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[Signature]
 Additional Registrar of Assurances-IV, Kolkata

Visit Date No. 0839 17/06/19
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 Total 500

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

[Signature]
 A.R.A.-IV
 Kolkata

[Signature]
 Additional Registrar of Assurances-IV, Kolkata

21 JUN 2019

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, SREE KAMAKHYA TEA COMPANY PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, 1913 and being a Company within the meaning of the Companies Act, 2013 having its registered office at 4 Hastings Park

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[Handwritten initials]

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DSP LAW ASSOCIATES
Advocate

4D, Nicco House,

NAME 1B & 2, Hare Street, Kolkata-700001

ADD.....

Rs.....

29 MAR 2019

SURANJAN MUKHERJEE

Licensed Stamp Vendor

C. C. Court

2 & 3, K. S. Roy Road, Kol-1

29 MAR 2019

29 MAR 2019

Signature
17/06/19



Identified by me -
Nikunj Ranjan Mukherjee, Advocate
33, Coma C Street
Kolkata-700016

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

07 JUN 2019

Road, Post Office and Police Station Alipore, Kolkata- 700027, having PAN AAEC54245E, represented by its Directors (1) Mr. Ramesh Kumar Kanoi, son of Late Jaideo Prasad Kanoi, residing at 4, Hastings Park Road, Post Office and Police Station Alipore, Kolkata- 700027 having PAN ALJPK2298J and (2) Mr. Shiv Kumar Kanoi, son of Late Jaideo Prasad Kanoi, residing at 4, Hastings Park Road, Post Office and Police Station Alipore, Kolkata- 700027 having PAN AFDPK0943C hereinafter referred to as "the **Principal**" (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/interest and/or assigns) **SEND GREETINGS:**

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

- i. "**Attorneys**" shall mean the Developer represented by both or either of by its Authorized Representatives (a) Mr. Arjun Singh Mehta son of Mr. Dileep Singh Mehta of Mansarovar Building, 3B Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata- 700016, having PAN ALUPM9955B and (b) Mr. Nikhil Karnani son of Mr. Mahesh Karnani of 52A, Shakespeare Sarani, Police Station Beniapukur, Post Office Circus Avenue, Kolkata 700017, having PAN AKNPK3653L and include 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 Principal as attorney is revoked by the Developer.
- ii. "**Building Plans**" shall mean the Plans that may be sanctioned by the Kolkata Municipal Corporation or other appropriate authorities for construction of New Building on the Subject Property and shall include all modifications and/or alterations thereto as also all extensions and/or renewals thereof.
- iii. "**Developer's Allocation**" shall mean the (1) 31% (thirty-one percent) of the total carpet area of all Units and/or Transferable Areas comprised in the New Building/Building Complex (2) 31% of the Parking Spaces at the Building Complex/Subject Property (3) undivided, impartible and indivisible 31% share and/or interest in the Common Areas and Installations and (4) undivided, impartible and indivisible 31% share and/or interest in the land contained in the Subject Property Provided That insofar as the Units and Parking Spaces are concerned, with effect from the identification of the location of separate Units and Parking Spaces to belong to the Developer in terms of the Development Agreement, shall mean such identified Units and Parking Spaces

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
07 JUN 2019

- iv. **"Developer"** shall mean **ISHA MULTICON HOMES LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 and having its Registered Office at 52A, Shakespeare Sarani, Police Station Beniapur, Post Office Circus Avenue, Kolkata 700017, having PAN Applied For and include its successors or successors-in-office and/or assigns.
- v. **"Development Agreement"** shall mean the Development Agreement dated 30th March 2019 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book No. I, Volume No. ¹⁹⁰⁴⁻²⁰¹⁹ , Pages ²³⁷⁷⁹²⁻²³⁷⁸⁵⁶ to Being No. ¹⁹⁰⁴⁰⁵⁴⁴⁵ for the year 2019 and made between the Principal and the Developer and include any modifications and alterations thereof as may be made by the Principal and the Developer in writing.
- vi. **"New Building"** shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Subject Property.
- vii. **"Project"** shall mean and include the planning and development of the Subject Property into the Building Complex and the allocation of the respective allocations of the parties with rights to them to Transfer the same respectively in terms of the Development Agreement and the administration of the Building Complex in matters relating to the Common Purposes all in accordance with the terms and conditions of the Development Agreement.
- viii. **"Owner's Allocation"** shall mean the (1) 69% (sixty nine percent) of the total carpet area of all Units and/or Transferable Areas comprised in the New Building/Building Complex (2) 69% (sixty nine percent) of the Parking Spaces at the Building Complex/Subject Property (3) undivided, impartible and indivisible 69% (sixty nine percent) share and/or interest in the Common Areas and Installations and (4) undivided, impartible and indivisible 69% (sixty nine percent) share and/or interest in the land contained in the Subject Property Provided That insofar as the Units and Parking Spaces are concerned with effect from the identification of the location of separate Units and Parking Spaces to belong to the Owner in terms of the Development Agreement, shall mean such identified Units and Parking Spaces
- ix. **"Subject Property"** shall mean the pieces or parcels of land fully described in the **SCHEDULE** hereunder written and include all existing buildings and structures thereat and also include all easements, appendages and appurtenances thereof or relating thereto.

- x. **"Security Units"** shall mean Units forming part of the Owners' Allocation containing a carpet area of 6500 Square feet and 8 (eight) Car Parking Spaces and to be identified in terms of the Development Agreement Together with the proportionate undivided indivisible impartible share in the land of the Subject Property and in the Common Areas and Installations attributable thereto.
- xi. **"Transfer"** with its grammatical variation shall include transfer by sale or other means or alienation adopted by the Developer in respect of the Developer's Allocation and by the Owner in respect of the Owner's Allocation subject however to the agreed terms and conditions of clause 12 of the Development Agreement.
- xii. **"Transferable Areas"** shall include Units, Parking Spaces, open and covered spaces at the Subject Property not forming part of the Common Areas and Installations and all other areas, shares, benefits or rights comprised in or portion of the Building Complex capable of being transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise.
- xiii. **"Transferees"** shall mean the persons to whom any Transferable Areas in the Building Complex is Transferred or agreed to be Transferred;
- xiv. **"Units"** shall mean the independent and self-contained residential flats or apartments and other constructed and/or saleable spaces that may be comprised in the Project.
- xv. 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 parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right and authority to develop the Subject Property and to transfer the Developer's Allocation and the Principal and the Developer agreed upon the terms and conditions as morefully contained therein.
- B. **AND WHEREAS** in terms of the Development Agreement, the Principal 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 Subject Property and the Project and the related purposes hereinafter contained:



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

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. 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.
3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording or separation, reassessment, renumbering, correction or rectification or change in respect of the Subject Property or any part thereof or the boundary of the Subject Property in the records of the Kolkata Municipal Corporation Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Municipal authorities, Planning Authority, Development Authority, and any other 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.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Subject Property 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.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Subject Property or the building or buildings that may be constructed thereon 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.

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7. 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 Subject Property or any part thereof or New Building for the time being thereon 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.
8. Subject to the Building Plans being finalized with the prior written approval of the Principal as mentioned in Clause 8.1 of the Development Agreement, to prepare apply for sign and submit 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 or the Building Plans already sanctioned, as the case may be, modified revalidated revised altered and/or renewed subject to the provisions mentioned in Clause 8.4 of the Development Agreement.
9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans or the Building Plans already sanctioned, as the case may be, for any construction at the Subject Property.
10. 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 Subject Property.
11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Property in respect of the Project.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna,

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towers, electronic or technical connections, mechanical parking system, etc., and/or other utilities inputs and facilities from the 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.

15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Project or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Subject Property 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 "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other 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.
18. 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 State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including Real Estate (Regulation and Development) Act, 2016, the WB Housing Industry Regulation Act 2017 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.

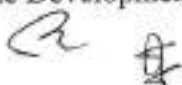
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21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the Subject Property or portion or portions thereof and also for additions 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 other purposes connected with the Project Provided However that the present Project Architect namely Sanon Sen & Associates of Kolkata, shall not be changed without the prior written consent of the Principal.
22. 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.
23. To open a bank account in respect of the realizations in respect of the Security Units in terms of the Development Agreement and to appoint joint signatories as mentioned in the Development Agreement.
24. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
25. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
26. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
27. To insure and keep insured the New Building and other Developments or any part thereof 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.
28. To obtain loans and finance in respect of construction and development of the Complex or any part thereof limited to construction finance as per progress of construction and using the same only for the Project, from any Banks and/or the RBI recognized Financial Institutions and/or Non-Banking Financial Companies by mortgaging and charging the Developer's Allocation in the New Building in

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accordance with the terms and conditions of the Development Agreement and without however creating any financial obligation upon the Principal. Further it shall be mentioned in the loan document/s that the Owner's Allocation is not mortgaged or charged in respect of such construction finance.

29. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas comprised in the Developer's Allocation and the Security Units (including 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 the any no objection certificates, consents, clearances, etc., from them.
30. To produce or give any original title deed or document or copies thereof relating to the Subject Property and/or the Complex to any person or financier or others in terms of the Development Agreement.
31. 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.
32. To Transfer the Developer's Allocation and the Security Units or any part thereof with the proportionate share in land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
33. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring the Developer's Allocation and the Security Units or any part thereof in the Project, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for Transfer but not to part with possession of the Developer's Allocation without issuing the Notice of Completion in respect of the Owner's Allocation to the Owner and the Security Units or any part thereof alongwith or independent of or independently the land comprised in the Subject Property attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Development Agreement.



34. To ask, demand, recover, realize and collect the realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Developer's Allocation and the Security Units or any part thereof in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
35. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire the Developer's Allocation and the Security Units, so long as they are sold by the Developer in terms of the Development Agreement and in the event the Security Units are sold by the Principal in terms of the Development Agreement, the Attorneys shall not terminate any booking, contract and/or agreement in respect of the Security Units) or any part thereof and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
36. To join in as party to agreements for Transfer of the Developer's Allocation and/or undivided share in the land comprised in the Subject Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
37. To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
38. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, 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 in respect of the Transfer of the Developer's Allocation and the Security Units or any part thereof in the manner and as per the terms and conditions of the Development Agreement.
39. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to

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exercise all rights and remedies available to the Principal and the Developer thereunder.

40. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
41. To have the Units Transferred to the Transferees in respect of the Developer's Allocation and the Security Units 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.
42. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same PROVIDED HOWEVER that prior to making such payments, the Attorneys shall have informed the Principal/Owner of the claims which they intend to pay at least 7 days in advance. The Principals/Owner shall review the claims in seven days from date of intimation and grant its consent for payments towards any settlement or initiate appropriate legal proceedings in the event, the claim is either invalid, misconceived or non-tenable, without in any manner obstructing the development of the Subject Property in terms of the Development Agreement..
43. 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.
44. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (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).
45. 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.

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46. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Improvement Trust, and all its departments, Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Municipality, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the and/or the Real Estate (Regulation and Development) Act, 2016 and/or the WB Housing Industry Regulation Act, 2017, the Authorities under the 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, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, 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 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 also to submit and take delivery of all title deeds concerning the Subject Property and 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.
47. To appear and represent the Principal 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

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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.

48. 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.
49. 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.
50. 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.
51. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
52. 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 relating to the Subject Property and the Project and the Project and related purposes which the Principal itself could have lawfully done under its own hands and seal, if personally present.

(Handwritten initials)

V. **AND** the Principal 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 Principal thereunder and 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.

VII The Attorneys agree and covenant with the Principal that (1) all costs, charges and expenses for the exercise of any power or authority under this Power of Attorney shall be payable as per the terms and conditions of the Development Agreement and the Attorneys shall act based on the terms and conditions of the Development Agreement and (2) the liabilities and obligations of the Principal shall continue to remain the same as mentioned in the Development Agreement, irrespective of grant of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO:

(SUBJECT PROPERTY)

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 1 Bigha 8 Chittack and 25 Square Feet more or less situate lying at and being premises No. 4 Hastings Park Road, Kolkata-700027 under Police Station Alipore in the District of South 24 Parganas butted and bounded as follows:-

ON THE NORTH : By Belvedere Road.

ON THE SOUTH: Partly by Premises No. 22/1 Belvedere Road and partly by 4A Hastings Park Road.

ON THE EAST : By 22/1 Belvedere Road; and

ON THE WEST: By Hastings Park 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 area of the rooms and structures on the Subject Property is 12000 Square feet more or less.

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IN WITNESS WHEREOF the Principal have hereunto set and subscribed their respective hands and seal on this 30th day of MARCH Two Thousand and Nineteen.

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

1) Nikunj Dey, Advocate,
38, Conac Street
Kolkata - 16

2) Jashobanta Swain
S/O Kapil Swain
52A, Shaan-e-Peak Sarani
Kolkata - 700017

For SREE KAMAKHYA TEA CO. PVT. LTD.

(Ramesh Kumar Kanoy)

Director

(Ramesh Kumar Kanoy)

For SREE KAMAKHYA TEA CO. PVT. LTD.

(Srin Kumar Kanoy)

Director

WE ACCEPT

ISHA MULTICON HOMES LLP

(D. Kanoy)
Partner












(DIKSHIT KARNATI)












ISHA MULTICON HOMES LLP












(Ajay Saini)
Partner

(ARJUN SINGH MEHTA)

Drafted by
Animesh Sen, Advocate
c/o DSP Law Associates
1B & 2 Hare Street
Nico House
Kolkata - 700001
WB/848/1976

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

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

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

Finger prints of the executant



Little

Ring

Middle

Fore

Thumb

(Left Hand)



Thumb

Fore

Middle

Ring

Little

(Right Hand)





Government of West Bengal

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






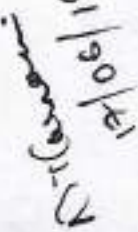


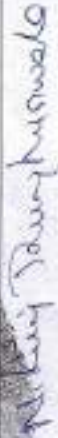
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19041000128093/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Ramesh Kumar Kanoi 4, Hastings Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Principal [SREE KAMAKH YA TEA COMPAN Y PVT LTD]		4614 	 6/02/9/21
2	Shiv Kumar Kanoi 4, Hastings Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Principal [SREE KAMAKH YA TEA COMPAN Y PVT LTD]		4613 	 17/6/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Arjun Singh Mehta Mansoravar Building, 3B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Attorney [ISHA MULTICO N HOMES LLP]		4612 	 17/06/19
4	Nikhil Kamani 52A, Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Beniapukur, Kolkata, District-Kolkata, West Bengal, India, PIN - 700017	Represent ative of Attorney [ISHA MULTICO N HOMES LLP]		4615 	 17/06/19
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NIKUNJ JHUNJHUNWALA Son of Mr S K JHUNJHUNWALA , 3B, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Ramesh Kumar Kanoi, Shiv Kumar Kanoi, Arjun Singh Mehta, Nikhil Kamani		4616 	 17.06.19

(Tridip Misra)

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

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

NIKHI KARNANI
 MAHESH KARNANI
 201021064
 Permanent Account Number
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Signature



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 नया मुंबई - 400 614.

N. Karnani



भारत सरकार
GOVERNMENT OF INDIA



निषि कसानि
Nishi Kansani
जन्मदिनांक/ DOB: 29/06/1984
लिंग / GENDER: MALE



9476 9669 0566

आधार-सामान्य मानुषर अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

1, अक्लान्ड स्क्वायर, ग्रेट
व्हेस्टर्न, कलकत्ता,
पश्चिम बंग - 700017

Address:

1, AUCKLAND SQUARE, Great
Western, Kolkata,
West Bengal - 700017

9476 9669 0566

Aadhaar-Aam Admi ka Adhikar

N. Kansani



Signature: *Arjun Singh Mehta*
Date:
Purpose:
Not to be used for any other Purpose



भारत सरकार
GOVERNMENT OF INDIA



अर्जुन सिंह मेहता

Arjun Singh Mehta

आवृत्ति / DOB: 10/12/1986

लिंग / GENDER: MALE

9393 6391 0859



आधार - आधारित मातृसंस्था अधिकार

Signature:

Arjun Singh Mehta

Date:

Purpose:

Not to be used for any other Purpose



भारतीय पहचान प्राधिकार
INDIAN IDENTIFICATION AUTHORITY OF INDIA

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कलिंग, कोलकाता,
पश्चिम बंगाल - 700026
13, DESHPRIYA PARK
WEST, KALIGHAT,
Kolkata,
West Bengal - 700026



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1847
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www.nial.gov.in
P.O. Sector 19A,
Durgam-Chandernagar

Nym Shukla

GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No. WB-0120110558228
Name: NIKENJ DUNJHUNWALA
Address: P. O. 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Issue Dt. - 21/07/2011
Date of Issue: 21/07/2011 Blood Group: O
Valid Till (INT): 26/07/2011 Date of Birth: 11/05/1984
Class (ART): 2

Issuing Authority - P.V.D. KOLKATA Licensing Authority Dept.

Authorisation to drive the following vehicle class throughout India

Vehicle Class	Date of Issue
LMV-NT	21/07/2011

WB-01-11-118228

Nikenj Dunjhumwala

	PERMANENT ACCOUNT NUMBER AAECS4245E
TPN NAME SREE KAMAKHYA TEA COMPANY PVT LTD	
प्रारम्भ/स्थापना की तिथि (DATE OF INCORPORATION/FORMATION) 22-12-1944	
 २०११-१२, १४.५१ COMMISSIONER OF INCOME-TAX, W.B. - 29	

For SREE KAMAKHYA TEA CO. PVT LTD.

[Signature]
Director

For SREE KAMAKHYA TEA CO. PVT LTD.

[Signature]

Director

ಈ ಕಾರ್ಡ್‌ನಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆ ಮಾಡುವುದಿಲ್ಲ
ಇದನ್ನು ಸಂಪೂರ್ಣವಾಗಿ ಪರಿಶೀಲಿಸಿ / ಪರಿಶೀಲಿಸಿ ಮತ್ತು
ಅದರಲ್ಲಿ ಯಾವುದೇ ತಪ್ಪು (ಇದನ್ನು ಸರಿಪಡಿಸಿ),
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आयकर विभाग
INCOME TAX DEPARTMENT

SHIV KUMAR KANOI

JAIDEO PRASAD KANOI

26/02/1960

Permanent Account Number

AFDPK0943C

Shiv

Signature



भारत सरकार
GOVT. OF INDIA



25032014

Shiv

PERMANENT ACCOUNT NUMBER
AAECS4245E



NAME

SREE KAMAHYIA TEA COMPANY PVT LTD

DATE OF INCORPORATION/FORMATION

22-12-1944

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BEALVA

COMMISSIONER OF INCOME TAX, W.B. - 20

 भारत सरकार
GOVERNMENT OF INDIA

 शिव कुमार कनै
Shiv Kumar Kanai
जन्मदिनांक / DOB: 26/02/1960
पुलक / MALE

9422 2564 1826 

आमार आधार, आमार परिचय

Shiv

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
ठिकाण:
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ROAD, Alipore H.O,
Kolkata,
West Bengal - 700027

4, HASTINGS PARK
ROAD, Alipore H.O,
Kolkata,
West Bengal - 700027

9422 2564 1826

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 P.O. Box No. 1947
Bangalore-560 051



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/14B/234149



নির্বাচকের নাম : শিব কানাই

Elector's Name : Shiv Kanai

পিতার নাম : অক্ষয় প্রসাদ কানাই

Father's Name : Akshay Prasad Kanai

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 26/02/1960

Shiv

Print name and address on the card
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list of electors to address matters in the
case of any change in address within the Constituency
and fill in all relevant details. Your name
will not be included in the list of electors
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559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 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1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823, 1825, 1827, 1829, 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849, 1851, 1853, 1855, 1857, 1859, 1861, 1863, 1865, 1867, 1869, 1871, 1873, 1875, 1877, 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895, 1897, 1899, 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917, 1919, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1935, 1937, 1939, 1941, 1943, 1945, 1947, 1949, 1951, 1953, 1955, 1957, 1959, 1961, 1963, 1965, 1967, 1969, 1971, 1973, 1975, 1977, 1979, 1981, 1983, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 2913, 2915, 2917, 2919, 2921, 2923, 2925, 2927, 2929, 2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 2955, 2957, 2959, 2961, 2963, 2965, 2967, 2969, 2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985, 2987, 2989, 2991, 2993, 2995, 2997, 2999, 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, 3037, 3039, 3041, 3043, 3045, 3047, 3049, 3051, 3053, 3055, 3057, 3059, 3061, 3063, 3065, 3067, 3069, 3071, 3073, 3075, 3077, 3079, 3081, 3083, 3085, 3087, 3089, 3091, 3093, 3095, 3097, 3099, 3101, 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, 3129, 3131, 3133, 3135, 3137, 3139, 3141, 3143, 3145, 3147, 3149, 3151, 3153, 3155, 3157, 3159, 3161, 3163, 3165, 3167, 3169, 3171, 3173, 3175, 3177, 3179, 3181, 3183, 3185, 3187, 3189, 3191, 3193, 3195, 3197, 3199, 3201, 3203, 3205, 3207, 3209, 3211, 3213, 3215, 3217, 3219, 3221, 3223, 3225, 3227, 3229, 3231, 3233, 3235, 3237, 3239, 3241, 3243, 3245, 3247, 3249, 3251, 3253, 3255, 3257, 3259, 3261, 3263, 3265, 3267, 3269, 3271, 3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, 3289, 3291, 3293, 3295, 3297, 3299, 3301, 3303, 3305, 3307, 3309, 3311, 3313, 3315, 3317, 3319, 3321, 3323, 3325, 3327, 3329, 3331, 3333, 3335, 3337, 3339, 3341, 3343, 3345, 3347, 3349, 3351, 3353, 3355, 3357, 3359, 3361, 3363, 3365, 3367, 3369, 3371, 3373, 3375, 3377, 3379, 3381, 3383, 3385, 3387, 3389, 3391, 3393, 3395, 3397, 3399, 3401, 3403, 3405, 3407, 3409, 3411, 3413, 3415, 3417, 3419, 3421, 3423, 3425, 3427, 3429, 3431, 3433, 3435, 3437, 3439, 3441, 3443, 3445, 3447, 3449, 3451, 3453, 3455, 3457, 3459, 3461, 3463, 3465, 3467, 3469, 3471, 3473, 3475, 3477, 3479, 3481, 3483, 3485, 3487, 3489, 3491, 3493, 3495, 3497, 3499, 3501, 3503, 3505, 3507, 3509, 3511, 3513, 3515, 3517, 3519, 3521, 3523, 3525, 3527, 3529, 3531, 3533, 3535, 3537, 3539, 3541, 3543, 3545, 3547, 3549, 3551, 3553, 3555, 3557, 3559, 3561, 3563, 3565, 3567, 3569, 3571, 3573, 3575, 3577, 3579, 3581, 3583, 3585, 3587, 3589, 3591, 3593, 3595, 3597, 3599, 3601, 3603, 3605, 3607, 3609, 3611, 3613, 3615, 3617, 3619, 3621, 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3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 4057, 4059, 4061, 4063, 4065, 4067, 4069, 4071, 4073, 4075, 4077, 4079, 4081, 4083, 4085, 4087, 4089, 4091, 4093, 4095, 4097, 4099, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4119, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4139, 4141, 4143, 4145, 4147, 4149, 4151, 4153, 4155, 4157, 4159, 4161, 4163, 4165, 4167, 4169, 4171, 4173, 4175, 4177, 4179, 4181, 4183, 4185, 4187, 4189, 4191, 4193, 4195, 4197, 4199, 4201, 4203, 4205, 4207, 4209, 4211, 4213, 4215, 4217, 4219, 4221, 4223, 4225, 4227, 4229, 4231, 4233, 4235, 4237, 4239, 4241, 4243, 4245, 4247, 4249, 4251, 4253, 4255, 4257, 4259, 4261, 4263, 4265, 4267, 4269, 4271, 4273, 4275, 4277, 4279, 4281, 4283, 4285, 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Ramesh Kanoi

For the purpose of Registration



ভারত সরকার

Government of India



রমেশ কুমার কানৌ

Rameeh Kumar Kanoi

পিতা : জয়দেও প্রসাদ কানৌ

Father : JAYDEO PRASAD KANOI

জন্ম বর্ষ / Year of Birth : 1948

পুংস্ব / Male



9425 9575 2565

আধার - সাধারণ মানুষের অধিকার



ভারতীয় একমুদ্রিত পরিচয় আধিকারক

Unique Identification Authority of India

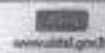
ঠিকানা:

কানৌ নিমাস, ৪ হাষ্টিংস পার্ক রোড,
আলপোর, কোলকাতা, পশ্চিমবঙ্গ,
700027

Address:

KANOI NIMAS, 4 HASTINGS
PARK ROAD, Alipore H.O.,
Alipore, Kolkata, West Bengal,
700027

9425 9575 2565



Rameeh

For the Purpose of Registration



ভারতের নির্বাচন কমিশন
भारत का
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/148/23-4148



নির্বাচন নাম : রমেশ কুমার কান্দেই

Elector's Name : Ramesh Kumar Kandoi

পিতার নাম : জৈদেও প্রসাদ কান্দেই

Father's Name : Jaidoo Prasad Kandoi

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ
Date of Birth : XX / XX / 1948

WB/23/148/234148

বিষয়:

4, হেষ্টিংস পার্ক রোড নং 74, কলকাতা
700027

Address:

4 HASTINGS PARK ROADWARD NO
74, KOLKATA 700027



Date: 05/02/2019

159-সংসদীয় নির্বাচন কেন্দ্রে বিজ্ঞপ্তি
প্রসিদ্ধির মাধ্যমে

Facsimile Signature of the Electoral
Registration Officer for
159-Bhabanipur Constituency

বিজ্ঞপ্তি প্রসিদ্ধির মাধ্যমে নির্বাচন কেন্দ্রে বিজ্ঞপ্তি
প্রসিদ্ধির মাধ্যমে নির্বাচন কেন্দ্রে বিজ্ঞপ্তি
প্রসিদ্ধির মাধ্যমে নির্বাচন কেন্দ্রে বিজ্ঞপ্তি
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

05/02/19

Major Information of the Deed

Deed No :	I-1904-06246/2019	Date of Registration	21/06/2019
Query No / Year	1904-1000128093/2019	Office where deed is registered	
Query Date	04/06/2019 2:05:13 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAMESH KUMAR KANOI 4, HASTINGS PARK ROAD, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7278493074, Status : Advocate		
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. 21,69,21,746/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190405446/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hastings Park Road, Premises No: 4, , Ward No: 074 Pin Code : 700027

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Bigha 8 Chatak 25 Sq Ft	20,93,22,746/-	Property is on Road
Grand Total :					33.8823Dec	0 /- 2093,22,746 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	12000 Sq Ft.	0/-	75,99,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 3800 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 3100 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 3100 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		12000 sq ft	0 /-	75,99,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SREE KAMAKHYA TEA COMPANY PVT LTD 4, Hastings Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 , PAN No.:: AAEC54245E, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ISHA MULTICON HOMES LLP 52A, Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Beniapukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AACFI9115L, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ramesh Kumar Kanoi Son of Late Jaideo Prasad Kanoi 4, Hastings Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALJPK2298J Status : Representative, Representative of : SREE KAMAKHYA TEA COMPANY PVT LTD (as Director)
2	Shiv Kumar Kanoi Son of Late Jaideo Prasad Kanoi 4, Hastings Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFDPK0943C Status : Representative, Representative of : SREE KAMAKHYA TEA COMPANY PVT LTD (as Director)
3	Arjun Singh Mehta (Presentant) Son of Dileep Singh Mehta Mansoravar Building, 3B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALUPM9955B Status : Representative, Representative of : ISHA MULTICON HOMES LLP (as Designated Partner)
4	Nikhil Karnani Son of Mahesh Karnani 52A, Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Beniapukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKNPK3653L Status : Representative, Representative of : ISHA MULTICON HOMES LLP (as Designated Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIKUNJ JHUNJHUNWALA Son of Mr: S K JHUNJHUNWALA , 3B, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016			

Identifier Of Ramesh Kumar Kanoi, Shiv Kumar Kanoi, Arjun Singh Mehta, Nikhil Karnani

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SREE KAMAKHYA TEA COMPANY PVT LTD	ISHA MULTICON HOMES LLP-33.8823 Dec

Transfer of property for S1

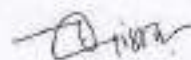
Sl.No	From	To. with area (Name-Area)
1	SREE KAMAKHYA TEA COMPANY PVT LTD	ISHA MULTICON HOMES LLP-12000.00000000 Sq Ft

Endorsement For Deed Number : I - 190406246 / 2019

On 04-06-2019

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 21,69,21,746/-



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

On 17-06-2019

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

Presented for registration at 18:40 hrs on 17-06-2019, at the Private residence by Arjun Singh Mehta .

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

Execution is admitted on 17-06-2019 by Ramesh Kumar Kanoi, Director, SREE KAMAKHYA TEA COMPANY PVT LTD, 4, Hastings Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Indetified by Mr NIKUNJ JHUNJHUNWALA, , Son of Mr S K JHUNJHUNWALA, , 3B, CAMAC STREET, P.O: PARK STREET, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Advocate

Execution is admitted on 17-06-2019 by Shiv Kumar Kanoi, Director, SREE KAMAKHYA TEA COMPANY PVT LTD, 4, Hastings Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Indetified by Mr NIKUNJ JHUNJHUNWALA, , Son of Mr S K JHUNJHUNWALA, , 3B, CAMAC STREET, P.O: PARK STREET, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Advocate

Execution is admitted on 17-06-2019 by Arjun Singh Mehta, Designated Partner, ISHA MULTICON HOMES LLP, 52A, Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Beniapukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr NIKUNJ JHUNJHUNWALA, , Son of Mr S K JHUNJHUNWALA, , 3B, CAMAC STREET, P.O: PARK STREET, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Advocate

Certificate of Registration under section 60 and Rule 69.

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Date: 2019.06.29 15:10:11 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 29-06-2019 15:10:03
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 30th DAY OF MARCH 2019

FROM

SREE KAMAKHYA TEA COMPANY
PRIVATE LIMITED

... PRINCIPAL

TO

ISHA MULTICON HOMES LLP & ORS.

... ATTORNEYS

POWER OF ATTORNEY

DSP LAW ASSOCIATES
ADVOCATES
1B, HARE STREET
4D, NICCO HOUSE
KOLKATA - 700001