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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 9 SEP 2022

structures of whatsoever nature thereon or as may be constructed in future.

17. To apply for and obtain permission for connection of/ establishing electricity, gas, water, sewerage, drainage, tube-well, bore-well, lift, and/or other connections of any other utility or facility in the said Premises from the WBSEB Limited, the local Gram Panchayat, Zila Parishad, WBHIDCO, NKDA, as applicable and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the said attorneys or any of them.
18. To sign and apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipments for the purpose of construction of the new building/s at the said Premises.
19. To sign and apply for and obtain permissions and licenses to erect and run/operate one or more lifts and/or elevators, generator, Dish Antenna and other Utilities at the said Premises and to place orders for supply and erection of lift or lifts at the said Premises on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts, Dish Antenna and other Utilities and its associated machineries.
20. To sign and apply for and obtain the Completion or Occupancy or other certificates from the concerned authorities in respect of construction and/or occupation of the new building/s to be constructed at the said Premises or any part thereof.
21. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principals before the Collector, The Kolkata Improvement Trust, the Kolkata Metropolitan Development Authority, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the WBHIRA, the B.L. & L.R.O., Gram



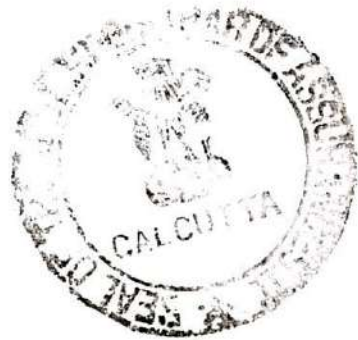


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- 9 SEP 2022

Panchayat, Zilla Parishad, WBHIDCO, NKDA, as applicable and other authorities under the West Bengal Land Reforms Act, 1955, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi-Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make, sign, execute, affirm, notarize, register, submit, present for registration, admit, execution, acknowledge, register or have register or have perfected and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc. (including those relating to boundary verification) and other papers and documents (including cause papers and orders passed in any suit) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them.

22. To insure and keep insured the new building/s at the said Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium for such insurance.
23. To negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Premises and accept bookings/blockings from such intending buyer or buyers and to make commitments and sell, convey, lease, transfer or otherwise dispose of such flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Premises alongwith or independent of or independently the land comprised in the said Premises attributable thereto or any portion thereof or any undivided share therein to such person or persons and at such consideration and on such terms and conditions as the said attorney or



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ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
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attorneys may deem fit and proper and to receive and appropriate all proceeds consideration deposit and other amounts received/realised out of such sale conveyance and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same, in accordance with the said Development Agreement.

24. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorney or attorneys.
25. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such Agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
26. To sign and submit all papers applications and documents for having and to have the flats, shops, showrooms, offices and other constructed areas in the new building/s that may be constructed at the said Premises separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all concerned authorities and/or persons having jurisdiction over the said Premises and to deal with such authority and/or authorities in such manner as the said attorneys or any of them may deem fit and proper.
27. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revision and other legal proceedings and demands civil criminal or revenue concerning the sanction revalidation renewal modification and/or alteration of plans and/or obtaining of permission, clearances, certificate etc., and/or touching any of the matters herein contained concerning the said Premises or any part thereof in which the

Five handwritten signatures in blue ink are located at the bottom of the page. From left to right, they appear to be: a stylized signature, a signature that looks like 'WSP', a signature that looks like 'A', a signature that looks like 'RE', and a large, complex signature.



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OF ASSURANCES, KOLKATA

- 9 SEP 2022

Principals are in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue (including the Collector, Tribunal etc.).

28. To sign declare verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding in any way or connected with the said Premises, and if necessary to adduce evidence for and on behalf of the Principals.
29. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
30. 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.
31. To receive or pay and/or deposit all moneys including stamp duty, court fees, registration fees, legal fees etc. and to pay and/or receive refunds thereof or the excess amount and give valid receipts and discharges therefor.
32. To sign and appear and represent the Principals before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said Premises or any part thereof or any undivided share therein and/or in the building/s to be constructed at the said Premises which the Principals themselves would have lawfully done under their own hand and seal, if personally present.

AND the Principals do and each of them doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid in accordance with the terms and conditions of the Development Agreement.



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SECRETARY
KARNATAKA
- 9 SEP 2022

THE SCHEDULE ABOVE REFERRED TO:
("SAID PREMISES")

All Those the pieces and parcels of land containing an aggregate area of **5 (five) Bigha 19(Nineteen) Cottahs 7 (Seven) Chittacks 27.3 (Twenty Seven point Three) Square Feet** more or less (equivalent to 197.48 Decimals) situate lying at and comprised R.S.& L.R.Dag Nos. 224, 226, 229, 230, 231, 232, 233, 235, 236 & 263 and duly recorded in L.R. Khatian Nos.2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2647, 2648, 3988, 3990, 4002, 4003, 4007 and 4008 all in Mouza Chakpachuria, J.L. No.33, P.S. New Town (formerly Rajarhat), P.O. New Town, Kolkata 700156, within Patharghata Gram Panchayat, Rajarhat, District North 24 Parganas, West Bengal. butted and bounded as under and bordered "**RED**" in the map or plan hereto annexed:

On the North : By Public Road, being New Town Street No.372;
 On the East : By L.R Dag Nos., 265, 266 (P), 262, 247 & 248(P);
 On the West : By L.R Dag Nos, 227, 228 & 1213;and
 On the South : By L.R Dag Nos,.246, 237(P), & 234;

RP *vet* *J*

R *K* *Ag* *RJC*



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SECRETARY
OF ASSAM
KARAIKATA
- 9 SEP 2022

IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 10th day of August, 2022.

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

- 1. Somen Dey
2. Word's Institution.
Street - Kolkata - 700006
- 2. Chandika Roy
11/1, Sunny Park
Kolkata - 700019

MANI VATIKA PRIVATE LIMITED

P.V. Paul

[Signature]

Director/Authorised Signatory

MANI FARMHOUSE PRIVATE LIMITED

[Signature]

Director/Authorised Signatory

MANI CULTIVATION PRIVATE LIMITED

[Signature]

Director/Authorised Signatory

MANI FLORICULTURE PRIVATE LIMITED

[Signature]

Director/Authorised Signatory

MANIKARN PROPERTIES PRIVATE LIMITED

[Signature]

Director/Authorised Signatory

MANIKAM PROPERTIES PRIVATE LIMITED

[Signature]

Director/Authorised Signatory

MANI AGRICULTURAL FARMS PRIVATE LIMITED

[Signature]

Director/Authorised Signatory

MANI A BUILDERS PRIVATE LIMITED

[Signature]

Director/Authorised Signatory

MANI FLOWER PRODUCTS PRIVATE LIMITED

P.V. Paul

[Signature]

Director/Authorised Signatory

SUSWAPAN TIE-UP PRIVATE LIMITED

[Signature]

Director/Authorised Signatory

AADHARSEELA GOODS PRIVATE LIMITED

[Signature]

Director/Authorised Signatory

GOURIK BUILDERS LLP

[Signature]

Designated Partner

MANDEEPA PROPERTIES PRIVATE LIMITED

[Signature]

Director/Authorised Signatory

GAIPATI CONSTRUCTIONS LLP

[Signature]

Designated Partner

MANI AKASH HIRISE PRIVATE LIMITED

[Signature]

Director/Authorised Signatory

MANI ADITHA CONSTRUCTIONS LLP

[Signature]

Designated Partner

[Signature]

Director/Authorised Signatory

STORICK CONSTRUCTORS LLP

[Signature]

Designated Partner

MANIAM DEVELOPERS PRIVATE LIMITED

P.V. Paul

[Signature]

Director/Authorised Signatory

ACOTECH PLAZA PRIVATE LIMITED

[Signature]
Authorised Signatory/Director

TANSY WORTH LLP

[Signature]
Designated Partner

MANIAM CONSTRUCTIONS PRIVATE LIMITED

[Signature]

Director/Authorised Signatory

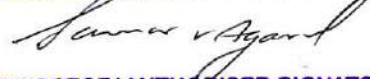


ADDITIONAL SECRETARY
OF ASSIN... KATA

- 9 SEP 2022

EXECUTED AND DELIVERED by
the withinnamed **ATTORNEY**
at Kolkata in the presence of:

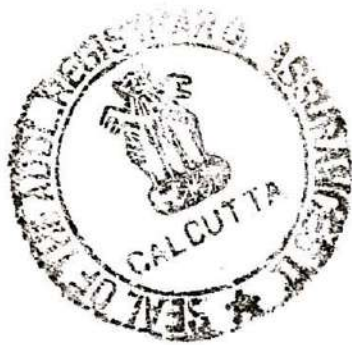
SIOM REALTY PVT. LTD.



DIRECTOR/AUTHORISED SIGNATORY

1. Stomen Dny
2. *Chindita Ray*

*Drafted by me
Renuka Subhra
Advocate
High Court, Calcutta*



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ADDITIONAL SECRETARY
OF ASSURANCE DEPARTMENT
KOLKATA

- 9 SEP 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<i>dh</i>	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>P.S.O. K. P. Murali</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Pratik Khanna</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>H. K. K. K.</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
- 9 SEP 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>USaraf</i>	LEFT HAND	LITTLE FINGER 	RING FINGER 	MIDDLE FINGER 	FORE FINGER 	THUMB
	RIGHT HAND	THUMB 	FORE FINGER 	MIDDLE FINGER 	RING FINGER 	LITTLE FINGER



<i>Rajendra</i>	LEFT HAND	LITTLE FINGER 	RING FINGER 	MIDDLE FINGER 	FORE FINGER 	THUMB
	RIGHT HAND	THUMB 	FORE FINGER 	MIDDLE FINGER 	RING FINGER 	LITTLE FINGER



<i>Deepak Agnewal</i>	LEFT HAND	LITTLE FINGER 	RING FINGER 	MIDDLE FINGER 	FORE FINGER 	THUMB
	RIGHT HAND	THUMB 	FORE FINGER 	MIDDLE FINGER 	RING FINGER 	LITTLE FINGER



<i>Mihir Paik</i>	LEFT HAND	LITTLE FINGER 	RING FINGER 	MIDDLE FINGER 	FORE FINGER 	THUMB
	RIGHT HAND	THUMB 	FORE FINGER 	MIDDLE FINGER 	RING FINGER 	LITTLE FINGER



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OF COMPANIES, KOLKATA
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SPECIMEN FORM FOR TEN FINGERPRINTS



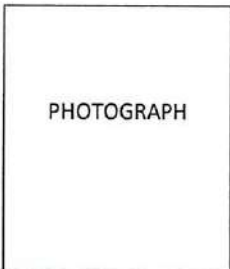
<i>Munim Chand Agard</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Lama Agard</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Priyanka Agard</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

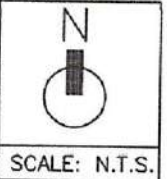


	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 9 SEP 2022

MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING
 R.S. & L.R. DAG NO. 224(p), 226, 229, 230, 231, 232, 233, 235, 236, 263
 IN MOUZA - CHAKPACHURIA P.S.-RAJARHAT, J.L. NO.-33, IN THE DISTRICT
 OF 24 NORTH PARGANAS.



NOTE:- Outline of R.S. & L.R. Dag No. 224(p),226,229,230,231,232,233,235,236,263 containing area of 197.48 satak (5 Bigha 19 Cottahs 7 Chittacks 27.3 Square Feet) (Approx)shown within "RED" borders,being the subject matter of foregoing document.

MANI VATIKA PRIVATE LIMITED
 Director/Authorised Signatory

SIOM REALTY PVT. LTD.
 DIRECTOR/AUTHORISED SIGNATORY

MANIKARN PROPERTIES PRIVATE LIMITED
 Director/Authorised Signatory

MANI FARMHOUSE PRIVATE LIMITED
 Director/Authorised Signatory

MANIKAM PROPERTIES PRIVATE LIMITED
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MANI CULTIVATION PRIVATE LIMITED
 Director/Authorised Signatory

MANI FLORICULTURE PRIVATE LIMITED
 Director/Authorised Signatory

MANI AGRICULTURAL FARMS PRIVATE LIMITED
 Director/Authorised Signatory

MANI FLOWER PRODUCTS PRIVATE LIMITED
 Director/Authorised Signatory

AADHARSEELA GOODS PRIVATE LIMITED
 Director/Authorised Signatory

MANDEEPA PROPERTIES PRIVATE LIMITED
 Director/Authorised Signatory

MANI AKASH HIRI PRIVATE LIMITED
 Director/Authorised Signatory

MANI KANCHAN PROPERTIES PRIVATE LIMITED
 Director/Authorised Signatory

MANI AM DEVELOPERS PRIVATE LIMITED
 Director/Authorised Signatory

MANI AM CONSTRUCTIONS PRIVATE LIMITED
 Director/Authorised Signatory

MANILA BUILDERS PRIVATE LIMITED
 Director/Authorised Signatory

SUSWAPAN/RE-UP PRIVATE LIMITED
 Director/Authorised Signatory

GOURIK BUILDERS LLP
 Designated Partner

GAJPATI CONSTRUCTIONS LLP
 Designated Partner

MAHAPITHA CONSTRUCTIONS LLP
 Designated Partner

SPORICK CONSTRUCTORS LLP
 Designated Partner

TANSY WORTH LLP
 Designated Partner

AGOTECH PLAZA PRIVATE LIMITED
 Authorised Signatory/Director



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ADDITIONAL REGISTRAR
OF ASSAM, KOLKATA
- 9 SEP 2022



सत्यमेव जयते




Government of West Bengal



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022002693868/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sameer Vikram Agarwal 3/2A, Garcha 1st Lane, City:- , P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Attorney [SIOM REALTY PRIVATE LIMITED] ,[GAJPATI CONSTRUCTIONS LLP] ,[STORICK CONSTRUCTORS LLP]		4760 	 9/9/2022.
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Paulose Varkey Paulose 4A, Nandalal Basu Sarani, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Represent ative of Principal [MANI VATIKA PRIVATE LIMITED] ,[MANI FLOWER PRODUC TS PRIVATE LIMITED] ,[MANIAM DEVELOP ERS PRIVATE LIMITED]	A		
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Protap Mondal 164/1, Manicktala Main Road, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054	Represent ative of Principal [MANI FARMHO USE PRIVATE LIMITED]		4761 	<i>Protap Mondal</i> 09-09-2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date