04929/2021 1-4913/2021

भारत गैर न्यायिक

एक सौ रुपये Rs. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AF 081617

S.No. (8) 1506922/2021.

Certified that the Document is admitted to Registration. The signature sheets and the endorsement sheets attached with this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

16 AUG 2021

A. R. A. 1

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that, We, 1) **LOOKLIKE DEALMARK LLP,** Holding PAN : **AAFFL8704K, 2) MAHAMANI OVERSEAS LLP,** Holding PAN : **ABBFM0927G, 3) MANGALDHAM AWAS LLP,** Holding PAN : **ABBFM0924F, 4) MANGALSUDHA NIRMAN LLP,** Holding PAN : **ABBFM0928K, 5) SIDHIDHAN REAL ESTATES LLP,** Holding PAN : **ACVPS9535M, 6) MOONLIFE HIGHRISE LLP,** Holding PAN : **ABBFM0925C, 7) NIRMALKUNJ HOMES LLP,** Holding PAN : **AAMFN0697C, 8) NITYADHARA REALTORS LLP,** Holding PAN : **AAMFN0698P, 9) PANCHSHREE APARTMENTS LLP,** Holding PAN : **AARFP4869M, 10) RANDATA VINCOM LLP,** Holding PAN : **AASFR7462H, 11) RASHIAMRIT TREXIM LLP,** Holding PAN : **AASFR7459Q, 12)**

LOOKLIKE DEALMARK LLP
MAHAMANI OVERSEAS LLP
MANGALDHAM AWAS LLP
MANGALSUDHA NIRMAN LLP
SIDHIDHAN REAL ESTATES LLP
MOONLIFE HIGHRISE LLP
NIRMALKUNJ HOMES LLP
NITYADHARA REALTORS LLP
PANCHSHREE APARTMENT LLP
RANDATA VINCOM LLP
RASHIAMRIT TREXIM LLP
REGIUS INFRAHOMES LLP
RIFTY INFRAHOUSING LLP
RITUDHAN DISTRIBUTORS LLP
RUDRAMAYA PROMOTERS LLP
SARVLOK NIWAS LLP
SHIVPARIWAR VINTRADE LLP

Authorised Signatory

EDEN ELEMENTS LLP

Aditya Agarwal

Designated Partner/Authorised Signatory

701

ক্রমিক নং ..... মূল্য ..... টাঃ

ক্রেতা S - Zoen (Adv)

সাকিম Kalkata High court.

তাং 11/8/21 স্বাক্ষর

ভেন্ডার ঃ- অশোক কুমার মাল

মগরাহাট A.D.S.R. Office

দঃ ২৪ পরগণা

Identified by me:

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

REGIUS INFRAHOMES LLP, Holding PAN : **AAUFR2722A, 13) RIFTY INFRAHOUSING LLP,** Holding PAN : **AASFR7715D, 14) RITUDHAN DISTRIBUTORS LLP,** Holding PAN : **AASFR7460F, 15) RUDRAMALA PROMOTERS LLP,** Holding PAN : **AASFR7461E, 16) SARVLOK NIWAS LLP,** Holding PAN : **ACVFS9538G, 17) SHIVPARIWAR VINTRADE LLP,** Holding PAN : **ACVFS9537K,** all Limited Liabilities Partnership, incorporated under the Provisions of 'Limited Liabilities Partnership, 2008', having their respective Registered Office at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, duly represented by their Authorized Signatory, **SHRI ANUP GUPTA,** son of Late Sital Prasad, holding PAN : **AHMPG3857C,** working for gain at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly), West Bengal, hereinafter called and referred to as the **"EXECUTANT/OWNER"** (which term and/or expression, unless repugnant to the context or meaning thereof, shall mean, imply and include successors in office and permitted assigns etc.) do hereby nominate, appoint and constitute **M/S. EDEN ELEMENTS LLP,** holding PAN : **AACCN0602N,** Holding PAN : **AAFFE4297G,** a Limited Liability Partnership, incorporated under the provisions of the "Limited Liability Partnership Act, 2008", having its Registered Office at 17/1, Lansdowne Terrace, Kolkata – 700026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, duly represented by its Authorized Signatory, **SHRI ADITYA AGARWAL,** son of Sri Sunil Agarwal, Holding PAN : **AFEPA7678D,** working for gain at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, hereinafter for the sake of brevity called, referred and identified as the **'CONSTITUTED ATTORNEY/ DEVELOPER',** (which term and/or expression, unless repugnant to the context or meaning thereof, shall mean, imply and include its successors in office and permitted assigns etc.) as our true and lawful Attorney.

WHEREAS

A. In terms of the basic understanding between the Owner and the Developer which stands with regard to the development the Property/Land admeasuring **90 KATTAH 05 CHITTAK 38.59 SQUARE FEET**, situate lying at and being **Premises No. 57, VIVEKANANDA AVENUE, KOLKATA – 700 148,** under **Mouza - Malancha**, under R. S. Dag No - 231, 229, 230, 229/639, 232, 243 and 244, corresponding to L. R. Dag No. 235, 233, 234, 233/670, 236, 247 and 248, under L.R. Khatian Nos. 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309 and 2310, Touzi No. 250, J. L. No. – 78, Pargana – Medanmalla, under Rajpur Sonarpur Municipality Ward No. 22, P. S. - **Sonarpur**, Dist: South 24 Parganas, West Bengal, together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner in the above property by


CALCUTTA

constructing new residential buildings thereon **(Project)** with the object of selling the units/ apartments/ car parks/ constructed area comprised therein the said Project agreed among the Parties entered into a 'Joint Development Agreement' dated 16.08.2021 duly registered at the office of Additional Registrar of Assurances – I, Kolkata, vide Deed No. 118798 and for the year 2021.

B. In terms of **clause 12.1** of the said 'Joint Development Agreement', a 'Power of Attorney' is required to be granted to the Developer to take all necessary steps for the purpose of getting the Building Plan sanctioned/revalidated/ modified/ altered by the Planning Authorities as well as for construction of the Complex in terms of the said development agreement.

C. It is also agreed between the parties in terms of the Development Agreement, that the Developer shall be entitled to deal with the entire constructed areas or saleable spaces including Developer's Allocation and Owner's Allocation of the said property in terms of the 'Joint Development Agreement' and the Developer shall sale the entire constructed areas or saleable spaces including car parking space/ store room, etc. and shall divide the entire proceeds as morefully specified in the said Joint Development Agreement.

D. It has also been mutually agreed between the parties herein that in terms of the instant 'Power of Attorney' the Developer shall be entitled to negotiate for sale, lease or otherwise transfer of the flats, units, car parking spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, units, car parking spaces and other constructed areas/saleable spaces or enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of in respect of Flats, Units, Car Parking and other constructed areas/saleable spaces in the said complex.

E. The Developer also undertakes to obtain prior written consent of the Owner / Executor in the event of effecting any transfer of the Flats, Units, Car Parking Spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces or To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces in respect of the entire Project.

F. In terms of such clause in the 'Joint Development Agreement' we, the **Executant / Owner** do and each of us doth hereby nominate, constitute and appoint **M/S. EDEN ELEMENTS LLP,**

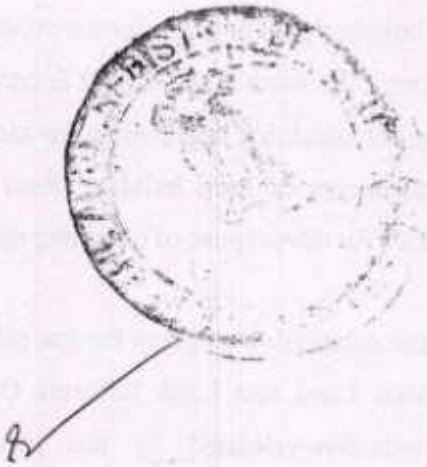
represented by its authorized representative, **SHRI ADITYA AGARWAL,** son of Shri Sunil Agarwal, working for gain at 17/1, Lansdowne Terrace, Kolkata – 700 026, hereinafter for the sake of brevity called, referred and identified as **"THE CONSTITUTED ATTORNEY/ DEVELOPER",** to be our true and lawful attorneys in our name and on our behalf to, do jointly or severally and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our name in respect of land admeasuring **90 Kattah 05 Chittak 38.59 Square Feet,** i.e. 6044.55 Sq. Mtr; being **Premises No. 57, Vivekananda Avenue, Kolkata – 700 148,** under **Mouza - Malancha**, under R. S. Dag No - 231, 229, 230, 229/639, 232, 243 and 244, corresponding to L. R. Dag No. 235, 233, 234, 233/670, 236, 247 and 248, under L.R. Khatian Nos. 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309 and 2310, Touzi No. 250, J. L. No. – 78, Pargana – Medanmalla, under Rajpur Sonarpur Municipality Ward No. 22, P. S. - **Sonarpur**, Dist: South 24 Parganas, West Bengal morefully and particularly described in the schedule herein below :

1. To take all necessary steps and to sign all papers, documents as to be required and to apply for conversion, mutation, amalgamation, etc. of the nature of the said property before the concerned, Block Land and Land Reforms Officer 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 for us and on our behalf.

2. To make payment of up to date land revenue/ Panchayat / local authority taxes 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 for us and on our behalf.

3. To prepare building plan or plans for the construction of a suitable building on the said landed property and to submit the same to the Rajpur Sonarpur Municipality signed by representative of the concern companies for obtaining approval to the same and to submit further proposals from time to time for any amendments of such building plans to the said Municipal Corporation and other concerned authorities for the purpose of obtaining approval to such amendments.

4. To cause the submission of plans for the said property to be prepared and submitted before the concerned Block Land and Land Reforms Officer and then to have the same sanctioned/ modified/altered/revised/re-validated by the planning authorities with the consent of the executants/owners and to pay fees, costs and charges for such sanction/ modification/ alteration/ revision/invalidation/amendments and upon completion of work, to obtain electricity connection



form CESC/ WBSEB and to execute the necessary documents if any, in respect of a portion of the said property for installation of electrical equipment for electric supply, drainage connection, water connection and completion certificates from the planning authorities for us and on our behalf.

5. To carry out, manage, attend to and deal with and, transact all works of consolidation of holdings and / or the Premises and any affairs in which we now or shall hereafter be interested or concerned at all times in such manner as our said Attorney shall deem fit and proper.

6. To deal with all authorities including but not limited to the Block Land and Land Reforms Officer and the concerned Municipality 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 department, obtaining drainage correction, 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 require before the said authority as and when our said lawful Attorney thinks, fit and proper.

7. To develop and construct a multistoried building in our property measuring more or less **90 Kattah 05 Chittak 38.59 Square Feet**, i.e. 6044.55 Sq. Mtr; being **Premises No. 57, Vivekananda Avenue, Kolkata – 700 148,** under **Mouza - Malancha**, under R. S. Dag No - 231, 229, 230, 229/639, 232, 243 and 244, corresponding to L. R. Dag No. 235, 233, 234, 233/670, 236, 247 and 248, under L.R. Khatian Nos. 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309 and 2310, Touzi No. 250, J. L. No. – 78, Pargana – Medanmalla, under Rajpur Sonarpur Municipality Ward No. 22, P. S. - **Sonarpur**, Dist: South 24 Parganas, West Bengal which is specifically mentioned in the schedule hereunder.

8. To appoint Architects, Contractors, Sub-Contractors, Electricians, Plumbers or any other person/s, organizations as may be required from time to time for the purpose of development and construction of proposed multistoried building in respect of the schedule property and settle their accounts on our behalf.

16 AUG 2021

9. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell in respect of proposed flats and/or the units buildings/ car parking/other spaces at proposed multistoried building in respect of our schedule landed property lying at Mouza - Malancha, P.S - Sonarpur, fully mentioned and described in the schedule hereto to any bonafide purchaser or purchasers at such price which our said Attorney, in his absolute discretion, thinks fit and proper and / or to cancel and / or to repudiate the same and to take advances or payments in respect of "Agreement for Sale" and Deed of Conveyance/s in respect of Flats/units/car parking space to be constructed in the said property and to give possession in respect of proposed flats/units/car parking space to be constructed in the said schedule property as and when necessary on such terms and conditions as our said Attorney may think fit and proper and to sign all documents in respect of the said sale of the flat to the purchaser, including 'Allotment letter', 'Agreement for Sale', 'Deed of Conveyance', 'Possession letter', 'Demand letter', 'No-objection- certificate', etc. and to appear before any Registrar or Sub-Registrar or Registrar of Assurances and/or every office authorized by the law to accept a document for registration.

10. To enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces comprised in the sale of the said property and for that to sign execute and deliver all papers deeds cancellations documents instruments and writings and do all acts deeds and things, including to make refunds and payments to thorn on any account whatsoever and also to deal will the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.

11. To ask, demand, sue for, recover, realize and collect all money, earnest money, considerations, premiums, rent, construction costs, deposits, advances. compensations, interests, damages, payments whatsoever etc. in respect of flats, units, car parking spaces and other constructed areas/saleable spaces.

12. To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces by virtue of the authorities hereby conferred, in favour of the person or persons interested in owning, purchasing, taking on lease and/or otherwise acquiring Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces in the new Building or Buildings to be constructed at the

ADVOCATE
OF ASSAM
16 AUG 2021

said Property and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others;

13. To deliver possession and/or make over the constructed Flats/Units portions and issue letters of possession, and other constructed areas/saleable spaces and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise for saleable areas.

14. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the said property and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc for us and on our behalf.

15. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorney(s) in exercise of any power or powers herein contained shall be borne and paid and provided for by our said attorney(s) alone and we shall not be responsible for the same and the said Attorney(s) shall indemnify and keep indemnified our estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of our Attorney(s) doing or causing to be done any act, deed, matter or thing by virtue of these presents.

16. To accept Writ of Summons or other legal process or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi Judicial Officer and represent us and in connection therewith file appeals or revision or any representation and appoint Advocates or Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said Flats and/or the said units/spaces/car parking spaces.

18. To sign and verify and execute all pleadings, affidavits, petitions, review petitions in connection

with any suit proceeding, appeals, revisions, reviews before any Officer, Authority, Court, Tribunal, Magistrate or any other person for an on our behalf.

19. To appear and represent us in Urban Land Ceiling Authority and to file necessary application or petition to obtain N.O.C. if any from thereon and to take necessary steps thereon in respect of

said N.O.C. or any other step or steps require before the said authority as and when our lawful Attorney thinks, fit and proper.

20. To present any such deed or deeds of sale, conveyance or conveyances or other document or documents for registration when required and to admit execution thereof and receive of consideration money before the Sub- Registrar or Registrar of Assurances having authority for and to have the said conveyances registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the schedule property.

21. To appear for and represent us and to sign, execute any requisite documents before the Board of Revenue, Collector of local District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all Central and State Government offices, Kolkata Municipal Corporation, Kolkata Improvement Trust, K.M.D.A, Fire Brigade Authority, Rajpur Sonarpur Municipality, Zila Parishad, Commissioners of local Division in all matters and things relating to management and development of our schedule property.

22. To appear in all courts in the Union of India including the Supreme Court and High Courts and District Courts in all their jurisdiction Civil, Criminal, Testamentary of Insolvency, Company matters also in the Court of small Causes Calcutta and Sealdah, Howrah, Alipore and also in all Civil and Original courts subordinate to the several High courts its States before all judicial or executive officers, ministerial officers, Magistrates and other authorities whatsoever Union Boards, Union Court, Debt-settlement Board, House Rent Controller's court, Agricultural Income Tax court, Income Tax officer's Court, Board of Revenue, Sales Tax Officer's Court, Central Board of Revenue, Land acquisition officer's Court in all states now established or to be established within the aforesaid Union of India and to sue arrest condemn, restrain, sequester, seize, imprison and to acquit and discharge all and every person or persons companies, corporations whatsoever and whatsoever who are and hereafter may or shall be indebted to us AND also to compromise submit to arbitration conclude and agree all such matters, dealings and transactions and for the purpose to enter into make execute documents, agreements releases and discharges and also to nominate and appoint advocate, attorneys, solicitors, pleaders, auditors, revenue agents or other statutory agents or other persons or person and to give delivery or sign and warrant to prosecute or defend in the several premises aforesaid more specifically to execute Vakalatnamas, all such power or powers as occasion may require also to sign and verify plaints, petitioners, written statements, valuation statement for the

purpose of Court Fees and suit valuation of accounts or information required to be signed or verified and also all such statements accounts information returns that are or may or shall be required of us from time to time under laws regulations and rules enacted or hereinafter to be enacted by the Central or Local Legislation to be lodged served or filed on our behalf in our personal capacity.

23. To demand sue for enforce payment of recover & receive and give effectual receipts and discharge for all securities for money, debts, goods, merchandise, wares, chattels effects and things of or to which we will or may become possess of or entitled to or which are or may become due owing payable deliverable or transferable to us from or by any person or persons whomsoever or any firm or firms body or bodies of corporation whatsoever.

24. To appear, adjust, settle and submit at arbitration any accounts, debts, claims and demands, disputes and matters touching any of the matters which are now subsisting or may hereafter arise between us and any other person or persons or firm or firms or body or bodies or corporation whatsoever.

25. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.

BE IT IS EXPRESSLY stated that this power of attorney does not create, constitute or assume any kind of transfer in favour of the said Attorney and the attorney has the right to enter into any conveyances /assurances, agreements etc in respect of transfer of any Flats, Units, Car Parking spaces and other constructed areas/saleable spaces of the said project.

AND GENERALLY to do execute and perform all other lawful acts, matters and things as our said Attorney shall consider necessary in connection with the said premises and hereby agree that all acts, deeds and things in respect of the schedule property lawfully done by the said Attorney on our behalf, shall be construed as acts, deeds and things done by us and we, undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this **POWER OF ATTORNEY.**

18 AUG 2021

SCHEDULE OF THE PROPERTY

ALL THAT Piece and Parcel of land measuring, more or less, **90 KATTAH 05 CHITTAK 38.59 SQUARE FEET**, i.e. 6044.55 Sq. Mtr; being **PREMISES NO. 57, VIVEKANANDA AVENUE, KOLKATA – 700 148,** under **Mouza - Malancha**, under R. S. Dag No - 231, 229, 230, 229/639, 232, 243 and 244, corresponding to L. R. Dag No. 235, 233, 234, 233/670, 236, 247 and 248, under L.R. Khatian Nos. 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309 and 2310, Touzi No. 250, J. L. No. – 78, Pargana – Medanmalla, under Rajpur Sonarpur Municipality Ward No. 22, P. S. - **Sonarpur**, Dist: South 24 Parganas, West Bengal, which is butted and bounded as follows:-

ON THE NORTH : Land of R.S. Dag No – 222, 226, 227 & 228

ON THE SOUTH : Land of R.S. Dag No – 233, 242 and 2.20 Mtr. Wide Common Passage.

ON THE EAST : 25 Ft. Wide Municipal Road.

ON THE WEST : Land of R.S. Dag No – 242 and 232 (P)

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

CALCUTTA

8

ANY ...
OF ...
16 AUG 2021

IN WITNESS WHEREOF, We have executed this **POWER OF ATTORNEY** on this 16th day of August, Two Thousand and Twenty One (2021 A.D.).

SIGNED AND DELIVERED by the within named Executors in the presence of:

1. Sanjay Kumar Jain
Advocate

2. Debarati Gupta
17/1 Lansdowne Terrace
Kol- 26.

LOOKLIKE DEALMARK LLP
MAHAMANI OVERSEAS LLP
MANGALDHAM AWAS LLP
MANGAL ... LLP
SIDHIBHAV ... LLP
MOON... LLP
NIRMALDHAM ... LLP
NITYADHARA REALTORS LLP
PANCHSHEEL APARTMENT LLP
RANDATA VINCOM LLP
RASHIAMRIT TREXIM LLP
REGIUS INFRAHOMES LLP
RITTY INFRAHOUSING LLP
RITUDHAN DISTRIBUTORS LLP
RUDRAMALA PROMOTERS LLP
SARVLOK NIWAS LLP
SHIVARIWAR VINTRADE LLP

Authorised Signatory

SIGNATURE OF EXECUTOR/OWNER

EDEN ELEMENTS LLP
Aditya Agarwal
Designated Partner/Authorised Signatory

SIGNATURE OF CONSTITUTED ATTORNEY/ DEVELOPER

Drafted by me on the basis of information furnished by the Parties herein

Sanjay Kumar Jain
Advocate, High Court, Calcutta.
Enrolment No. WB/444/2005.

CALCUTTA

ADDITIONAL REGISTRAR OF ASSURANCES

16 AUG 2021

DATED 16TH DAY OF AUGUST, 2021

'DEVELOPMENT POWER OF ATTORNEY'

BETWEEN

M/S. LOOKLIKE DEALMARK LLP & OTHERS
------- **EXECUTANT/OWNERS**

AND

M/S. EDEN ELEMENTS LLP
--------- **CONSTITUTED ATTORNEY/**
DEVELOPER

'WILLOW ESTATE'
57, VIVEKANANDA AVENUE,
MALANCHA,
KOLKATA – 700 148,

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MANGALDHAM AWAS LLP
15/05/2015
Permanent Account Number
ABBFM0924F

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RITU INFRAHOUSING LLP
14/05/2015
Permanent Account Number
AASFR7715D
12062015

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RITUDHAN DISTRIBUTORS LLP
15/05/2015
Permanent Account Number
AASFR7450F

आयकर विभाग
INCOME TAX DEPARTMENT
SARVLOK NIWAS LLP

भारत सरकार
GOVT. OF INDIA

14/05/2015

Permanent Account Number

ACVFS9538G

आयकर विभाग
INCOME TAX DEPARTMENT
LOOKLIKE DEALMARK LLP

भारत सरकार
GOVT. OF INDIA

19/05/2015

Permanent Account Number

AAFFL8704K

आयकर विभाग
INCOME TAX DEPARTMENT
REGIUS INFRA HOMES LLP

भारत सरकार
GOVT. OF INDIA

18/05/2015

Permanent Account Number

AAUFR2722A

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

MAHAMANI OVERSEAS LLP

14/05/2015

Permanent Account Number

ABBFM0927G

06082015

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

RANDATA VINCOM LLP

18/05/2015

Permanent Account Number

AASFR7462H

06082015

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

RASHIAMRIT TREXIM LLP

14/05/2015

Permanent Account Number

AASFR7459Q

06082015

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

MOONLIFE HIGHRISE LLP

14/05/2015

Permanent Account Number

ABBFM0925E

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

NIRMALKUNJ HOMES LLP

15/05/2015

Permanent Account Number

AAMFN0697C

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SHIVPARIWAR VINTRADE LLP

15/05/2015

Permanent Account Number

ACVFS9537K

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SIDHIDHAN REAL ESTATES LLP

15/05/2015

Permanent Account Number

ACVFS9535M

My Profile

PAN	AASFR7461E
Name of Assessee	RUDRAMALA PROMOTERS LLP
Date of Birth	18/05/2015
Gender	
Status	Firm
Address of Assessee	16/1, PALM AVENUE, KOLKATA, WEST BENGAL, 700019

Jurisdiction Details

Area Code	WBG
AO Type	W
Range Code	112
AO Number	1
Jurisdiction	WARD 12(1), KOLKATA
Building Name	AAYAKAR BHAVAN,KOLKATA
Email ID	KOLKATA.ITO12.1@INCOMETAX.GOV.IN
Status	Active

Profile

PAN	AARFP4869M
Name of Assessee	PANCHSHREE APARTMENTS LLP
Date of Birth	18/05/2015
Gender	
Status	Firm
Address of Assessee	16/1, PALM AVENUE, KOLKATA, WEST BENGAL, 700019

Jurisdiction Details

Area Code	WBG
AO Type	W
Range Code	112
AO Number	1
Jurisdiction	WARD 12(1), KOLKATA
Building Name	AAYAKAR BHAVAN,KOLKATA
Email ID	KOLKATA.ITO12.1@INCOMETAX.GOV.IN
Status	Active

e-Filing Income Tax Home Page Department Government of India

Welcome MANGALSUDHA NIRMAN LLP (Corporate) Logo
Last Login: 22/06/2017 16:1
Idle Session Timer 1 4 5

My Profile

Profile Email Address Contact Details

PAN	ABBFM0928K
Name of Assessee	MANGALSUDHA NIRMAN LLP
Date of Birth	15/05/2015
Gender	
Status	Firm
Address of Assessee	16/1, PALM AVENUE, KOLKATA, WEST BENGAL, 700019

Jurisdiction Details

Area Code	WBG
AO Type	W
Range Code	112
AO Number	1
Jurisdiction	WARD 12(1), KOLKATA
Building Name	AAYAKAR BHAVAN,KOLKATA
Email ID	KOLKATA.ITO12.1@INCOMETAX.GOV.IN
Status	Active

My Profile

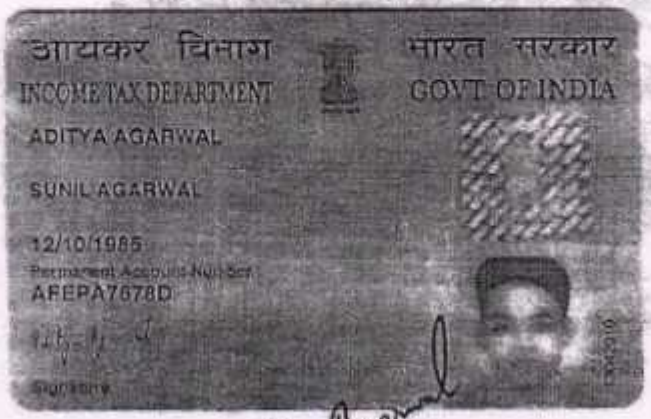
PAN	AAMFN0696P
Name of Assessee	NITYADHARA REALTORS LLP
Date of Birth	14/05/2015
Gender	
Status	Firm
Address of Assessee	16/1, PALM AVENUE, KOLKATA, WEST BENGAL 700019

Jurisdiction Details

Area Code	WBG
AO Type	W
Range Code	112
AO Number	1
Jurisdiction	WARD 12(1), KOLKATA
Building Name	AAYAKAR BHAVAN,KOLKATA
Email ID	KOLKATA.ITO12.1@INCOMETAX.GOV.IN
Status	Active

EDEN ELEMENTS LLP

Designated Partner/Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADITYA AGARWAL

SUNIL AGARWAL

12/10/1985

Permanent Account Number
AFEPA7678D

Signature

Aditya Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AHMPG3657C

नाम / Name
ANUP GUPTA

पिता का नाम / Father's Name
SITAL PRASAD GUPTA

जन्म की तारीख
Date of Birth
15/01/1960

हस्ताक्षर / Signature

23022020

Anup Gupta

भारत सरकार
GOVERNMENT OF INDIA

Anup Gupta

DOB: 15/01/1960
MALE

8648 1881 5513

MERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Sital Prasad Gupta, P-5 EXTN, DR. A,K, PAUL ROAD, Behala, Behala, Kolkata,
West Bengal - 700034

8648 1881 5513

www.uidai.gov.in

P.O. Box No.1947, Bengaluru-560 001


भारत सरकार
GOVERNMENT OF INDIA
Sanjay Kumar Jain
DOB: 01/04/1966
Male / MALE
2476 8879 9042
आधार - साधारण मानुषের অধিকার


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address
S/O: Dalamchand Jain, Ideal Towers,
Block-B,Flat - 9B., 57 Diamond Harbour
Road, Khiddirpore, Kolkata,
West Bengal - 700023

Sanjay Jain

[redacted]

আদিত্য আগরওয়াল
ADITYA AGARWAL
পিতা : সুনিল আগরওয়াল
Father : SUNIL AGARWAL
জন্মতারিখ / DOB : 12/10/1985
পুরুষ / Male

8252 4437 8016

আমার আধার, আমার পরিচয়

Aditya Agarwal

[redacted] প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
16/1, পাম এভিনিউ, বালিগঞ্জ,
বালিগঞ্জ, কোলকাতা, পশ্চিম বঙ্গ,
700019

Address:
16/1, PALM AVENUE,
Ballygunge, Ballygunge, Kolkata,
West Bengal, 700019

8252 4437 8016

1947 | help@uidai.gov.in | www.uidai.gov.in

SPECIMEN FORM FOR TEN FINGERPRINTS

Aditya Agarwal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Anup Gupta

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SOCIETY ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

16 AUG 2021

Major Information of the Deed

Deed No :	I-1901-04913/2021	Date of Registration	16/08/2021
Query No / Year	1901-8001506922/2021	Office where deed is registered	
Query Date	16/08/2021 1:57:09 PM	1901-8001506922/2021	
Applicant Name, Address & Other Details	SANJAY KUMAR JAIN HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001 Mobile No. : 9051222000, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 17,00,000/-		Rs. 5,71,49,783/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 87/- (Article:E, E, M(a))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190104898/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: VIVEKANANDA AVENUE, Mouza: Malancha, Premises No: 57, , Ward No: 022, MALANCHA Pin Code : 700148

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-235	LR-2294	Bastu	Bastu	90 Katha 5 Chatak 38.59 Sq Ft	17,00,000/-	5,71,49,783/-	Width of Approach Road: 25 Ft., , Project Name :
	Grand Total :				149.1041Dec	17,00,000 /-	571,49,783 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**LOOKLIKE DEALMARK LLP** 17/1, Lansdowne Terrace, Kolkata, 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
2	**MAHAMANI OVERSEAS LLP** 17/1, Lansdowne Terrace, Kolkata, 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
3	**MANGALDHAM AWAS LLP** 17/1, Lansdowne Terrace, Kolkata, 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
4	**SIDHIDHAN REAL ESTATES LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ACxxxxxx5M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

5	**MOONLIFE HIGHRISE LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ABxxxxxx5C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
6	**NIRMALKUNJ HOMES LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
7	**NITYADHARA REALTORS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
8	**PANCHSHREE APARTMENTS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
9	**RANDATA VINCOM LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
10	**RASHIAMRIT TREXIM LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx9Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
11	**REGIUS INFRAHOMES LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
12	**RIFTY INFRAHOUSING LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
13	**RITUDHAN DISTRIBUTORS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
14	**RUDRAMALA PROMOTERS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
15	**SARVLOK NIWAS LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ACxxxxxx8G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
16	**SHIVPARIWAR VINTRADE LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ACxxxxxx7K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
17	**MANGALSUDHA NIRMAN LLP** 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ABxxxxxx8K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**EDEN ELEMENTS LLP** 17/1, Lansdowne Terrace, Kolkata, 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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ANUP GUPTA Son of Late Sital Prasad GUPTA Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 Aug 16 2021 2:26PM	 LTI 16/08/2021	16/08/2021
	17/1, Lansdowne Terrace, Kolkata – 700 026, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AHxxxxxx7C,Aadhaar No Not Provided Status : Representative, Representative of : LOOKLIKE DEALMARK LLP (as AUTHORISED SIGNATORY), MAHAMANI OVERSEAS LLP (as AUTHORISED SIGNATORY), MANGALDHAM AWAS LLP (as AUTHORISED SIGNATORY), SIDHIDHAN REAL ESTATES LLP (as AUTHORISED SIGNATORY), MOONLIFE HIGHRISE LLP (as AUTHORISED SIGNATORY), NIRMALKUNJ HOMES LLP (as AUTHORISED SIGNATORY), NITYADHARA REALTORS LLP (as AUTHORISED SIGNATORY), PANCHSHREE APARTMENTS LLP (as AUTHORISED SIGNATORY), RANDATA VINCOM LLP (as AUTHORISED SIGNATORY), RASHIAMRIT TREXIM LLP (as AUTHORISED SIGNATORY), REGIUS INFRAHOMES LLP (as AUTHORISED SIGNATORY), RIFTY INFRAHOUSING LLP (as AUTHORISED SIGNATORY), RITUDHAN DISTRIBUTORS LLP (as AUTHORISED SIGNATORY), RUDRAMALA PROMOTERS LLP (as AUTHORISED SIGNATORY), SARVLOK NIWAS LLP (as AUTHORISED SIGNATORY), SHIVPARIWAR VINTRADE LLP (as AUTHORISED SIGNATORY), MANGALSUDHA NIRMAN LLP (as AUTHORISED SIGNATORY)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ADITYA AGARWAL (Presentant) Son of Mr SUNIL AGARWAL Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 Aug 16 2021 3:20PM	 LTI 16/08/2021	16/08/2021
	17/1, Lansdowne Terrace, Kolkata, 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.:: AFxxxxxx8D,Aadhaar No Not Provided Status : Representative, Representative of : EDEN ELEMENTS LLP (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJAY KUMAR JAIN Son of Late D C JAIN HIGH COURT, City:- , P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	16/08/2021	16/08/2021	16/08/2021

Identifier Of Mr ANUP GUPTA, Mr ADITYA AGARWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	LOOKLIKE DEALMARK LLP	EDEN ELEMENTS LLP-8.77083 Dec
2	MAHAMANI OVERSEAS LLP	EDEN ELEMENTS LLP-8.77083 Dec
3	MANGALDHAM AWAS LLP	EDEN ELEMENTS LLP-8.77083 Dec
4	SIDHIDHAN REAL ESTATES LLP	EDEN ELEMENTS LLP-8.77083 Dec
5	MOONLIFE HIGHRISE LLP	EDEN ELEMENTS LLP-8.77083 Dec
6	NIRMALKUNJ HOMES LLP	EDEN ELEMENTS LLP-8.77083 Dec
7	NITYADHARA REALTORS LLP	EDEN ELEMENTS LLP-8.77083 Dec
8	PANCHSHREE APARTMENTS LLP	EDEN ELEMENTS LLP-8.77083 Dec
9	RANDATA VINCOM LLP	EDEN ELEMENTS LLP-8.77083 Dec
10	RASHIAMRIT TREXIM LLP	EDEN ELEMENTS LLP-8.77083 Dec
11	REGIUS INFRAHOMES LLP	EDEN ELEMENTS LLP-8.77083 Dec
12	RIFTY INFRAHOUSING LLP	EDEN ELEMENTS LLP-8.77083 Dec
13	RITUDHAN DISTRIBUTORS LLP	EDEN ELEMENTS LLP-8.77083 Dec
14	RUDRAMALA PROMOTERS LLP	EDEN ELEMENTS LLP-8.77083 Dec
15	SARVLOK NIWAS LLP	EDEN ELEMENTS LLP-8.77083 Dec
16	SHIVPARIWAR VINTRADE LLP	EDEN ELEMENTS LLP-8.77083 Dec
17	MANGALSUDHA NIRMAN LLP	EDEN ELEMENTS LLP-8.77083 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: VIVEKANANDA AVENUE
Mouza: Malancha, Premises No: 57, , Ward No: 022, MALANCHA Pin Code : 700148

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 235, LR Khatian No:- 2294		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190104913 / 2021

On 16-08-2021

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 : 4 (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 16-08-2021, at the Office of the A.R.A. - I KOLKATA by Mr ADITYA AGARWAL ,.

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 5,71,49,783/-

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

Execution is admitted on 16-08-2021 by Mr ANUP GUPTA, AUTHORISED SIGNATORY, LOOKLIKE DEALMARK LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MAHAMANI OVERSEAS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MANGALDHAM AWAS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, SIDHIDHAN REAL ESTATES LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MOONLIFE HIGHRISE LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, NIRMALKUNJ HOMES LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, NITYADHARA REALTORS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, PANCHSHREE APARTMENTS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, RANDATA VINCOM LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, RASHIAMRIT TREXIM LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, REGIUS INFRAHOMES LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, RIFTY INFRAHOUSING LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, RITUDHAN DISTRIBUTORS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, RUDRAMALA PROMOTERS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, SARVLOK NIWAS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, SHIVPARIWAR VINTRADE LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, MANGALSUDHA NIRMAN LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr SANJAY KUMAR JAIN, , , Son of Late D C JAIN, HIGH COURT, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 16-08-2021 by Mr ADITYA AGARWAL, AUTHORISED SIGNATORY, EDEN ELEMENTS LLP, 17/1, Lansdowne Terrace, Kolkata, City:- , P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr SANJAY KUMAR JAIN, , , Son of Late D C JAIN, HIGH COURT, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 87/- (E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 87/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

- Description of Stamp

1. Stamp: Type: Impressed, Serial no 701, Amount: Rs.100/-, Date of Purchase: 11/08/2021, Vendor name: A K Mai

Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 283613 to 283650

being No 190104913 for the year 2021.

Seal of the Additional Registrar of Assurances-I, Kolkata

Digitally signed by DEBASIS PATRA
Date: 2021.08.30 15:41:24 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 2021/08/30 03:41:24 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)