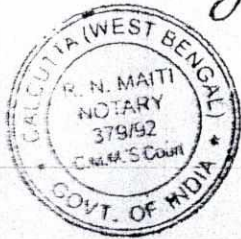


SL. NO. 1278 2015.

Notarial Certificate



To all to whom these presents shall come, I, R. N. Maiti duly appointed by the Central Government as a Notary and practising within the city of Calcutta (West Bengal), 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 by the executant's

Housing Commissioner West Bengal Housing Board at 105, Surendranath Banerjee Road, Kolkata - 700014.

hereinafter referred as the, executant/s on this the 3rd of November in the year Two Thousand fifteen

The "executant/s" having admitted the execution of the Paper Writing "A" and being satisfied as to the identify of the executant I have attested the execution.

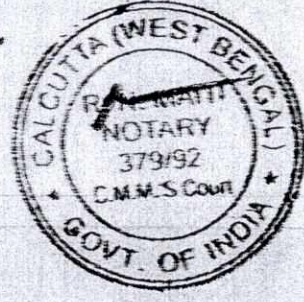
IN FAITH AND TESTIMONY WHEREOF I, The said Notary, have hereunto subscribed my name and affixed my seal of office this 3rd day of November 2015



R. N. Maiti
R. N. Maiti 03.11.15
Notary
Govt. Of India
Regn. No. 379/92
C.M.M.'S Court, Bar Library
3, Bankshall Street
Kolkata - 700 001



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



V 11617

ANNEXURE 'A'

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We, THE WEST BENGAL HOUSING BOARD, a Body Corporate established by or under the West Bengal Housing Board Act as amended upto date (W.B. Act XXXII OF 1972), having it's office at 105, Surendra Nath Banerjee Road, Calcutta 700 014, SEND GREETINGS:

M. Suman
Housing Commissioner
West Bengal Housing Board

WHEREAS

A. By an Agreement dated 27th day of August 2010 hereafter called the "SAID AGREEMENT", West Bengal Housing Board hereafter called "THE BOARD", have engaged M/s. Bengal Shrachi Housing Dev. Ltd. hereafter called "THE COMPANY" as its agent of supervising of construction and development of a housing, allied and other complex, hereafter called "THE COMPLEX", on the lands described in the SCHEDULE hereto and delineated on the Map or Plan annexed hereto and bordered "PINK" thereon and hereafter called "THE SAID 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 power and authorities to the said Company interalia for the purpose of effective and speedy execution of the Scheme as per terms of the said Agreement hereinabove mentioned had executed a notarized Power of Attorney dt. 27th day of August, 2010 and now in cancellation of the said notarised Power of Attorney, THE BOARD doth hereby grant a fresh Power of Attorney herein mentioned.

NOW KNOW YE BY THESE PRESENTS that we, the said **THE West Bengal Housing Board**, do hereby nominate, constitute and appoint the said **M/s. Bengal Shrachi Housing Development Limited**, a Joint Sector Company having its Registered Office at Shrachi Tower, 686, Anandapur, E.M. Bypass - R. B. Connector Junction, Kolkata - 700107 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, matters 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 said land and every part thereof and




Housing Commissioner
West Bengal Housing Board

also to manage maintain and administer the land and all buildings and constructions to be constructed thereon and every part thereof

3. To have the land developed by 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 works.
4. To raise necessary finance for execution of the scheme including finance from HUDCO and such other authority or authorities or 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 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 authorities, including Kolkata Municipal Corporation, 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.



M. Senan
Housing Commissioner
West Bengal Housing Board

negotiate for sale/lease and/or transfer of units or portions thereof together with the undivided share in the land & the rights appurtenant thereto and to enter into agreements, including unit sale 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 there under. But in case of such sale, the Company shall keep the Board fully informed.

10. To enable the purchasers , to raise necessary finance for purchase of the said flats the company may assist and provide the proposed purchasers with all necessary documents and to give " permission to mortgage the unit purchased along with proportionate share in land". But in all such case the Company shall keep the Board fully informed.
11. To sign, execute, admit, register, 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 thereof.
12. 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.
13. 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 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.
14. To accept notices and service of papers from any Court, Tribunal, Postal and / or other authorities and / or persons.




Housing Commissioner
West Bengal Housing Board

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.

16. To engage and appoint solicitors and advocates, commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including arbitration proceedings and demands, touching any of the aforesaid matters 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 Causes Court.
17. After execution of the Scheme and construction of the Complex, to sign possession letters and to deliver possession of the units including undivided share in the said land to the unit owners and 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 persons, including the Municipality, in respect of the said land, and if necessary, to deal with such authority and authorities in any manner to have such separation, amalgamation and mutation effected.
18. To engage and appoint Architects and Consultants cause preparations of Building Plans, appear before the Municipality and other authorities and Government Departments and / or Officers and also all other State, 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 petitions, Vakalatnamas, memo. of appeal and other papers and documents.
19. 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 receipt and / or discharge therefor.
20. To give undertakings, assurance and indemnities, as be required for the purposes aforesaid.
21. We hereby declare that the power and the authorities hereby granted shall be in force till the said land is fully and properly developed and the project is completed.



M. Suman
Housing Commissioner
West Bengal Housing Board

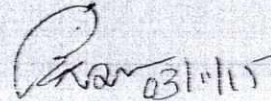
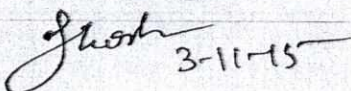
appear and represent the Board before all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained.

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

IN WITNESS WHEREOF, we have executed these presents on this 3RD NOVEMBER 2015.

EXECUTE D AND DELIVERED by the
HOUSING COMMISSIONER, WEST
BENGAL HOUSING BOARD,

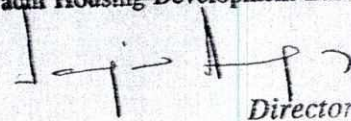
for and on behalf of
West Bengal Housing Board,
at Calcutta, in the presence of :

1.  03/11/15
2.  3-11-15
- 3.


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

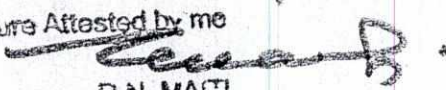
Accepted by me

Bengal Shraachi Housing Development Ltd


Director

R.N. MAITI
Notary
Regd. No. 379022
8, Bankahal Street
Calcutta-1

Signature Attested by me


R.N. MAITI
NOTARY

03 NOV 2015

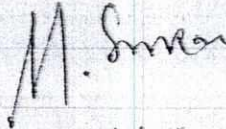
THE SCHEDULE

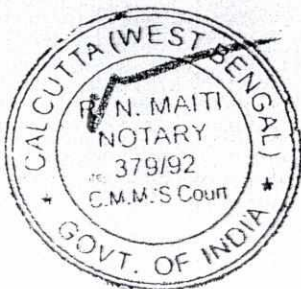
that piece or parcel of land measuring more or less 4.02 acres more or less in Mouza Dudhnai, No. 107, P.S. baruipur in District South 24 Parganas, Ram Nagar II Gram Panchayat pertaining to L.R. dag Nos. 379, 380, 388, 389, 390, 392, 394, 395, 396, 397, 398, 399, 401, 402, 403, 404, 405, 406, 407, 410, 411, 413 all in full and parts of L.R. Dag Nos. as detailed below:-

<u>L.R. Dag Nos.</u>	<u>Specific Portion</u>	<u>Area in Acre</u>
382	North East Corner	0.06
386	Eastern	0.09
387	Except North West corner	0.22
393	Southern	0.02
414	Eastern	0.07

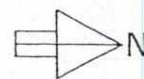
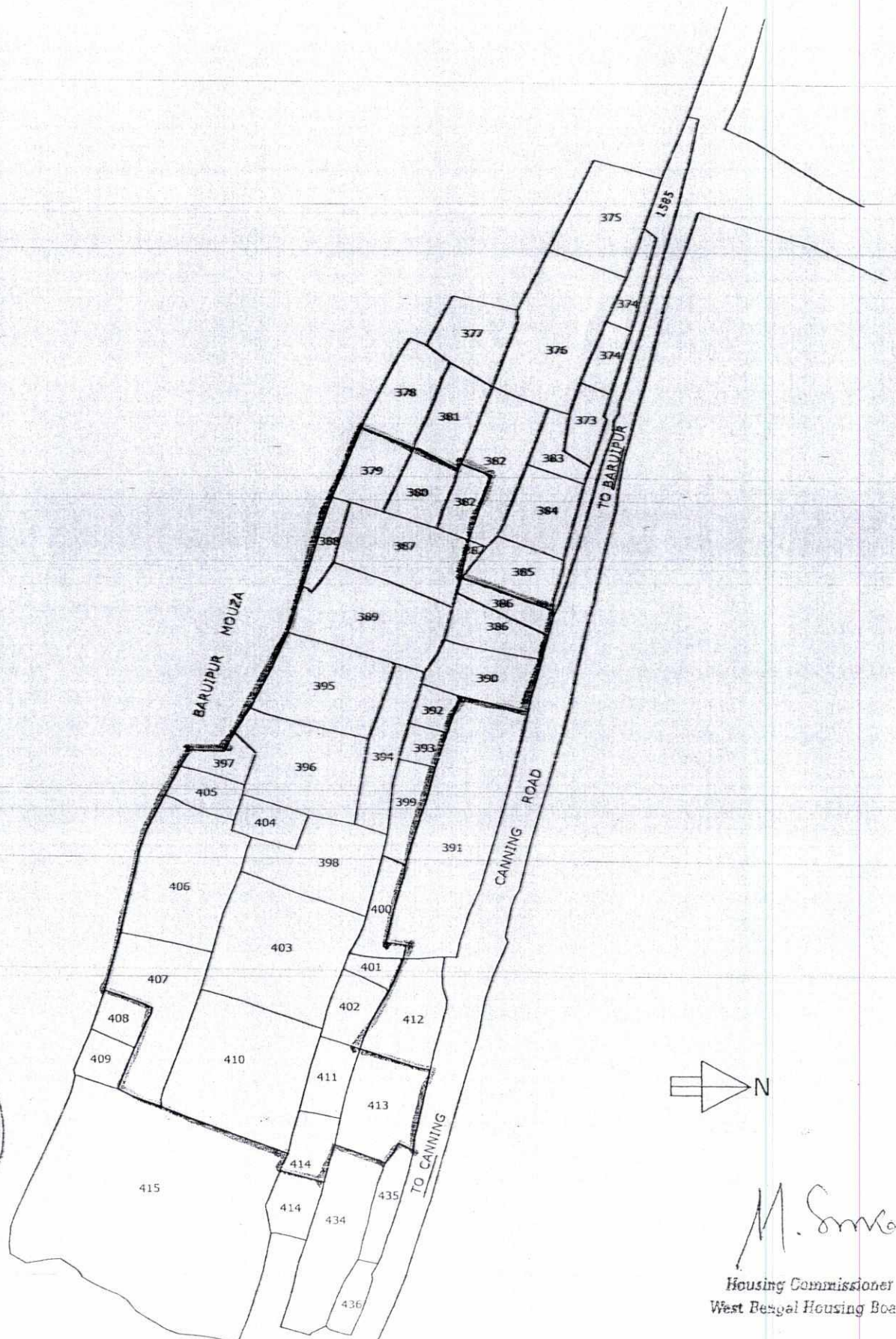
And delineated on the Map or Plan annexed hereto and colored & bordered in "PINK" thereon, and butted and bounded as follows:-

ON THE NORTH	: By Canning Road & Dag Nos. 391, 400 412
ON THE SOUTH	: By Baruipur Mouza & Dag Nos. 408 & 409
ON THE EAST	: By Dag Nos. 434, 435, 414(Part) & 415
ON THE WEST	: By Dag Nos. 386(Part), 382 (Part), 381 & 378


Housing Commissioner
West Bengal Housing Board



AND SITUATED AT DAG NOS. 404, 410, 413, 407, 403, 388, 390, 401, 405,
380, 379, 402, 411, 392, 393, 399, 394, 395, 396, 398, 406, 389, 382, 386 &
A -DUDHNAI, J.L. NO.-107, P.S -BARUIPUR, DIST. -24 PGS (S)



M. Suman
Housing Commissioner
West Bengal Housing Board

Date 3rd Day of November 2015



In the Matter of :
Instrument 'A'
and
In the Matter of
Notarial Certificate

R. N. Maiti
LL.B., Advocate

&

NOTARY PUBLIC

Govt. Of India
Regn. No. 379/92
C.M.M'S Court, Bar Library
3, Bankshall Street
Kolkata - 700 001

Phone : Chamb : 2248-8948
Mobile : 9433092019
9007428192