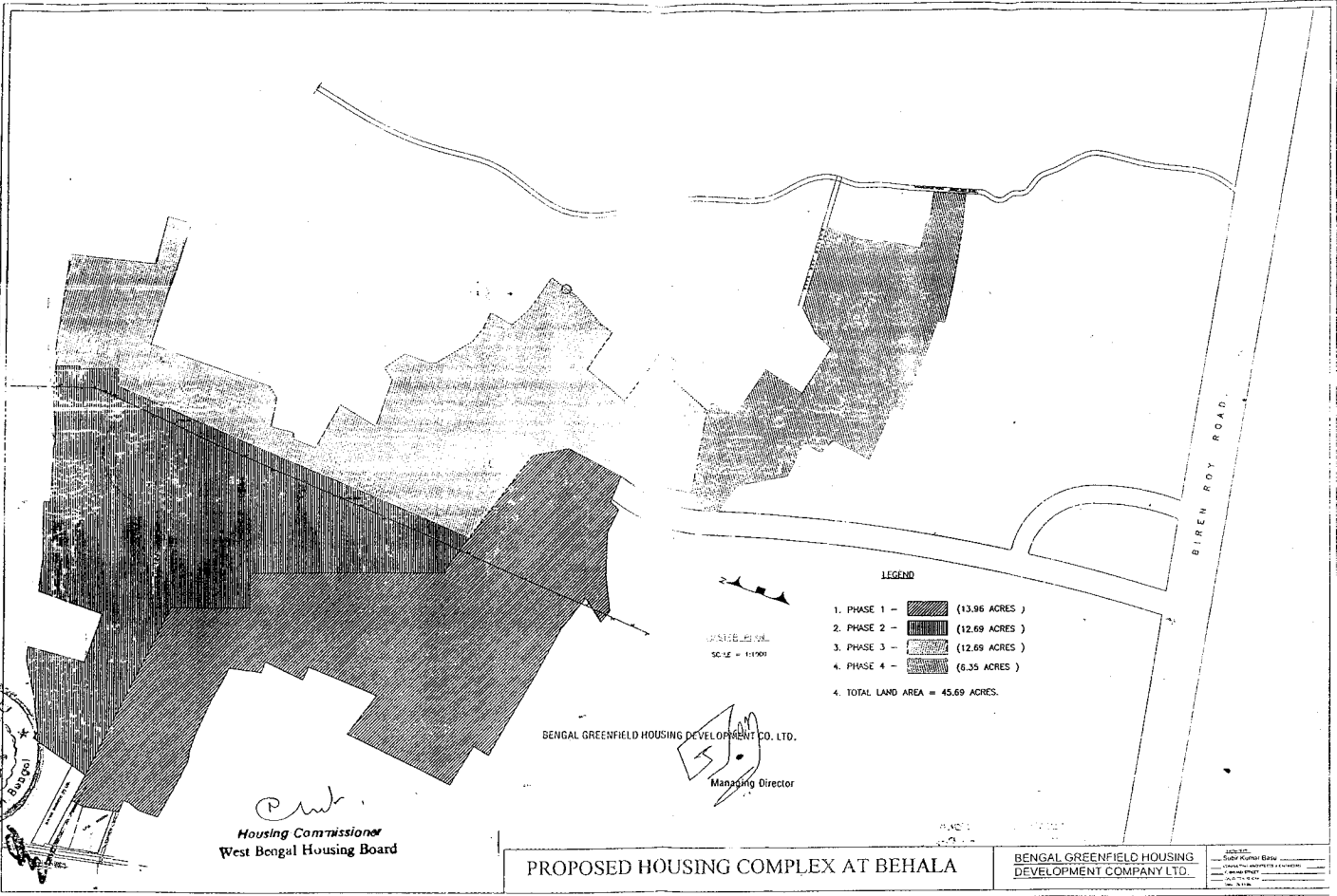
*P. K. BASU*  
 P. K. BASU, NOTARY  
 Allpore Police Court, Cal-27  
 West Bengal

*[Signature]*  
 (COMMISSIONER)  
 The West Bengal Housing Board  
 Housing Commissioner  
 West Bengal Housing Board

**IDENTIFIED BY ME**  
*[Signature]*  
 ADVOCATE

22 FEB 2007





LEGEND

- 1. PHASE 1 - (13.96 ACRES)
- 2. PHASE 2 - (12.69 ACRES)
- 3. PHASE 3 - (12.69 ACRES)
- 4. PHASE 4 - (6.35 ACRES)
- 4. TOTAL LAND AREA = 45.69 ACRES.

SCALE = 1:1100

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.

Managing Director

*P. W.*  
Housing Commissioner  
West Bengal Housing Board

PROPOSED HOUSING COMPLEX AT BEHALA

BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LTD.

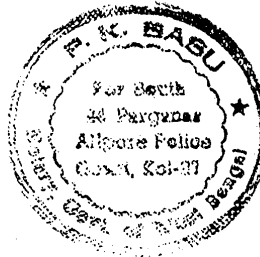
APPROVED BY  
Sd/- Sub-Inspector (Civil)  
Municipal Corporation  
Behala

# Notarial Certificate

on this ... 22nd day of ... February ... 2021

22 FEB 2021

Paper Writings 'A'  
&  
the Relative Notarial Certificate



Prodip Kumar Basu

ADVOCATE

NOTARY PUBLIC

ALIPORE POLICE COURT  
KOLKATA-700 027

Phone : 2478-1477    Mobile : 9331030678



**PRODIP KUMAR BASU**

Notary

Govt. of West Bengal

Regd. No. 9/1986

ADDRESS

Residence & Chamber

7/2, Ramnarayan Tarkaratna Road,

Vill, & P.O, Harinavi P.S, Sonarpur

Dist, South 24 Parganas

Kolkata-700 148