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28/09/22
Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration. The Signature, Seal and the
Endorsement sheets attached to this document
are the part of the Document.
Additional Registrar
of Assurances II Kolkata

28 SEP 2022

POWER OF ATTORNEY

1. Date: 28/09/2022
2. Place: Kolkata
3. Parties:
 - 3.1 M/S. ISHA MULTICON HOMES LLP (having LLPIN: AAA-0331 and PAN: AACFI9115L), a Limited Liability Partnership having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office - Circus Avenue, Police Station - Beniapukur, Kolkata - 700 017, West Bengal.

Yca

109931

DSP LAW ASSOCIATES

Advocates
NAME..... 4D Nicco House
ADD..... 1B & 2 Hare Street,
Kolkata - 700007
23 SEP 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, R. S. Roy Road, Kol-1



800
200
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23 SEP 2022



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
28 SEP 2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 775783

3.2 **M/S. HONEYBIRD DEVELOPERS LLP** (having LLPIN: AAG-5708 and PAN: AAJFH4981J), a Limited Liability Partnership having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office – Circus Avenue, Police Station – Beniapukur, Kolkata – 700 017, West Bengal.

3.3 **M/S. MOHINI PLAZA LLP** (having LLPIN: AAE-5428 and PAN: ABBFM2325C), a Limited Liability Partnership having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office – Circus Avenue, Police Station – Beniapukur, Kolkata – 700 017, West Bengal.

Yca

109931

DSP LAW ASSOCIATES
Advocates
40 Nicco House
1B & 2 Hare Street,
Kolkata - 700001

NAME _____
ADD. _____
Rev. No. _____
23 SEP 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

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200
50
750

23 SEP 2022

23 SEP 2022



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OF ASSURANCE - KOLKATA

28 SEP 2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 775784

3.4 M/S. IS DEVCON LLP (having LLPIN: AAN-7001 and PAN: AAHFI3580N), a Limited Liability Partnership having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office – Circus Avenue, Police Station – Beniapukur, Kolkata – 700 017, West Bengal.

- All four Nos. 3.1 to 3.4, represented by their Authorized Signatory, Mr. Nikhil Karnani (PAN: AKNPK3653L and Aadhaar No. 947696690566), son of Mr. Mahesh Karnani, by faith Hindu, by occupation Business, by nationality Indian, working for gain at 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office - Circus Avenue, Police Station - Beniapukur, Kolkata – 700 017.

Yca

109931

DSP LAW ASSOCIATES
Advocates
4D Nicco House
1B & 2 Hare Street,
Kolkata - 00001

NAME _____
ADD. _____
23 SEP 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K. S. Ray Road, Kol-1

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23 SEP 2022
23 SEP 2022



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28 SEP 2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 700920

AND

- 3.5 M/S. MULTICON BAGMARI HOMES LLP (formerly M/S. MEGA PICTURES PRODUCTION LLP) (having LLPIN: AAJ-7842 and PAN: ABGFM9699A), a Limited Liability Partnership, having its Registered Office at Mansarovar, Ground Floor, 3B, Camac Street, Post Office - Park Street, Police Station - Shakespeare Sarani, Kolkata – 700 016, West Bengal
- 3.6 M/S. MULTICON PROPERTIES LLP (formerly M/S. SEVENTH HEAVEN EVENT MANAGEMENT LLP) (having LLPIN: AAF-3711 and PAN: ADDFS8458A), a Limited Liability Partnership, having its Registered Office at Mansarovar, Ground Floor, 3B, Camac Street, Post Office - Park Street, Police Station - Shakespeare Sarani, Kolkata – 700 016, West Bengal.

Yca

109831

DSP LAW ASSOCIATES
Advocates
4D Nicco House
1B & 2 Hare Street,
Kolkata - 700001

NAME _____
ADD. _____
23 SEP 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Hare

10002 500
200
50
750

23 SEP 2022
23 SEP 2022



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28 SEP 2022

3.7 **M/S. MULTICON ESTATES LLP** (formerly RCTN NETCABLE SERVICES LLP) (having LLPIN: AAI-2395 and PAN: AAVFR2628E), a Limited Liability Partnership, having its Registered Office at 229, Acharya Jagadish Chandra Bose Road, 1st Floor, Crescent Tower, Post Office - Bhowanipore, Police Station - Bhowanipore, Kolkata – 700 020, West Bengal.

- All three Nos. 3.5 to 3.7 represented by their Authorized Signatory, Mr. Arjun Singh Mehta (PAN: ALUPM9955B and Aadhaar No. 939363910859), son of Mr. Dileep Singh Mehta, by faith Hindu, by occupation Business, by nationality Indian, working for gain at Mansarovar, Ground Floor, 3B, Camac Street, Post Office - Park Street, Police Station - Shakespeare Sarani, Kolkata – 700 016.

AND




3.8 **M/S. ADYA APARTMENTS LLP** (having LLPIN: AAS-6410 and PAN: ABSFA4456H), a Limited Liability Partnership, having its Registered Office at 74, Lenin Sarani, Post Office - Taltalla, Police Station - Taltalla, Kolkata – 700 013, West Bengal.

3.9 **M/S. ADYA NIKET LLP** (having LLPIN: AAS-6658 and PAN: ABSFA4457G), a Limited Liability Partnership, having its Registered Office at 74, Lenin Sarani, Post Office - Taltalla, Police Station - Taltalla, Kolkata – 700 013, West Bengal.

3.10 **M/S. MAPLE BARTER LLP** (having LLPIN: AAS-6659 and PAN: ABOFM6065C), a Limited Liability Partnership, having its Registered Office at 74, Lenin Sarani, Post Office - Taltalla, Police Station - Taltalla, Kolkata – 700 013, West Bengal.

- All three Nos. 3.8 to 3.10 represented by their Authorized Signatory, Mr. Yogesh Chandra Agrawalla (PAN: ACVPA3930A and Aadhaar No. 940593231449), son of Late Naresh Chandra Agrawalla, by faith Hindu, by occupation Business, by nationality Indian, working for gain at 74, Lenin Sarani, Post Office - Taltalla, Police Station - Taltalla, Kolkata – 700 013.

AND

Ycs   



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OF ASSURANCE-II, KOLKATA

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- 3.11 **M/S. EDEN ELEMENTS LLP** (having LLPIN: AAE-7148 and PAN: AAFFE4297G), a Limited Liability Partnership, having its Registered Office at 17/1, Lansdowne Terrace, Post Office - Kalighat, Police Station Rabindra Sarobar (Previously - Lake), Kolkata - 700 026, West Bengal.
- 3.12 **M/S. LOOKLIKE DEALMARK LLP** (having LLPIN: AAD-9664 and PAN: AAFFL8704K), a Limited Liability Partnership, having its Registered Office at 17/1, Lansdowne Terrace, Post Office - Kalighat, Police Station Rabindra Sarobar (Previously - Lake), Kolkata - 700 026, West Bengal.
- 3.13 **M/S. MAHAMANI OVERSEAS LLP** (having LLPIN: AAD-9476 and PAN: ABBFM0927G), a Limited Liability Partnership, having its Registered Office at 17/1, Lansdowne Terrace, Post Office - Kalighat, Police Station Rabindra Sarobar (Previously - Lake), Kolkata - 700 026, West Bengal.
- 3.14 **M/S. MANGALDHAM AWAS LLP** (having LLPIN: AAD-9558 and PAN: ABBFM0924F), a Limited Liability Partnership, having its Registered Office at 17/1, Lansdowne Terrace, Post Office - Kalighat, Police Station Rabindra Sarobar (Previously - Lake), Kolkata - 700 026, West Bengal.

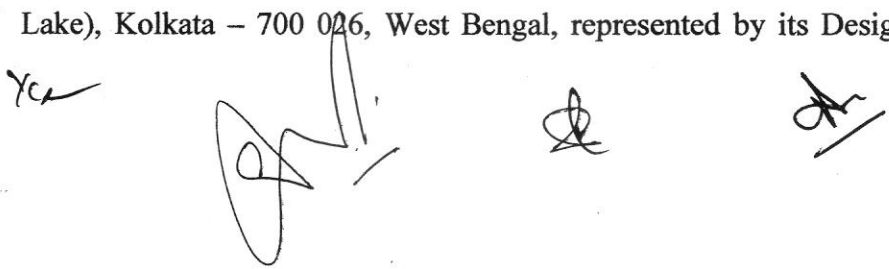
- All four Nos. 3.11 to 3.14 represented by their Authorized Signatory, Mr. Anirudh Modi (PAN: ACUPM7446C and Aadhaar No. 648851750431), son of Mr. Ashok Kumar Modi, by faith Hindu, by occupation Business, by nationality Indian, working for gain at 17/1, Lansdowne Terrace, Post Office - Kalighat, Police Station Rabindra Sarobar (Previously - Lake), Kolkata - 700 026.

- 3.15 All fourteen Nos. 3.1 to 3.14 collectively **Owners**, includes successors-in-interest and/or assigns)

AND

- 3.16 **M/S. PIANO REAL ESTATES LLP** (having LLPIN: AAF-4948 and PAN: AASFP2751M), a Limited Liability Partnership, incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 17/1, Lansdowne Terrace, Post Office - Kalighat, Police Station Rabindra Sarobar (Previously - Lake), Kolkata - 700 026, West Bengal, represented by its Designated Partner,

Yes





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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 SEP 2022

Mr. Anirudh Modi (DPIN: 00267181, PAN: ACUPM7446C and Aadhaar No. 648851750431), son of Mr. Ashok Kumar Modi, by faith Hindu, by occupation Business, by nationality Indian, working for gain at 17/1, Lansdowne Terrace, Post Office - Kalighat, Police Station Rabindra Sarobar (Previously - Lake), Kolkata - 700 026.

(Attorney, includes successors-in-interest and/or assigns).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background:

- 4.1 Ownership of Said Property:** The Grantors are the joint and absolute owners of **ALL THAT ALL THAT** the piece or parcel of land containing a land area of **03 (Three) Bighas 18 (Eighteen) Cottahs and 11 (Eleven) Chittacks and 28 (Twenty Eight) Square Feet**, be the same a little more or less situate lying at and being municipal Premises No. 24A, Bagmari Road {formerly portion of municipal Premises No. 24, Bagmari Road theretofore portion of municipal premises No. 8, Bagmari Road}, Kolkata - 700 054 under Police Station - Manicktala, Additional District Sub-Registrar Sealdah, (formerly in Mouza Bagmari, Division 2, Sub-Division 11, Dihi Ultadangi, Holding Nos. 38 and 39)} in the District of South 24-Parganas, West Bengal, morefully described in the **SCHEDULE** below (hereinafter referred to as "**the Said Property**"), free from all encumbrances.

- 4.2 Said Project:** The Grantors have decided to (1) develop the Said Property by way of construction of Residential building/s on the Said Property (collectively **Said Complex**) and (2) sell independent flats and saleable spaces (collectively **Units**) in the Said Complex to prospective purchasers (collectively **Transferees**) [such development of the Said Property by way of construction of the Said Complex and sale of Units therein to Transferees, collectively **Said Project**].

- 4.3 Development Agreement:** By an Agreement of even date executed by and between ISHA MULTICON HOMES LLP, HONEYBIRD DEVELOPERS LLP, MOHINI PLAZA LLP, IS DEVCON LLP, MULTICON BAGMARI HOMES LLP, MULTICON PROPERTIES LLP, MULTICON ESTATES LLP, ADYA APARTMENTS LLP, ADYA NIKET LLP, MAPLE BARTER LLP, EDEN ELEMENTS LLP, LOOKLIKE DEALMARK LLP, MAHAMANI OVERSEAS

Yes



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LLP and MANGALDHAM AWAS LLP therein collectively referred to as the Owners and PIANO REAL ESTATES LLP therein referred to as the Developer and registered in the Office of the Additional Registrar of Assurances- II, Kolkata, in Book No. I, Volume No. _____, Pages from _____ to _____, Being Deed No. 190211 815 for the year 2022 (hereinafter referred to as "the **Development Agreement**"), the Grantors have appointed the Attorney as the Developer of the Said Property for execution of the Said Project, in the manner and on the terms and conditions contained in the Development Agreement.

- 4.4 **Entitlement in Said Complex:** Under the Development Agreement, it has been agreed that the Grantors shall be exclusively entitled to certain percentage of the revenue/sale proceeds of the Units in the Said Complex as specified in Clause 9.2 of the Development Agreement (collectively **Grantors' Entitlement**) and similarly the Developer shall be exclusively entitled to certain percentage of the revenue/sale proceeds of the Units in the Said Complex as specified in Clause 10.1 of the Development Agreement (collectively **Developer's Entitlement**) and it has been further agreed that the Developer shall be entitled to sell and/or transfer all Units in the Said Complex and receive, on behalf of itself and the Grantors, all proceeds arising from such sale/transfer. It is clarified that the Attorney shall deposit the Grantors' Entitlement in the bank accounts of the Grantors.

- 4.5 **Reason for Granting of Powers:** Under Clause 8.1 of the Development Agreement, it has been agreed that the Grantors shall grant a Power of Attorney to the Attorney (1) for doing all acts, deeds and things required for getting the building plans of the Said Complex (**Building Plans**) sanctioned/revalidated/modified/altered/extended by the Kolkata Municipal Corporation (KMC) and other authorities concerned in this regard (collectively **Planning Authorities**) (2) for construction of the Said Complex and overall development of the Said Property and (3) for taking booking, entering into agreements and granting conveyances of all Units comprised in the Said Complex to the Transferees. In pursuance of the above, the Grantors are granting certain powers and authorities to the Attorney, by this Power of Attorney.

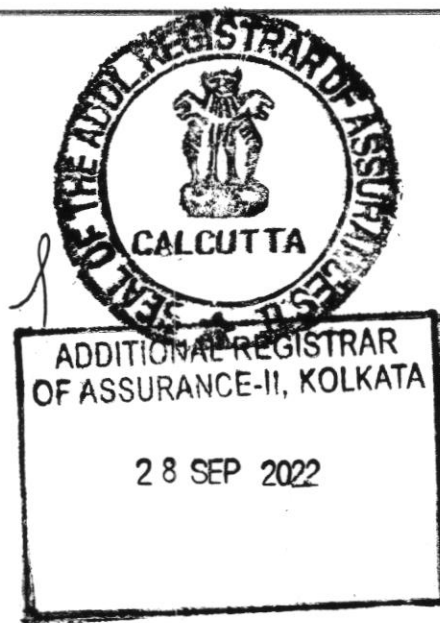
5. **Subject Matter of Power of Attorney:**











- 5.1 **Acts Under Development Agreement:** Powers and authorities (1) for getting the Building Plans of the Said Complex sanctioned/revalidated/modified /altered/extended by the KMC and the Planning Authorities (2) for construction of the Said Complex and overall development of the Said Property and (3) for taking booking, entering into agreements and granting conveyances of all Units comprised in the Said Complex to the Transferees.

6. **Appointment:**

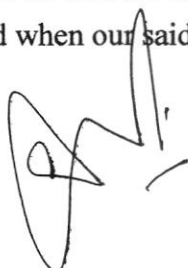
- 6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorney as the lawful attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors, relating to the Said Property.

7. **Powers and Authorities:**

- 7.1 **Sanction of Building Plans and Other Statutory Compliances:** For the construction of the Said Complex and overall development of the Said Property, to get the Building Plans sanctioned/revised/revalidated/modified/altered/extended by the KMC and the Planning Authorities by appointing a licensed architect and structural engineer and to pay fees, costs and charges for the same and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the KMC and Planning Authorities.

- 7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to Kolkata Municipal Corporation and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, Town and Country Planning authorities, MED, Metro Railway Authority and W.B. Fire Department authorities, Airport Authority of India, as to be required for the Said Property, obtaining regulatory clearances from various departments, obtaining drainage connection, water connection and certificate of the concerned authority and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard for us and on our behalf and to appear and represent us in KMDA and to file necessary application or petition to obtain N.O.C. from thereon, if required, and to take necessary steps there in respect of N.O.C. or any other step or steps required before the said authority as and when our said lawful Attorney thinks fit and proper.

Yes







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- 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 Urban Land (Ceiling & Regulation) 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 **Property Tax:** To make payment of up-to-date property tax 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.
- 7.6 **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to mutate the names of the Grantors in the records of KMC and/or any other concerned authority and to pay fees, costs and charges for that purpose.
- 7.7 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the Said Complex on the Said Property.
- 7.8 **Building Materials:** To apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipment for the purpose of construction of the Said Complex on the Said Property in accordance with the Development Agreement.
- 7.9 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the Said Complex and/or any other structure on the Said Property, in accordance with the Development Agreement.
- 7.10 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the

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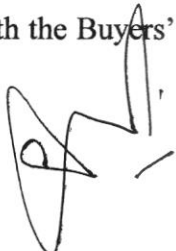
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28 SEP 2022

Development Agreement and without creating any liability or obligation of the Grantors.

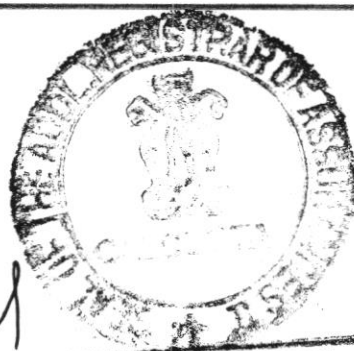
- 7.11 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, 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.
- 7.12 **License for Lifts:** To apply for and obtain permissions and licenses to install and run/operate one or more lifts in the Said Complex and to place orders for supply and installation of such lift or lifts on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts and concerned machineries.
- 7.13 **Insurance:** To insure and keep insured the Said Complex or any part thereof against loss or damage by fire, earthquake and/or other risks as be deemed necessary and/or desirable by the Attorney and to pay all premium for such insurance.
-
- 7.14 **Project Finance:** To arrange for financing of the Said Project by Bank/Financial Institution/other entity and obtain loans for the Said Project and to deposit the original title documents and other documents of title relating to the entirety of the Said Property with such Bank/Financial Institution/other entity as security for the purpose of such Project Finance and to create a mortgage/charge in favour of such Bank/Financial Institution/other entity for availing such Project Finance, without fastening any liability financial or otherwise on the Grantors or the Grantors' Allocation as mentioned in the Development Agreement and subject to the conditions contained in clause 13.7 and other relevant clauses of the Development Agreement.
- 7.15 **Buyers' Finance:** To arrange for financing/loans for the Transferees of the Said Complex (**Buyers' Finance**) by Bank/Financial Institution/other entity and to do all acts, deeds and things to facilitate the Transferees to obtain the Buyers' Finance and to sign and execute necessary documents on behalf of the Grantors in connection with the Buyers' Finance and to create a mortgage/charge in favour of











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such Bank/Financial Institution/other entity for the Transferee(s) availing the Buyers' Finance in respect of the Buyers' Units.

- 7.16 **Negotiation and Sale:** To negotiate for sale and sell all Units comprised in the Said Complex to the Transferees and to prepare and enter into agreements, conveyances and other instruments in this regard (collectively **Transfer Documents**).
- 7.17 **Execution and Registration:** To sign, execute, deliver, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities the papers and documents referred to in Clauses 7.2, 7.3 and 7.4 above as also the Transfer Documents and to present for registration, admit execution, have registered and obtain originals of the same and in this regard to appear before Notary Public, Sub-Registrars, Registrars, Magistrates and all other officers and authorities.
- 7.18 **Acceptance of Papers:** To accept notices and service of papers from KMC, Directorate of Fire Services, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Police Authorities, Civil and Criminal Courts and/or any other statutory authorities and/or other persons.
-
- 7.19 **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.
- 7.20 **Granting Receipts:** To receive moneys including but not limited to sale consideration, interest etc. from the Transferees and/or third parties and pay moneys including refund of sale consideration, interest etc. to the Transferees and/or third parties and receive refund and to receive and grant valid receipts and discharges in respect thereof.
- 7.21 **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Property.

Yes



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OF ASSURANCE-II, KOLKATA

28 SEP 2022

- 7.22 **Termination of Contracts:** To terminate any contract, agreement, right of occupancy, user and/or enjoyment with any Transferees and to deal with the Unit of such Transferee in such manner as the Attorney may deem fit and proper.
- 7.23 **Receive Payments:** To receive, on behalf of itself and the Grantors, all payments with regard to sale and/or transfer of the Units comprised in the Said Complex from the Transferees and acknowledge receipt of the payments. It is clarified that the Attorney shall deposit or cause to be deposited the Grantors' Entitlement in the bank accounts of the Grantors.
- 7.24 **Legal Action:** To take any legal action against third parties (which shall include and/or deem to include all persons except the Grantors) or to defend any legal proceeding instituted/initiated by third parties (which shall include and/or deem to include all persons except the Grantors) including arbitration proceeding against third parties arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.25 **Outgoings:** To pay all outgoings, including property taxes etc. in respect of the Said Property and to collect receipts therefor.

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)

ALL THAT the piece or parcel of land containing a land area of **03 (Three) Bighas 18 (Eighteen) Cottahs 11 (Eleven) Chittacks and 28 (Twenty Eight) Square Feet**, be the same a little more or less situate lying at and being municipal Premises No. 24A, Bagmari Road (formerly portion of municipal Premises No. 24, Bagmari Road theretofore portion of municipal premises No. 8, Bagmari Road), Kolkata – 700 054 under Police Station - Manicktala, Additional District Sub-Registrar Sealdah, (formerly in Mouza Bagmari, Division 2, Sub-Division 11, Dihi Ultadangi, Holding Nos. 38 and 39) in the District of South 24-Parganas and delineated in the **Plan** annexed hereto duly bordered thereon in



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"RED", free from all encumbrances **together with** structures standing thereon and butted and bounded as follows:

On the North : Partly by Bagmari Road, Partly by Premises No. 24B, Bagmari Road and Partly by Premises No. 24C, Bagmari Road, Kolkata.

On the South : Partly by Premises No. 9, Bagmari Road, Partly by Premises No. 62/12A, Maniktala Main Road, Partly by Premises Nos. 62, 63 and 64 Maniktala Main Road and Partly by Premises Nos. 65, 66, 67, 68, 69 and 70, Maniktala Main Road, Kolkata

On the East : Partly by Premises No. 24B, Bagmari Road and Partly by Premises Nos. 25 and 26, Bagmari Road, Kolkata and

On the West : Partly by Premises No. 23A, Bagmari Road and Partly by Premises No. 9, Bagmari Road, Kolkata.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was measured butted bounded called known numbered assessed described or distinguished. **BE IT MENTIONED** that the total constructed area at the said Property which contains several buildings and structures admeasuring 20,400 square feet more or less.

9. Execution and Delivery

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

FOR ADYA APARTMENTS LLP

Yogesh Chandra
Authorized Signatory

MOHINI PLAZA LLP

D. Karan
Partner

EDEN ELEMENTS LLP

Designated Partner/Authorised Signatory

OR ADYA NIKET LLP

Yogesh Chandra
Authorized Signatory

IS DEVCON LLP

D. Karan
Partner

LOOKLIKE DEALMARK LLP

Designated Partner/Authorised Signatory

FOR MAPLE BARTER LLP

Yogesh Chandra
Authorized Signatory

HONEYBIRD DEVELOPERS LLP

Designated Partner/Authorised Signatory

For MULTICON ESTATES LLP

Yogesh Chandra
Authorized Signatory

D. Karan
Partner

MANGALDHAM AWAS LLP

Designated Partner / Authorised Signatory

For MULTICON PROPERTIES LLP

Yogesh Chandra
Partner/Authorised Signatory

Authorized Signatory / Designated Partner

(Grantors)

ISHA MULTICON HOMES LLP

D. Karan
Partner

Partner/Authorised Signatory

MULTICON BAGMARI HOMES LLP

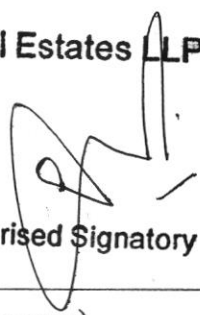


ADDITIONAL SECRETARY
OF ASSURANCE, KOLKATA

28 SEP 2022

We accept:

Piano Real Estates LLP


 Authorised Signatory

(Attorney)

Drafted by:

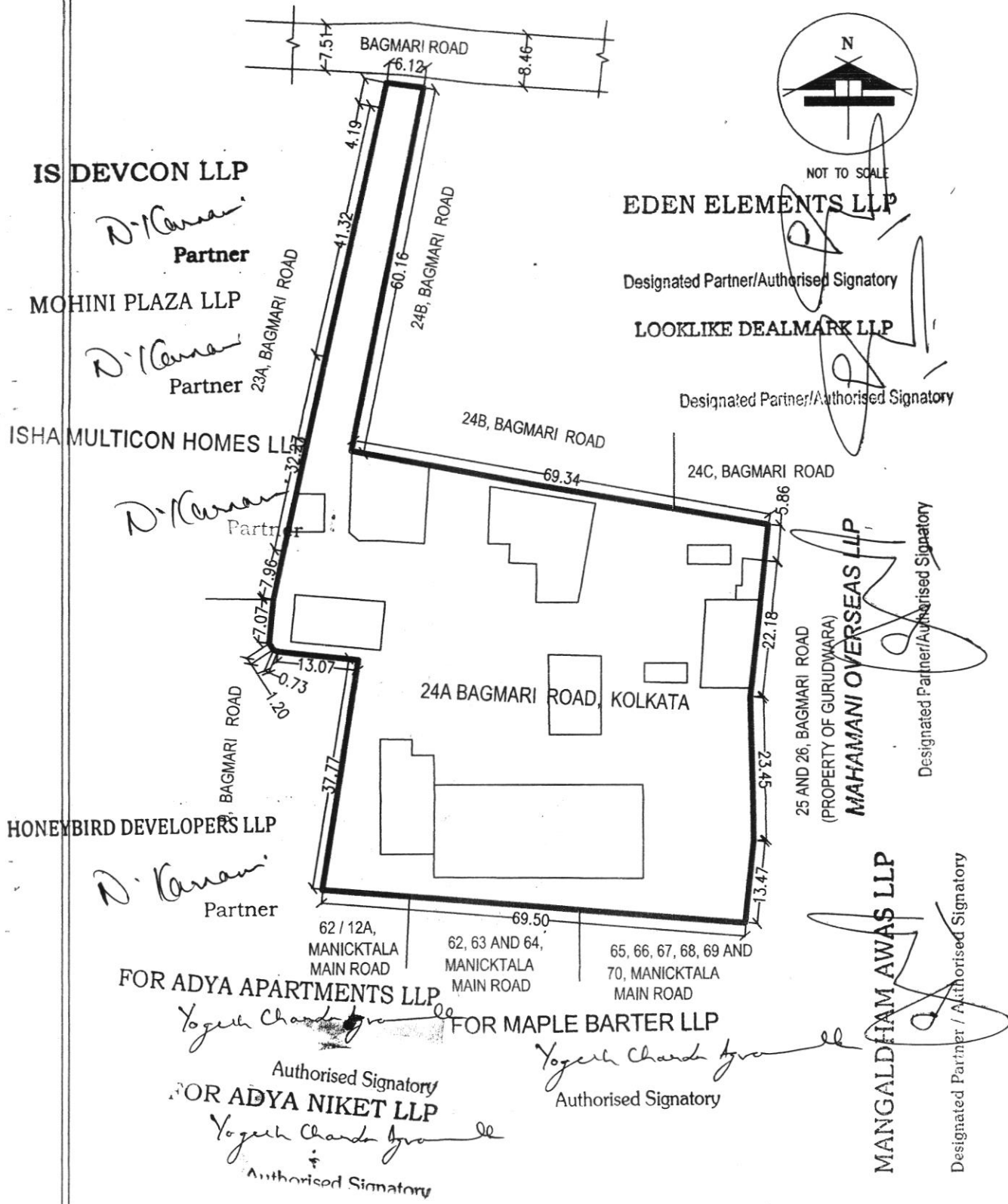
Samar Chakraborty
 Advocate
 DSP Law Associates
 1B & 2 Hare Street
 Kolkata - 700001
 WB 1758 of 1995

Witnesses:

Signature Saikat PramanickSignature Talobanta SwainName SAIKAT PRAMANICKName TALOBANTA SWAINFather's Name Shyamal PramanickFather's Name Late Kapil SwainAddress 3B Camac Street,Address 52A, ChampseerKol-16Sarani, Kol-17














**PLAN OF PREMISES NO. 24A, BAGMARI ROAD, POLICE STATION
MANICKTALA, KOLKATA 700054**

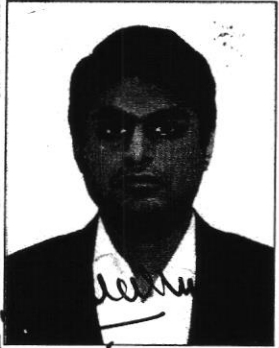

























ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 SEP 2022

Finger prints of the executant					
 <i>D. I. Carran</i> <i>D. I. Carran</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little












Finger prints of the executant					
 <i>D. I. Carran</i> <i>D. I. Carran</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the executant					
 <i>Yogesh Chandra Grewal</i> <i>Yogesh Chandra Grewal</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 SEP 2022

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> Space for pasting Photograph of the executant. </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> Space for pasting Photograph of the executant. </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 SEP 2022

ISHA GROUP

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACFI9115L

नाम / Name
ISHA MULTICON HOMES LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
29/10/2009

14042019

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटर:-
आयकर सेवा केंद्र, एनएसडी,
चौथी मंठा स्टींग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नरूप बाग चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:-

Income Tax PAN Services Unit, NSDL,
4th Floor, Manta Stealing,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8030 Fax: 91-20-2721 8081
e-mail: info@pan2u.co.in

ISHA MULTICON HOMES LLP

D. K. Karam
Partner

Major Information of the Deed

Deed No :	I-1902-11827/2022	Date of Registration	28/09/2022
Query No / Year	1902-8002938352/2022	Office where deed is registered	
Query Date	28/09/2022 2:49:59 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUGATA BAKSHI 4D,NICCO HOUSE,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433527270, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 30,53,68,606/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 750/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190211815/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maniktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BAGMARI ROAD, , Premises No: 24A, , Ward No: 032 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Bigha 18 Katha 11 Chatak 28 Sq Ft		29,15,98,606/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				129.8985Dec	0 /-	2915,98,606 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	20400 Sq Ft.	0/-	1,37,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 20400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		20400 sq ft	0 /-	137,70,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ISHA MULTICON HOMES LLP 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	HONEYBIRD DEVELOPERS LLP 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	MOHINI PLAZA LLP 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: ABxxxxxx5C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
4	IS DEVCON LLP 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx0N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
5	MULTICON BAGMARI HOMES LLP Mansarovar, Ground Floor, 3B, Camac Street, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: ABxxxxxx9A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
6	MULTICON PROPERTIES LLP Mansarovar, Ground Floor, 3B, Camac Street, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: ADxxxxxx8A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
7	MULTICON ESTATES LLP 229, Acharya Jagadish Chandra Bose Road, 1st Floor, Crescent Tower, City:- , P.O:- Bhowanipore, P.S:-Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx8E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
8	ADYA APARTMENTS LLP 74, Lenin Sarani, City:- Kolkata, P.O:- Taltalla, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: ABxxxxxx6H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
9	ADYA NIKET LLP 74, Lenin Sarani, City:- Kolkata, P.O:- Taltalla, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: ABxxxxxx7G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
10	MAPLE BARTER LLP 74, Lenin Sarani, City:- Kolkata, P.O:- Taltalla, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: ABxxxxxx5C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
11	EDEN ELEMENTS LLP 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
12	LOOKLIKE DEALMARK LLP 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx4K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
13	MAHAMANI OVERSEAS LLP 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ABxxxxxx7G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative






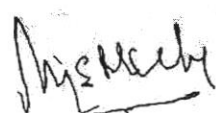
14 **MANGALDHAM AWAS LLP**



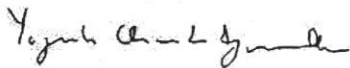
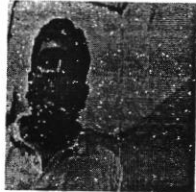


17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ABxxxxxx4F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :



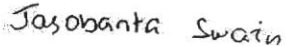
SI No	Name,Address,Photo,Finger print and Signature
1	PIANO REAL ESTATES LLP 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Nikhil Karnani Son of Mahesh Karnani Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office			
	Sep 28 2022 2:56PM	LTI 28/09/2022	28/09/2022	
	304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx3L,Aadhaar No Not Provided Status : Representative, Representative of : ISHA MULTICON HOMES LLP (as AUTHORIZED SIGNATORY), HONEYBIRD DEVELOPERS LLP (as AUTHORIZED SIGNATORY), MOHINI PLAZA LLP (as AUTHORIZED SIGNATORY), IS DEVCON LLP (as AUTHORIZED SIGNATORY)			
2	Name	Photo	Finger Print	Signature
	Arjun Singh Mehta Son of Dileep Singh Mehta Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office			
	Sep 28 2022 2:56PM	LTI 28/09/2022	28/09/2022	
	Mansarovar, Ground Flor, 3B, Carnac Street, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx5B,Aadhaar No Not Provided Status : Representative, Representative of : MULTICON BAGMARI HOMES LLP (as AUTHORIZED SIGNATORY), MULTICON PROPERTIES LLP (as AUTHORIZED SIGNATORY), MULTICON ESTATES LLP (as AUTHORIZED SIGNATORY)			

3	Name Yogesh Chandra Agrawalla Son of Late Naresh Chandra Agrawalla Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Sep 28 2022 2:57PM	LTI 28/09/2022	28/09/2022
	74, Lanin Sarani, City:- Kolkata, P.O:- Taltalla, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx0A,Aadhaar No Not Provided Status : Representative, Representative of : ADYA APARTMENTS LLP (as AUTHORIZED SIGNATORY), ADYA NIKET LLP (as AUTHORIZED SIGNATORY), MAPLE BARTER LLP (as AUTHORIZED SIGNATORY)			
4	Name Anirudh Modi (Presentant) Son of Ashok Kumar Modi Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Sep 28 2022 2:57PM	LTI 28/09/2022	28/09/2022
	17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx6C,Aadhaar No Not Provided Status : Representative, Representative of : PIANO REAL ESTATES LLP (as DESIGNATED PARTNER), EDEN ELEMENTS LLP (as AUTHORIZED SIGNATORY), LOOKLIKE DEALMARK LLP (as AUTHORIZED SIGNATORY), MAHAMANI OVERSEAS LLP (as AUTHORIZED SIGNATORY), MANGALDHAM AWAS LLP (as AUTHORIZED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
JASOBANTA SWAIN Son of Late KAPIL SWAIN 2/2,BROJEN MUKHERJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034			
	28/09/2022	28/09/2022	28/09/2022
Identifier.Of Nikhil Kamani, Arjun Singh Mehta, Yogesh Chandra Agrawalla, Anirudh Modi			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ISHA MULTICON HOMES LLP	PIANO REAL ESTATES LLP-9.27847 Dec
2	HONEYBIRD DEVELOPERS LLP	PIANO REAL ESTATES LLP-9.27847 Dec
3	MOHINI PLAZA LLP	PIANO REAL ESTATES LLP-9.27847 Dec
4	IS DEVCON LLP	PIANO REAL ESTATES LLP-9.27847 Dec
5	MULTICON BAGMARI HOMES LLP	PIANO REAL ESTATES LLP-9.27847 Dec
6	MULTICON PROPERTIES LLP	PIANO REAL ESTATES LLP-9.27847 Dec
7	MULTICON ESTATES LLP	PIANO REAL ESTATES LLP-9.27847 Dec
8	ADYA APARTMENTS LLP	PIANO REAL ESTATES LLP-9.27847 Dec
9	ADYA NIKET LLP	PIANO REAL ESTATES LLP-9.27847 Dec
10	MAPLE BARTER LLP	PIANO REAL ESTATES LLP-9.27847 Dec
11	EDEN ELEMENTS LLP	PIANO REAL ESTATES LLP-9.27847 Dec
12	LOOKLIKE DEALMARK LLP	PIANO REAL ESTATES LLP-9.27847 Dec
13	MAHAMANI OVERSEAS LLP	PIANO REAL ESTATES LLP-9.27847 Dec
14	MANGALDHAM AWAS LLP	PIANO REAL ESTATES LLP-9.27847 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ISHA MULTICON HOMES LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
2	HONEYBIRD DEVELOPERS LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
3	MOHINI PLAZA LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
4	IS DEVCON LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
5	MULTICON BAGMARI HOMES LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
6	MULTICON PROPERTIES LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
7	MULTICON ESTATES LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
8	ADYA APARTMENTS LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
9	ADYA NIKET LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
10	MAPLE BARTER LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
11	EDEN ELEMENTS LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
12	LOOKLIKE DEALMARK LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
13	MAHAMANI OVERSEAS LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft
14	MANGALDHAM AWAS LLP	PIANO REAL ESTATES LLP-1457.14285700 Sq Ft

Endorsement For Deed Number : I - 190211827 / 2022

On 28-09-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:52 hrs on 28-09-2022, at the Office of the A.R.A. - II KOLKATA by Anirudh Modi ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,53,68,606/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 28-09-2022 by Nikhil Karnani, AUTHORIZED SIGNATORY, ISHA MULTICON HOMES LLP, 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, HONEYBIRD DEVELOPERS LLP, 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, MOHINI PLAZA LLP, 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, IS DEVCON LLP, 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by JASOBANTA SWAIN, , Son of Late KAPIL SWAIN, 2/2,BROJEN MUKHERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

Execution is admitted on 28-09-2022 by Arjun Singh Mehta, AUTHORIZED SIGNATORY, MULTICON BAGMARI HOMES LLP, Mansarovar, Ground Floor, 3B, Camac Street, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016; AUTHORIZED SIGNATORY, MULTICON PROPERTIES LLP, Mansarovar, Ground Floor, 3B, Camac Street, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016; AUTHORIZED SIGNATORY, MULTICON ESTATES LLP, 229, Acharya Jagadish Chandra Bose Road, 1st Floor, Crescent Tower, City:- , P.O:- Bhowanipore, P.S:-Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by JASOBANTA SWAIN, , Son of Late KAPIL SWAIN, 2/2,BROJEN MUKHERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

Execution is admitted on 28-09-2022 by Yogesh Chandra Agrawalla, AUTHORIZED SIGNATORY, ADYA APARTMENTS LLP, 74, Lenin Sarani, City:- Kolkata, P.O:- Taltalla, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013; AUTHORIZED SIGNATORY, ADYA NIKET LLP, 74, Lenin Sarani, City:- Kolkata, P.O:- Taltalla, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013; AUTHORIZED SIGNATORY, MAPLE BARTER LLP, 74, Lenin Sarani, City:- Kolkata, P.O:- Taltalla, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013

Indetified by JASOBANTA SWAIN, , Son of Late KAPIL SWAIN, 2/2,BROJEN MUKHERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

Execution is admitted on 28-09-2022 by Anirudh Modi, AUTHORIZED SIGNATORY, EDEN ELEMENTS LLP, 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORIZED SIGNATORY, LOOKLIKE DEALMARK LLP, 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORIZED SIGNATORY, MAHAMANI OVERSEAS LLP, 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORIZED SIGNATORY, MANGALDHAM AWAS LLP, 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; DESIGNATED PARTNER, PIANO REAL ESTATES LLP, 17/1, Lansdowne Terrace, City:- , P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by JASOBANTA SWAIN, , Son of Late KAPIL SWAIN, 2/2,BROJEN MUKHERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 750.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 109931, Amount: Rs.750.00/-, Date of Purchase: 23/09/2022, Vendor name: S
MUKHERJEE

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 412279 to 412310
being No 190211827 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.10.07 15:09:26 -07:00
Reason: Digital Signing of Deed.

mg

(Satyajit Biswas) 2022/10/07 03:09:26 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)