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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the Document is for
Registration
and
Implementation of
the same.

Additional Registry
at Kharagpur, II Kharagpur

26 AUG 2022

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, AARBUR GREEN ESTATES LLP (having LLPIN : AAD-7864 and PAN : ABCFA3428P), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at "Crescent Tower", 229, A.J.C. Bose Road, 1st Floor, Post Office : Elgin Road, Police Station : Bhawanipore, Kolkata - 700 020 represented by its Designated Partner, Mr. Satyajeet Burman, son of Late Ratan Chand Burman (having PAN : AFQPB0078Q and Aadhar No : 9655-0722-3649) residing at 53C, Saptaparni, 58/1, Ballygunge Circular Road, Post Office : Ballygunge, Police Station : Ballygunge, Kolkata - 700 019 (hereinafter referred to as "the PRINCIPAL", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and/or office) **SEND GREETINGS :**

For AARBURG ESTATES LLP
Satyajeet Burman
 Partner / Authorised Signatory

03A172

Serial No.
Name. Aanban Green Estate Pvt Ltd
Address. 229, Aje Bose Road
71, Park Street, (Room No.-14)
Kolkata-700 016
KBL-20

23 AUG 2022

Licensed Stamp Vendor
Srijit Sarkar



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
23 AUG 2022

WHEREAS :

- A. The Principal is the owner of **ALL THAT** the piece and parcel of land measuring 104.66 Satak more or less (equivalent to 63.32 Cottahs) more or less situate lying at and comprised in R.S. Dag Nos. 3325, 3329 and 3334 recorded in R.S. Khatian Nos. 832, 697 and 448 corresponding to L.R. Dag Nos. 3397, 3401 and 3406 recorded in L.R. Khatian No. 4125, all in Mouza Jagaddal, J.L. No. 71, under Police Station : Sonarpur, being Municipal Holding No. 408, Dwarir Road within the jurisdiction of Rajpur-Sonarpur Municipality in the District of South 24 Parganas together with buildings sheds and structures thereat (hereinafter referred to as "the said Property").
- B. By an Agreement dated 19th August, 2022 registered with the Office of ARA - II, Kolkata in Book I, Volume No. 1902-2022, Pages 348938 to 348991 Being No. 190209764 for the year 2022 (hereinafter referred to as "the said JV Agreement") made between the Principal hereto as Owner therein and **MULTICON PRESTIGE RESIDENCES LLP** (having LLPIN : AAZ-4917 and PAN : ABSFM4551F), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at "Mansarowar", 3B, Camac Street, Police Station : Shakespeare Sarani, Post Office : Park Street, Kolkata - 700 016 as Developer therein (hereinafter referred to as "Developer"), the Principal has appointed the Developer to construct New Buildings at the said Property and commercially exploit the same and share the revenue generated from the sale of the saleable areas of the project at the said Property in the ratio therein mentioned and on the terms and conditions as recorded therein.
- C. To enable the Developer to comply with its obligations under the JV Agreement and for smooth and timely implementation of the Project, at the request of the Developer, the Principal is hereby granting the following powers in favour of **MULTICON PRESTIGE RESIDENCES LLP** having its Registered Office at "Mansarowar", 3B, Camac Street, Police Station : Shakespeare Sarani, Post Office : Park Street, Kolkata - 700 016 as hereinafter contained :





1

ADDITIONAL REGISTRAR
OF COMPANIES

26 APR 1950

NOW KNOW YE BY THESE PRESENTS, WE, AARBUR GREEN ESTATES LLP being the Principal abovenamed, do hereby nominate constitute and appoint the abovenamed **MULTICON PRESTIGE RESIDENCES LLP**, as our true and lawful Attorney for and in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds and things for and in connection with construction of a new building at the said Property, sanction/modification/alteration of the Building Plan, sale of the Saleable Areas (defined under the JV Agreement) in the building to be constructed at the said Property, sale of proportionate undivided share in the land comprised in the said Property and in the Common Areas and Installations (defined under the JV Agreement) and the Principal's share right title and interest of and in such Saleable Areas in terms of the JV Agreement i.e. to say :

1. To have the said Property surveyed and measured and to have the soil thereof tested;
2. To sign execute and submit Plans prepared by the Architects, Engineers etc. in respect of the new building to be constructed at the said Property for sanctioning to the Rajpur-Sonarpur Municipality and other concerned authorities and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed and/or revalidated and to pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefor;
3. To get the valuation of the said Property assessed in the records of the Rajpur-Sonarpur Municipality as per unit area assessment method;
4. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, power, drainage, sewerage, generator, transformer, lifts, air conditioning system, V-SAT, security systems and/or other utilities inputs and facilities from the Rajpur-Sonarpur Municipality and/or other appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same and obtain necessary permissions and licenses to erect run/operate such utilities in the new building at the said Property from the concerned authorities and also to give contract for maintenance of lifts, generator, air conditioners, Dish Antenna and other utilities and its concerned machineries and other appliances to such agencies as the Attorney may deem fit and proper.



5. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, No Objection Certificates in connection with construction of the new building at the said Property or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and Statutory or other bodies and Authorities concerned;
6. To apply for and obtain "No Objection Certificates" from the Competent Authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976;
7. To apply for and obtain "No Objection Certificates" for construction of the new building at the said Property from Airport Authorities, Pollution Control Authorities and/or Authorities under Environment Laws or any other concerned authority and all other permissions that may be required for sanctioning modifications and/or alteration of the Building Plan and/or obtaining utilities and other purposes hereinstated;
8. To apply for and obtain Completion or Occupancy Certificate and other Certificates as may be required from the Rajpur-Sonarpur Municipality and/or other concerned authorities for the occupation and use of the New Building at the said Property;
9. To insure and keep insured all or any constructions at the said Property or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed fit by the said Attorney and to pay all premia for such insurance.
10. For all or any of the purposes hereinbefore stated to appear and represent the Principal before Rajpur-Sonarpur Municipality, Fire Brigade, the Collector, Pollution and Environment Authorities, Police Authorities, Pollution Control Board, Airport Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, CESC Limited, Competent Authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976, Authorities under the Real Estate (Regulation & Development) Act, 2016 and also all other authorities and Government Departments and/or its Officers and also all other State Executives, Quasi



Judicial, Municipal and other Authorities and persons and also all, Tribunals and Appellate Authorities and to do all acts deeds and things as may in any way be found necessary or expedient by the said Attorney to effectuate and implement the said JV Agreement.

11. For all or any of the purposes hereinstated to make sign execute submit register and/or deliver all documents, Declarations, Affidavits, Applications, Undertakings, Objections, Notices etc. (including those relating to Boundary Verification) as may in any way be found necessary or expedient by the said Attorney and to appear and represent the Principal before any Notary Public, Registrar of Assurances, Kolkata, District Registrars, Sub Registrars and other registering authorities having jurisdiction to register documents in respect of the said Property, and other Officer or Officers or Authority or Authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected the same.
12. To negotiate, take bookings and applications in respect of sale of the Saleable Areas or any part thereof in the new building to be constructed at the said Property and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of such sale and to grant receipts, acknowledgements and discharges therefor and to fully exonerate the person or persons paying the same. The Principal's Share of Gross Revenue from sale of the Saleable Areas shall be paid to the Principal's Bank Account in terms of the JV Agreement.
13. To sell the Saleable Areas in the new building to be constructed at the said Property to the intending buyers and to sell convey and transfer undivided proportionate share in the land comprised in the said Property and the Common Areas and Installations thereat attributable to the units and other constructed areas in the New Building to be constructed at the said Property as a property appurtenant thereto or such portion thereof to the persons agreeing to purchase the same;
14. To make the Principal party to and sign execute and register the Agreements, Sale Deeds, Nominations, Transfer Deeds, Cancellations, Rectifications, Declarations and such other documents and writings in connection with sale of the Saleable Areas thereby agreeing to sell and/or sell the Principal's share right

title and interest in the Saleable Areas or any part thereof and undivided proportionate share in the land comprised in the said Property and the Common Areas and Installations thereat as the Attorney may deem fit and proper.

15. To deliver possession of the Saleable Areas or any part thereof to the intending buyers thereof.
16. To terminate any Contract, Agreement, etc. entered into with the persons intending to acquire the Saleable Areas or any part thereof in such manner as the said Attorney may deem fit and proper.
17. To appear before and represent the Principal before any Registrar of Assurances, Kolkata, District Registrars, Sub Registrars, Notary Public and/or other Officer or Officers or Authority or Authorities having jurisdiction and to affirm any document and/or to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said Attorney by virtue of the Powers hereby conferred in respect of the Saleable Areas.
18. To allow the intending buyers agreeing to purchase any part of Saleable Areas to take Loan/Finance in respect thereof from any Banks or Financial Institutions (viz. Life Insurance Corporation of India, Housing Development Finance Corporation Limited, SBI Home Finance Limited, National Housing Bank etc.) without involving, without binding, without creating any financial obligation or liability whatsoever or howsoever upon the Principal and/or the properties and rights of the Principal.
19. To have the units etc. to be separately assessed and mutated in the name of the intending buyers thereof in all public records and with all authorities having jurisdiction and to deal with such Authority and/or Authorities in such manner as the said Attorney may deem fit and proper.
20. To do all acts deeds and things in order to effectuate and implement the JV Agreement.



21. To commence prosecute enforce defend answer and oppose all actions Suits Writs Appeals Revisions and other legal proceedings and demands under Civil Criminal or Revenue Laws concerning the construction of the New Building at the said Property and/or sale of the Saleable Areas 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 Civil, Criminal or Revenue Court including any Tribunal, Collector, 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 as the occasion shall require and/or as the said Attorney may think fit and proper.
22. To accept and receive summons and services of papers from any Court, Tribunal, Postal Authorities, Rajpur-Sonarpur Municipality and/or other Authorities and/or persons.
23. To deposit Court Fees or receive refund of the excess amount of fee or other amounts, if any, paid for the purposes and to give valid and effectual receipts in respect thereof.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to construction of the new building at the said Property or any part thereof which the Principal itself could have lawfully done under its own hands and seals, if personally present.

AND the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in or about the said Property under these presents.

AND IT IS MADE CLEAR BY THE PRINCIPAL THAT the Attorney, while exercising the powers and authorities granted hereunder, shall not do any act, deed, matter or thing which would in any way go against the spirit of all arrangement and understanding between the Principal and the said **MULTICON PRESTIGE RESIDENCES LLP** for construction of the New Building at the said Property and commercial exploitation of the same.

B

IN WITNESS WHEREOF the Principal has executed this Power of Attorney on this 26TH day of August, 2022.

SIGNED SEALED AND DELIVERED on behalf of the withinnamed PRINCIPAL, AARBUR GREEN ESTATES LLP by its Designated Partner Mr. Satyajee Burman at Kolkata in the presence of :

For AARBURGREEN ESTATES LLP

Satyajee Burman
Partner/ Authorised Signatory

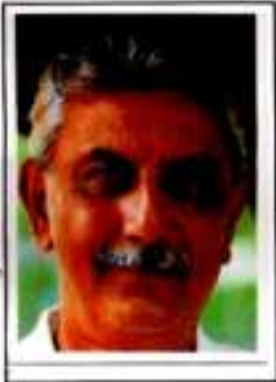
1) *Saikat Prasad*
38 Camrose Street
Kol-16

2) *Kajal*
(KINGSHUK MASJUMDAR)
38, Camrose Street,
Kol-16.

Drafted by me and approved by the Parties :

Ankit Shroff

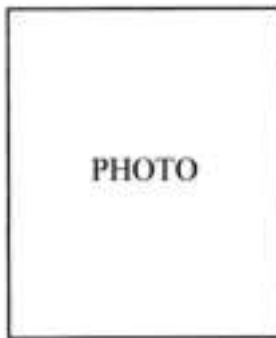
Ankit Shroff, Advocate
C/o. Pankaj Shroff & Company, Advocates
Diamond Heritage, N611, 6th floor,
16 Strand Road, Kolkata-700001
Enrolment No. F/66/2008



	Thumb	1st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name SATYAJEET BURMAN

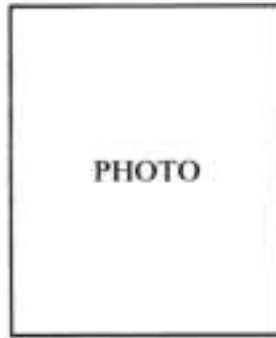
Signature Satyajit Burman



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Left hand					
Right hand					

Name

Signature



	Thumb	1st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name

Signature

DATED THIS 26TH DAY OF AUGUST, 2022

**POWER OF ATTORNEY
FROM
AARBUR GREEN ESTATES LLP
TO
MULTICON PRESTIGE RESIDENCES LLP**

**PANKAJ SHROFF & COMPANY
Advocates
DIAMOND HERITAGE, N611,
16 STRAND ROAD,
KOLKATA-700001.**

Major Information of the Deed

Deed No :	I-1902-10073/2022	Date of Registration	26/08/2022
Query No / Year	1902-8002552685/2022	Office where deed is registered	
Query Date	24/08/2022 11:38:26 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SATYAJEET BURMAN 58/3,BALLYGUNGE CIRCULAR ROAD,Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831010543, Status :Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 4,86,13,544/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190209764/2022 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: Dwarir Road, Mouza: Jagaddal, , Ward No: 25, Holding No:408 Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3397	LR-4125	Bastu	Bastu	15.66 Dec		63,09,179/-	Property is on Road , Project Name :
L2	LR-3401	LR-4125	Bastu	Bastu	77 Dec		3,10,22,145/-	Property is on Road , Project Name :
L3	LR-3406	LR-4125	Bastu	Bastu	12 Dec		48,34,620/-	Property is on Road , Project Name :
		TOTAL :			104.66Dec	0 /-	421,65,944 /-	
	Grand Total :				104.66Dec	0 /-	421,65,944 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	24000 Sq Ft.	0/-	64,47,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 24000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 6 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	24000 sq ft	0 /-	64,47,600 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AARBURGREN ESTATES LLP 229, A J C Bose Road, City:- Not Specified, P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: ABxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MULTICON PRESTIGE RESIDENCES LLP 3B, Camac Street, City:- Not Specified, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: ABxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Satyajeet Burman (Presentant) Son of Late Ratan Chand Burman Date of Execution - 26/08/2022, , Admitted by: Self, Date of Admission: 26/08/2022, Place of Admission of Execution: Office			
		Aug 26 2022 4:14PM	LTI 26/08/2022	26/08/2022
	58/3, Ballygunge Circular Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8Q, Aadhaar No: 96xxxxxxxx3649 Status : Representative, Representative of : AARBURGREN ESTATES LLP (as Designated Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAIKAT PRAMANICK Son of SHYAMAL PRAMANICK FULORHAT,KAMRABAD, City:- Not Specified, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
	26/08/2022	26/08/2022	26/08/2022
Identifier Of Mr Satyajeet Burman			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	AARBURGREN ESTATES LLP	MULTICON PRESTIGE RESIDENCES LLP-15.66 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	AARBURGREN ESTATES LLP	MULTICON PRESTIGE RESIDENCES LLP-77 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	AARBURGREN ESTATES LLP	MULTICON PRESTIGE RESIDENCES LLP-12 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	AARBURGREN ESTATES LLP	MULTICON PRESTIGE RESIDENCES LLP-24000.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Jagaddal, , Ward No: 25, Holding No:408 Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3397, LR Khatian No:- 4125	Owner:আরবার গ্রিন এস্টেট লিমিটেড লাইবিলিটি পার্টনারশিপ, Gurdian:শেখর বন্দ্যন, Address:৩বি, ক্যামাক স্ট্রীট, কোলকাতা - ১৬ , Classification:শাপি, Area:0.16000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3401, LR Khatian No:- 4125	Owner:আরবার গ্রিন এস্টেট লিমিটেড লাইবিলিটি পার্টনারশিপ, Gurdian:শেখর বন্দ্যন, Address:৩বি, ক্যামাক স্ট্রীট, কোলকাতা - ১৬ , Classification:বাস্তু, Area:0.77000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3406, LR Khatian No:- 4125	Owner:আরবার গ্রিন এস্টেট লিমিটেড লাইবিলিটি পার্টনারশিপ, Gurdian:শেখর বন্দ্যন, Address:৩বি, ক্যামাক স্ট্রীট, কোলকাতা - ১৬ , Classification:শাপি, Area:0.12000000 Acre,	Owner Name not selected by applicant.

On 26-08-2022

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

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

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

Presented for registration at 15:35 hrs on 26-08-2022, at the Office of the A.R.A. - II KOLKATA by Mr Satyajee Burman .,

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 4,86,13,544/-

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

Execution is admitted on 26-08-2022 by Mr Satyajee Burman, Designated Partner, AARBURGREN ESTATES LLP, 229, A J C Bose Road, City:- Not Specified, P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Mr SAIKAT PRAMANICK, , Son of SHYAMAL PRAMANICK, FULORHAT,KAMRABAD, P.O: SONARPUR Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 34172, Amount: Rs.100/-, Date of Purchase: 23/08/2022, Vendor name: S SARKAR

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 359751 to 359766

being No 190210073 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.09.01 13:09:36 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2022/09/01 01:09:36 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)