

MARKED 'A'

SL. No. 13 of 20 11

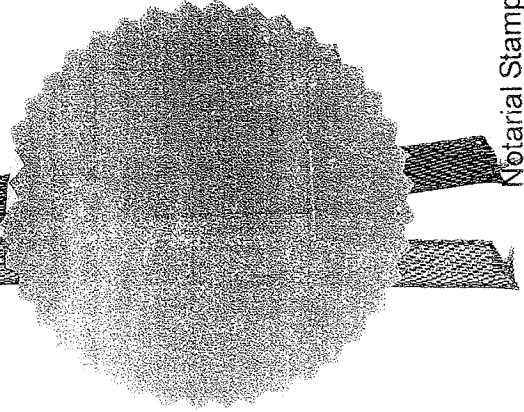
# Notarial Certificate :-

TO ALL MEN THESE PRESENTS SHALL Come, I, MD. TAUHID ANWAR appointed by the Government of India as a NOTARY being authorised to practice as such in and throughout KOLKATA in the state of West Bengal within union of India do hereby verify, authenticate, certify attest as under the execution of the instrument, do hereby declare that the paper writing collectively Marked 'A' annexed hereto hereinafter called the paper WRITINGS "A" are presented before me by the Executants (S).

*Pragyan kumar Jaisankar J Attorney*  
*West Bengal Housing Board*  
*at 105 Seewahar with Bangor Road*  
*Kolkata*

Here after referred to as the executants (S) on this ..... day of ..... Two thousand.....

11 MAR 2011

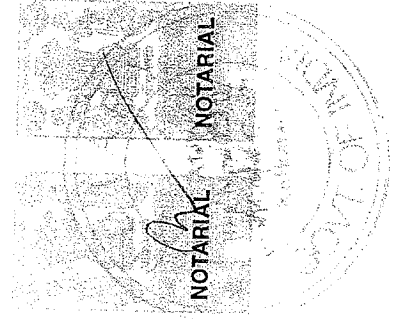


Notarial Stamp on original

The executant (s) having admitted execution of the "PAPER WRITINGS A" in respective hand (s) in the presence of the witnesses who as such subscribe (s) Signature (s) thereon and being satisfied as to the identify of the Executant (s) and the said execution of the "PAPER WRITING A" and satisfy 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 PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may require.

IN FAITH AND TESTIMONY WHEREOF I, the said NOTARY PUBLIC, have hereunto set and subscribed my hand and affix my Notarial seal of Office at Kolkata on this ..... day of ..... Two thousand.....



*MD. TAUHID ANWAR*  
11 MAR 2011  
1103/11

**MD. TAUHID ANWAR**

NOTARY  
Govt. of India  
Registration No. 4623/07  
Chief Metropolitan Magistrate's Court  
2, Bankshall Street, Kolkata - 700 001

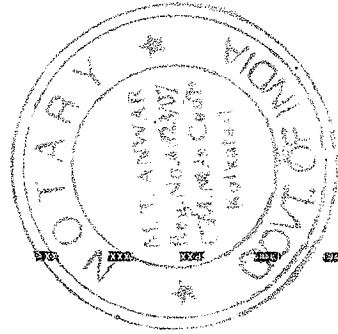


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 853618

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 Act), having our office at 105, Surendra Nath Banerjee Road, Kolkata – 700 014, SEND GREETINGS:



M. T. ANWAR  
Notary, Regd. No.-4623/07  
Govt. of India  
C. M. M. S Court  
2, Bankshall Street  
Kolkata

11 MAR 2011

11 MAR 2011

Housing Commissioner  
West Bengal Housing Board

**WHEREAS**

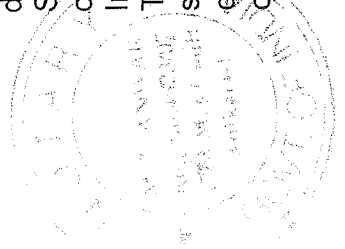
A. By an Agreement dtd 1<sup>st</sup> Day of March 2011..... hereinafter called the "SAID AGREEMENT", West Bengal Housing Board hereafter called "THE BOARD" have engaged Bengal Merlin Housing Ltd. hereinafter called "THE COMPANY" as the developer for the development (by way of construction) of a housing Scheme, hereafter called "THE COMPLEX" about **422 decimals** equivalent to 12 Bighas 15 Cottahs 4 Chittak and 42 Sft more or less of land in Mouza Maheshbatan, North 24 Parganas, described in the SCHEDULE hereto thereon and thereafter called "THE LAND" as per the Scheme framed and to be finalised by the Company subject to and in accordance with the policy of the State Government hereafter called "THE SCHEME".

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 SCHEME as per terms of the "SAID AGREEMENT".

**NOW KNOW YE BY THESE PRESENTS** that we, the said WEST BENGAL HOUSING BOARD do hereby nominate, constitute and appoint the said M/S BENGAL MERLIN HOUSING LIMITED, an Assisted Sector Company having its Registered Office at 79, Shambhunath Pandit Street, Kolkata - 700 020 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 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.
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 COMPLEX as per, **Board's permission no.** M/S/V-08/06 dated 25.03.2011 THE SCHEME, containing ownership flats and/or other buildings and/or structures with commercial/recreational units/spaces on ownership or on lease 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 SCHEME from HUDCO, Financial Institutions, Banks and such other authority or authorities for development of the land by construction of THE COMPLEX as per THE SCHEME and for that purpose, to create mortgage or any other lien over THE LAND and/or the Complex in favour of HUDCO, Financial Institutions and/or Banks 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 damages that THE BOARD may have to face in relation to or arising out of such mortgage.



M. T. [Signature]  
General Secretary  
11 MAR 2011

[Signature]  
Housing Commissioner  
West Bengal Housing Board

5. To appear before all necessary authorities, including Municipality, Fire Brigade, Competent Courts and Police in connection with the execution of THE SCHEME and construction of THE COMPLEX.
6. 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 COMPLEX.
7. 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.
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/lease and/or transfer of flats/commercial units/spaces or portions thereof together with the undivided share in THE LAND and the rights appurtenant thereto and to enter into agreements, including sale agreements, lease 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 there under 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, 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.
11. 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.
12. 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 though fit, to compromise, refer to arbitration, abandon, submit or 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 Causes Court.
13. To accept notices and service of papers from any Court, 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. After execution of THE SCHEME and construction of THE COMPLEX, to sign and submit all papers, applications and documents for having the

11 MAR 2017

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

16. 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 COMPLEX and/or other buildings on THE LAND and connections of utilities and in connection therewith, to sign all plans, applications, undertakings, affidavits, declarations, petitions, Vakalatnamas, memo of appeal and other papers and documents for the purpose of various permissions, sanctions, approvals, N. O. C. etc. from the various concerned authorities such as B.L.L.R.O., Kolkata Municipal Corporation, West Bengal Fire Service, Police Authority, Chief Electrical Inspector, Govt. of West Bengal, Environment Department, Govt. of India, West Bengal Pollution Control Board, Govt. of West Bengal, K.M.D.A, C.E.S.C., WBSEB, Water Supply Department.
17. 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 therefor.
18. To give undertakings, assurances and indemnities, as be required for the purpose aforesaid.
19. 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.

**ALL THAT** the piece or parcel of land measuring **422 decimals** comprised in R.S./L.R. Dag Nos.501, 509 - 520, 520/572, 520/573, 521 - 531 and 532/598 being L.R. Khatian No. 1220 under Mouza Maheshbatan, J. L. No. 18, under Ward no 14, Bidhan Nagar Municipality, P.S. Bidhannagar (East), Dist. 24 Parganas (North).

SL	R.S./L.R. DAG NOS.	TOTAL LAND AREA	ACQUIRED AREA (DECIMALS)	NATURE OF LAND
1	501	87	87	Bastu
2	509	26	26	Bastu
3	510	32	32	Bastu
4	511	15	15	Bastu
5	512	20	20	Bastu
6	513	31	31	Bastu
7	514	6	6	Bastu
8	515	6	6	Bastu
9	516	4	4	Bastu

M. T. ANWAR  
Notary, Regd. No. 429

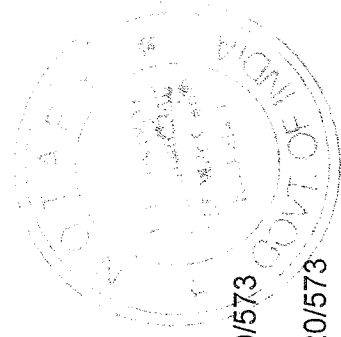
Govt. of India  
C. M. M. Court  
2, Bankshall Street  
Kolkata.

11 MAR 2017

10	517	6	6	Bastu
11	518	5	5	Bhite
12	519	9	9	Bastu
13	520	11	11	Bastu
14	520/572	10	10	Danga
15	520/573	6	6	Bastu
16	521	2	2	Danga
17	522	5	5	Bastu
18	523	6	6	Bastu
19	524	4	4	Bastu
20	525	19	19	Bastu
21	526	6	6	Bastu
22	527	10	10	Bhite
23	528	16	16	Bastu
24	529	13	13	Bastu
25	530	11	11	Bastu
26	531	39	39	Bastu
27	532/598	87	17	Danga
	<b>TOTAL</b>		<b>422</b>	

**SCHEDULE**  
**(Details of the land)**

Dag No. 501	:	Bastu
Total Land Area	:	87 Decimals
On the North	:	By Part of Dag Nos. 502 & 473
On the South	:	By Dag No. 532
On the East	:	By Part of Dag Nos. 500 & 533
On the West	:	By Part of Dag Nos. 531 & 502
Dag No. 509	:	Bastu
Total Land Area	:	26 Decimals
On the North	:	By Dag Nos.510, 521,522 & Part of Dag No. 520
On the South	:	By Dag No. 508
On the East	:	By Dag No. 523
On the West	:	By Dag No. 505
Dag No. 510	:	Bastu
Total Land Area	:	32 Decimals
On the North	:	By Dag No.511 & Part of Dag No.520/573
On the South	:	By Dag No. 509
On the East	:	By Dag No. 520 & Part of Dag No. 520/573
On the West	:	By Dag No. 505
Dag No. 511	:	Bastu
Total Land Area	:	15 Decimals
On the North	:	By Dag No.512
On the South	:	By Dag No. 510
On the East	:	By Dag No. 520/573
On the West	:	By Dag No. 505



11 MAR 2011

M. P. BHAWAR  
 Deputy Commissioner  
 Govt of India  
 C. M. S. Court  
 2, Bankshall Street  
 Kolkata

Housing Commissioner  
 West Bengal Housing Board

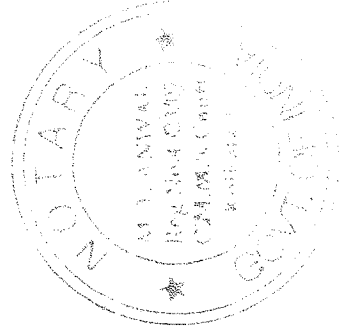
Dag No. 512	:	Bastu
Total Land Area	:	20 Decimals
On the North	:	By Dag No.513
On the South	:	By Dag Nos. 511 & 520/573
On the East	:	By Dag No. 514
On the West	:	By Dag No. 505
Dag No. 513	:	Bastu
Total Land Area	:	31 Decimals
On the North	:	By Dag No.504
On the South	:	By Dag Nos. 512, 514 & 515
On the East	:	By Dag No. 516
On the West	:	By Dag No. 505
Dag No. 514	:	Bastu
Total Land Area	:	6 Decimals
On the North	:	By Dag No.513
On the South	:	By Dag No. 520/572
On the East	:	By Dag No. 515
On the West	:	By Dag No. 512
Dag No. 515	:	Bastu
Total Land Area	:	6 Decimals
On the North	:	By Dag No .513 & part of dag no. 516
On the South	:	By Part Dag Nos. 520/572 & 517
On the East	:	By Part of Dag Nos. 516 & 517
On the West	:	By Dag No. 514
Dag No. 516	:	Bastu
Total Land Area	:	4 Decimals
On the North	:	By part of Dag Nos.504 & 503
On the South	:	By part of Dag Nos. 515 & 517
On the East	:	By Dag No. 528
On the West	:	By Part of Dag Nos. 513 & 515
Dag No. 517	:	Bastu
Total Land Area	:	6 Decimals
On the North	:	By part of Dag Nos. 515,516 & 528
On the South	:	By Dag No. 518
On the East	:	By Dag No. 528
On the West	:	By part of Dag Nos. 515 & 520/572
Dag No. 518	:	Bhite
Total Land Area	:	5 Decimals
On the North	:	By Dag No. 517 & Part of Dag No. 520/572
On the South	:	By Dag No. 523
On the East	:	By Part of Dag Nos. 528 & 524
On the West	:	By Dag No. 519

M. T. ADIVAKAR  
 Notary, West Bengal  
 Court of India  
 C. M. M. S. Court  
 2, Bankshall Street  
 Kolkata

11 MAR 2011

Housing Commissioner  
 West Bengal Housing Board

Dag No. 519	:	Bastu
Total Land Area	:	9 Decimals
On the North	:	By Part Dag Nos. 520/572 & 517
On the South	:	By Part of Dag Nos. 522 & 523
On the East	:	By Dag No. 518
On the West	:	By Dag No. 520
Dag No. 520	:	Bastu
Total Land Area	:	11 Decimals
On the North	:	By Part of Dag Nos. 520/572 & 520/573
On the South	:	By Part of Dag Nos. 509 & 521
On the East	:	By Part of Dag Nos. 519 & 521
On the West	:	By Dag No. 510
Dag No. 520/572	:	Danga
Total Land Area	:	10 Decimals
On the North	:	By Part of Dag Nos. 514 & 515
On the South	:	By Part of Dag Nos. 519 & 520
On the East	:	By Dag Nos. 517
On the West	:	By Dag No. 520/573
Dag No. 520/573	:	Bastu
Total Land Area	:	6 Decimals
On the North	:	By Dag No. 512
On the South	:	By Part of Dag Nos. 510 & 520
On the East	:	By Dag Nos. 520/572
On the West	:	By Dag No. 511
Dag No. 521	:	Danga
Total Land Area	:	2 Decimals
On the North	:	By Dag No. 520
On the South	:	By Dag No. 509
On the East	:	By Dag No. 522
On the West	:	By Part of Dag No. 520
Dag No. 522	:	Bastu
Total Land Area	:	5 Decimals
On the North	:	By Dag No. 519
On the South	:	By Dag No. 509
On the East	:	By Dag No. 523
On the West	:	By Dag No. 521
Dag No. 523	:	Bastu
Total Land Area	:	6 Decimals
On the North	:	By Part of Dag Nos. 518 & 519
On the South	:	By Dag No. 508
On the East	:	By Dag No. 524
On the West	:	By Part of Dag Nos. 522 & 509



[Signature]  
 Notary Public  
 20, Park Street  
 Kolkata

[Signature]

11 MAR 2011  
 Housing Commissioner  
 West Bengal Housing Board



Dag No. 524 : Bastu  
Total Land Area : 4 Decimals  
  
On the North : By Dag No. 528  
On the South : By Dag No. 508  
On the East : By Part of Dag Nos. 525 & 526  
On the West : By Part of Dag Nos. 523 & 518

Dag No. 525 : Bastu  
Total Land Area : 19 Decimals  
  
On the North : By part of Dag Nos. 526 & 527  
On the South : By Dag No. 532  
On the East : By Dag No. 531  
On the West : By part of Dag Nos. 524 & 526

Dag No. 526 : Bastu  
Total Land Area : 6 Decimals

On the North : By part of Dag Nos 527 & 528  
On the South : By Dag No. 525  
On the East : By Dag No. 525  
On the West : By Dag No. 524

Dag No. 527 : Bhite  
Total Land Area : 10 Decimals

On the North : By Dag No. 530  
On the South : By part of Dag Nos. 525 & 526  
On the East : By Dag No. 531  
On the West : By Dag No. 528

Dag No. 528 : Bastu  
Total Land Area : 16 Decimals

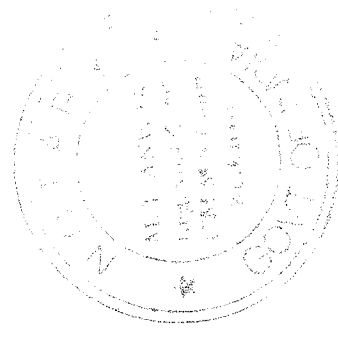
On the North : By Dag No. 503  
On the South : By part of Dag Nos. 524 & 526  
On the East : By part of Dag Nos. 527, 529 & 530  
On the West : By part of Dag Nos. 516, 517 & 518

Dag No. 529 : Bastu  
Total Land Area : 13 Decimals

On the North : By Dag No. 503  
On the South : By Dag No. 530  
On the East : By Dag No. 502  
On the West : By Dag No. 528

Dag No. 530 : Bastu  
Total Land Area : 11 Decimals

On the North : By Dag No. 529  
On the South : By part of Dag Nos. 527 & 531  
On the East : By Dag No. 502  
On the West : By Dag No. 528



M. T. ANNWAR  
Notary, Regd. No. 4663/07  
Govt. of India  
C.M. Market  
2, Park Street  
Kolkata

11 MAR 2017

Housing Commissioner  
West Bengal Housing Board

Dag No. 531	:	Bastu
Total Land Area	:	39 Decimals
On the North	:	By Dag No. 502 & part of Dag No. 530
On the South	:	By Dag No. 532
On the East	:	By Dag No. 501
On the West	:	By part of Dag Nos. 525 & 527
Dag No. 532/598	:	Danga
Total Land Area	:	17 Decimals
On the North	:	By Part of Dag Nos. 501 & 531
On the South	:	By Kacha Road
On the East	:	By Dag No. 532
On the West	:	By Dag No. 508

IN WITNESS WHEREOF, we have executed these presents on this ..... day of March ..... 2011.

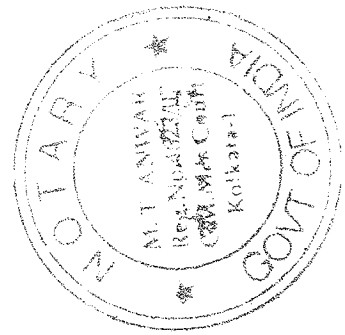
1) *Mahalingam*

2) *Pranab Chatterjee*  
*M.P.H.B.*

*[Signature]*  
**Housing Commissioner**  
**West Bengal Housing Board**

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]*  
**Padma Das**  
*Advocate*  
 C. M. M. Court, Cal

**M. T. ANWAR**  
 Notary, Regn No. 4623/07  
 Govt of India  
 C. M. M. S. Court  
 2, Bankshall Street  
 Kolkata

*[Signature]*  
 SIGNATURE ATTESTED  
 ON 11 MAR 2011  
 11 MAR 2011  
 Kolkata

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

=====  
DATED THIS 01 DAY OF March 2001.  
=====

POWER OF ATTORNEY

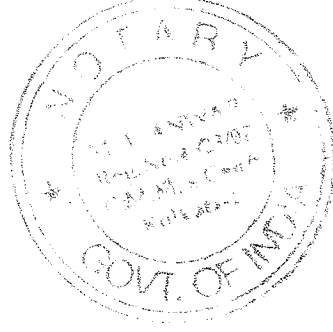
EXECUTED BY

THE WEST BENGAL HOUSING  
BOARD

IN FAVOUR OF

BENGAL MERLIN HOUSING LTD.

Re : Land at Mahishbatan - Rajarhat.



THE

DAY OF

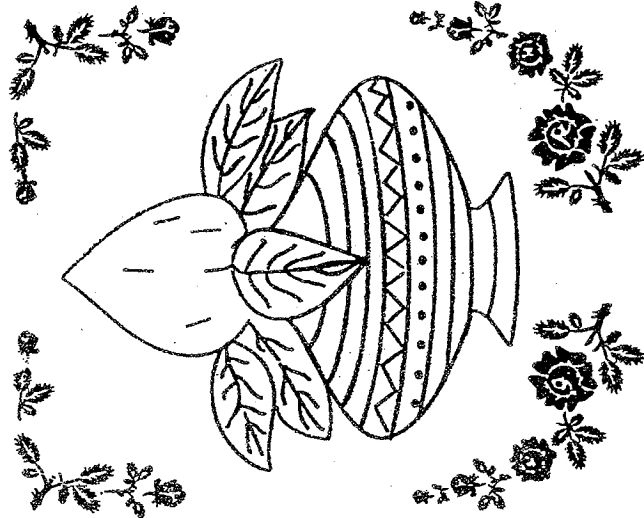
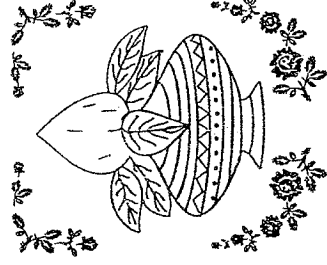
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PAPER WRITINGS 'A'

&

THE RELATED

NOTARIAL CERTIFICATE



\*\*\*\*\*

**MD. TAUHID ANWAR**

B. Com, LL.B.

**ADVOCATE**

**&**

**NOTARY**

Government of India

Registration No. 4623/07

Chief Metropolitan Magistrate's Court

Bar Association

2, Bankshall Street, Kolkata - 700 061

**RESIDENCE & CHAMBER**

20/B, Market Street

Kolkata 700 087

Court : (033) 2220-9168

Chamber : (033) 2217-6520

Mobile : 9433218948

9432287519