

SLNO=19/2011

## Notarial Certificate

To all to whom these present shall come, I, *Kamal Kumar Paul* duly appointed by the Government of India as Notary and practising within the city of Kolkata. W.B. Union of India do hereby certify that the paper writings collectively marked 'A' annexed hereto, hereinafter called the paper writings, 'A' are presented before me

*Original Powers of Attorney executed by Power Point Builders Pvt Ltd. & others of Siddhapark 99A, Park Street Kolkata - 16 as stated in*

hereinafter referred as the "executant/s" on the ..... day of ..... in the year Two Thousand.

09 DEC 2011

The "executant/s" having admitted the execution of the paper writings "A" and being satisfied as to the identity of the executant I have attested the execution.

In faith and testimony whereof, I, the said Notary, have hereinto subscribed my name and affixed my seal of office this ..... day of ..... 20

09 DEC 2011

*Kamal Kumar Paul*  
December, 09, 2011  
Notary

Rdgd. No. 2700/04  
Govt. of India  
CMM's Court  
2 & 3 Bankshall Street  
Kolkata - 700 001

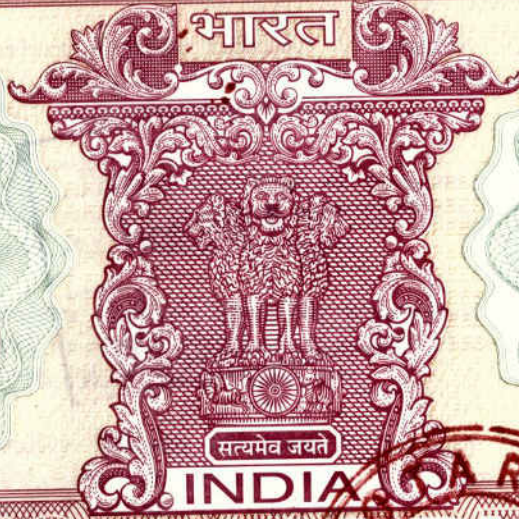
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भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
Rs. 50

INDIA NON JUDICIAL



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 006752

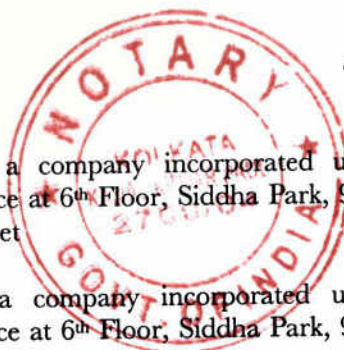
**POWER OF ATTORNEY**

1. **Date:** 9<sup>th</sup> December, 2011
2. **Place:** Kolkata
3. **Parties:**
  - 3.1 **Power Point Buildcon Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.M's. Court  
2/3, Bankshall Street  
Kolkata - 700 001

*[Handwritten signatures and initials]*  
09 DEC 2011





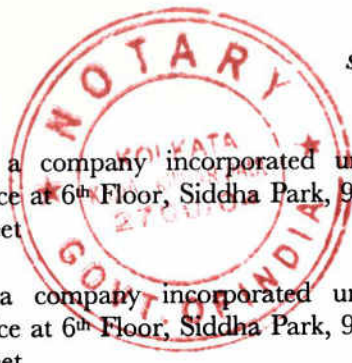
- 3.2 **Aadharseela Dealers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.3 **Aadharseela Tower Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.4 **Power Point Dealers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.5 **Power Point Reality Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.6 **Sun View Infracon Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.7 **Aadharseela Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.8 **Riya Projects Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at ~~84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar Hare Street~~ 27, Barbourne Road, Kolkata-700001
- 3.9 **Paramount Trexim Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.10 **Power Point Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.11 **Power Point Tracom Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.12 **Siddha Projects Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.13 **Barberry Commotrade Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar
- 3.14 **Camellia Barter Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Narayani Building, 27, Barbourne Road, Kolkata-700001, Police Station Hare Street

*Handwritten notes and signatures on the right side of the page, including 'Saha & Ray' and other illegible scribbles.*

**KAMAL KUMAR PAUL**  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.'s. Court  
27, Barbourne Road  
Kolkata - 700 001

*Handwritten signatures and dates at the bottom right, including '09 DEC 2011' and 'Saha & Ray'.*





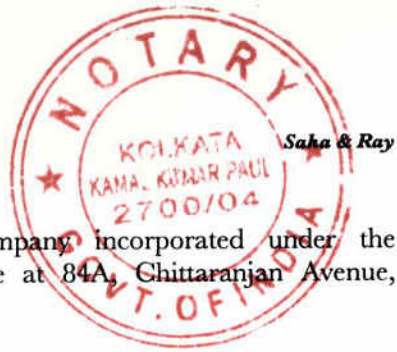
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*Handwritten notes and signatures on the right side of the page.*

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.M's. Court  
2/3 Linkshall Street  
Kolkata - 700 001

*Handwritten signatures and date: 09 DEC 2011*





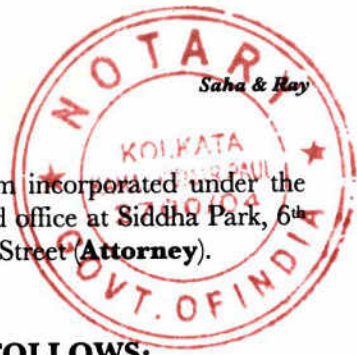
- 3.15 **Camomile Tie-Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar
- 3.16 **Gladiolus Vinimay Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Narayani Building, 27, Barbourne Road, Kolkata-700001, Police Station Hare Street
- 3.17 **Goldenrod Vinimay Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar
- 3.18 **Adishakti Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 35A, Ballygunge Park, Kolkata-700019, Police Station Karaya
- 3.19 **Apricot Barter Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Narayani Building, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street
- 3.20 **Awesome Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 35A, Ballygunge Park, Kolkata-700019, Police Station Karaya
- 3.21 **Edelweiss Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Narayani Building, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street
- 3.22 **Parsley Barter Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Narayani Building, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street
- 3.23 **Wonder Vyapaar Private Limited**, a company incorporated under Companies Act, 1956, having its registered office at 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.24 **Digvijay Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar
- 3.25 **Tropex Vanijya Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.26 **Unnati Sales Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar  
(collectively **Grantors**)

✓ And  
KAMAL KUMAR PAUL  
GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.'s. Court  
213, Bankshall Street  
Kolkata - 700 001 3

*for & ch*  
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*med*  
*a*  
*B*

09 DEC 2011





3.27 **Siddha Sphere LLP**, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act, 2008, having its registered office at Siddha Park, 6<sup>th</sup> Floor, 99A Park Street, Kolkata-700016, Police Station Park Street (Attorney).

**NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:**

**4. Background**

- 4.1 **Ownership of Said Property:** The Grantors are the joint owners and possessors of land measuring 244 (two hundred and forty four) decimal equivalent to 7 (seven) *bigha* 7 (seven) *cottah* 9 (nine) *chittack* and 41.4 (forty one point four) square feet together with structures thereon, situate, lying at contained in R.S./L.R. *Dag* Nos. 620, 621, 622, 623, 624 and 625, recorded in L.R. *Khatian* Nos. 2020, 2021, 2022, 2023, 2024, 2025 and 2174, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur I No. Gram *Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, described in the **Schedule** below and delineated on the **Plan** attached and bordered in colour **Red** thereon (**Said Property**).
- 4.2 **Said Project:** The Grantors have decided to develop the Said Property by construction of a cluster of buildings containing residential spaces (collectively **New Buildings**), on the Said Property and the Parties have further decided to transfer such residential spaces (the development and transfer collectively **Said Project**).
- 4.3 **Said Agreement:** Pursuant thereto after mutual discussions and meetings the Grantors entered into a Development Agreement of even date (**Said Agreement**) and therein for convenience of operation, handling and day to day management, the Grantors have appointed the Attorney for execution of the Said Project
- 4.4 **Building Plan:** The Grantors may require the building plans already been sanctioned (**Sanctioned Building Plans**) by the Rajarhat-Bishnupur I No. Gram *Panchayat* and other statutory authorities including but not limited to Traffic Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or West Bengal State Electricity Development Corporation Limited (collectively **Other Authorities**) to be revalidated / modified / extended / altered.
- 4.5 **Construction of New Buildings:** The Grantors intend to construct New Buildings on the Said Property and do all other acts, deeds and things connected therewith.
- 4.6 **Reason for Granting of Powers:** It is not convenient for the Grantors to directly take the steps necessary for revalidation / modification / extension / alteration of the Sanctioned Building Plans and also to take steps for construction of the New Buildings and hence the Grantors are desirous of granting the following powers and authorities to the Attorney in relation to causing revalidation / modification / extension / alteration of the Sanctioned Building Plans by the Rajarhat-Bishnupur I No. Gram *Panchayat* and the Other Authorities as well as the powers and authorities with regard to the development of the Said Property by construction of the New Buildings thereon. Accordingly the Grantors are granting certain powers and authorities to the Attorney by this Power of Attorney.

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
G.M.'s. Court  
2/3 Marshall Street  
Kolkata - 700 004

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*Rudra*

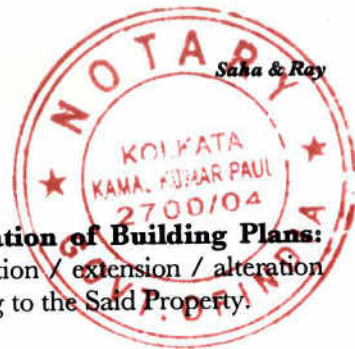
09 DEC 2011

*S*

*Susmit*

*Prady*





5. **Subject Matter of Power of Attorney**

5.1 **Revalidation, Modification, Extension and Alteration of Building Plans:** Powers and authorities for causing revalidation / modification / extension / alteration of Sanctioned Building Plans and ancillary activities relating to the Said Property.

6. **Appointment**

6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorney as the lawful Attorney of the Grantors, to jointly or severally do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors relating to the Said Property.

7. **Powers and Authorities**

7.1 **Revalidation, Modification, Extension and Alteration of Sanctioned Building Plans and Other Statutory Compliances:** To cause revalidation, modification, extension and alteration of the **Sanctioned Building Plans** by appointing a licensed architect and structural engineer and then to have the same revalidated and/or modified and/or extended and/or altered and/or revised by the Rajarhat-Bishnupur I No. Gram *Panchayat* and the Other Authorities and to pay fees, costs and charges for such modification, alteration, revision, extension and re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the Rajarhat-Bishnupur I No. Gram *Panchayat* and the Other Authorities.

7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to the Rajarhat-Bishnupur I No. Gram *Panchayat* and the Other Authorities for modification, alteration, extension, revision and re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.

7.3 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.

7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under (1) West Bengal Land Reforms Act, 1955 and (2) Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

7.5 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.

KAMAL KUMAR PAUL  
NOTARY PUBLIC  
GOVT. OF INDIA  
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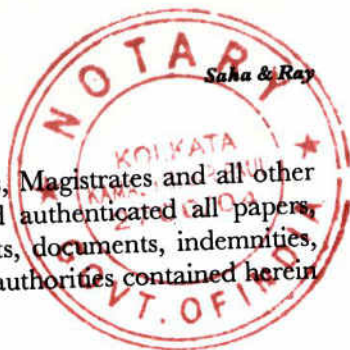
*CPK*

*Mr. B. Ch...*

*Pr...*

09 DEC 2011





- 7.6 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein only for the above purpose.
- 7.7 **Acceptance of Papers:** To accept notices and service of papers from Rajarhat-Bishnupur I No. Gram *Panchayat*, Fire Brigade, Competent Authority under the Urban Land Ceiling and Regulation Act, 1996, Airport Authority, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- 7.8 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.9 **Granting Receipts:** To receive and pay and/or deposit of moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.
- 7.10 **Land Revenue:** To make payment of upto date land revenue/*panchayat*/local authority taxes in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- 7.11 **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to record the Grantors' names as owners of the Said Property in the office of B.L.&L.R.O, Rajarhat-Bishnupur I No. Gram *Panchayat*, local authorities and/or any other concerned authorities and to pay fees, costs and charges for that purpose.
- 7.12 **Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for amalgamation of the various plots comprised in the Said Property into one holding in the name of the Grantors and to pay fees, costs and charges for that purpose.
- 7.13 **Land Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character of land contained in the Said Property *inter alia* by way of approaching the concerned authorities and obtaining necessary orders for conversion of the Said Property to residential and commercial and thereafter paying fees and charges for the same.
8. **Ratification**
- 8.1 **Hereby Made:** The Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.

**Schedule  
(Said Property)**

Land measuring 244 (two hundred and forty four) decimal equivalent to 7 (seven) *bigha* 7 (seven) *cottah* 9 (nine) *chittack* and 41.49 (Forty one point four nine) square feet, more or less, contained in R.S./L.R. *Dag* Nos. 620, 621, 622, 623, 624 and 625, recorded in L.R. *Khatian* Nos. 2020, 2021, 2022, 2023, 2024, 2025 and 2174, *Mouza* Raigachi, J.L. No.12, Police

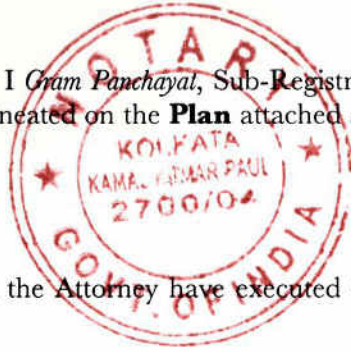
KAMAL KUMAR PAUL  
NOTARY PUBLIC  
WEST BENGAL GOVT. OF INDIA  
Regd. No. 2700/04-6  
C.M.'s. Court  
2/3, Bankshall Street  
Kolkata - 700 001

*Paul & Co*  
*a*  
09 DEC 2011  
*Paul & Co*

*Paul & Co*  
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*Paul & Co*



Station Rajarhat, within Rajarhat-Bishnupur No. 1 Gram Panchayat, Sub-Registration District Bidhannagar, District North 24 Parganas and delineated on the Plan attached and bordered in colour Red thereon.



9. Execution and Delivery

9.1 In Witness Whereof the Grantors and the Attorney have executed this Power of Attorney on the above date.

POWER POINT BUILDCON PVT. LTD.  
Sana /a/ Director

AADHARSEELA DEALERS PVT. LTD.  
Sana /a/ Director

AADHARSEELA TOWER PVT. LTD.  
Sana /a/ Director

POWER POINT DEALERS PVT. LTD.  
Sana /a/ Director

POWER POINT REALITY PVT. LTD.  
Sana /a/ Director

SUN VIEW INFRACON PVT. LTD.  
Sana /a/ Director

AADHARSEELA TIE UP PVT. LTD.  
Sana /a/ Director

PARAMOUNT TREXIM PVT. LTD.  
Sana /a/ Director

POWER POINT TIE UP PVT. LTD.  
Sana /a/ Director

POWER POINT TRACOM PVT. LTD.  
Sana /a/ Director

Siddha Projects Pvt. Ltd.  
Sana /a/ Director

Wonder Vyapaar Private Limited  
Sana /a/ Director

Tropex Vanijya Private Limited  
Sana /a/ Director

For RIYA PROJECTS PVT. LTD.  
Saroj Kumar Agnihotri Director

EDELWEISS TIE UP PVT. LTD.  
Nareh Lodhe Director

SAMOMILE TIEUP PVT. LTD.  
Jiddhaatip Bhawar Director

GOLDENROD VINIMAY PVT. LTD.  
Pradip Kumar Kedia Director

CAMELLIA BARTER PVT. LTD.  
Saroj Kumar Agnihotri Director

PARSLEY BARTER PVT. LTD.  
Jiddhaatip Bhawar Director

UNNATI SALES PRIVATE LIMITED  
Pradip Kumar Kedia Director

ST. ANIOLUS VINIMAY PVT. LTD.  
Sana /a/ Director

BARBERRY COMMOTRADE PVT. LTD.  
Saroj Kumar Agnihotri Director

DIGVIJAY TIE UP PRIVATE LIMITED

APRICOT BARTER PVT. LTD.  
Nareh Lodhe Director

ADISHAKTI PROMOTERS PVT. LTD.  
Abinash More Director

Saroj Kumar Agnihotri Director

AWESOME PROMOTERS PVT. LTD.  
Sana /a/ Director

[Grantors]

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.M.'s. Court  
2/5, Bankshall Street  
Kolkata - 700 001

Signature Attested Only  
on Identification of Ld. Advocate

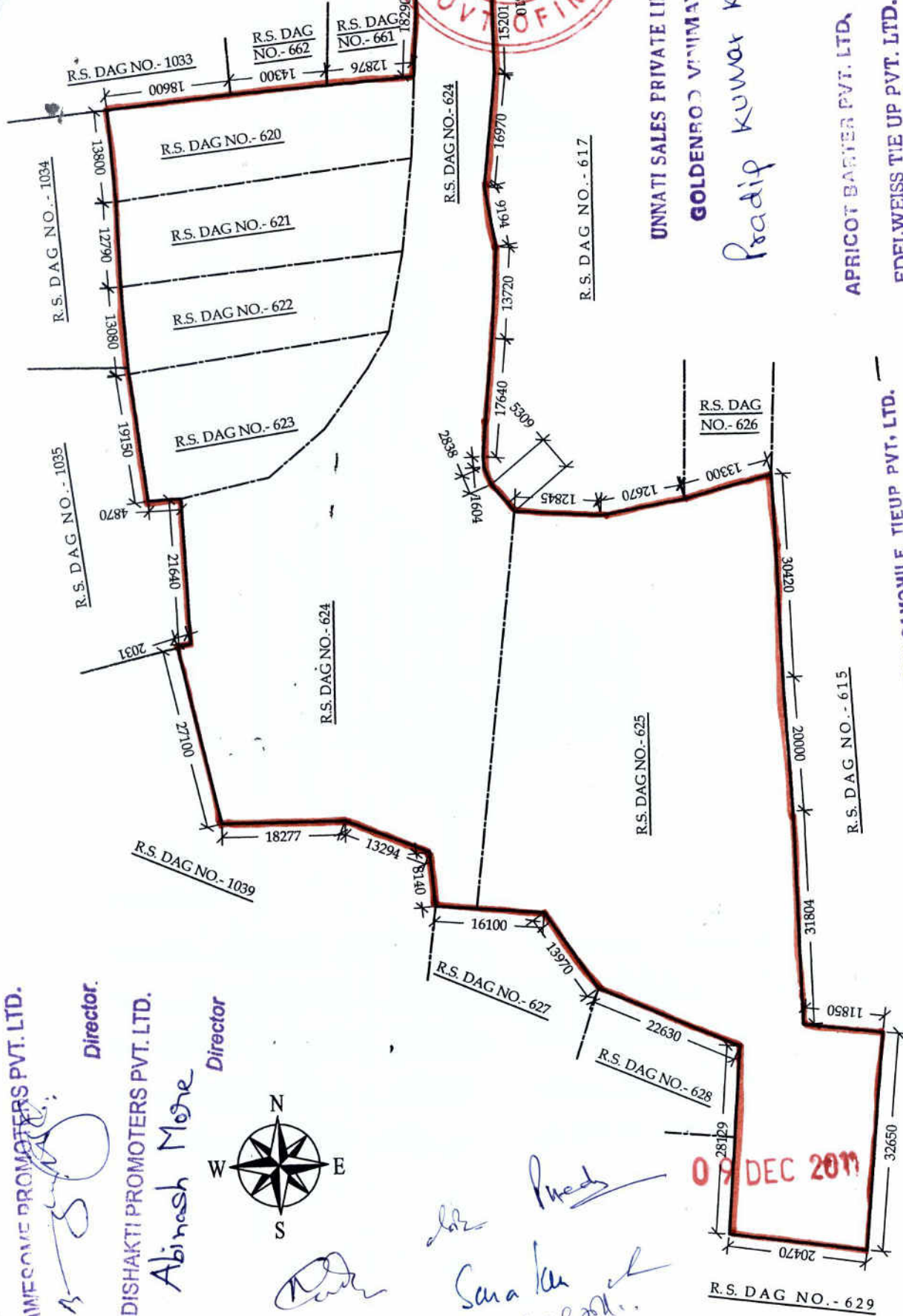
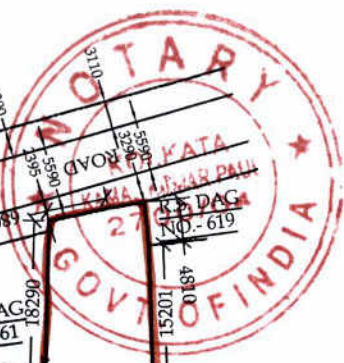
KK Paul  
KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Kolkata, West Bengal

09-12-11  
09 DEC 2011



AMECOME PROMOTERS PVT. LTD.  
Director.

ADISHAKTI PROMOTERS PVT. LTD.  
Abinash More  
Director



UNNATI SALES PRIVATE LIMITED  
GOLDENROD VINIMAY PVT LTD.  
Pradip Kumar Reddy  
Director

APRICOT BARTER PVT. LTD.  
EDELWEISS TIE UP PVT. LTD.  
Narash Dandekar  
Director

FOR CAMOMILE TIEUP PVT. LTD.  
PARSLEY BARTER PVT. LTD.  
Rajesh Babbar  
Director

R.S. DAG NO.- 615  
BARBERRY COMMOTRADE PVT. LTD.  
CAMELLIA BARTER PVT. LTD.  
DIGVIJAY TIE UP PRIVATE LIMITED  
For RIYA PROJECTS PVT. LTD.  
Surya Kumar Singh  
Director

Director

Director



We accept:



SIDDHA SPHERE LLP

Saha Ray  
Designated Partner  
(Siddha Sphere LLP)  
[Attorney]

**Witnesses:**

Signature Ruma Das

Name RUMA DAS

Father's Name Sri P. R. Bhuiya

Address 99A, Park Street

Kolkata-700 016

Signature RK Agarwal

Name RAJESH AGARWAL

Father's Name SRI OM PRAKASH AGARWAL

Address 99A, PARK STREET

SIDDHA PARK, KOLKATA-700016



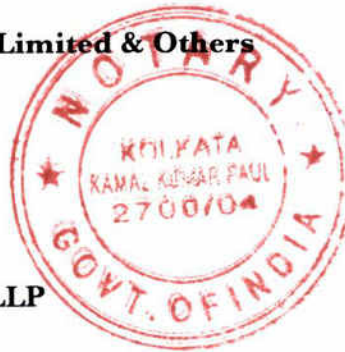
Dated this 9<sup>th</sup> day of December, 2011

From

Power Point Buildcon Private Limited & Others  
...Grantors

To

Siddha Sphere LLP  
...Attorney



**POWER OF ATTORNEY**

*Mouza Raigachi*  
District North 24 Parganas

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> Floor  
Hastings Chambers  
7C, Kiran Shankar Roy Road  
Kolkata-700001