

Payment Acknowledgement

Mr. Arun Senapati,

Thank you for using West Bengal e-District System.

Your payment for Certified Copy of Registered Deed under Government of West Bengal has been successfully submitted.

Application Summary

AIN	: 0103052119020937
Fees(INR)	: Rs. 296
Payment Status	: Successful
Payment Mode	: Online Payment
Name of the Applicant	: Mr. Arun Senapati
Transaction Date & Time	: 28/09/2021 17:58:17
Address	: 52A, Shakespeare Sarani, Kolkata 700017

For any query please contact your nearest Kiosk operator.



Govt. of West Bengal WB e-district GRIPS eChallan

GRN Details

GRN: 192021220087733661 **Payment Mode:** Online Payment
GRN Date: 28/09/2021 17:56:23 **Bank/Gateway:** HDFC Bank
BRN : 1573164390 **BRN Date:** 28/09/2021 17:09:17
Payment Status: Successful **Payment Ref. No:** 19042021108952804439
[Id Number]

Depositor Details

Depositor's Name: Mr. Arun Senapati
Address:
Mobile: 9831361182
EMail: arun@ishagroup.com
Period From (dd/mm/yyyy): 28/09/2021
Period To (dd/mm/yyyy): 28/09/2021
Payment ID: 19042021108952804439
Payment Ref ID: 0852021009813114

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	19042021108952804439	Fees for certified copies of Deed	0030-03-800-001-16	296
			Total	296

IN WORDS: TWO HUNDRED NINETY SIX ONLY.

9/62/2021

I

8952/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 096105

M
3/9 8/16 20157/2021



Notified that the Document is admitted to Registration and the Stamp and the endorsement of this document are the part of the document.

Additional Registrar
of Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

3 SEP 2021

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) SUBURBAN ESTATES PRIVATE LIMITED (having CIN U70101WB1949PTC018158 and PAN AAEC0692M) an incorporated Company within the meaning of the Companies Act, 2013 having its Registered Office at 23, Gopal Chandra Chatterjee Road,

S. Alam RC

23886

31 AUG 2021

No
 Customer
 Bill
 Rs. 100
 Vender
 Place - Chhatraswar, A. D. S. R. Office
 Dist. - South 24 Parganas.
 Mahabub Hasan Paik

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

MA Paik



Identified by me,
 Jasobanta Swain
 s/o Late Kaetil Swain
 2/2, Brojen mukherjee Road
 Kolkata-700034
 Occupation- Service

Kolkata700002, Post Office Cossipore, Police Station Cossipore, represented by its Director Mr. Ranajit Chatterjee (DIN: 00726257, PAN: ADQPC4445E and Aadhaar No. 3852 1840 3442), son of Late Pranab Kumar Chatterjee, aged about 55 years, by religion Hindu, by occupation Advocate, by nationality Indian, residing at 33B, McLeod Street, Kolkata 700017, Post Office - Circus Avenue, Police Station - Park Street and **(2) ENCLAVE GUEST HOUSE PRIVATE LIMITED** (having CIN: U55101WB2004PTC097683 and PAN: AABCE5340H), a Company incorporated under the Companies Act 1956, having its Registered Office at 2A, Sarat Bose Road, Kolkata - 700 020, Post Office Lala Lajpat Rai Sarani, Police Station Ballygunge, represented by its Director Mr. Sarfaraz Alam (having DIN: 00726318, PAN: AHPPA4706K, Aadhaar No. 6713 0525 7792), son of Late Atiur Rahman, aged about 35 years, by religion Muslim, by occupation Business, by nationality Indian, residing at 118, Elliot Road, Kolkata - 700 016, Post Office Elliot Road, Police Station Park Street hereinafter collectively referred to as “the **PRINCIPALS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) **SEND GREETINGS:**

I. DEFINITIONS: Unless in this power there be something contrary or repugnant to the subject or context:-

- i. **“Appropriate Authorities”** shall include Kolkata Municipal Corporation and all its departments, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Planning Authority, Development Authority, the authorities under the Real Estate (Regulation and Development) Act 2016 and rules and regulations published thereunder, West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authorities Thika Controller, Rent Controller, Fire Brigade, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, CESC Limited, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication at State or Centre, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers.

S. Alam *RC*



✓



- ii. **"Attorneys"** shall mean the Developer namely **MAMTAMAYEE BUILDERS LLP** represented by both or either of its Authorized Representatives now being (a) **Mr. Mahesh Karnani** (DPIN: 00354068 and PAN: AGCPK9533C and Aadhaar No.6386 3241 5600), son of Late Shew Kumar Karnani, aged about 64 years, by religion Hindu, by occupation Business, by nationality Indian, residing at 1 Auckland Square, Kolkata, PIN: 700 017, Post Office Circus Avenue, Police Station Shakespeare Sarani and (b) **Mr. Ishan Karnani** (DPIN: 02510230, PAN: AGAPK4693H and Aadhaar No.: 7126 5786 6713), son of Mr. Mahesh Karnani, aged about 31 years, by religion Hindu, by occupation Business, by nationality Indian, residing at 1 Auckland Square, Kolkata - 700 017, Post Office Circus Avenue, Police Station Shakespeare Sarani and any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principals as attorney is revoked by the Developer.
- iii. **"Building Plans"** shall mean the plan for construction of the New Buildings to be caused to be sanctioned by the Developer in the name of the Owners from the Kolkata Municipal Corporation and include all modifications and/or alterations as may be made thereto as also all extensions and/or renewals thereof.
- iv. **"Building Complex"** shall mean and include the Project Land and the New Buildings thereat with the Common Areas and Installations and all other open and covered spaces thereat.
- v. **"Developer's Areas"** shall mean the areas of the Developer as defined and described under the Development Agreement as Developer's Areas and also include the unsold areas allocated to the Developer in terms of the Development Agreement.
- vi. **"Developer's Realization Share"** shall mean the share of the Developer as defined and described under the Development Agreement as Developer's Realization Share.
- vii. **"Developer"** shall mean **MAMTAMAYEE BUILDERS LLP** (LLPIN: AAG-4191 and PAN: ABCFM9587B) having its Registered Office at 304 Chandan Niketan, Third Floor, 52A, Shakespeare Sarani, Kolkata-700 017, Kolkata, PIN: 700017, Post Office Circus Avenue, Police Station Beniapukur and include its partners and successors or successors-in-office and/or assigns.
- viii. **"Development Agreement"** shall mean the Development Agreement dated 03.09.2021 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book No. I, Being No. 190408928 for the year 2021 and made between the Principals and the Developer and include any modifications and alterations thereof as may be made by the Principals and the Developer in writing.

S. Alam RC

S. Alam RC



- ix. **“New Buildings”** shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Project Land
- x. **“Owners’ Areas”** shall mean the areas of the Owners as defined and described under the Development Agreement as Owner’s Areas and also include the unsold areas allocated to the Owners in terms of the Development Agreement.
- xi. **“Owners’ Realization Share”** shall mean the share of the Owners’ defined and described under the Development Agreement as such Owners’ Realization Share.
- xii. **“Project”** shall mean and include (a) development of Building Complex at the Project Land exclusively by the Developer, (b) identification and allocation of the Owners’ Areas, the Developer’s Areas and the Transferable Areas, (c) Transfer of the Transferable Areas to the Transferees and the collection of the Realizations in respect thereof from the Transferees and distribution of the same amongst the parties in the manner agreed to herein, and (d) administration of Common Purposes until handing over to the Association, all as per the terms and conditions contained in the Development Agreement..
- xiii. **“Realization”** shall mean and include the amounts received against Transfer of or otherwise in respect of the Units, Parking Spaces, Appurtenances and other Transferable Areas from time to time and include the consideration for any Transfer and any amounts on account of Nomination/Transfer Charges, Floor Rise Escalation and Preferred Location Charges or any other account received against any Transfer; but shall not include any amounts received on account of (a) Pass Through Charges and (b) Extras and Deposits (both as defined and described in the Development Agreement)
- xiv. **“Project Land”** shall mean the pieces or parcels of Land with all existing rooms, structures, appendages and appurtenances situate lying at and being the amalgamated Premises No. 23, Gopal Chandra Chatterjee Road (formerly comprising of premises Nos. 23, 23/1, 23/2, 23/3, 23A, 23D/1 and 23E, Gopal Chandra Chatterjee Road), Police Station Cossipore, Kolkata- 700002 morefully and particularly described in the **SCHEDULE** hereunder written and include all constructions thereat and appurtenances thereof.
- xv. **“Transfer”** shall include transfers primarily by sale but with possibility of leases and otherwise as decided by the Developer in consultation with the Owners’ Named Representative.
- xvi. **“Transferable Areas”** shall mean the Units, Parking Spaces, other constructed spaces, private/reserved terraces/roofs with or without any facilities and all other areas at the Building Complex and Project Land capable of being transferred independently or by being added to the area of any Unit or making appurtenant to

S. Alam Rc

any Unit or otherwise and shall also include any right, benefit or privilege at the Building Complex and Project Land capable of being commercially exploited and wherever the context so permits shall include the Appurtenances But save and except the Owners' Areas and the Developer's Areas.

- xvii. **"Transferees"** shall mean the persons to whom any Owners' Areas, Developer's Areas and Transferable Areas in the Project are Transferred or agreed to be Transferred.
- xviii. **"Units"** shall mean the independent and self-contained residential flats and/or apartments, non-residential office spaces, shops and other constructed spaces capable of being exclusively held used or occupied by person/s.
- xix. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:

- A. **WHEREAS** by the Development Agreement, the Principals and the Developer have agreed, inter alia, that the Developer shall have exclusive rights and authority to develop the Building Complex at the Project Land and the Principals and the Developer agreed upon several terms and conditions as morefully contained therein.
- B. **AND WHEREAS** in terms of the Development Agreement, the Principals are executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Project land and the Project and the related purposes as hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, We the Principals abovenamed jointly and/or severally do hereby nominate constitute and appoint the Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principals or any of them to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Project Land and the Project and related purposes i.e., to say:-

1. To cause survey, measurement, soil test, planning and other related works at the Project Land.
2. To sign, apply for and obtain mutation, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Project Land or any part thereof or the boundary of the Project Land in the records of any Appropriate Authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.

S. Alam RC

3. To prepare apply for sign and submit plans, architectural plans, building plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other Appropriate Authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
4. To pursue the application for the sanctioning of any plans, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions in respect of the Building Plans for any construction at the Project Land.
5. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/modification/alteration/ renewal of the plans for any construction at the Project Land.
6. To apply for and obtain permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project.
7. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the Project Land or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for construction and Completion of the New Buildings and other purposes connected with the Project.
8. To manage, maintain, look after, supervise, administer, secure the Project Land and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
9. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
10. To accept or object to the assessments made from time to time of property taxes or valuation in respect of the Project Land and/or the New Buildings or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
11. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Project Land or any part thereof or New Buildings for the time being thereon

S. Alan RC

or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.

12. To construct or reconstruct or repair boundary walls, fencing, dividers etc., at the Project Land and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
13. To give notice to the municipal and all other appropriate authorities regarding commencement of construction and/or demolition of any structure(s) and/or construction activities or other purposes as required or deemed fit and proper.
14. To carry out excavation, demolition, piling, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Project Land in respect of the Project.
15. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, etc., and/or other utilities inputs and facilities from the appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and to apply for and obtain any permission clearance and license therefor and to give orders and contracts for the same.
16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Project Land in connection with the Project in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
17. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all concerned Appropriate Authorities.
18. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
19. To apply for and obtain in the name of the Developer the registration under Real Estate (Regulation and Development) Act 2016 and any other Real Estate laws and

S. Alan *pc*

to obtain all registrations, licenses and permissions under the said Act and all other acts and statutes, as applicable.

20. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
21. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management, Common Purposes on the terms and conditions of the Development Agreement and to cancel, alter or revoke any such appointment or collaboration.
22. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the Kolkata Municipal Corporation or other Appropriate Authorities.
23. To insure and keep insured the New Buildings or any other part of the Project or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
24. To take, receive and obtain loans and finance for development of the Building Complex at the Project Land from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors by mortgaging and charging the Developer's Allocation and the Project Land without however creating any financial obligation upon the Owners and without creating any charge or lien on the Owners Realization Share and to sign, execute and/or register deeds, consents, confirmation and no objections or other documents as may be required for such mortgage or charge to be created by the Developer and also loan and other agreements and power of attorney with the bankers or financiers and produce or deliver the original documents of title of the Project Land with the bankers or financiers connection with the above. All interest and other amounts applicable to such loans and finances shall be exclusively to the account of Developer.
25. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas and Developer's Area (upon their identification) with or without attributable proportionate land share to take home loans and/or home finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with any no

S. Alam R

objection certificates, consents, clearances, etc., from them and to produce the originals and/or give copies of the same to the financiers but all without however fastening any financial obligation or liability upon the Principals.

26. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
27. Upon sanction of the Building Plans and identification of the Owners' Areas, the Developer's Areas and Transferable Areas and subject to the terms and conditions of the Development Agreement:
 - a. to negotiate with the person or persons interested in obtaining Transfer of the Transferable Areas and Developer's Area in the Project and to take and accept bookings and applications and make allotments thereof;
 - b. To enter upon, execute and/or register contracts or agreements for Transfer of the Transferable Areas and the Developer's Areas upon their identification with the Transferees and/or their nominees/assignees in which, inter alia, the Principal's Share in Land attributable thereto shall be agreed to be sold by the Principal;
 - c. To sign, execute and/or register the deeds of conveyance in respect of the Transferable Areas and the Developer's Areas which includes, inter alia, the Principal's Share in Land attributable thereto;
 - d. To deliver possession of the Transferable Areas and the Developer's Areas to the respective Transferees upon issuance of Completion Certificate;
 - e. To ask, demand, recover, realize and collect the entire Realizations in respect of the Developer's Areas (including the Share in Land attributable thereto) and the entire Extras and Deposits and Pass Through Charges from the Transferees and issue receipts to the Transferees to fully exonerate them;
 - f. To ask, demand, recover, realize and collect the Realizations in respect of any Transfer of the Transferable Areas (including the Share in Land attributable thereto) in the manner and as per the terms and conditions of the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
 - g. To cancel or terminate any booking and terminate any contract or agreement with any Transferee as per the terms and conditions of the Development Agreement.

S. Alam PC

- h. To deliver possession of the portions of the Owner's Areas to the Erstwhile 23E Owners and/or Former Tenants in terms of the Development Agreement and to deal with them fully and in all manner in that behalf.
28. For the purposes stated hereinabove, to prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, letters, plans, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys.
29. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
30. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
31. To deal with any claim of any third party in respect of the Project Land and to oppose or settle the same.
32. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Project as Maintenance In-Charge upto the time as mentioned in the Development Agreement.
33. To form association or society or syndicate amongst the owners and/or buyers of the New Buildings (including Association under the Apartment Ownership Act or Society under the West Bengal Societies Registration Act, 1961 or Co-operative Society under the West Bengal Co-operative Societies Act, 2006).
34. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
35. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred and subject to the provisions of clause 27 above.

S. Alam RL

36. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principals before the Appropriate Authorities and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification and gift of splayed corner) and also to submit and take delivery of other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.
37. To commence prosecute enforce defend answer and oppose all actions suits writs, appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
38. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
39. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
40. To receive all letters parcels or other postal articles and documents in respect of the Project Land and to grant proper and effectual receipt thereof.
41. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
- IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained which the Principals itself could have lawfully done under its own hands and seal, if personally present.

S. Alan

RC

V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.

VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals and by executing this Power of Attorney the obligations of the Principals under the Development Agreement shall not be absolved or diluted and further by executing this Power of Attorney the obligations of the Principal or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:

(PROJECT LAND)

ALL THAT messuages tenements hereditaments structures out-houses sheds and premises together with the piece and parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing an area of 19 Cottah 8 Chittaks 26 square feet more or less situate lying at and being Premises No. 23, Gopal Chandra Chatterjee Road, (formed upon amalgamation of earlier premises Nos. 23, 23/1, 23/2, 23/3, 23A, 23D/1 and 23E, Gopal Chandra Chatterjee Road) Police Station Cossipore, Kolkata- 700002 within Ward No. 01 of Kolkata Municipal Corporation, previously comprised in Holding No. 15 in Touzi No. 1298/2833 in Mouza Chasa Dhopapara Dihi Panchanna Gram, Division-I, Sub-Division-II in the District of 24 Parganas and butted and bounded as follows:-

ON THE NORTH : By Premises Nos. 46 and 46/2 B.T. Road;

ON THE SOUTH : Partly by Gopal Chandra Chatterjee Road and partly by Premises Nos. 23B and 23D Gopal Chandra Chatterjee Road;

ON THE EAST : Partly by Gopal Chandra Chatterjee Road and partly by Premises No. 23B Gopal Chandra Chatterjee Road;

ON THE WEST : By Premises Nos. 22C and 22E Gopal Chandra Chatterjee Road.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the total area of the rooms and structures, sheds on the Project Land is 11,522 Square feet more or less.

S. Alam RC

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 3rd day of September Two Thousand and Twenty-one.

EXECUTED AND DELIVERED by the PRINCIPALS abovenamed at Kolkata in the presence of:

Jasobanta Swain
2/2, Rojen Mukherjee Road
Kolkata - 700034

Somya Samanta
(Adv)

Suburban Estates Pvt. Ltd.

Ranajit Chakraborty
Director

Enclave Guest House Pvt. Ltd.

Sarfaraz Alam
Director

WE ACCEPT

MAMTAMAYEE BUILDERS LLP












H. Karunan
(MAHESH KARNANI)
Partner-
Authorized Representative












MAMTAMAYEE BUILDERS LLP












Ish
(ISHAN KARNANI)
Authorized Representative Partner












Drafted by me:-

Somya Samanta, Advocate
C/o DSP Law Associates
4D, Nicco House
1B & 2, Hare Street
Kolkata-700001
WB-1216/2012

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

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

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

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

व्याज लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAECS0692M

नाम /NAME
SUBURBAN ESTATE PRIVATE LIMITED

गठना/बनने की तिथि /DATE OF INCORPORATION/FORMATION
29-07-1949

K. Das
असल अंगुल, व.स. XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Suburban Estates Pvt. Ltd.

Kanajit Chakraborty
Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADQPC4445E

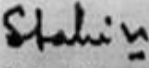


नाम /NAME
RANAJIT CHATTERJEE

पिता का नाम /FATHER'S NAME
PRANAB KUMAR CHATTERJEE

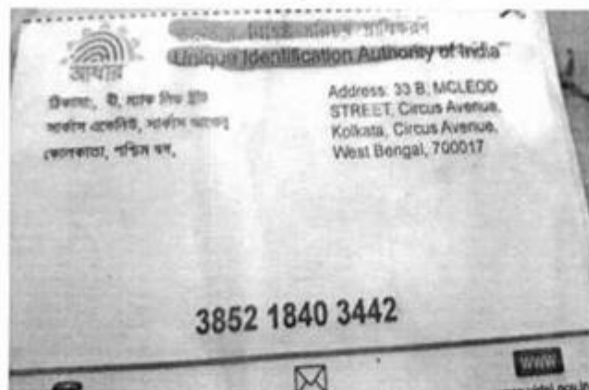
जन्म तिथि /DATE OF BIRTH
29-09-1965

हस्ताक्षर /SIGNATURE
Ranajit Chatterjee

आपका आयुक्त, (कम्प्यू. अपा.), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



Ranajit Chatterjee



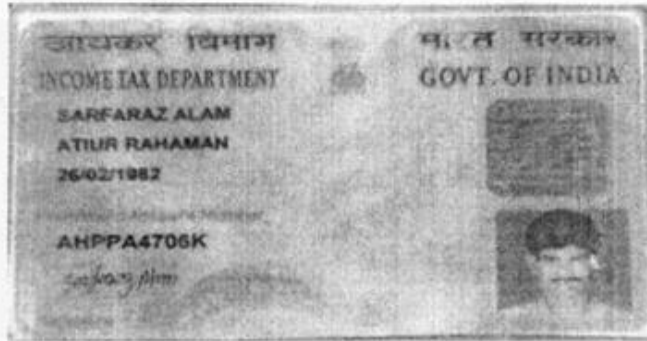
Ranajit Chatterjee



Enclave Guest House Pvt. Ltd.

Sarfaza Alam

Director



Sarfraz Alam


ভারত সরকার
Government of India


নাম/নাম
Sarfaraz Alam
পিতা : অতিউর রহমান
Father : ATIUR RAHMAN
জন্ম তারিখ / Year of Birth : 1982
পুরুষ / Male



6713 0525 7792

আধার - সাধারণ মানুষের অধিকার


আধার
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
১১৮, এলিট রোড, পার্ক স্ট্রিট
৩৫৮ ও, কোলকাতা, পশ্চিমবঙ্গ,
700016

Address:
118, ELLIOT ROAD, Park Street
H.O, Park Street, Kolkata, West
Bengal, 700016

6713 0525 7792

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Sarfaraz Alam

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAMTAMAYEE BUILDERS PRIVATE
LIMITED



26/04/2013
Permanent Account Number

AAICM5906E

80006013

MAMTAMAYEE BUILDERS LLP

Partner

यह कार्ड के खोले/खोले गए उपयोग दुरुपयोग/भ्रष्टाचार -
जन्यता के कारण रद्द है, यह कार्ड को
संशोधित करने के लिए
संशोधित करने के लिए 900/8
संशोधित करने के लिए 411 016

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

Income Tax PAN Services Unit, NSDL,
5th Floor, Marolli Street,
Plot No. 841, Survey No. 9718,
Mumbai - 400 026, New Deen Durgawade Chowk,
Mumbai - 400 016

Tel: 91 20 221 8000 Fax: 91 20 2721 8081
www.incometax.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ISHAN KARNANI

MAHESH KARNANI

04/01/1990

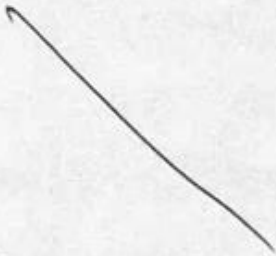
Permanent Account Number

AGAPK4693H

Ishan Karnani
Signature



09/07/2008



इस कार्ड को खोने/चोरी पर कृपया सूचित करें/सोचना
आयकर विंग सेवा इकाई, एन एस डी यूएन
पारसी भवन, टाइम्स टॉवर, कान्हा मिल्स कंपाउंड, एस. बी. मार्ग,
लोअर पारेल, मुंबई-400 013

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

Income Tax PAN Services Unit, NSDI,
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
email: nsinfo@nsdi.co.in

Ishan Karnani

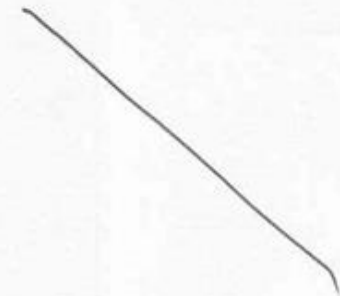
 **भारत सरकार**
GOVERNMENT OF INDIA

 **ईशान कर्नानी**
Ishan Karnani
जन्म तिथि / DOB: 04/01/1990
पुरुष / MALE



7126 5786 6713

आधार-साधारण मानुषेण अधिकार



 **भारतीय विशिष्ट पहचान प्राधिकरण**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना: **Address:**
1, अकलाड स्क्वोर, सार्कस
ग्रुन्डमिड, (कलकत्ता),
पश्चिम बंग - 700017
1, AUCKLAND SQUARE, Circus
Avenue, Kolkata,
West Bengal - 700017

7126 5786 6713

Aadhaar-Aam Admi ka Adhikar

Ish K

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAHESH KARNANI
SHEW KUMAR KARNANI

10/05/1957
 Permanent Account Number
AGCPK9533C

H. Karnani
 Signature




H. Karnani

कृपया इस कार्ड को अपने घर कुलका लुफिट करें / केंद्र
 अथवा अपने नजदीक इकाई, एन एन सी एन
 शास्त्री भवन, टॉपिंग टॉवर, नया प्लॉट 40/308
 एन डी मार्ग, लोहा रोड, मुंबई - 400 013

If this card is not / someone's due care is taken,
 please return it to
 Income Tax PAN Services Unit, NSD,
 11/Floor, Tower Tower,
 Kancha Market Compound,
 S. D. Marg Tower Plot 40/308
 Tel: 91-22-2494400 Fax: 91-22-24920664
 E-mail: karnani@itd.gov.in

 भारत सरकार
GOVERNMENT OF INDIA

 महेश कर्मनी
Mahesh Kamini
जन्मतिथि/ DOB: 10/05/1957
पुरुष / MALE

6386 3241 5600

आधार -साधारण मानुषेअ अधिकार

M. Kamini

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना: Address
1, अक्लान्ड स्क्वोर, सर्कस
एवेन्यू, कोलकाता,
पश्चिम बंगाल - 700017

1, AUCKLAND
SQUARE, Circus
Avenue, Kolkata,
West Bengal - 700017



1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

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



ভারত সরকার
Government of India



নাম/নাম
Jasobanta Swain
পিতা : কপিল সোয়েইন
Father : Kapil Swain
জন্মতারিখ / DOB : 02/05/1970
পুরুষ / Male



5827 0093 6087

আমার আধার, আমার পরিচয়



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
2/2, ব্রজেন মুখার্জী রোড,
বেহালা, কোলকাতা, বেহালা,
পশ্চিম বঙ্গ, 700034

Address:
2/2, BROJEN MUKHERJEE
ROAD, Behala, Kolkata, Behala,
West Bengal, 700034

5827 0093 6087



1947



help@uidai.gov.in



www.uidai.gov.in

Jasobanta Swain

DATED THIS DAY OF SEPTEMBER 2021

FROM

SUBURBAN ESTATES PRIVATE LIMITED &
ANR.

... PRINCIPALS

TO

MAMTAMAYEE BUILDERS LLP & ORS.

... ATTORNEYS

POWER OF ATTORNEY

DSP LAW ASSOCIATES

ADVOCATES

1B, HARE STREET

4D, NICCO HOUSE

KOLKATA – 700001

Major Information of the Deed

Deed No :	I-1904-08952/2021	Date of Registration	03/09/2021
Query No / Year	1904-8001692157/2021	Office where deed is registered	
Query Date	03/09/2021 4:52:08 PM	1904-8001692157/2021	
Applicant Name, Address & Other Details	MAHESH KARNANI 1, AUCKLAND SQUARE,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9831361182, Status :Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 8,17,32,559/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190408928/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Cossipur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No: 23, , Ward No: 001 Pin Code : 700002

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	19 Katha 8 Chatak 26 Sq Ft		7,49,01,453/-	Property is on Road , Project Name :
Grand Total :				32.2346Dec	0 /-	749,01,453 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	11522 Sq Ft.	0/-	68,31,106/-	Structure Type: Structure
Gr. Floor, Area of floor : 11522 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		11522 sq ft	0 /-	68,31,106 /-	

Principal Details :










SI No	Name,Address,Photo,Finger print and Signature
1	SUBURBAN ESTATES PRIVATE LIMITED 23, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipur, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 , PAN No.:: AAxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	ENCLAVE GUEST HOUSE PRIVATE LIMITED 2A, Sarat Bose Road, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAXxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
---	---




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAMTAMAYEE BUILDERS LLP 304, Chandan Niketan, Third Floor, 52A, Shakespeare Sarani, City:- Kolkata, , P.O:- Circus Avenue, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: ABxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



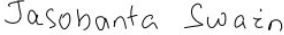
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Ranajit Chatterjee Son of Late Pranab Kumar Chatterjee Date of Execution - 03/09/2021, , Admitted by: Self, Date of Admission: 03/09/2021, Place of Admission of Execution: Office	 <small>Sep 3 2021 5:22PM</small>	 <small>LTI 03/09/2021</small>	 <small>03/09/2021</small>
, 33B, McLeod Street, City:- Kolkata, , P.O:- Circus Avenue, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx5E, Aadhaar No: 38xxxxxxxx3442 Status : Representative, Representative of : SUBURBAN ESTATES PRIVATE LIMITED (as Director)				
2	Name	Photo	Finger Print	Signature
	Sarfraz Alam Son of Late Atiur Rahman Date of Execution - 03/09/2021, , Admitted by: Self, Date of Admission: 03/09/2021, Place of Admission of Execution: Office	 <small>Sep 3 2021 5:23PM</small>	 <small>LTI 03/09/2021</small>	 <small>03/09/2021</small>
, 118, Elliot Road, City:- Kolkata, , P.O:- Elliot Road, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6K, Aadhaar No: 67xxxxxxxx7792 Status : Representative, Representative of : ENCLAVE GUEST HOUSE PRIVATE LIMITED (as Director)				
3	Name	Photo	Finger Print	Signature
	Ishan Karnani (Presentant) Son of Mahesh Karnani Date of Execution - 03/09/2021, , Admitted by: Self, Date of Admission: 03/09/2021, Place of Admission of Execution: Office	 <small>Sep 3 2021 5:22PM</small>	 <small>LTI 03/09/2021</small>	 <small>03/09/2021</small>

1D And 1E, Auckland Court, 1 Auckland Square, City:- Kolkata, , P.O:- Circus Avenue, P.S:-Shakespear Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3H, Aadhaar No: 71xxxxxxxx6713 Status : Representative, Representative of : MAMTAMAYEE BUILDERS LLP (as DESIGNATED PARTNER)

4	Name	Photo	Finger Print	Signature
	Mr MAHESH KARNANI Son of Late SHEW KUMAR KARNANI Date of Execution - 03/09/2021, , Admitted by: Self, Date of Admission: 03/09/2021, Place of Admission of Execution: Office			
		Sep 3 2021 5:24PM	LTI 03/09/2021	03/09/2021
1, AUCKLAND SQUARE,, City:- Kolkata, , P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3C, Aadhaar No: 63xxxxxxxx5600 Status : Representative, Representative of : MAMTAMAYEE BUILDERS LLP (as AUTHORISED SIGNATORY)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JASOBANTA SWAIN Son of Mr KAPIL SWAIN , 2/2, BROJEN MUKHERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034			
	03/09/2021	03/09/2021	03/09/2021
Identifier Of Ranajit Chatterjee, Sarfaraz Alam, Ishan Karnani, Mr MAHESH KARNANI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUBURBAN ESTATES PRIVATE LIMITED	MAMTAMAYEE BUILDERS LLP-20.3078 Dec
2	ENCLAVE GUEST HOUSE PRIVATE LIMITED	MAMTAMAYEE BUILDERS LLP-11.9268 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SUBURBAN ESTATES PRIVATE LIMITED	MAMTAMAYEE BUILDERS LLP-7258.86000000 Sq Ft
2	ENCLAVE GUEST HOUSE PRIVATE LIMITED	MAMTAMAYEE BUILDERS LLP-4263.14000000 Sq Ft

Endorsement For Deed Number : I - 190408952 / 2021

On 03-09-2021

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 : 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 17:17 hrs on 03-09-2021, at the Office of the A.R.A. - IV KOLKATA by Ishan Karnani ,

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 8,17,32,559/-

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

Execution is admitted on 03-09-2021 by Ranajit Chatterjee, Director, SUBURBAN ESTATES PRIVATE LIMITED, 23, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipur, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India PIN:- 700002

Indetified by Mr JASOBANTA SWAIN, , Son of Mr 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 Private Service

Execution is admitted on 03-09-2021 by Sarfaraz Alam, Director, ENCLAVE GUEST HOUSE PRIVATE LIMITED, 2A, Sarat Bose Road, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr JASOBANTA SWAIN, , Son of Mr 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 Private Service

Execution is admitted on 03-09-2021 by Ishan Karnani, DESIGNATED PARTNER, MAMTAMAYEE BUILDERS LLP, 304, Chandan Niketan, Third Floor, 52A, Shakespeare Sarani, City:- Kolkata, , P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr JASOBANTA SWAIN, , Son of Mr 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 Private Service

Execution is admitted on 03-09-2021 by Mr MAHESH KARNANI, AUTHORISED SIGNATORY, MAMTAMAYEE BUILDERS LLP, 304, Chandan Niketan, Third Floor, 52A, Shakespeare Sarani, City:- Kolkata, , P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr JASOBANTA SWAIN, , Son of Mr 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 Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23886, Amount: Rs.100/-, Date of Purchase: 31/08/2021, Vendor name: M H Paik



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 440642 to 440678

being No 190408952 for the year 2021.



(Mohul Mukhopadhyay) 2021/09/24 11:34:29 AM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)