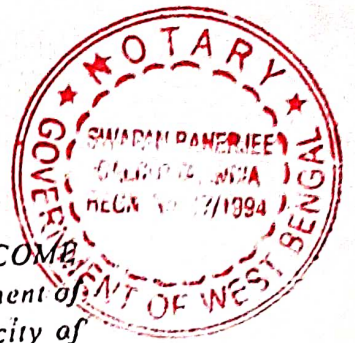


Serial No. 21

# NOTARIAL CERTIFICATE



TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SWAPAN BANERJEE, duly appointed by the Government of West Bengal as NOTARY and practising within the city of Calcutta, Union of India do hereby certify that the Paper Writings 'A' are presented before me by the Executant(s).

General power of Attorney, executed by Sri Gobindo Ganguly, Chairman, Kamarhati Municipality d 1 Mahesh Mukherjee Freeder Road, Ramtala, P.O.P.S - Belyhora, Kol-56 To M/s Novous Interiors Pvt Ltd d 17A Bcho. who has/have been properly identified, hereinafter Post Park Road, Kol-76.

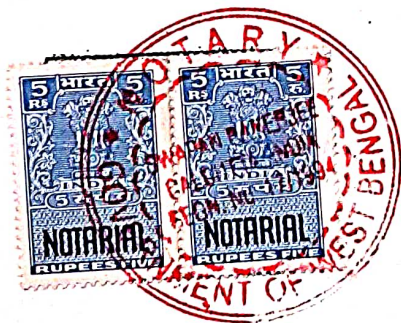
10 APR 2002

THE EXECUTANTS(S) having admitted the Execution on the Paper Writings 'A' and being satisfied as to the Identity of the Executant(s) I have attested the Execution.

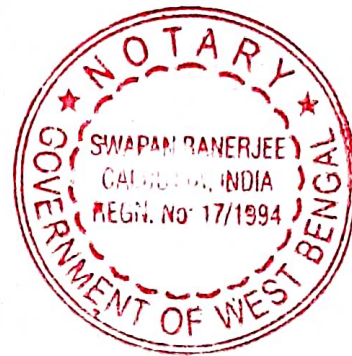
IN FAITH AND TESTIMONY WHEREOF, I, SWAPAN BANERJEE the Said NOTARY have hereunto subscribed my name and affixed my Seal of Office on this the 10 APR 2002

*Swapan Banerjee*  
NOTARY

10.4.2002



SWAPAN BANERJEE  
Regn. No. 17/1994  
D-18/1, Karunamoyee Housing Estate,  
Calcutta-700 091  
Phone: 359-0204



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT that I, SRI COELINDO GANGULY being the Chairman of the Kamarhati Municipality having its office at 1, Mahesh Mukherjee Feeder Road, Ratihala, Town Post Office and Police Station Belghoria, District-North: 24 Parganas, Pin - 700056 hereinafter called as the LANDOWNER does hereby sent GREETINGS

.....P/2.

*Mu*  
Chairman  
Kamarhati Municipality

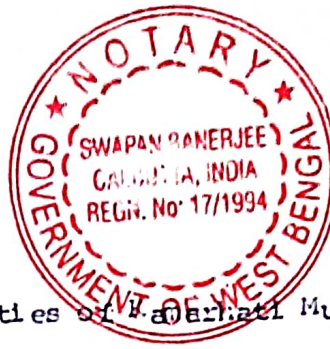
For Novous Interiors Pvt. Ltd.  
*Swapam Banerjee*  
Director

1218  
Date: 06/02/2001  
Name: ~~Isamozhati~~ Municipality  
Address: ~~1218~~ Feeder Road, Belgharia  
Pin: 507 KOL-56

*Shambh*  
Panch Signature  
Allwar Judge

ANNEXURE "A"

- 2 -



WHEREAS the municipal authorities of Kamarhati Municipality has absolutely owned seized and possessed of and/or sufficiently entitled to ALL THAT piece and parcel of land measuring 15 (fifteen) Cottaks 10 (ten) Chittacks be the same a little more or less lying and situated at Mouza Belghoria-Kamarhati, comprised in J.L. No.3, R.S.Khatian No.1200, Dag No.34 under the jurisdiction of Kamarhati Municipality Ward No. 23, holding No.315, being premises No. 22, Mahesh Mukherjee Feeder Road, Kolkata - 700056 which is more fully and particularly described in the Schedule hereunder written and hereinafter referred to as "THE SAID PROPERTY"

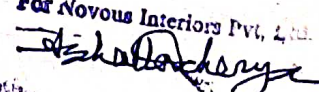
AND WHEREAS the municipal authorities of Kamarhati Municipality got good marketable title over the said property and the same is free from all encumbrances and under the possession of the Kamarhati Municipality ;

AND WHEREAS the Municipal authorities of Kamarhati Municipality has entered into a Development Agreement with M/S. NOVUS INTERIORS PRIVATE LIMITED of 17A, Bachaspati Para Road, Post Office - Dakshineswar, Kolkata - 700076, District-North 24 Parganas a partnership firm on 10-04-2002 on certain terms and conditions mentioned therein in respect of Chairman-in-Council's resolution dated 21-12-2000 which was approved in item No. 14 of BOC Resolution dated 30.4.01XXXX for gardeningx



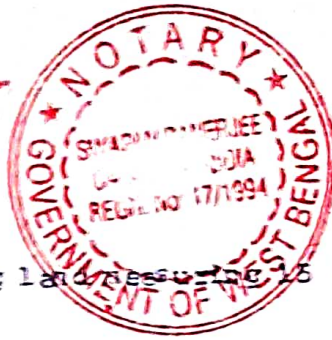
.....P/3.

  
Chairman  
Kamarhati Municipality

For Novus Interiors Pvt. Ltd.  
  
Director

ANNEXURE "A"

- 3 -



the aforesaid property being land measuring 15 (fifteen) Cottaks 10 (ten) Chittacks be the same a little more or less and lying and situated at Mouza Belgoria Kamarhati, comprised in J.L. No.3 R.S. Khatian No.1200, Dag No.34, Ward No. 23, holding No. 315, being premises No. 22 Mahesh Mukherjee Feeder Road, Town Post Office and Police Station Belgoria, District - North 24 Parganas, Pin - 700056, which is more fully and particularly described in the schedule hereunder written.

AND WHERE AS I being the Chairman of the Kamarhati Municipality does hereby constitute and appoint M/S. NOVUS INTERIORS PRIVATE LIMITED of 17A Badiaspati Para Road, Post Office - Dakshineswar, District North: 24 Parganas Pin- 700076 as the true and lawful ATTORNEY for and on behalf of the Chairman, Kamarhati Municipality to do the following things.

1. To look after and maintain the said property being premises no. 22, Mahesh Mukherjee Feeder Road, Town, Post Office and Police Station - Belgoria, District North: 24 Parganas Pin - 700056.
2. To construct a 5 (G+4) storied building over and above the said property according to the approved building plan

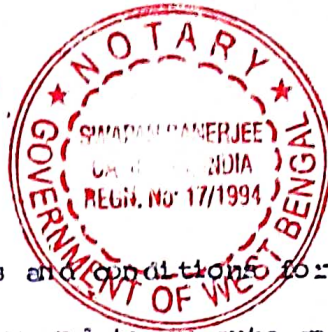
Chairman  
Kamarhati Municipality

.....P/4.

For Novus Interiors Pvt. Ltd.

ANNEXURE "A"

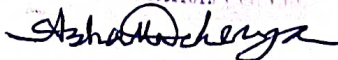
- 4 -



3. To negotiate on the terms and conditions for sale with the prospective purchasers and to execute any agreement for sale with any such purchaser in respect of any portion (as per the development agreement) of the proposed multi-storied residential cum commercial building complex over the said property and to receive earnest money from those intending purchasers upon furnishing receipt, leaving the constructed area in the ground floor of the said building.
4. To receive the balance consideration money from those purchasers in the respect of their respective portions of purchase within the domain of the Developer's Agreement dated 10-04-2002 and to execute and register the deed of conveyances in favour of them excepting the constructed area in the ground floor of the said building.
5. To present any such deeds of sale, conveyance or conveyances or other documents in respect of any portion of the said building on the property mentioned in the schedule written hereunder for registration when executed by my attorney in my name and on my behalf before the Additional District Sub Registrar Cossipore Dum Dum, District Registrar Office Barasat and Registrar of Assurance at Kolkata, having authority

  
Chairman  
Kamarghati Municipality

For Novus Interiors Pvt. Ltd. ....P/5.



Director

ANNEXURE "A"

- 5 -



for and to have them registered according to law. However the said Attorney shall not be able to register or sale any shop room in the ground floor of the said building.

6. To do all other acts and deeds in respect of the aforesaid property or premises or portion of it which my said Attorney shall consider necessary for the purpose of transferring and/or conveying the said property or any portion of the building and proportionate share of the land as aforesaid (save and except the constructed area in the ground floor) to such purchaser or purchasers as fully and effectually in all respect as I could do the same myself.
7. To effect Mutation of holding in the office of collector North 24 Parganas and in Municipal records and sign all applications, necessary papers.
8. To appear and represent us before any officer, Collector Magistrate, Judge, Munsiff and in all Government offices, all matters and things relating to the proposed construction over the aforesaid property which is fully described in the schedule written hereunder.

.....P/6.

  
Kamarnou Municipality

For Novous Interiors Pvt. Ltd.



Director

ANNEXURE "A"

- 6 -

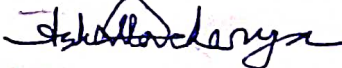


9. To appear for and represent me in all courts, civil and criminal or Revenue, original Revisional or appellate jurisdiction and to sign execute verify and to file the plaint, writtens statement and petition and also present appeals in any court and to accept services of all summons notices and other process of law in respect of the proposed construction of residential cum commercial building complex over the said property.
10. To appoint engage on my behalf pleaders, advocates or solicitors whenever my said attorneys shall think proper to do so and to disturb and terminate his or their appointment in any litigation touding the construction of the proposed residential cum commercial building complex over the said property.
11. To sign verify and file applications for execution of decree or order or any court in any suit/litigation touding any question regarding the proposed construction over the said property.
12. To withdraw and receive documents or money from any court office either in execution of Decree or otherwise any to do all acts that may necessary in connection with any of such cases and to obtain necessary permission.

.....P/7.

  
Chairman  
Kamarnati Municipality

For Novous Interiors Pvt. Ltd.

  
Director



ANNEXURE "A"

- 8 -



under the Jurisdiction of Kamarkhat Municipality Ward No. 23  
Holding No. 315 being premises No. 22, Mahesh Mukherjee Feeder  
Road, Kolkata - 700056 which is butted and bounded as follows :-

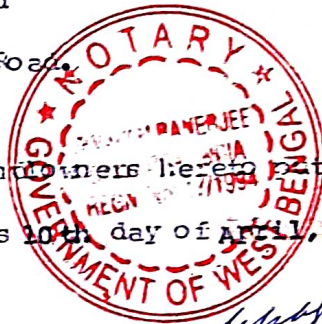
ON THE NORTH : New Raittalla Govt. Colony

ON THE SOUTH : M. M. Feeder Road

ON THE EAST : Nilgung Road

ON THE WEST : Municipal Road

IN WITNESS WHEREOF we the Landowners hereto put our  
respective signatures on this 10th day of April, 2002.



WITNESSES :

1. Parvesh Chandra Debnath  
Jannipally,  
Nalagarh,  
Kolkata - 700113.
2. Pradip Sengupta,  
1/5 RN Tagore Road,  
Dunlop  
Kolkata - 700056

*[Signature]*  
Chairman  
Kamarkhat Municipality

SIGNATURE OF THE LANDOWNER

For Novous Interest  
*[Signature]*  
I accept the power  
Director

SIGNATURE OF THE ATTORNEY

Prepared in my office  
**IDENTIFIED BY ME**  
*[Signature]*  
Advocate  
**ADVOCATE**

Type by:  
Pradip Paul.  
K.P. Ghosal Street.  
Delghoria, Clentia - 700056.

Swapan Banerjee  
SWAPAN BANERJEE  
Notary, Calcutta, India  
Govt. of W.B. Regn. No : 17/1994  
P 18/1, Karunamoyee Housing  
Estate Calcutta 700091  
10.4.2002

10 APR 2002