

NOTARIAL CERTIFICATE

TO ALL MEN THESE PRESENT SHALL COME. I, MD ABED ALI LASKAR Advocate & notary practicing as a NOTARY in the Alipore Judges Court within the District of SOUTH 24 PARGANAS in the state of West Bengal within the Union Of India, do hereby declare that the paper writings collectively marked "A" annexed hereto hereinafter called the paper writing "A" are presented before me by the executant (S)



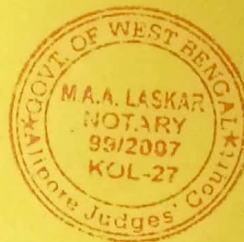
Mr. Alvin Philip,
& - Mr. K. P. Philipose.
OF - 63-D, Raja Ram Mohan Ray Road,
Kolkata - 700082.
"And Another"



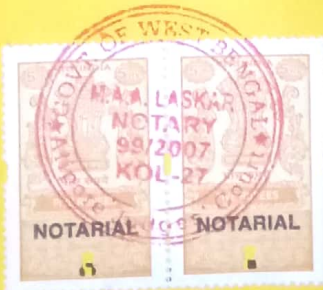
hereinafter referred to as the executant (S) on this, the 21 DEC 2012 the day of Two Thousand Power of Attorney / Partnership Will Agreement / Declaration / others,

The "executant" (S) having admitted the execution on the "Paper Writing" "A" in respective hand (S), in the presence of the witness (es) who as such, subcribe (S) Signature (S) and being satisfied as to the identity of the executant (S) and the said execution of "Paper Writings" "A" and testify that the said execution is in the respective hand (S) of the executant (S)

IN ACT WHEREOF being required of a Notary I have granted THESE PRESENTS my NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may require.



IN FAITH AND TESTYIMONY WHEREOF I, MD ABED ALI LASKAR the said Notary have hereunto set and subcribed my hand affixed my Notarial Seal of Office at Alipore Judges Court Compound Kolkata - 27 in the District of South 24 Parganas on this day of 20



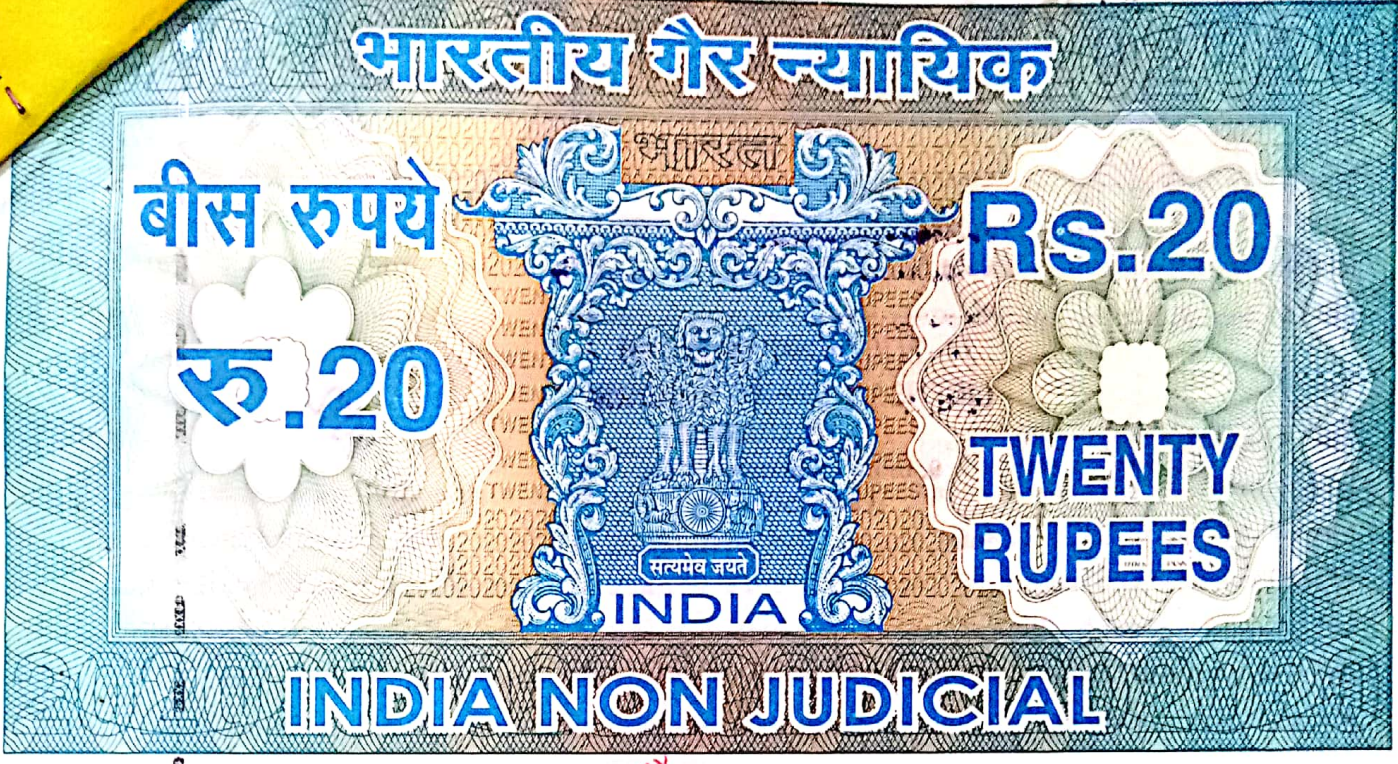
21 DEC 2012



21 DEC 2012
MD. ABED ALI LASKAR
MD ABED ALI LASKAR

NOTARY
Govt. of West Bengal
Regn. 99/2007
Alipore Judges Court
Bar Library 1st floor Hall
District South 24 Parganas

21 DEC 2012



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AA 586091

BEFORE THE NOTARY
ALIPHRE JUDGES' COURT
KOLKATA-27

GUARANTEE
CERTIFICATE

BEFORE THE NOTARY PUBLIC

GOVT. OF WEST BENGAL
M.A.A. LASKAR
NOTARY
93/2097
KOL-27
Alipore Judges' Court

GOVT. OF WEST BENGAL
M.A.A. LASKAR
NOTARY
93/2007
KOL-27
Alipore Judges' Court

AFFIDAVIT OF DECLARATION

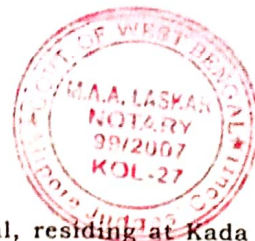
I, Mr. Alwin Philip, son of K.P. Philipose, residing at 63D, Raja Ram Mohan Roy Road, Kolkata 700 082, **Managing Director**, of **GMG Devacon Pvt. Ltd.**, having registered office at 235-C, Raja Ram Mohan Roy Road, Kolkata- 700 008, do hereby solemnly affirm and state as follows :

That I am developing a township under the name and style of **"GMG HEAVEN CITY"** at Mouza- Asuti, J.L. No.- 29, R.S No.- 505, 493,499 & 513, under the jurisdiction of Police Station- Maheshtala in District - South 24 pargana, by plotting and dividing the entire area in to the plots of 2 cottah, 2.5 cottah and 3 cottah.

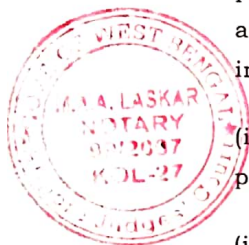
A

MY
SEAL

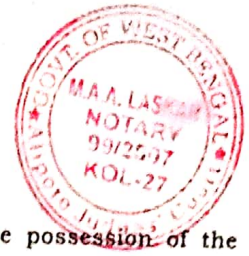
21 DEC 2012



1. That **MR. BABLOO JAISWAL** Son of Mr. Baijnath Jaiswal, residing at Kada Road More, G.T. Road, Durgapur, Post Office- DGP, Police Station-Waria, Pin- 713203, has approached to the office my company for allotment of the **Plot No(s). 397 & 398** admeasuring more or less **05 cottah = 3600 Sq Ft.** which is comprised within the Dag numbers 419,457 & 458, in the same township Project.
2. That on behalf of the company I have allotted such aforesaid applicant his intended plot at the rate of Rs. 75,000/- (In words Rupees Seventy Five Thousands) per cottah and has received an application money of **Rs. 1,12,500/- (In words Rupees One Lac Twelve Thousands Five Hundred)** which is only **30% (Thirty Percent)** of the value of the entire property and the aforesaid allottee has promised to pay rest **Rs. 2,62,500/- (In words Rupees Two Lac Sixty Two Thousands Five Hundred)** which constitutes 70% (Seventy percent) of the property value in 36 Equated Monthly Instalment.
3. That the Allotted purchaser shall pay and disburse the rest of the amount in 36 Equated Monthly Instalment and this allotment shall be governed by the terms and conditions, as declared by the company regarding the aforesaid project.
4. That such property as allotted to the applicant shall be transferred in his/her name and/or in the name of any assignor(s) of the allotted Purchaser of land under the strict and expressed instruction of the allotted purchaser with the consent of the company and before execution of the deed of conveyance to the end purchaser.
5. That I am on behalf of the company, promising and /or executing self guarantee to provide the following facilities and amenities to the intending purchasers or the applicants against the total money paid through the instalments at the rate of zero interest:-
 - (i) To provide land along with the ingress and egress as well as the roads inside the proposed project along with a prominent entrance inside that project.
 - (ii) To provide, sewage, provisions for bringing electricity connection to the homes to be constructed and the provisions for water reserve and the availability of the drinking water.
 - (iii) To provide Deed of conveyance against the payment of actual expenses as well as the miscellaneous charges only after disbursal of 80% (Eighty Percent) of the total value of the property.
 - (iv) To provide the possession of the demarcated plot along with the frontage as promised in regard to the respective plot number(s) only after disbursal of 100% (One Hundred Percent) of the total property value and after completion of the project period.
 - (v) To provide places for telephone tower, lake, community hall, school as well as the place for worship.



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6. That if my company fails to demarcate and/or to deliver the possession of the promised plot to the concerned customer due to any unprecedented reason, I do hereby promise to accommodate such customer with any other plot, having similar facilities.
7. That the company *SHALL* be liable to pay the penalty or the pecuniary compensation of 25% to the customer under following circumstances:-
- (i) In case of failing to demarcate as well as to deliver the possession of the property within the period of three years along with a grace period of six months.
 - (ii) In case of difficulties in transferring the plot in the name of the customer due to incorrect title of the allotted plot and fails to accommodate in any other plot and/or in case of any disturbance caused due to public acquisition, requisition and/or any other obstruction, caused due to the change, amendment or imposition of any law in that project area.
 - (iii) In case of any unprecedented restraintment, antisocial activities, flood, earth quake, storm, tempest, strike and/or any other legal crisis or imposition of force majeure.
 - (iv) In case the company fails to accommodate such customer with any other plot having similar size as well as facilities in that area within the stipulated period of three years along with the grace period of six months.
8. That such allotted plot(s) shall be cancelled and the concerned intending purchaser shall not be entitled to claim any property or the real unit/plot and/or even any pecuniary compensations in the aforesaid project, only under the following circumstances:-
- (i) In case of default in payment of the instalments continuously for two consecutive months without any written permission granted by the assigned authority, against any separate application.
 - (ii) In case of default in payment of even a single instalment after registration of the plot in the name of the customer.
 - (iii) In case of irregularity in the application procedure or unacceptability of the amount so disbursed for application money and/or any instalment, due to any legal implication.
 - (iv) In case of failing to pay the government duties as well as the miscellaneous charges for registration of the property in the name of the customer.
 - (v) In case of any public acquisition, requisition and /or any legal limitation imposed upon the plot of the intending purchaser after the registration but before taking token possession of such plot.



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9. That the company shall not launder or invest the proceeds received from any intending purchaser herein and shall only utilise such proceeds at its liberty to provide the property to the concerned customer as in conformity with the project planning.

10. That, the aforesaid declaration is a provisional allotment of lands without structure or homestead bed and the company reserves its sole right to deviate, define or restructure the city shape, process, plot information wise position and timing of development within the stipulated period and no proceeds in this regard is received as in any form of investment in the company.

That all of the aforesaid declarations/depositions are correct and true to the best of my knowledge and nothing material has been concealed herein.

GMG DEVAICON PVT. LTD.

Amir Dikp.
Managing Director

Deponent/Declarant

Place: Kolkata

Date: 19th December, 2012

Shraman Chattopadhyay
Identified by Advocate Shraman Chattopadhyay



Signature attested
on identification

MD. AREF ALI LASKAR
MD. AREF ALI LASKAR
Notary Govt. of West Beng.
Reg. No. -99/07
Alipur Sub-Div.

21 DEC 2012

THE 21 DEC 2012 DAY OF 21 DEC 2012 20



PAPER WRITING 'A'
&
THE RELATIVE NOTARIAL
CERTIFICATE

21 DEC 2012

M D. ABED ALI LASKAR Advocate

&

NOTARY PUBLIC

GOVT. OF WEST BENGAL
REGD. NO. 99 / 07



21 DEC 2012

ADDRESS

Resi : Kandarpapur
Garia, P.s.- Sonarpur,
Kolkata - 84

Bar Library : 1st Floor
Alipore Judges Court
Kolkata 700 027

Yunshi Ali Molla

Advocate's Clerk

Mob : 9831523743