

Notarial Certificate

TO ALL TO WHOM THESE PRESENTS SHALL COME I, TAPAN KUMAR DEY, Advocate Alipore Court duly appointed By the Central Government and practising as a NOTARY in the district of 24 Parganas of the State of West Bengal within the Union of India, do hereby declare and certify that the Paper Writings collectively marked 'A' annexed hereto, hereinafter, called the "Paper Writings A" are presented before me by the executants (s).

Deut. Krishna Das
Wife Late Nitya Gopal
Das of V.P. No. 799,
Gaiq. Lasharpur G.S. Scheme,
KOL-153 and others.
hereinafter referred to as the "executant (s)" on this the 17th day of November Two thousand. Eleven.

The "executant (s)" having admitted the execution of 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, I have authenticated verified and attested the execution of the "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 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, have hereunto set and subscribed
my hand and affixed my Notarial seal on this
the 17th day of November 2011.



Notarial Stamp

Off. : Alipore Criminal Court
Bar Association
Kolkata - 700 027
Ph. : 2479 1068
Resi. : Amulya Bhavan
10, Seventh Street, Modern Park
Santoshpur, Kolkata - 700 075
Ph. : 2416 1861
9830314080 (T.K.Dey)
9831109694 (Sujit)

TAPAN KUMAR DEY
Notary
Govt. of India
Alipore Judges & Criminal Court,
Kolkata - 700 027
Regd. No. 1537 / 2000
Dist. 24-Parganas

TAPAN KR. DEY
NOTARY
Alipore Judges' / Police Court
Kolkata - 700 027
Regd. No. 1537 / 2000

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भारतीय गैर न्यायिक

पचास
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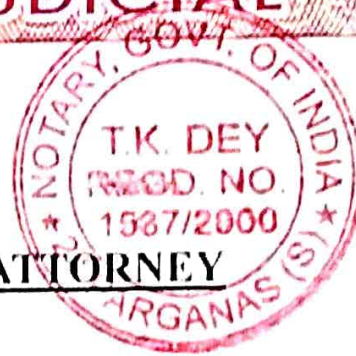
FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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GENERAL POWER OF ATTORNEY

NOW KNOW ALL MEN BY THESE PRESENT

WITNESSTH That :- We SMT KRISHNA DAS Wife of Late Nitya Gopal Das and (2) SMT NANDITA MAJUMDAR nee Das Wife of Sri Suvankar Majumdar and daughter of Late Nitya Gopal Das, both by faith Hindu, by Nationality Indian, both by occupation House wife, both residing at L.O.P No. 799, Garia, Laskarpur, G.S. Scheme, Vill & P.O : Laskarpur, Kalitala Kolkata-700 153, District-24 Parganas (South) hereinafter jointly called or referred to as the LAND OWNERS/PRINCIPALS, do hereby appoint, engage, nominate, constitute and authorize and have given, exclusive power to or upon SRI BIJOY GHOSH son of Late Lalmohan Ghosh of C/9, Rajnarayan Park, P.O. & Vill : Boral, P.S. Sonarpur, Dist : 24 Parganas (South), Kolkata - 700 0154



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Nandita Majumdar

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3/41 05/100
Date _____
Date to _____
of _____
Signature _____

Sanjay Das
Stereo Vendor
Allpore Police Court
Banta 24-rps, Allpore



by faith-Hindu, Nationality -Indian, By Occupation: Businessman
true and lawful Attorney on behalf of us to do all inter-alia acts
 Deeds and things in respect of our below Schedule Land with structure
 which we, the executants of these presents, are the Sixteen Annans
 lawful owners and our said Attorney Holder may cause to do any more
 for the betterment and benefit of us.

WHEREAS one Nitya Gopal Das now deceased son of Late
 Purna Chandra Das was the lawful absolute owner of Homestead land
 measuring 4 (Four) Cottahs more or less under L.O.P. No. 799, C.S.
 Plot No. 239 at Mouza :Laskarpur, J.L.No. 57, P.S.- Sonarpur in the
 District 24 Parganas (South) under Garia-Laskarpur G. S. Scheme,
 Kolkata-700 153 which was lawfully seized and possessed of or
 otherwise sufficiently entitled to the said Land Owner by way of a
 Deed of Gift, executed on 13th day of April 1993, by the Governor of
 West Bengal, as the Donor, through the department of Refugee, Relief
 and Rehabilitation, Govt. of West Bengal duly accepted by the Donee
 said Nitya Gopal Das now deceased gladly which was registered at
 the office of the Addl. District Registrar, Alipore 24 Parganas
 (South) and recorded in Book no. 1, Volume No. 8, Pages 225 to 228
 being No. 582 for the year 1993 .



AND WHEREAS there are sufficient proofs and legal documents
 in respect of the below scheduled land how the said land is devolved to
 me the present Land Owner or Principal herein .

AND WHEREAS now we, the present Owners, the executrix of
 these presents are intent to erect a new building on the aforesaid land
 through the developer firm named M/S PACIFIC CONSTRUCTION,
 a Sole Proprietorship Firm represented by its sole Proprietor Sri

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Nandita Majumdar

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Bijoy Ghosh son of Late Lalmohan Ghosh having its office at 395, Boral Main Road, near Rangkal P.S-Sonarapur, Kolkata - 700 084 and the aforesaid Attorney Holders whom we have appointed, as our lawful constituted Attorney is hereby authorized to perform all acts, Deeds and things as time to time needful for the erection of the said G+IV/ G+III/Straight IV or Straight III storied Building as per sanctioned plan to be obtained from Rajpur Sonarpur Municipality and also to distribute the fully completed allocated portion of the both parties that is the allocation of the Land Owner and the Developer on the said New Building completed in all respects as per specification and Agreement executed on dated 08.10.11 as we are busy in various activities and domestic works, hence it has been difficult for us to look after said construction and give registration of the allocated portion of the Developer's on our aforesaid property and to perform all other or any inter-alia acts deeds and things thereto in order to sell and transfer the same by any kinds of deeds such as sale deed, agreement, mortgage whatsoever in favour of the intending Purchaser / Purchasers or any organization in respect of our aforesaid or below schedule land at a lot or portion to portion together with a structure thereon and we, the executrix have every lawful right and good authority to execute all or any kinds of deeds in respect of the aforesaid or below **Schedule property** as mentioned above, but it has been difficult to us to execute those kinds of Deeds by appearing before the Lawful Registering Authority and also to make Agreements there of any nature, so, it is needful to execute this **GENERAL POWER OF ATTORNEY** and therefore, we have decided to execute this General Power of Attorney in question of distributing allocated portions of us, the Land Owner herein and the Developer peacefully so that the Developer may sell its allocated Portions together-with undivided proportionate share of land and have every right and authority to erect the proposed building up to completion and distribution of each shares aforesaid, as such we, the



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Land Owners herein execute this General Power of Attorney in favour of said 1) **SRI BIJOY GHOSH** son of Late Lalmohan Ghosh who is our family friend, herein after execution of these presents shall be deemed, treated and known as our true, constituted and lawful Attorney and herein empowered, appointed as Attorney Holder on our behalf to do all the inter-alia acts, deeds and things and also execute or perform all works in respect of our below Schedule Land for the construction of new building as aforesaid and in contribution of land without any contribution of any cash and kind, the land owner herein the executrix of this presence shall get the ear-marked portion and balanced constructed area shall go under the sole occupation of the Developer as reflected in the Development Agreement as above which to be distributed to the intending purchasers and as such our Attorney Holders are empowered to execute and give registration of the said constructed salable portion by way of lawful Deed/Deeds and cause to do any more or cause to be done anything for the benefit and betterment of us including the followings:-



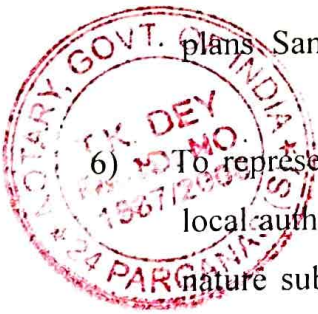
- 1) To look after, manage, control, supervise and open out our landed property together with the proposed new building/buildings in our names and on our behalf.
- 2) To appoint Architect, engineer / LBS for making or preparing building plan or Plans or drawings for the proposed new building or aforesaid proposed Project over the Schedule below property and submit the same to the local Rajpur Sonarpur Municipality to have the sanction of the same and to submit and deposit all fees to the Authority concerned and to endorse or sign on the said plan or plans and drawings as our lawful agent and Attorneys and to sign all papers, applications, petitions, affidavit etc. in our name and on our behalf.

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22/11/11
Wazirul Majumdar



- 3) To Submit the said Building Plan or Plans before the authority Concerned Rajpur Sonarpur Municipality or any other Competent Authority or Authorities time to time needful for obtaining approval or sanction in our name and on our behalf and to take delivery of the said sanctioned plan or plans from the building department of Rajpur Sonarpur Municipality .
- 4) To deposit rents, rates and taxes other outgoings sanction fees, others incidental expenses, Costs charges etc. as to be required to have the plan or plans sanctioned from the authority Concerned in our names on our behalf for the said propose project .
- 5) To Sign, verify, file all applications, Petitions Affidavits, declaration etc. on our behalf as required to have the plan or plans Sanctioned .
- 6) To represent us in all other Government offices, organization, local authorities , Police Station , all Courts of Civil or Criminal nature submit all application , Petitions of suits or cases in the Jurisdiction Court and Courts all over India and other Authorities for the said proposed Project in our names and on our behalf and for our benefit.
- 7) To apply for new electric connection and electric meter to the W.B.S.E.D.C.L , Water Connection , Drainage Connection in our names and on our behalf .
- 8) For construction of said new building or buildings and for arrangement of construction fund, our appointed Agents and Attorneys to negotiates with the intending buyer or buyers to sell



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Nandita Majumdar



Flat or Flats, Car parking Space, Shops and others Salable areas together with proportionate Undivided Sharer of land, Common areas, Common facilities to the said Building Project from the Developers Allocation as per Agreement dated 08.07.2000 to receive earnest money out of the agreed total consideration, full consideration value as to be settled by the said Developer firm, without making us liable in any way and to sign on all Agreements for sale, issue money receipt to the buyer or buyers at the discretion of the said Developer firm in terms of the said Development Agreement Without violating any terms of Agreements and / or contract and utilize the said fund for the construction of the said new building as our said Attorneys think fit and proper without making me liable in any way .



- 9) To execute and register any Agreement for Sale and/or Deed of Conveyance or Conveyances or any kinds of Deed time to time required and to execute Deed of Transfer, Agreement and give registration of the same in favour of the intending buyer or buyers or any purpose cause to be done in our names and on our behalf .
- 10) To give inspection of all documents of title and other connection documents to the intending buyer or buyers on our behalf and in our names.
- 11) The Developer shall have liable to create, charge, mortgage and alienate its allocated portions through the Agents herein appointed by the Land Owner/Principal in-respect of Developers own allocation .

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Nandita Majumdar

12) **And Generally** to do everything in our names and on our behalf which our Attorneys shall do or purport to do after execution of this General Power of Attorney to be treated as our own acts and we do hereby agree, ratify and confirm all lawful acts done by our said Attorneys to be treated as our own acts which we can do our self appearing before the concern authorities .

13) To represent us every where for the said proposed project for our interest and for the benefit of the said proposed project and to do every thing as our said Attorney thinks fit and proper without violating the terms of contract written in the said Agreement for development dated 08/07/2011

14) To execute, present, sing all documents and register the same before the Registering Authority in respect of sale of undivided land proportionate to the flat or flats, car parking spaces, common areas etc. from the allocation of the said Developer firm (except our allocated portion) in our name on our behalf after delivering our allocation .

15) To apply for electricity line, waterline , Drainage Line, sewerage Line etc. for the said proposed project before the proper authority concerned in our name on our behalf and generally to do everything for the said proposed project as our said Attorneys think fit and proper without violating the terms of contract written in the said Agreement for development dated

GENERALLY to do and perform all acts, deeds , matter and things necessary and convenient for all or any of the purpose as aforesaid , and for giving full effect to the authorities

22/3/2011

Nandita Majumdar

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hereinbefore contained as fully and effectually as we could do our self, if we were personally present.

AND FURTHER we hereby agree to ratify and confirm whatsoever the said Attorneys shall do in the said premises relating to all the affairs, acts and deeds, as stated further declare that we shall not do any thing inconsistent with the power of Attorney .

AND FURTHER the instant power of Attorney shall be treated as Irrevocable Power Of Attorney and /or remain in force and or valid so long the said Agreement as aforesaid subsists an/ or continue i.e. the Developer's share of allocations fully disposed of and / or sold unto or in favour of the intending purchaser or purchasers.



THE SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Homestead land measuring more or less 4 (Four) Cottahs together with structure thereon, lying and situate at Mouja – Laskarpur, J.L. No. 57, comprised in C.S. Plot No. 239 appertaining to L.O.P. No. 799, Holding No. 215, Kalitala within the jurisdiction of Rajpur Sonarpur Municipality Ward No. 30, P.S. Sonarpur, District - South 24-Parganas, Kolkata 700 153, and the said land is butted and bounded by :-

328/ 2751.
Abdulla Mojundar

ON THE NORTH : Tank

ON THE SOUTH : L.O.P - 1281/1

ON THE EAST : 25 Ft. Wide Road

ON THE WEST : 10 Ft. Wide Road

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IN WITNESSES WHERE OF We, the executrix herein set and
subscribe our hands and seal on 08th Day of July 2011 (Two
Thousand Eleven).

SIGNED, SEALED & DELIVERED

Above named at Kolkata - 700 154,
in presence of witness:-

WITNESS :

1. Suvankar Majumdar
(SUVANKAR MAJUMDAR)
M-43, Kamalhari,
Pujarabagan
P.O. Garia,
Kolkata - 700084

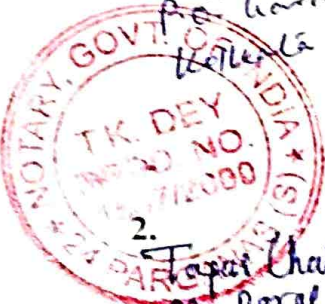
1) 2007 27/5

2) Nandita Majumdar

SIGNATURE OF THE
LAND OWNERS/ EXECUTRIX

[Signature]

SIGNATURE OF THE ATTORNEY
Accepting this Power of Attorney



2. Tapan Chakraborty
PO - Borah
Dkt - 24 Parganas (S)
KOL-154

Drafted by:

Sajal Kumar Bhattacharyya Identified by me
Sajal Kumar Bhattacharyya, Advocate
(Advocate)

Alipore Police Cmyt, Kol-27

Computer Printed by:

Avi Chowdhury
Garia, Kolkata - 84

Signature Attested
on Identification

[Signature]
T. K. Day, Notary
Alipore District / Police Commr, Cal-27
Regd. No. 1537/2000/ Govt. of India

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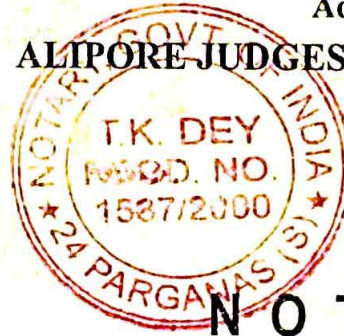
THE **17 NOV 2011** DAY OF 20

**Paper Writings 'A'
&
The Relative Notarial
Certificate**

Tapan Kumar Dey

Advocate

ALIPORE JUDGES & CRIMINAL COURT



NOTARY

Govt. of India

Regd. no. 1537/2000

ADDRESSES

Chamber : "HEMANTABHA APARTMENT"

63, Santoshpur Avenue

Kolkata - 700 075

Mobile Phone : 9830314080 (T.K.Dey)

9831109694 (Sujit)

Office : ALIPORE CRIMINAL COURT

Bar Association (1st Floor)

Kolkata - 700 027

Phone : 2479-1068

Residence : "AMULYA BHAVAN"

10, Seventh Street, Modern Park

Santoshpur, Kolkata - 700 075

Phone : 2416-1861