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Additional Registrar of Assurances
Kolkata

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Additional Registrar
of Assurances II Kolkata

28 SEP 2022

JOINT DEVELOPMENT AGREEMENT

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 - Beniapur, Kolkata - 700 017, West Bengal.

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[Signature]

[Signature]

[Signature]

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

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

23 SEP 2022
23 SEP 2022



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- 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.
- 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.

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.
- 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

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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.

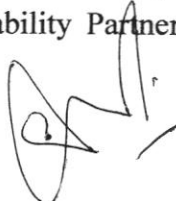
- All three Nos. 3.8 to 3.10, represented by their Authorized Signatory, Mr. Yogesh Chandra Agrawalla (PAN: ACVPA3930A and Aadhaar No. 940593231449), son of Late Naresh Chandra Agrawalla, by faith Hindu, by occupation Business, by nationality Indian, working for gain at 74, Lenin Sarani, Post Office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

AND

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

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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.

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

AND

3.15 **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, **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.

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

Owners and Developer individually **"Party"** and collectively **"Parties."**

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NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. Background

4.1 Entitlement to Said Property: In pursuance to purchase, by virtue of 3 Nos. 'Deeds of Conveyance' being (1) Deed No. 2495 for the year 2020, registered in the Office of the Additional Registrar of Assurances - I, Kolkata, registered in Book No. - I, Volume No. 1901-2020, written in Pages 125797 to 125847, (2) Deed No. 2549 for the year 2021, registered in the Office of the Additional Registrar of Assurances - IV, Kolkata, registered in Book No. - I, Volume No. 1904-2021, written in Pages 131094 to 131158 and (3) Deed No. 6747 for the year 2021, registered in the Office of the Additional Registrar of Assurances - IV, Kolkata, registered in Book No. - I, Volume No. 1904-2021, written in Pages 319847 to 319974 (hereinafter referred to as "**the Said Deeds of Conveyance**"), the Owners have become the joint and absolute owners of **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-1** below (hereinafter referred to as "**the Said Property**"), free from all encumbrances.

4.1.1 The Owners are owning the Said Property as per their shares mentioned in the **SCHEDULE-2** hereto, A

4.2 Owners' Representations: The Owners have represented and warranted to the Developer that (1) the Owners shall, in the manner mentioned in the Said Deeds of Conveyance mutate their names as the owners of the Said Property in the records of the KMC (2) the right, title, interest and possession of the Owners in the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lis pendens* (3) the Owners shall ensure that the Owners' title to the Said Property continues to remain marketable and free from all encumbrances till completion of development (4) the Owners have not entered into any agreement for sale or lease or transfer or development of the Said Property with any person or entity (5) the Owners shall not create any

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encumbrance of any nature whatsoever relating to the Said Property (6) the Said Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise (7) the Owners have full right, power and authority to enter into this Agreement and (8) the Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.

- 4.3 **Developer's Representations:** The Developer has represented and warranted to the Owners that (1) the Developer is carrying on the business of construction and development of real estate and has infrastructure and expertise in this field (2) the Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property and (3) the Developer has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.
- 4.4 **Grant of Development Right:** Based on the mutual representations made by the Parties to each other as aforesaid, the Owners have agreed to grant to the Developer development rights of the Said Property, by virtue of which the Developer shall be entitled to construct and commercially exploit *inter-alia* bungalows/row-houses, high-rise buildings, car parking spaces, specified areas, amenities and facilities to be enjoyed in common (collectively **Said Complex**) on the Said Property (**Project**) on the basis of the sanctioned building plans (**Sanctioned Plans**, which includes all sanctioned/permissible modifications to be made thereto by the Developer, if any, from time to time) from KMC and other concerned authorities (collectively **Planning Authorities**) and prepared by the Developer through its architect as may be appointed by the Developer (**Architect**).
- 4.5 **Recording of Terms:** The Parties are now executing this Agreement to place on record the terms and conditions that have been agreed between themselves with regard to the Project.
5. **Appointment and Commencement**
- 5.1 **Appointment:** The Owners hereby appoint the Developer as the developer of the Said Property with right to execute the Project. The Developer hereby accepts the said appointment by the Owners.
- 5.1.1 The Owners have agreed to Transfer to the Transferees the proportionate undivided share in the land attributable to Units and other constructed areas upon the Completion of Construction thereof and to carry out certain other

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acts, deeds and things pertaining to the land and to be entitled to the Owners' Share of Revenue in consideration thereof;

5.1.2 The Owners and the Developer have agreed to act on a principal to principal basis in respect of their entire roles, rights and obligations on the terms and conditions hereinafter contained.

5.2 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

6. Sanction and Construction

6.1 **Sanctioned Plans:** The Developer, at its own costs and responsibility shall, at the earliest, obtain from the Planning Authorities, the Sanctioned Plans for construction of the Said Complex. It is clarified that the Developer shall be responsible for obtaining all approvals of any nature whatsoever needed for the Project (including final sanction of the Sanctioned Plans and Completion Certificate and fire and pollution clearances etc.). The Developer shall be entitled to cause modifications and/or alterations to the Sanctioned Plans as may be required or found necessary by it.

6.2 **Architect and Consultants:** The Owners confirm that the Owners have authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges and other costs or expenses pertaining to such appointment and also of any person engaged or appointed for any activity pertaining to sanction, construction, completion, administration, maintenance etc., of the Said Complex shall be paid by the Developer and the Owners shall have no liability or responsibility.

6.3 **Construction of the Said Complex:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners, construct, erect and complete the Said Complex in accordance with the Sanctioned Plans.

6.4 **Common Portions:** The Developer shall at its own costs install and erect in the Said Complex, common areas, amenities and facilities such as stairways, lifts, generators, passages, common lavatory, electric meter room, pump room, reservoir, over-head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment,

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enjoyment and management of the Said Complex (collectively **Common Portions**). The minimum specifications to be used in respect of construction including the Common Portions shall be as per **SCHEDULE-4** hereunder written.

- 6.5 **Building Materials:** The Developer shall be authorized in the name of the Owners to apply for and obtain quotation, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the Said Complex but under no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials.
- 6.6 **Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage.
- 6.7 **Co-operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owners shall provide all co-operation that may be necessary for successful completion of the Project.
- 6.8 **Time for Construction:** Subject to Force Majeure, the Developer shall complete the construction of the Said Complex within 48 months from the grant of registration under the Real Estate Laws and of all other clearances and certificates by the appropriate authorities necessary to commence and carry out the development of the Said Complex. There shall be an extended period of 6 (six) months beyond the time for construction mentioned above.
- 6.9 **Completion of Construction:** The Developer shall be deemed to have constructed and completed the Said Complex if the Developer has constructed the same internally as per the agreed Specifications and has provided reasonable ingress and egress, obtained temporary or permanent water, electricity and drainage connections (if and to the extent applicable to such constructed area) and obtained the Completion Certificate.
- 6.10 **Costs and Expenses:** All costs and expenses for the sanction or modifications of Sanctioned Plans (including fees of the Architects and all fees, costs and charges payable for sanction, modification, alteration and/or revision of plans), the construction and development of the Said Complex and the activities mentioned above shall be borne and paid by the Developer.

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COMMISSIONER OF ASSURANCE IN CALCUTTA

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7. **Entry**

- 7.1 **Entry:** As a purpose incidental to carrying out the development of the Said Property in terms hereof, the Owners shall allow the Developer to enter upon and carry out necessary works without either delivery or acceptance of any form of possession by the Owners to the Developer. It is hereby expressly agreed by and between the parties hereto that the possession of the Said Property shall not be given and is not intended to be given to the Developer under any circumstances whatsoever including in part performance as contemplated under Section 53A of the Transfer of Property Act, 1882 read with Section 2(47)(v) of the Income Tax Act, 1961. It is expressly agreed and declared that the possession, juridical or otherwise, of the Said Property shall always remain vested in the Owners.

8. **Powers and Authorities**

- 8.1 **Power of Attorney:** The Owners shall grant to the Developer and/or its nominees necessary Power of Attorney (1) for the purpose of getting the Sanctioned Plans sanctioned/revalidated/modified/alterd/extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the Said Complex and (2) for construction of the Said Complex and booking and sale of the bungalows/row-houses/flats and spaces in the Said Complex (collectively **Units**) to prospective purchasers (collectively **Intending Purchasers**).
- 8.2 **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

9. **Owners' Consideration**

- 9.1 In this agreement the following expressions used shall have the corresponding meanings:
- 9.1.1 **"Gross Revenue"** shall mean the amounts that may, from time to time, be received against the Transfer of Units, the Parking Spaces and the other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits.
- 9.1.2 **"Real Estate Laws"** shall mean the Real Estate (Regulation and Development) Act, 2016 as applicable to West Bengal and includes the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof.
- 9.1.3 **"Extras and Deposits"** shall mean the amounts contemplated in Clause 14.8 hereto.

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- 9.1.4 **"Pass Through Charges"** shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.
- 9.2 **Owners' Entitlement:** The Owners shall be entitled to 50% (fifty percent) of the Gross Revenue of the Said Complex (**Owners' Entitlement**) in the ratio mentioned in **SCHEDULE-3** hereto (**"Internal Agreed Proportion"**):
- 9.3 With regard to the **Owners' Entitlement** it has been expressly agreed between the Parties that (1) the Owners' Entitlement shall be disbursed/paid to the Owners from the RERA Escrow Account (as required to be maintained under the Real Estate (Regulation and Development) Act, 2016) and (2) the Owners' Entitlement shall be deposited in the respective bank accounts of the Owners.
- 9.4 In case of cancellations of bookings in usual course and not relatable to default of the Developer, and the Owners actually receiving any part of the Gross Revenue in respect of such cancelled Unit, the Owners shall reimburse to the Developer such amount within 15 (fifteen) days of the Developer demanding the same from the Owners.
10. **Developer's Consideration**
- 10.1 **Developer's Entitlement:** The Developer shall be entitled to 50% (fifty percent) of the Gross Revenue of the Said Complex and the entirety of Pass Through Charges and Extras & Deposits (**Developer's Entitlement**).
11. With regard to the **Developer's Entitlement** it has been expressly agreed between the Parties that the Developer's Entitlement shall be disbursed/paid to the Developer from the RERA Escrow Account (as required to be maintained under the Real Estate (Regulation and Development) Act, 2016).
12. **Obligations of Developer**
- 12.1 **Compliance with Laws:** The development shall commence as per the Sanctioned Plans, schemes, rules, regulations, by-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owners having no responsibility in respect thereof in any manner whatsoever. The execution of the Project shall be in conformity with the prevailing rules and by-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance. The

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Developer shall alone be responsible and liable to all authorities concerned and to the Intending Purchasers for any loss or for any claim arising from such development and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.

- 12.2 **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the Said Complex with the help of the Architect, professional bodies, contractors etc.

13. Obligations of Owners

- 13.1 **Co-operation with Developer:** The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.
- 13.2 **Act in Good Faith:** The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.
- 13.3 **Documentation and Information:** The Owners undertake to provide the Developer with any and all documents and information relating to the Said Property as may be required by the Developer from time to time.
- 13.4 **No Obstruction in Dealing with Developer's Functions:** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 13.5 **No Obstruction in Construction:** The Owners hereby covenant not to cause any interference or hindrance in the construction of the Said Complex.
- 13.6 **No Dealing with Said Property:** The Owners hereby covenant not to let out, grant lease, mortgage, charge and/or transfer the Said Property or any portions thereof.
- 13.7 **No Objection to the Developer and/or the Intending Purchasers in Obtaining Loan by Mortgaging the Said Property/Units:** The Owners hereby covenant that (1) the Developer shall, upon sanction of the Building Plans, be entitled to obtain construction loan or project finance ("**Project Finance**") from any bank or financial institution ("**Banker**") by mortgaging the land of the Said Property and/or any part thereof (2) the Intending Purchasers shall also be entitled to obtain housing or similar loan from any financial institution by mortgaging their respective Units in the Said Property and (3) the Owners shall also grant consent for creation of

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charge/mortgage by the Developer or its nominee in respect of spaces/Units forming part of Developer's Entitlement. Such Project Finance can be secured on the strength of the security of the Developer's Entitlement but collateral security may be created by depositing the original title deeds of the Said Property. For the avoidance of doubt it is clarified that the Owners shall at all times be obligated to sign and execute all documents required by the Banker for the Developer availing Project Finance. However, the Developer shall not be entitled to create any financial obligation upon the Owners nor create any charge or lien on the share of the Owners in the Gross Revenue. It is further clarified that the Developer shall solely remain liable and responsible for repayment of the amounts so borrowed together with the interest and penal interest accrued due thereon and shall keep the Owners saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings including litigation costs owing to any delay or default in the repayment of the amounts and dues against any such mortgage by the Developer.

- 13.8 **No Assignment:** The Owners hereby agree and covenant with the Developer not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the Developer and any assignment or transfer without such prior written consent shall make the Owners collectively liable for payment of damages and compensation to the Developer.
- 13.9 **Marketing Agents:** The Developer shall be entitled to appoint brokers, sub-brokers, channel partners, business associates and other agents for the sale and transfer of the Units and Parking Spaces in the Building/s at such remuneration and on such terms and conditions as it may deem fit and proper.
- 13.10 **Customer Documentations:** The agreements, receipts, confirmations, applications, sale deeds, final deeds of transfer and/or other documents relating to Transfer of the Units, Parking Spaces and other saleable/transerable areas shall be executed by the Developer and the Owners and the Owners do hereby authorize and empower the Developer to sign, execute and/or register the same as the Constituted Attorney of the Owners fully and in all manner with regards thereto and agree to execute and/or register one or more powers of attorney from time to time in favour of the Developer as may be required or found necessary and such power(s) of attorney shall subsist during the subsistence of this Agreement.
- 13.11 **Accounts:** The Developer shall maintain proper accounts pertaining to the Transfers, Realizations, Extras & Deposits. The parties shall be free to mutually agree to any other mechanism for the disbursement of the Gross Revenue to the

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ADDITIONAL DEPUTY SECRETARY
OFFICE OF THE DEPUTY SECRETARY

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parties. The Owners shall have at all times full and free access and liberty to inspect such separate accounts of the Developer. For the purpose of accounting and settlement the parties shall, if so required by the Developer or found to be necessary, make all necessary entries and adjustments in their respective books of accounts in respect of their respective shares of the incomings and outgoings of and from the Said Complex.

- 13.12 **Final Accounts:** After fulfillment of this Agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this Agreement shall be made and finalized by the parties.
- 13.13 **Delivery to Transferees:** The Developer shall deliver possession of the areas agreed to be transferred to the respective Transferees.
- 13.14 **Common Purposes:** All Transferees shall be bound and obliged to pay the amounts and outgoings and comply with the rules, regulations, restrictions and conditions as may be framed by the Developer and adopted for or relating to the Common Purposes in consultation with the Owners.
- 13.15 **Maintenance In-Charge:** The Developer shall form a Maintenance Company and/or Association for the Common Purposes of management and maintenance of the Said Complex and for the collection and disbursement of Common Expenses and till such time as the Association or Maintenance Company is formed and handed over or till such other time as the Developer may desire, the Developer or its nominee shall be in charge of administering the Common Purposes.
- 13.16 **Property Taxes and Outgoings:** Till the date of execution hereof, all taxes and outgoings (including arrears) on account of municipal/property tax, land tax and other outgoings shall be borne and paid by the Owners and those arising for the period hereafter and until the Completion of Construction shall be borne and paid by the Developer, provided that upon construction of the Said Complex, all taxes and outgoings shall be borne, paid and discharged by the Transferees and for non-alienated areas, by the parties hereto in their ratio of receipt of Gross Revenue.
- 13.17 **Real Estate Laws:** The Developer shall comply with all the necessary requirements under the Real Estate laws and which are required to be complied with by a developer of a building and the Owners shall co-operate and assist the Developer in respect thereof.

14. Miscellaneous

Yes



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- 14.1 **Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.
- 14.2 **Essence of the Contract:** The Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 14.3 **Documentation:** The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.
- 14.4 **Valid Receipt:** The Owners shall pass valid receipts for all amounts paid under this Agreement.
- 14.5 **No Partnership:** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an Association of Persons.
- 14.6 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 14.7 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the Said Complex and/or the Project by the Developer, various acts, deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.
- 14.8 **Sale of the Said Complex:** The entirety of the Said Complex shall be sold by the Developer. The sale price and business plan for sale of the Units of the Said Complex in different blocks and phases shall be decided by the Developer and the Developer shall keep the Owners informed about the prevalent rates periodically. The suggestions of the Owners on the rates shall be suitably considered by the

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Developer. It is clearly understood between the Parties that (1) the dealings of the Developer with regard to sale of the Units of the Said Complex shall be binding on the Owners and (2) for the purpose of such sale, the Developer shall use the delegated authority of the Owners as contained in the General Power of Attorney. It is further clarified that the Developer alone shall be entitled to receive and appropriate from all the Intending Purchasers (1) costs and expenses for transformer, sub-station, HT panel, cabling and allied equipment installed for supply of electricity and power back-up (generator) to the Said Complex (2) deposits or proportionate share of deposits required to be given to the power supply agency (3) charges for generator and other amenities and facilities (4) deposits or proportionate share of deposits required to be given to other statutory and/or utility supply agencies (5) all other tax outgoings in respect of each of their respective Units such as panchayat taxes, Municipal taxes (if any as may be applicable), lease rent, khazna (land revenue), maintenance charges and all other taxes as may be levied by the statutory authorities (6) club membership fees (7) guarding charges (8) legal documentation charges and (9) association formation charges (10) Deposit against Maintenance (11) Sinking Fund (collectively **Extras & Deposits**).

14.9 TDS & GST

- 14.9.1. The Owners and Developer shall respectively discharge statutory compliances in respect of Income Tax related compliances in respect of their respective rights, benefits and obligations under or arising out of this Agreement.
- 14.9.2. The Developer shall be solely responsible for the compliances of collection and deposit of Goods and Service Tax (GST) for sale of units in the said Complex, and in connection with the construction of the Said Complex.
- 14.9.3. TDS, if applicable, shall be deductible from the remittances to be made to the Owners as aforesaid. The TDS in respect of the amounts remitted to the Owners towards the Owners' Share of the Gross Revenue shall be reimbursed separately by the Owners to the Developer on a monthly basis. The Developer shall ensure that the TDS pertaining to the remittances made to the Owners is reflected to the credit of Owners' in the official portal of the Income Tax Department.

- 14.10 **Owners Represented by:** For all practical purposes, Mr. Nikhil Karnani, Mr. Arjun Singh Mehta, Mr. Yogesh Chandra Agarwalla and Mr. Anirudh Modi shall represent Isha Group Owners, Multicon Group Owners, Adya Group Owners and Eden Group Owners, respectively and the Developer shall communicate with only the aforesaid persons which shall be deemed to be communication with all the respective Owners.

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ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
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- 14.11 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 14.12 **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, written or oral and express or implied.
- 14.13 **Headings:** In this Agreement, headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

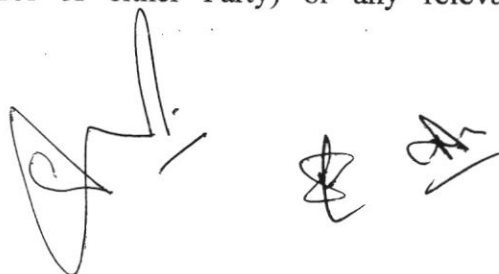
15. Defaults

- 15.1 If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this Agreement or to extend its full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by it from the defaulting party without prejudice to its other rights hereunder.
- 15.2 **No Cancellation:** None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration.

16. Force Majeure

- 16.1 **Meaning:** Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 SEP 2022

- 16.2 **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.
17. **Severance**
- 17.1 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 17.2 **Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.
- 17.3 **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.
18. **Reservation of Rights**
- 18.1 **Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof.
- 18.2 **Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in

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any way affect, diminish or prejudice the right of such Party to require performance of that provision.

19. Notice

- 19.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by registered post with acknowledgement due to the proper address and for the attention of the relevant Party (or such other address as is notified in the manner mentioned in this Clause by each Party from time to time).
- 19.2 **Time of Service:** Any such notice or other written communication shall be deemed to have been served (1) if delivered personally, at the time of delivery (2) if sent by registered post, on the 4th day of handing over the same to the postal authorities.
- 19.3 **Proof of Service:** In proving such service it shall be sufficient to prove that personal delivery was made or in the case of registered post, that such notice or other written communication was properly addressed and delivered to the postal authorities.
- 19.4 **Electronic Mail:** Any notice sent by way of electronic mail (e-mail) shall be considered not to have been served.

20. Arbitration

- 20.1 **Referral of Disputes to Arbitration:** Any and all disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement whether *inter se* between the Owners or between the Owners and the Developer (collectively **Disputes**), shall be referred to the Arbitrator, appointed mutually, in terms of the Arbitration and Conciliation Act, 1996.
- 20.2 **Conduct of Arbitration Proceeding:** The Parties irrevocably agree that (1) the place of arbitration shall be Kolkata (2) the language of the arbitration shall be English (3) the Arbitrator shall be entitled to give interim awards/directions regarding the Disputes (4) the Arbitrator shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law (5) the arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said Act shall apply to the arbitration proceedings and (6) the directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

Yes



ADDITIONAL REGISTRAR
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21. Jurisdiction

- 21.1 **Court:** In connection with the aforesaid arbitration proceedings, the District Court of the district in which the Said Property is situated and the Hon'ble High Court at Calcutta only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

SCHEDULE-1**(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 **"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 Manicktala 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, and
- On the West :** Partly by Premises No. 23A, Bagmari Road and Partly by Premises No. 9, Bagmari Road.

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.

SCHEDULE-2**(Owners' Share in the Said Property)**

<u>Sl No.</u>	<u>Name of Owners</u>	<u>Sharing of Land</u>
1.	ISHA MULTICON HOMES LLP	1/16

Yes



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 SEP 2022

2.	HONEYBIRD DEVELOPERS LLP	1/12
3.	MOHINI PLAZA LLP	1/12
4.	IS DEVCON LLP	1/16
5.	MULTICON BAGMARI HOMES LLP	1/16
6.	MULTICON PROPERTIES LLP	1/12
7.	MULTICON ESTATES LLP	1/12
8.	ADYA APARTMENTS LLP	1/16
9.	ADYA NIKET LLP	1/12
10.	MAPLE BARTER LLP	1/12
11.	EDEN ELEMENTS LLP	1/16
12.	LOOKLIKE DEALMARK LLP	1/12
13.	MAHAMANI OVERSEAS LLP	1/12
14.	MANGALDHAM AWAS LLP	1/48

SCHEDULE-3
(Owners' Entitlement)

<u>Sl No.</u>	<u>Name of Owners</u>	<u>% of the gross revenue/Sale Proceeds</u>
1.	ISHA MULTICON HOMES LLP	3.12%
2.	HONEYBIRD DEVELOPERS LLP	4.17%
3.	MOHINI PLAZA LLP	4.17%
4.	IS DEVCON LLP	3.12%
5.	MULTICON BAGMARI HOMES LLP	3.12%
6.	MULTICON PROPERTIES LLP	4.17%
7.	MULTICON ESTATES LLP	4.17%
8.	ADYA APARTMENTS LLP	3.12%
9.	ADYA NIKET LLP	4.17%
10.	MAPLE BARTER LLP	4.17%
11.	EDEN ELEMENTS LLP	3.12%
12.	LOOKLIKE DEALMARK LLP	4.17%
13.	MAHAMANI OVERSEAS LLP	4.17%
14.	MANGALDHAM AWAS LLP	1.04%

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ADJUTANTE GENERAL
OF ASISTENTE
20 SEP 2022

SCHEDULE-4**(Specifications)**

Structure	RCC-framed structure with anti-termite treatment in foundation
Brickwork	Eco-friendly brickwork with Autoclaved Aerated Concrete (AAC) blocks
External Finish	Paint finish
Doors & Hardware	Quality wooden frames with FSC-certified solid core flush doors
Apartment Wall Finish	High Quality Putty for a good finish
Windows & Railings	Powder Coated Aluminium Sliding or Casement Windows
Flooring	Premium Vitrified tiles in bedrooms / living / dining / kitchen. Premium Ceramic tiles in toilets.
Kitchen	Granite counter top with Stainless Steel Sink. Wall tiles up to two feet height above counter.
Toilets	Hot and Cold water line provision with CPVC pipes
	CP Fittings of Jaquar/ Grohe or similar make
	Wall tiles up to door height
	Sanitary Fittings of Kohler/ Duravit or similar make
Lifts	Lifts of Kone/ Otis or similar make
Electricals	Concealed wiring with modular switches of Anchor/ Havells/ Legrand or similar make
	TV points in all bedrooms & living room Telephone provision points in living room
	Geyser point in all toilets
	AC point in all bedrooms, living & dining



ADJUTANT GENERAL
CLASSIFICATION DATA
23 SEP 2022

	One washing machine point
Water Supply	Underground and Overhead water storage tanks of suitable capacity for water supply
Landscape	Professionally designed and executed landscaping
Generator	24 hour power DG backup for all common services DG back up of 1000 W for 2 bedroom apartments/ 1500 W for 3 bedroom apartments/ 2000 W for 4 bedroom apartments.
Safety & Security	Security Cabin at entry. Fire Detection and Suppression systems. High Resolution IP based CCTV Cameras. Round-the-clock manned security personnel. Intercom facility. Fire Rated Doors at fire escape staircases.
Green Building Sustainable Initiatives	Solar Panels for reduced power consumption in Common Area Lighting. Rain Water Harvesting. Organic Waste Composter
Premium Amenities & Facilities	Landscape Lawn on the Podium Double Height Community/ Banquet Hall and Garden. Indoor Games Rooms for Adults and Kids. Outdoor Kids Play Area. Roof-top Multipurpose Court for Basketball/ Volleyball and Badminton. Fully equipped Gym. Roof-top Yoga Deck / Senior Citizen Zone / Reading Nook Rock Climbing area for Kids. Roof-top Sky Lounge. Infinity-edge Swimming Pool and Kids Pool with changing rooms. Steam & Spa rooms. Jogging track.



1

ADJUTANT GENERAL OF THE ARMY
28 SEP 2022

SCHEDULE-4
(Specifications)

22. Execution and Delivery

22.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

ISHA MULTICON HOMES LLP

D. Ganes
Partner

MOHINI PLAZA LLP

D. Ganes
Partner

HONEYBIRD DEVELOPERS LLP

D. Ganes
Partner

IS DEVCON LLP

D. Ganes
Partner

Owners No. 3.1 to 3.4

Represented by its Authorized Signatory

Mr. Nikhil Karnani

(Owners)

MULTICON BAGMARI HOMES LLP

Arjun Singh Mehta
Partner/Authorized Signatory

For MULTICON PROPERTIES LLP

Arjun Singh Mehta
Partner/Authorized Signatory

For MULTICON ESTATES LLP

Arjun Singh Mehta
Authorized Signatory / Designated Partner

Owners Nos. 3.5 to 3.7

Represented by its Authorized Signatory

Mr. Arjun Singh Mehta

(Owners)

FOR ADYA APARTMENTS LLP

Yogesh Chandra Agrawalla
Authorized Signatory

FOR ADYA NIKET LLP

Yogesh Chandra Agrawalla
Authorized Signatory

FOR MAPLE BARTER LLP

Yogesh Chandra Agrawalla
Authorized Signatory

Owners Nos. 3.8 to 3.10

Represented by its Authorized Signatory

Mr. Yogesh Chandra Agrawalla

(Owners)



ADDITIONAL SECRETARY
OF ASSOCIATED STATES
28 SEP 2022

221
EDEN ELEMENTS LLP

Designated Partner/Authorised Signatory

LOOKLIKE DEALMARK LLP

Designated Partner/Authorised Signatory

MAHAMANI OVERSEAS LLP

Designated Partner/Authorised Signatory

MANGALDHAM AWAS LLP

Designated Partner / Authorised Signatory

Owners Nos. 3.11 to 3.14

Represented by its Authorized Signatory

Mr. Anirudh Modi

(Owners)

Piano Real Estates LLP

Authorised Signatory

Represented by its Designated Partner

Mr. Anirudh Modi

(Developer)

Drafted by:

Witnesses:

Signature Saihar Pramanick

Name SAIHAR PRAMANICK

Father's Name Shyamal Pramanick

Address 3B Camae Street, belur

Signature Jasobanta Swain

Name JASOBANTA SWAIN

Father's Name Late Kapil Swain

Address 52A, Shakespeare

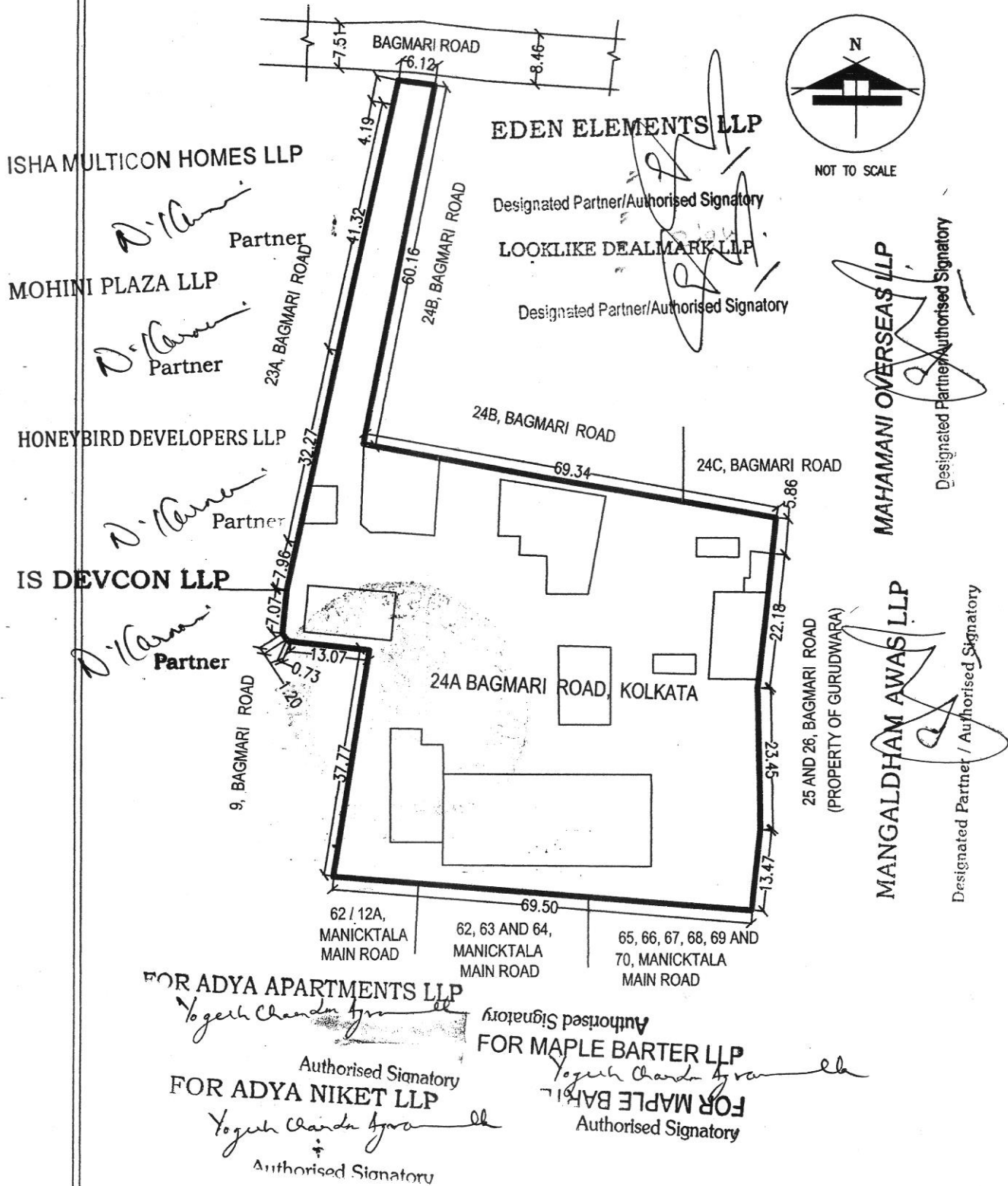
Barani, bel-17

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














ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
28 SEP 2022












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
















ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
28 SEP 2022

Finger prints of the executant					
 D. J. Carman					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little












Finger prints of the executant					
 D. J. Carman					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the executant					
 Yogesh Chandra Gwale					
	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	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	

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



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 SEP 2022



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230129943531 Payment Mode: Online Payment
GRN Date: 27/09/2022 13:33:45 Bank/Gateway: HDFC Bank
BRN : 1908887917 BRN Date: 27/09/2022 13:35:12
Payment Status: Successful Payment Ref. No: 2002785685/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: PIANO REAL ESTATES LLP
Address: 17 1 LANSLOWNE TERRACE
Mobile: 9051222000
Email: ACCOUNTS@EDENPROJECTS.IN
Depositor Status: Others
Query No: 2002785685
Applicant's Name: Mr SUGATA BAKSHI
Identification No: 2002785685/4/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002785685/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2002785685/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1902-11815/2022	Date of Registration	28/09/2022
Query No / Year	1902-2002785685/2022	Office where deed is registered	
Query Date	17/09/2022 1:21:01 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUGATA BAKSHI 4D, NICCO HOUSE, 2 HARE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433527270, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction 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. 75,120/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Bigha 18 Katha 11 Chatak 28 Sq Ft		29,15,98,606/-	Property is on Road Adjacent to Metal Road,
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 /-	

Land Lord Details :



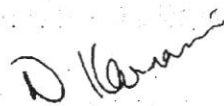


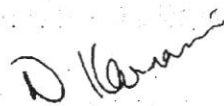


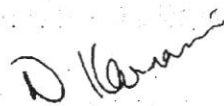


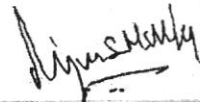


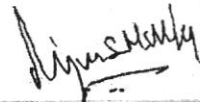


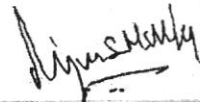
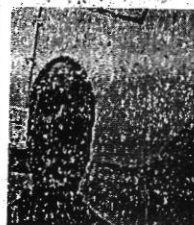

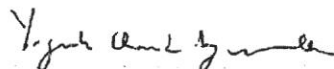
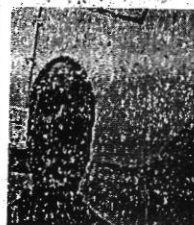

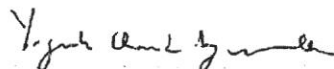
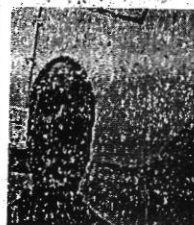

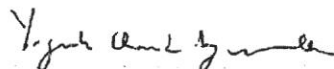
SI No	Name,Address,Photo,Finger print and Signature
1	ISHA MULTICON HOMES LLP 304, Chandan Niketan, 52A, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:- Beniapukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5L, Aadhaar No Not Provided by UIDAI, Status : 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 by UIDAI, 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 by UIDAI, 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 by UIDAI, 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 by UIDAI, 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 by UIDAI, 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 by UIDAI, 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 by UIDAI, 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 by UIDAI, 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 by UIDAI, 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 by UIDAI, 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 by UIDAI, 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 by UIDAI, 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 by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :




Sl 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 by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>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</td><td></td><td></td><td></td></tr><tr><td>Sep 28 2022 2:13PM</td><td>LTI 28/09/2022</td><td colspan="2">28/09/2022</td></tr></table>	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 2:13PM	LTI 28/09/2022	28/09/2022	
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 2:13PM	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: 94xxxxxxxx0566 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	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>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</td><td></td><td></td><td></td></tr><tr><td>Sep 28 2022 2:13PM</td><td>LTI 28/09/2022</td><td colspan="2">28/09/2022</td></tr></table>	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 2:13PM	LTI 28/09/2022	28/09/2022	
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 2:13PM	LTI 28/09/2022	28/09/2022											
Mansarovar, Ground Flor, 3B, Camac 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: 93xxxxxxxx0859 Status : Representative, Representative of : MULTICON BAGMARI HOMES LLP (as AUTHORIZED SIGNATORY), MULTICON PROPERTIES LLP (as AUTHORIZED SIGNATORY), MULTICON ESTATES LLP (as AUTHORIZED SIGNATORY)													
3	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>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</td><td></td><td></td><td></td></tr><tr><td>Sep 28 2022 2:14PM</td><td>LTI 28/09/2022</td><td colspan="2">28/09/2022</td></tr></table>	Name	Photo	Finger Print	Signature	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				Sep 28 2022 2:14PM	LTI 28/09/2022	28/09/2022	
Name	Photo	Finger Print	Signature										
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													
Sep 28 2022 2:14PM	LTI 28/09/2022	28/09/2022											



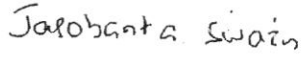
74, Lanin Sarani, City:- Kolkata, P.O:- Taltalla, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0A, Aadhaar No: 94xxxxxxxx1449 Status : Representative, Representative of : ADYA APARTMENTS LLP (as AUTHORIZED SIGNATORY), ADYA NIKET LLP (as AUTHORIZED SIGNATORY), MAPLE BARTER LLP (as AUTHORIZED SIGNATORY)

4

Name	Photo	Finger Print	Signature
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			
Sep 28 2022 2:14PM	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: 64xxxxxxxx0431 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:- , 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 Karnani, 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 - 190211815 / 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 14:05 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 (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 (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 (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 (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 (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 (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 (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 (LLP), 74, Lenin Sarani, City:- Kolkata, P.O:- Taltalla, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013; AUTHORIZED SIGNATORY, ADYA NIKET LLP (LLP), 74, Lenin Sarani, City:- Kolkata, P.O:- Taltalla, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013; AUTHORIZED SIGNATORY, MAPLE BARTER LLP (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 (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 (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 (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 (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 (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 80.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2022 1:35PM with Govt. Ref. No: 192022230129943531 on 27-09-2022, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1908887917 on 27-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 109932, Amount: Rs.100.00/-, Date of Purchase: 23/09/2022, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/09/2022 1:35PM with Govt. Ref. No: 192022230129943531 on 27-09-2022, Amount Rs: 75,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1908887917 on 27-09-2022, Head of Account 0030-02-103-003-02

fm

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 412652 to 412690
being No 190211815 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.10.10 10:12:13 -07:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/10/10 10:12:13 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)