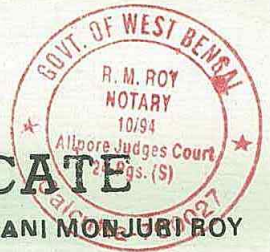


REGD. NO.

✓ 1106/23/4/08



NOTARIAL CERTIFICATE

To ALL MEN THESE PRESENT SHALL COME. I RANI MONJURI ROY Advocate & Notary practising as a NOTARY in the Alipore Judges Court within the District of SOUTH 24 PARGANAS of the State of West Bengal within the Union of India, do hereby declare that the paper writing collectively marked A annexed hereto hereinafter called the Paper Writing 'A' are presented before me by the executant (S).

* The West Bengal Housing Board, R/o - 105, Jyotir Nath Banjeee Road Kot-14

hereinafter referred to as the executant (S) on this, the 23rd day of April Two thousand and Eight ✓ 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 subscribe (S) Signature (S) thereon and being satisfied as to the identity of the executant (S) and the said execution of the Paper Writing 'A' and testify that the said execution is in the respective hand (S) of the executant (S).

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



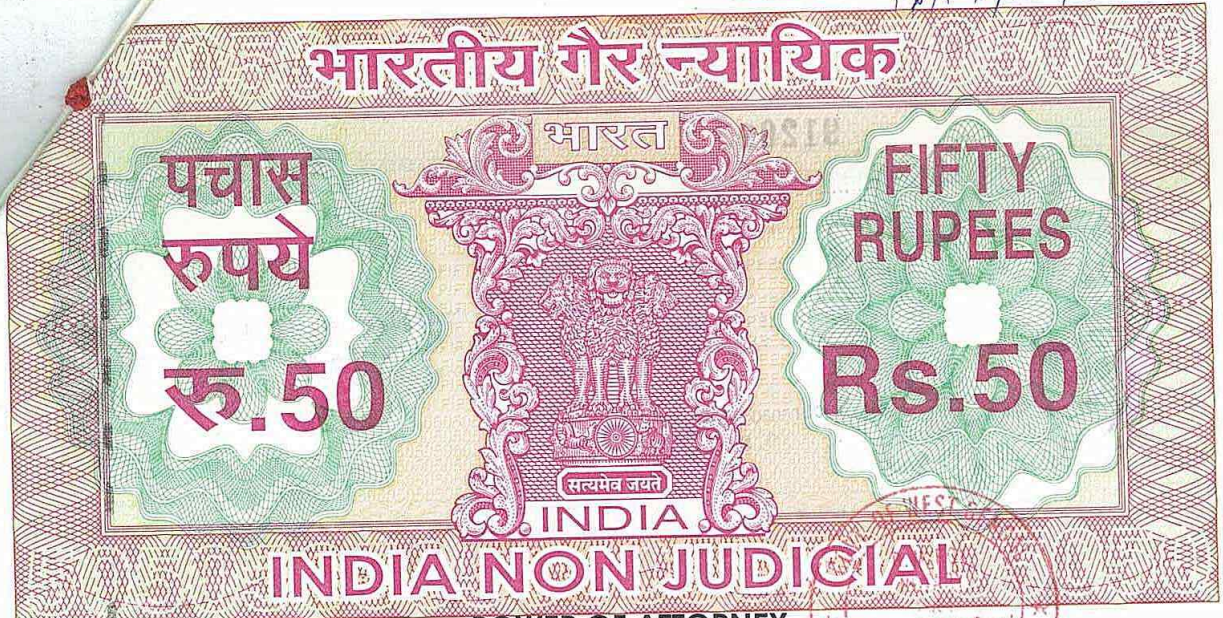
IN FAITH AND TESTIMONY WHEREOF I RANI MONJURI ROY the said Notary have hereunto set and subscribed my hand affixed my Notarial Seal of Office at Alipore Judges Court Compound, Kolkata-27 in the District of South 24 Parganas on this 23rd day of April 2008

NOTARIAL STAMP


RANI MONJURI ROY
M.A. Double, B. Ed. (Cal), LLB (Cal)
NOTARY
Govt. of West Bengal
Regd. No 10/94
Alipore Judge Court
Room Nos. 12 & 17
District South 24 Parganas

23 APR 2008

सं. नं. 28/106/23/4/08



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Alipore Judges Court
24-Pg. (9)
Calcutta-700027 B 892753

Alipore Judges Court
Calcutta-700027

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-700014, SEND GREETINGS.

WHEREAS :

A. By an Agreement dated 22.04.2008 hereafter called the "SAID AGREEMENT" West Bengal Housing Board (hereafter called "The Board"), have engaged M/s. Bengal Greenfield Housing Development Company Limited 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".

GOVT. OF WEST BENGAL
R. M. ROY
NOTARY
19/94
Alipore Judges Court
24-Pg. (9)
Calcutta-700027

23 APR 2008


Housing Commissioner
West Bengal Housing Board

91209

Serial No.....

Name.....

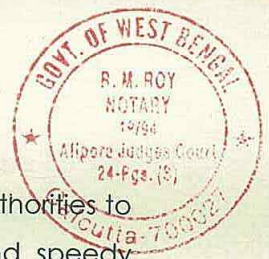
Address.....

71, Park Street. (Room No - 14)
Kolkata - 700 016

Bangal Greenfield Housing Development Co. Ltd,
Hi-Tech Chambers, 4th & 7th Floor, 84/1B, Topsia Road (S)
Kolkata - 700 046

27/11/07

Date..... Licensed Stamp Vendor,
S. SARKAR

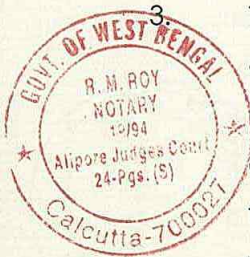


- B. "The Board" is desirous of granting necessary power and authorities to "The Company" inter alia for the purpose of effective and speedy execution of "The Scheme" as per terms of the said Agreement.

NOW KNOW YE BY THESE PRESENTS that we, the said **THE WEST BENGAL HOUSING BOARD**, do hereby nominate, constitute, appoint, authorize and empower the said M/s. **BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED**, 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, execute and perform all or any of the following acts, deeds, matter and things as mentioned hereafter.

1. To receive peaceful possession of the land from "The Board" and to hold, manage and maintain such permissive peaceful possession in accordance with the terms and conditions contained in the said Agreement.

2. To enter into, hold and defend permissive peaceful possession of the land and every part thereof and also to manage and maintain such permissive peaceful possession in accordance with the terms and conditions contained in the said Agreement.



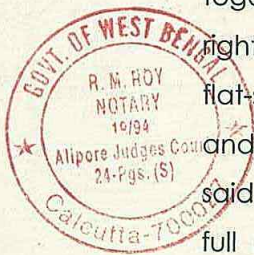
3. To have the plots of Land (as described in the "SCHEDULE" hereto) developed by undertaking development and construction of the Complex as per the Scheme, containing ownership flats and/or other buildings and/or structures thereon as per approved plan and for the said purpose, to do soil testing, excavation and all other necessary work.

4. To raise necessary finance for execution of the scheme including finance from any Bank and/or any other authority or authorities or institution 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 such Bank and/or any other financial institutions, and/or other bodies, authorities, provided however that "The Company" shall repay such liabilities at the earliest opportunity and shall at all times keep "The Board" saved

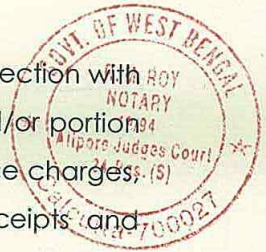
and harmless against any claims, loss or damages that "The Board" may have to face in relation to or arising out of such mortgage.



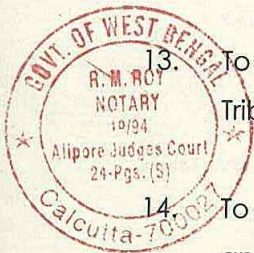
5. To appear before all necessary and/or competent authorities including WBHIDCO, Municipal Corporations/Municipality, Fire Brigade, Competent Courts, Forums and Police Station, in connection with the execution of the Scheme and/or development and construction of "the Complex".
6. To apply for and obtain such permissions, as be necessary for obtaining steel, cement, bricks and any other construction and building materials and/or construction equipments and to appoint contractors and/or sub-contractors for the purpose of development and construction of "The Complex".
7. To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities and infrastructure facilities, permits for lifts and also the completion and other certificates from the WBHIDCO and/or any other authority or 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 any portions thereof together with the undivided proportionate share in the Land and the rights appurtenant thereto and to enter into agreements, including flat-sale agreement, lease agreements etc, 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 thereunder and grant valid receipts or discharges for the same and also to fulfill and enforce mutual obligations thereunder. 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 and/or portion thereof and to receive premium/consideration, rents, service charges, taxes and other amounts therefore and grant valid receipts 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/or authority or authorities in connection with enforcement of all powers and authorities as contained herein.
12. To file commence, prosecute, enforce, institute and defend all suits and proceedings and to engage Lawyers and Advocates to protect the rights, and interest in connection with and/or related to the development and construction of the "The Complex" and to verify, answer and sign vakalatnama, plaints, petitions, written statements, affidavits, memorandum of appeal and other documents in court, defend all actions, or other legal proceedings, including arbitration proceedings and demand, touching any of the matters aforesaid and also if thought fit, to compromise, refer to arbitration, abandon, submit to judgement or become non-suited in any such action or proceedings as aforesaid, before any court, Civil, Criminal or Revenue, including Rent Controller and Small Cases, Court, tribunals, forums and/or other adjudicating authorities.



13. To accept notices and service of papers from any Court, Forums, 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.
15. To sign, file and submit all papers, applications, and documents before all appropriate authority and/or authorities to initiate formation of Apartment Ownership Association as a developer.
16. 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 person, including, WBHIDCO, Municipalities, Municipal Corporations etc, in respect of the

Land, and if necessary, to deal with such authority and/or authorities in any manner to have such separation, amalgamation and mutation effected.

17. To engage and appoint Architects and Consultants to cause preparations of Building Plans, sanction and appear before WBHIDCO and/or other authorities and Government Department and/or Officers and also all other State, Executive, judicial or Quasi-judicial, Municipal and other authorities, for all matters connected with the development and construction of "The Complex" and/or other buildings on the Land and connections with the utilities and/or infrastructure facilities and in connection therewith, to sign verify and file the all necessary papers and documents.

18. To pay all outgoing, including Service Charges, 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.

19. To give undertakings, assurance and indemnities, as may be required for the purposes aforesaid.

20. To appear and represent "The Board" before all authorities, make commitments and give undertakings as may be required for all or any of the purposes herein contained.

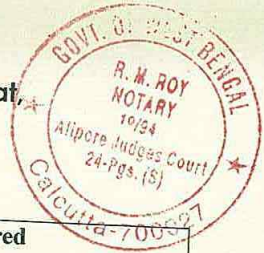
AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the aforesaid premises, so long as the said Agreement is valid and subsisting.


Housing Commissioner
West Bengal Housing Board

23 APR 2008

SCHEDULE OF LAND

Mouza – Ghuni, Touzi No.178, J. L. No.23, P.S. Rajarhat,
Dist.: 24 Parganas (North).



| Dag Nos. | Land Area Acquired (Acres) |
|----------|-------------------------------|
| 3082 | 0.23 |
| 3082 | 0.08 |
| 3082 | 0.27 |
| 3082 | 0.35 |
| 3082 | 0.50 |
| 3082 | 0.50 |
| 3082 | 0.49 |
| 3082 | 0.17 |
| 3082 | 0.02 |
| 3082 | 0.07 |
| 3082 | 0.07 |
| 3082 | 0.18 |
| 3082 | 0.04 |
| 3082 | 0.05 |
| 3083 | 0.25 |
| 3083 | 0.30 |
| 3083 | 0.05 |

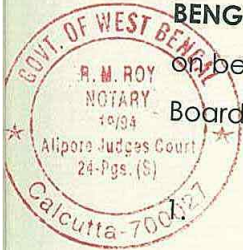
IN WITNESS WHEREOF, West Bengal Housing Board have executed these presents at Kolkata on the 22nd day of April, 2008.

EXECUTED AND DELIVERED by the
HOUSING COMMISSIONER WEST
BENGAL HOUSING BOARD, for and
on behalf of West Bengal Housing
Board at Kolkata, in the presence of:

Signature (s) Executant (s)
attested on identification
at Alipur Judges Court,
Cal-700027, under Notaris
Act 1952.

R.M. Roy 23.4.08

R. M. ROY
Notary, Govt. of West Bengal,
Reqd. No.—10/94



F. A. Chatterjee
F. A.-cum-C.A.O.
West Bengal Housing Board

[Signature]
HOUSING COMMISSIONER
West Bengal Housing Board.

23 APR 2008

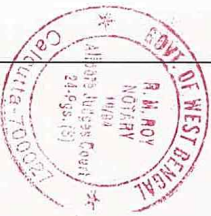
1. *[Signature]*
Parimal Das
Junior Accounts Officer
West Bengal Housing Board

2.

Identified by me,
Tinnir Baran Khattaya,
Advocate

Drafted by me:
Advocate

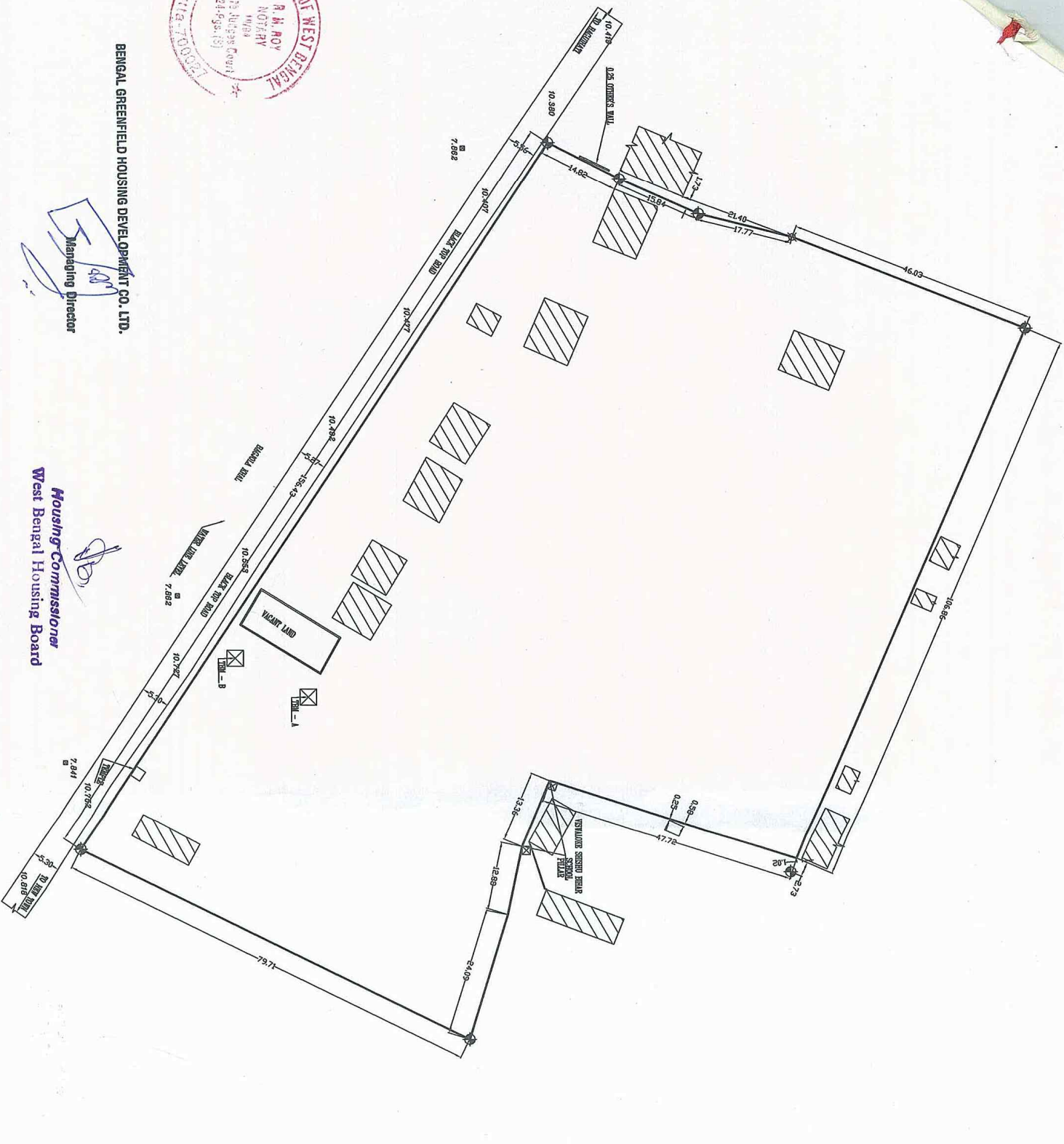
Signature attested by me on identification
By Advocate *Tinnir Baran Khattaya*
On 22/4/08 At 3.15 A.M.
At Alipore Judges' Court, Calcutta-27
"Bainadeep" 6/3, Sachi Bhawan
Haldar Road, Kolkata-94



BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.

Managing Director
[Signature]

Housing Commissioner
[Signature]
West Bengal Housing Board



REFERENCE PILLAR :-

| STN. | NORTHING | EASTING | REDUCED LEVEL |
|---------|----------|---------|---------------|
| TRM - A | 990.000 | 800.000 | 10.000 |
| TRM - B | 886.877 | 792.948 | 10.302 |

- NOTE :-
1. ALL DIMENSIONS & LEVELS ARE IN METRE
 2. COORDINATES & REDUCED LEVELS ARE CARRIED FROM TRM = A THOSE ASSUMED VALUE N=900, E=900, R.L.= 10.000.
 3. CONTOUR INTERVAL 0.25M

- LEGEND :-
1. PROPERTY LINE
 2. TREE
 3. G.S.S.
 4. EXISTING STRUCTURE
 5. WOODEN PILE

OWNER
WEST BENGAL HOUSING BOARD

TOPOGRAPHICAL MAP

SITE PLAN OF PLOT OF LAND AT DAG No. 3082 (Part) & 3083 (Part), J.L. No. 23, UNDER JANGRA-HATIPARA 2 No. GRAM PANCHAYET MOUJA-GHUNI, P.S.: RAJARHAT, 24 PRGS(N)

SCALE :- 1cm = 50m

| | | |
|--|---|--|
| TOTAL AREA :- 14895.924 Sq.M. 158078.43350A/L 3.829 ACRES | SURVEYED BY :- TUSHAR BHATTACHARYA PHONE :- (0983) 2221230 (093) 26829981 | DEPARTMENT :- S&A, G.M. DAKUN BX. :- ARY 08/01/20 |
|--|---|--|

OF WEST



23 APR 2008



THE DAY OF 200

PAPER WRITING 'A'
&
THE RELATIVE NOTARIAL
CERTIFICATE



Rani Monjuri Roy Advocate

&
NOTARY PUBLIC
GOVT. OF WEST BENGAL
REGD. NO. 10/94

ADDRESS

| <u>OFFICE</u> | <u>CHAMBER</u> |
|--|---|
| New Room No. 12 (Pukurdhar) Alipore Judges Court Kolkata 700 027 | New Room No. 17 (Pukurdhar) |
| Residence : <u>RATNODEEP</u> 6/3, Sashi Bhusan Mukherjee Rd. Kolkata-700 034 Phone : 2478 4902 | Alipore Judges Court Kolkata-700 027 |



BARUN HALDER
Advocate's Clerk

23 APR 2008