



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 215 62258/23 N-563323



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.

Additional Registrar
of Assurances, Kolkata

03 MAR 2023

POWER OF ATTORNEY

Executed on this the 1st day of March, 2023

TO WHOM THESE PRESENTS SHALL COME, WE,

CHOWRINGHEE PLANNERS LLP, a Limited Liability partnership Firm, incorporated under the Limited Liability Partnership Act, 2008 (LLPIN No. AAA-6163) having its registered office at Vaibhav, 4F, 4 Lee Road, P.O. Elgin Road (LR Sarani) P. S. Bhawanipur, Kolkata - 700020 (PAN AAHFC6777B) represented by its Designated Partner Mr. Saharsh Parekh son of Mr. Utsav Parekh residing at 2/3 Sarat Bose Road, P.O. & P. S. Ballygunge, Kolkata – 700020 (PAN AKIPP2376A / Adhaar 840092055797) and Mr. Ajay Kumar Kayan son of Late Gauri Shankar Kayan residing

572 01-3-23
Vet Case No. 250/
JCA 200/
Total

83839

01 MAR 2023

[Signature]



AMBA HIGHRISE PRIVATE LIMITED

[Signature]

Director

DATE

SOLD TO ADITYA KANODIA

ADDRESS Advocate Calcutta High Court

RS. 500/- 6 Old Post Office Street
Temple Chambers 4th Floor
Kolkata-700 001

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

ADITYA KANODIA
Advocate Calcutta High Court
6 Old Post Office Street
Temple Chambers 4th Floor
Kolkata-700 001

01 MAR 2023

For CHOWRINGHEE PLANNERS LLP

[Signature]

DESIGNATED PARTNER



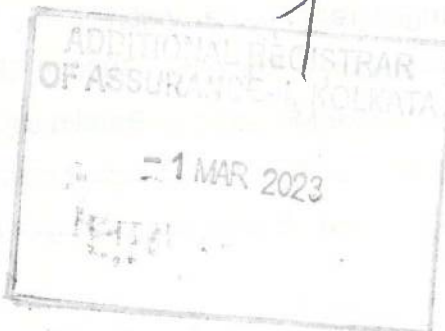
For CHOWRINGHEE PLANNERS LLP

[Signature]

DESIGNATED PARTNER



Koushik Saha





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 19022000562258/2023

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	Saharsh Parekh 2/3, Sarat Bose Road, Kolkata, City:- Not Specified, P.O:- Elgin Road, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Representative of Principal [CHOWRINGHEE PLANNER S LLP]		1852 	 11/3/2023
2	Ajay Kumar Kayan 9/2, Hunger Ford Street, Kolkata, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Representative of Principal [CHOWRINGHEE PLANNER S LLP]		1853 	 01/03/2023
3	Yashaswi Shroff 68/2, Harish Mukherjee Road, Kolkata, City:- Not Specified, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025	Representative of Attorney [AMBA HIGHRISE PRIVATE LIMITED]		1851 	 01/03/2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Koushik Saha Son of Kalipada Saha Gorkhara Uttarpara, Sonarpur, City:- Not Specified, P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Saharsh Parekh, Ajay Kumar Kayan, Yashaswi Shroff		1854 	 01/03/2023

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -

II KOLKATA

Kolkata, West Bengal



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



010320232031681910

GRIPS Payment Detail

GRIPS Payment ID:	010320232031681910	Payment Init. Date:	01/03/2023 15:37:52
Total Amount:	75064	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3780808671013	BRN Date:	01/03/2023 15:38:48
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr AJAY KUMAR SHROFF
Mobile:	9831933581

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	19202230316819118	Directorate of Registration & Stamp Revenue	75064
Total			75064

IN WORDS: SEVENTY FIVE THOUSAND SIXTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230316819118

GRN Details

GRN:	192022230316819118	Payment Mode:	SBI Epay
GRN Date:	01/03/2023 15:37:52	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3780808671013	BRN Date:	01/03/2023 15:38:48
Gateway Ref ID:	202306032682455	Method:	State Bank of India New PG CC
GRIPS Payment ID:	010320232031681910	Payment Init. Date:	01/03/2023 15:37:52
Payment Status:	Successful	Payment Ref. No:	2000562258/6/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr AJAY KUMAR SHROFF
Address:	68/2 HARISH MUKHERJEE ROAD, KOLKATA - 700 025
Mobile:	9831933581
EMail:	rajeev@alcoverealty.in
Period From (dd/mm/yyyy):	01/03/2023
Period To (dd/mm/yyyy):	01/03/2023
Payment Ref ID:	2000562258/6/2023
Dept Ref ID/DRN:	2000562258/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000562258/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	75050
2	2000562258/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				75064

IN WORDS: SEVENTY FIVE THOUSAND SIXTY FOUR ONLY.

PAID



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 1 MAR 2023

at 9/2, Hunger Ford Street, P.O. Circus Avenue P. S. Shakespeare Sarani, Kolkata – 700017 (PAN AGGPK0892G / Adhaar 6051 8840 0994) hereinafter referred to as the **“PRINCIPAL”** and/or **“OWNER”** **SEND GREETINGS:**

WHEREAS:

- A. We the abovenamed Principal are the full and absolute owner of ALL THAT the area of land measuring about 4 Bighas 12 Chittaks approx. totaling 58,165 sq.ft be the same a little more or less comprised in or forming 54 Chowringhee Road (previously 53A, 53B and 54 Chowringhee) P.O. & P. S. Shakespeare Sarani Kolkata 700 020 under Ward No. 63 under the Kolkata Municipal Corporation, fully described in the Schedule hereunder written and hereinafter referred to as **“the said Land / said Premises,** absolutely and forever.
- B. We have by a Development Agreement dated 01.03.2023 and registered in the office of Additional Registrar of Assurances – II, Kolkata appointed *AMBA HIGHRISE PRIVATE LIMITED* as Developer in respect of the said Land on the terms and conditions morefully mentioned therein (hereinafter referred to as **“the said Development Agreement”**).
- C. In order to effectuate the said Development Agreement and to comply with its obligations therein, the Principal is executing this Power of Attorney in favour of the Developer being the said *AMBA HIGHRISE PRIVATE LIMITED* (hereinafter for the sake of brevity referred to as **“the Attorney”**) as and for the purposes relating to the said Land as hereinafter contained.

Definitions:

Terms used herein and defined in the Development Agreements shall have the same meaning. For sake of convenience, some of the definitions are reproduced herein:

- i) **“Project”** means the Residential Building with the Common Areas, facilities and amenities to be constructed at the said Land, together with the Buildings and other structures as shall be constructed or developed on the remaining land after excluding the land area consumed for construction of the North Block at the said Land.
- ii) **“North Block”** means a commercial -cum- residential use building to be constructed on the Northern Side of the said Land which shall be constructed as per plan already provided by the Owner and is to comprise of an area of 39,341 square feet (FAR Area) and all other areas like all car parking spaces in the basement areas, roof of such building, drive ways earmarked for this



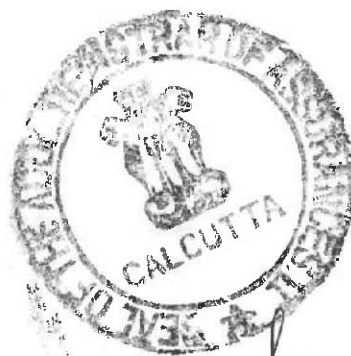
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ADDITIONAL REGISTRAR
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building together with the proportionate share in the Land underneath such building, which shall exclusively belong to the Owner.

- iii) "said Land" means ALL THAT the area of land measuring about 4 Bighas 12 Chittaks equivalent to 58,165 sq.ft be the same a little more or less comprised in or forming 54 Chowringhee Road (previously 53A, 53B and 54 Chowringhee Road) P.O. & P. S. Shakespeare Sarani Kolkata 700 020 under Ward No. 63 under the Kolkata Municipal Corporation together with the easementary and quasi easementary rights morefully mentioned and described in the First Schedule written hereunder and morefully described in Green Colour on the map or plan annexed hereto.
- iv) "Transferable Area" means the entire constructed area of the Project including Flats, Units, Apartments, Extended Terraces, Servants Quarters, Parking Spaces, covered / open and other areas in the Buildings as also the open spaces within the Project, which can be separately occupied, used and enjoyed within the said Project, however excluding the entire North Block.
- v) "Owner's Revenue Share" or "Owner's Allocation" means 67.50% (sixty seven point five zero percent) of Net Revenue Receipts (subject to 4. 5% on account of Sales and marketing) which shall be receivable by the Owner in the manner agreed herein.
- vi) "Developer's Revenue Share" or "Developer's Allocation" means Net Revenue Receipts as reduced by Owner's Revenue Share that is to say **32.50%** of NRR and also all other receivables apart from NRR as specified herein.

NOW KNOW ALL AND BY THESE PRESENTS THAT WE the Principal above named doth hereby nominate, constitute and appoint the Developer, **AMBA HIGHRISE PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 (CIN U70101WB2006PTC107536) having its registered office at 68/2, Harish Mukherjee Road, P.O. Bhowanipur, P. S. Kalighat Kolkata 700 025 (PAN AAFCA7094L) (including its directors and any employee specifically empowered by the Developer) as our true and lawful attorney to do all acts, deeds and things relating to the said Land in the name and on behalf of the Principal in consonance with and strictly in accordance with the terms and conditions as morefully recorded in the



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said Development Agreement including the following acts, deeds and things, that is to say:

1. To look after and manage the Said Land in all respects as our Said Attorney shall deem fit and proper.
2. To defend possession, manage and maintain the Said Land.
3. To prepare and apply to the Kolkata Municipal Corporation and all other statutory authorities including local bodies for sanction of Building Plan including any addition, alteration, modification thereof which may be necessary and to obtain sanction of such Building Plan and other required permission for sanctioning Building Plan from the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority and from other statutory authorities and local bodies.
4. To appoint and engage Engineers, Architects, Surveyors and other agents and contractors, sub-contractors, labour and other personnel as may be required from time to time on such terms and conditions as the Said Attorney may deem fit and proper and to revoke his/their appointments and to reappoint any other person in his/their place and stead as occasion shall arise and the aforesaid purpose to settle and pay their fees.
5. To appear and represent and act for the Owner in its name and on its behalf before the West Bengal Government, Central Government and all other statutory and local authorities and bodies under the provisions of all Acts, Rules, Regulations, Statutes including Urban Land (Ceiling & Regulation) Act, Local Municipal Act, Land Acquisition Act, Land Reforms Act, RERA and all other concerned authorities including office of the Kolkata Municipal Corporation, Police Authorities, Directorate of West Bengal Fire Service, West Bengal Pollution Control Board and concerned Authorities, Airport Authority of India, Microwave Authorities of Department of Telecommunication, Metro Railway Authorities, IGBC or any other Agency which issues Green Building certification, authorities under the West Bengal Land Reforms Act for sanction of the building plan and Construction/Development at the said Land and to sign, file and affirm necessary applications, plans, papers, declarations, returns, petitions, affidavits, indemnities of whatsoever nature that may be required for



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- all or any of the purposes in respect of the sanction of the building plan and Construction/Development at the said Land.
6. To sign, verify, affirm, file and submit, as the case may be, all declarations, statements, returns, applications, affidavits, petitions, undertakings, plans, indemnities or any such document or documents which may become necessary to be executed on behalf of the Owner before any authority or authorities including Notary, Metropolitan Magistrate, Kolkata Metropolitan Development Authority, BL&LRO, Kolkata Municipal Corporation, Airport Authority of India, Microwave Authorities of Department of Telecommunication, RERA, Metro Railway Authorities, IGBC or any other Agency which issues Green Building certification, any other authority or authorities under the provisions of the Urban Land (Ceiling & Regulation) Act, Local Municipal Act, Land Acquisition Act, Income-tax Act or any other authority under any other Acts and/or Regulations for the time being in force for obtaining necessary permissions, consents, certificates for sanction of building plan and Construction/Development at the said Land and to appear and represent before the officer concerned and to do all necessary acts, deeds, and things as may be required for obtaining such permissions, certificates and consents.
 7. To cause the building plan or plans prepared through Architect and/or Engineer and to sign and submit or cause to be submitted plan or plans or revised plans and also to sign file and submit all applications, petitions, affidavits as may be required for the purpose of getting the plan approved from the Kolkata Municipal Corporation and other appropriate authorities and also to appear and represent the Owner before the Kolkata Municipal Corporation and all the concerned authorities in connection with the aforesaid matters.
 8. To give notice to all other concerned authorities regarding commencement of construction works and/or demolition of any structure(s) on the said Land.
 9. To sign and submit all applications as may be required for the purpose of securing and obtaining all necessary permissions, consents and/or certificates and to appear and represent the Owner before the Kolkata Municipal Corporation and all other departments including Electricity Supply authorities, Gas Supply Authorities, Lift and Elevators Services, Kolkata Metropolitan Development Authority, Directorate of Fire Services, West Bengal Police, Pollution Control Board and concerned Authorities, and all other bodies and all



ADDITIONAL SECRETARY
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other statutory authorities, local bodies, Government or semi Government departments whose consent or no objection is required in connection with sanction, modification and/or alteration of building plan and for the supply of electricity and/or other amenities to the Said Land and the buildings at the Said Land.

10. To apply for and obtain from the relevant officers and departments of the aforesaid authorities certified copies of plans and to obtain satisfaction of the areas, survey, measurements, demarcations of boundaries, area certificates, extracts, etc. and to make such application or to write and execute such application, letters or documents as may be required by such authorities or any of them for any work regarding survey, measurements, demarcation of boundaries, area certificate, extracts etc. of the Said Land.
11. To construct new building or buildings and/or structures at the said Land and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
12. To apply and obtain electricity, gas, water, tube-well/bore-well, sewerage, drainage, telephone and other connections of any other utility and to close down and/or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may be deem fit and proper by the Said Attorney.
13. To pay all fees and charges to obtain sanction of building plans as may be deemed by the required authorities and as may be necessary for sanction, modification and/or alteration of the building plan and also to submit and take delivery of the title deeds concerning the Said Land and other papers and documents as required by the concerned authorities.
14. To receive refund of the excess amount of fee, if any paid, for the purpose of sanction, modification and/or alteration of the plans, or for the purpose of electric connection and/or any other utilities in connection thereof from any authority or authorities.
15. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal or legal proceedings in respect of the Said Land and in connection therewith to make, sign, verify, affirm, present and file vakalatnama, warrant of Attorney, plaint, petition including writ petition, affidavit, memorandum of appeal, letter or

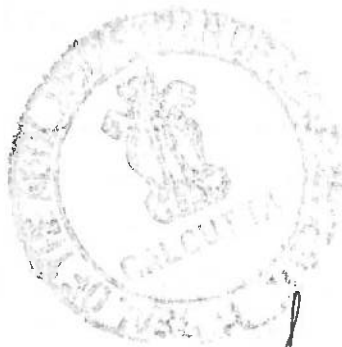


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ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
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other necessary papers and documents of any description whatsoever in connection therewith.

16. To appear before any Judge, Court, Tribunal, Authority, Officer including Municipal Office, Collector's Office, Fire Brigade Office, Police, Survey or other authorities and to do all things necessary in connection with the Said Land.
17. To serve and accept service of summons, notices, warrants, subpoenas or other processes of Court and authorities concerned including municipality and to do all things necessary in connection with the Said Land.
18. To retain, employ and discharge any Counsel, Vakil, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay costs, charges and expenses incurred in connection with the Said Land.
19. To compromise and settle all or any of the actions, suits and other proceedings whether legal or not as the Said Attorney may deem fit and proper in connection with the Said Land, in accordance with the provisions and terms and conditions as recorded in the said Development Agreement.
20. To sign, issue, deliver, serve, accept, acknowledge, as the case may be, all notices, letters, reply notices, subpoenas, summons from time to time in connection with the matters herein contained.
21. To apply for and obtain from the office of the Kolkata Municipal Corporation and other authorities' mutation / correction of mutation records of the Said Land in the name of the Owner and for that purpose to pay necessary fees and charges in connection therewith and to apply for revaluation and/or fresh valuation of the Said Land.
22. To apply for and obtain from the office of the Kolkata Municipal Corporation and other authorities' separation, amalgamation, apportionment of various parts and portions of the Said Land in the name of the Owner and for that purpose to pay necessary fees and charges in connection therewith.
23. To apply for and obtain necessary permission for and to conduct soil testing, demarcation of boundaries, survey and measurement of the Said Land as is required and necessary for the sanction of the building plan.
24. To cause demolition of any existing structures on the Said Land.
25. To commence, carryout and complete and/or cause to be commenced, carried out and apply for and obtain occupancy certificate/s and building completion



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ADDITIONAL REGISTRAR
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- certificate/s from the Kolkata Municipal Corporation and for that purposes to do all acts, deeds and things as the Said Attorney may desire or deem fit.
26. To Gift any part or portion of the land to any statutory authority and present the such deed of gift for registration before the appropriate authority.
 27. To transfer the common areas in the Project to the Association of the apartment owners and for that purpose to execute and register all transfer documents in the name and on behalf of the Owner in favour of such Association and deliver the the original Title Deeds of the said Premises to such Association of the Allottees / Transferees upon completion of the Project.
 28. 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.
 29. To insure and keep insured the new building/s at the said Land 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 attorney and to pay all premium for such insurance.
 30. To appear and represent the Principal before all authorities and make commitments and give undertakings as be required for all or any of the purposes herein contained.
 31. In respect of the said Project and the Transferable Areas, the Developer shall have the following additional powers, which shall be exercised by the Developer only through its directors:
 - i. Pursuant to any Allotment letter issued by the Owner and the Developer in accordance with the Development Agreement, To execute and enter into agreements with such purchasers and/or transferees for sale and transfer of Transferable areas as also the undivided and impartible share in the Said Land in terms of the Said Development Agreement and to receive the consideration amount for and in respect of the aforesaid agreements and to give receipt for the same.
 - ii. Upon receipt of entire consideration receivable from any prospective allottee in pursuance of an Allotment Letter issued in accordance with the Development Agreement, to deliver possession to such Allottee and also execute and register a Deed of Conveyance in favour of such Allottee;



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- iii. For all or any of the purposes hereinbefore stated to appear and represent the Owner before the Notary Public, Registrar of Assurances, Additional Registrar, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and other officers or authorities having authority to accept such deeds and documents including agreements for sale and deed of conveyance of Transferable Areas with undivided share in Said Premises on and to execute all the deeds as aforesaid for and in the name of and on behalf of the Owner and present such deeds so executed for registration and to complete all registration formalities by admitting execution thereof and discharge the registration receipts.
- iv. To grant consent and No Objection Certificate and to sign agreements as confirming party with the transferee and purchasers of constructed areas and undivided share in the Said Land for enabling such transferees to apply for and obtain loans/financial accommodation from banks and/or financial institutions without in any manner affecting or prejudicing the right, title and interest of the Owner.
- v. To enforce any covenant in any agreement, sale deed / conveyance executed by the Principal or by the said attorney by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
- vi. 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 Agreements from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
- vii. To cancel any booking/blocking and terminate any contract agreement with any person or persons intending to acquire any Transferable Areas and/or undivided shares in the land comprised in the said Land as the said attorney or attorneys may deem fit and proper.
- viii. To create charge / pledge / mortgage / lien / right over the Developers Share of Revenue under the said Development Agreement in favour of any Bank or Financial Institution for the purposes of obtaining Project Finance



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and for such purposes create a mortgage over the said Land and/or constructions thereat, both present and future (excluding the North Block) by deposit the original Documents of Title to the said Land or registered mortgage, with any Bank or Financial Institution, and sign all documents agreements declarations confirmations and instruments, subject to a maximum principal outstanding of Rs. 50.00 Crores with the further condition that the Owner shall not have any liability in respect of such loan / limit / advance etc. nor shall any person have any right over the Owner's Share of Revenue under the said Development Agreement or any other rights of the Owner under the said Development Agreement. It is hereby clarified that no condition of the Project Finance shall supersede or any manner affect the rights of the Owner under the said Development Agreement. Such Project Finance shall be obtained only after sanction of the building plan for the Project and not prior thereto.

32. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, consents, confirmations, deeds, declarations, affidavits, applications, undertakings and other documents.

AND GENERALLY to do any and all acts deeds and things for better and complete exercise of the authorities herein contained relating to the said Land or any part thereof or the building/s to be constructed at the said Land which the Principal itself could have lawfully done under its own hand and seal, 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 Land and every part thereof as aforesaid.

AND it being agreed by the attorney & clarified that any act or deed done or document executed by the Developer in breach of the terms of the Development Agreement or this Power of Attorney shall have no effect and shall be void ab initio.



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THE SCHEDULE ABOVE REFERRED TO:**(said Land)**

ALL THAT the area of land measuring about 4 Bighas 12 Chittaks equivalent to 58,165 sq.ft be the same a little more or less comprised in or forming 54 Chowringhee Road (previously 53A, 53B and 54 Chowringhee) P.O. & P. S. Shakespeare Sarani Kolkata 700 020 under Ward No. 63 under the Kolkata Municipal Corporation, presently butted and bounded in the following manner:

ON THE NORTH : Premises No. 52, Chowringhee Road

ON THE SOUTH : Partly by Premises No. 55, Chowringhee Road and Partly by Premises No. 55/1, Chowringhee Road

ON THE EAST: Partly by Premises No. 52, Chowringhee Road and Partly by Premises No. 4, Lord Sinha Road

ON THE WEST: Chowringhee Road

Or Howsoever otherwise the same is was or may be known numbered butted or bounded.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 1 MAR 2023

IN WITNESS WHEREOF the Principal has executed this Power of Attorney
on this 1st day of March 2023.

SIGNED AND DELIVERED by the
withinnamed PRINCIPAL at Kolkata in the
presence of:

Susanto Poddar
21, Camac Street
Kolkata - 700018

Aditya Kanodia, Adv
Temple Chambers, 4th floor,
6, Old Post Office Street,
Kolkata - 1

Drafted by me



(Aditya Kanodia)

Advocate, High Court, Calcutta

WB/1486/2006

For CHOWRINGHEE PLANNERS LLP

1. *Sasank Panda*
DESIGNATED PARTN'

For CHOWRINGHEE PLANNERS LLP

Sasank Panda
DESIGNATED PARTN'

ACCEPTED BY ME

AMBA HIGHRISE PRIVATE LIMITED

Sasank Panda
Director

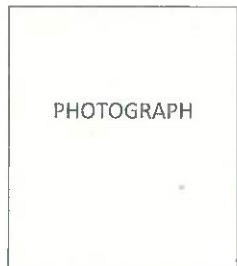
(Attorney)

































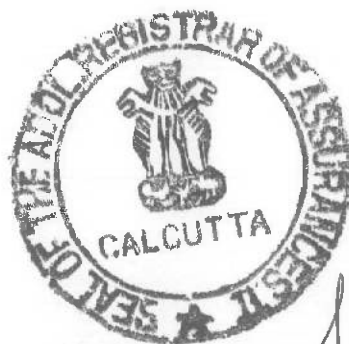
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

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SPECIMEN FORM FOR TEN FINGERPRINTS



	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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	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



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 1 MAR 2023

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMBA HIGHRISE PRIVATE LIMITED



25/01/2008

Permanent Account Number

AAFCA7094L

20052006

आयकर, विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CGQPS5937J



नाम / Name
YASHASWI SHROFF

पिता का नाम / Father's Name
AJAY KUMAR SHROFF

जन्म की तारीख /
Date of Birth
03/01/1991

हस्ताक्षर / Signature

31012722

इस कार्ड के खोले/पाने पर कृपया सूचित करें/नोट करें:

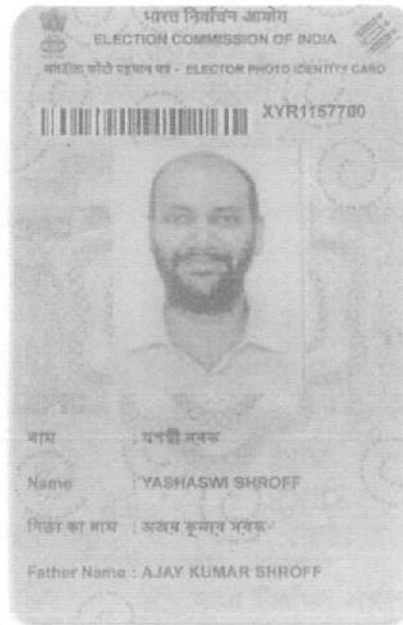
आयकर पैर सेवा इकाई, मनू स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/3,
मॉडल कॉलोनी, नज़्द बंगला चौक के पास,
पुणे - 411 016.



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

Income Tax PAN Services Unit, NSDL,
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/3,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



नाम : यशस्वी शर्मा

Name : YASHASWI SHROFF

पिता का नाम : अजय कुमार शर्मा

Father Name : AJAY KUMAR SHROFF

DONTax : पुरुष / Male
जन्मतिथि/Date of Birth/Age : 03-01-1991
पता : 66/2, हरिश्चंद्र म्यूजिक रोड, कोलकाता-700026
Address : 66/2, HARISH MUKHERJEE ROAD, KOLKATA-700026

Date: 20/01/2022

निर्वाचन अधिकारी (या)
Electoral Registration Officer

निर्वाचन क्षेत्र/विधानसभा क्षेत्र का नाम :
159 - शहाबापुर

Assembly Constituency No. & Name :
159 - Shahabpur

पार्टी/संस्था का नाम : 127 गोकुल मेमोरियल गर्ल्स कॉलेज-1
Part No. & Name : 127 GOKUL MEMORIAL GIRLS COLLEGE R-1

नोट/Note :

1. इस कार्ड को धारण करने मात्र से यह कोई गारंटी नहीं है कि आप वर्तमान निर्वाचन नामावली में निर्वाचक हैं। कृपया अपना नाम प्रत्येक चुनाव से पहले वर्तमान निर्वाचक नामावली में जांचें।
More possession of this card is no guarantee that you are elector of the current electoral roll. Please check your name in the current electoral roll before every election.
2. इस कार्ड में उल्लिखित जन्मतिथि को निर्वाचक नामावली में प्रतीकण के अलावा अन्य किसी भी स्थिति में आयु या जन्मतिथि के प्रमाण के रूप में नहीं माना जाएगा।
Date of birth mentioned in this card shall not be treated as a proof of age or date of birth for any purpose other than registration in electoral roll.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

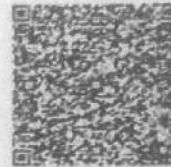
ভূমিকাভুক্তির আই ডি/Enrollment No.: 2017/00040/06232

To
কৌশিক সাহা
Koushik Saha
S/O Kalipada Saha
Gorkhara Uttarpara
Near Subhas Medha Mudi Shop Sonarpur Sonarpur
Sonarpur South Twenty Four Parganas
West Bengal 700150

1965821



UHD196582181N



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4427 5143 5542

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



কৌশিক সাহা
Koushik Saha
জন্ম বার্ষিক / Year of Birth : 1987
পুরুষ / Male



4427 5143 5542

আধার - সাধারণ মানুষের অধিকার

Koushik Saha

Company Master Data

LLPIN	AAA-6163
LLP Name	CHOWRINGHEE PLANNERS LLP
Number of Partners	7
Number of Designated Partners	2
ROC Code	RoC-Kolkata
Date of Incorporation	07/09/2011
Registered Address	'VAIBHAV' 4F, 4 LEE ROAD NA KOLKATA West Bengal 700020
Email Id	taxinfo.corporate@gmail.com
Previous firm/ company details, if applicable	
Total Obligation of Contribution	280000000
Main division of business activity to be carried out in India	70
Description of main division	
Date of last financial year end date for which Statement of Accounts and Solvency filed	31/03/2022
Date of last financial year end date for which Annual Return filed	31/03/2022
LLP Status	Active

Charges

Charge Id	Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exists for Company/LLP					

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
00239123	AJAY KUMAR KAYAN	01/10/2014	-	NO
03315239	SAHARSH PAREKH	01/11/2018	-	NO

Certified True Copy

For CHOWRINGHEE PLANNERS LLP

Sasan Panth

DESIGNATED PARTNER



Certified True Copy

For CHOWRINGHEE PLANNERS LLP

Sasank Kumar

DESIGNATED PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKIPP2376A

नाम / Name
SAHARSH PAREKH

पिता का नाम / Father's Name
UTSAV PAREKH

जन्म की तारीख / Date of Birth
15/09/1985

हस्ताक्षर / Signature

28112017

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एनएसडीएल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Saharsh Parekh

 ভারত সরকার
Government of India




সাহাশ প্যারেক
Saharsh Parekh
পিতা : উৎসব প্যারেক
Father : Utsav Parekh
অগ্রভাষি / DOB : 15/09/1985
পুরুষ / Male



8400 9205 5797


আধার - সাধারণ মানুষের অধিকার


 ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ
Unique Identification Authority of India


ঠিকানা:
2/3, শরত বোস রোড,
এল.আর.সারানী, কোলকাতা,
এল.আর.সারানী, পশ্চিম বঙ্গ,
700020

Address:
2/3, SARAT BOSE ROAD,
L.R.Sarani, Kolkata, L.r.sarani,
West Bengal, 700020

8400 9205 5797

 1947
1800 300 1947

 help@uidai.gov.in

 www

www.uidai.gov.in

Saharsh Parekh

आयकर विभाग
INCOME TAX DEPARTMENT
AJAY KUMAR KAYAN
GAURI SHANKAR KAYAN

भारत सरकार
GOVT. OF INDIA

26/04/1957
Permanent Account Number
AGGPK0892G

Signature



Ajay



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No. : 1119/62117/10251

09/07/2017

To
Ajay Kumar Kayan
अजय कुमार कायन
S/O: Gauri Shankar Kayan
9/2, Hunger Ford Street
Circus Avenue
Circus Avenue, Circus Avenue, Kolkata,
West Bengal - 700017
9831005445

KA275890659FH

27589065



आपका आधार क्रमांक / Your Aadhaar No. :

6051 8840 0994

मेरा आधार, मेरी पहचान

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



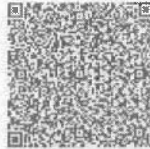
भारत सरकार
Government of India

अजय कुमार कायन
Ajay Kumar Kayan

जन्म तिथि / DOB: 26/04/1957

पुरुष / Male

6051 8840 0994



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: आत्मज: गौरी शंकर कायन, 9/2,
हंगर फोर्ड स्ट्रीट, सिरकस
आवन्यू, कोल्कता, सिरकस आवन्यू,
वेस्ट बंगाल, 700017

Address: S/O: Gauri Shankar
Kayan, 9/2, Hunger Ford Street,
Circus Avenue, Kolkata, Circus
Avenue, West Bengal, 700017

6051 8840 0994

मेरा आधार, मेरी पहचान



1947



help@uidai.gov.in



www.uidai.gov.in

Ajay Kumar Kayan

DATED THIS THE 1st OF March 2023

BY

CHOWRINGHEE PLANNERS LLP

- OWNER

IN FAVOUR OF

AMBA HIGHRISE PRIVATE LIMITED

- DEVELOPER

DEVELOPMENT POWER OF ATTORNEY

KANODIA & CO.,

Solicitors & Advocates
Temple Chambers, 4th Floor,
6, Old Post Office Street,
Kolkata – 700 001
033-2262-5739
info@kanodiaco.com

Major Information of the Deed

Deed No :	I-1902-02883/2023	Date of Registration	03/03/2023
Query No / Year	1902-2000562258/2023	Office where deed is registered	
Query Date	01/03/2023 1:35:29 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Mani Sankar Roychowdhury 4, K. S Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700013, Mobile No. : 9433359436, Status :Advocate		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-]	
Set Forth value		Market Value	
		Rs. 118,46,21,029/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,550/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shakespeare Sarani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chowringhee Road, Road Zone : (On Road -- On Road) , , Premises No: 54, , Ward No: 063 Pin Code : 700071

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Bigha 12 Sq Ft	68,35,15,509/-	Property is on Road
L2	(RS :-)		Commercial use		1 Bigha	50,11,05,520/-	Property is on Road
		TOTAL :			132.0275Dec	0 /- 11846,21,029 /-	
	Grand Total :				132.0275Dec	0 /- 11846,21,029 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CHOWRINGHEE PLANNERS LLP Vaibhav, 4F, 4 Lee Road, Kolkata, City:- Not Specified, P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AMBA HIGHRISE PRIVATE LIMITED 68/2, Harish Mukherjee Road, Kolkata, City:- Not Specified, P.O:- Bhowanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Saharsh Parekh Son of Utsav Parekh 2/3, Sarat Bose Road, Kolkata, City:- Not Specified, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6A, Aadhaar No: 84xxxxxxxx5797 Status : Representative, Representative of : CHOWRINGHEE PLANNERS LLP (as Designated Partner)
2	Ajay Kumar Kayan Son of Late Gouri Shankar Kayan 9/2, Hunger Ford Street, Kolkata, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2G, Aadhaar No: 60xxxxxxxx0994 Status : Representative, Representative of : CHOWRINGHEE PLANNERS LLP (as Partner)
3	Yashaswi Shroff (Presentant) Son of Ajay Kumar Shroff 68/2, Harish Mukherjee Road, Kolkata, City:- Not Specified, P.O:- Bhowanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CGxxxxxx7J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AMBA HIGHRISE PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Koushik Saha Son of Kalipada Saha Gorkhara Uttarpara, Sonarpur, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
Identifier Of Saharsh Parekh, Ajay Kumar Kayan, Yashaswi Shroff			

On 01-03-2023

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

Presented for registration at 18:01 hrs on 01-03-2023, at the Private residence by Yashaswi Shroff ,.

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

Execution is admitted on 01-03-2023 by Saharsh Parekh, Designated Partner, CHOWRINGHEE PLANNERS LLP (LLP), , Vaibhav, 4F, 4 Lee Road, Kolkata, City:- Not Specified, P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Koushik Saha, , , Son of Kalipada Saha, Gorkhara Uttarpara, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Service

Execution is admitted on 01-03-2023 by Ajay Kumar Kayan, Partner, CHOWRINGHEE PLANNERS LLP (LLP), , Vaibhav, 4F, 4 Lee Road, Kolkata, City:- Not Specified, P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Koushik Saha, , , Son of Kalipada Saha, Gorkhara Uttarpara, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Service

Execution is admitted on 01-03-2023 by Yashaswi Shroff, Director, AMBA HIGHRISE PRIVATE LIMITED (Private Limited Company), 68/2, Harish Mukherjee Road, Kolkata, City:- Not Specified, P.O:- Bhowanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Koushik Saha, , , Son of Kalipada Saha, Gorkhara Uttarpara, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Service



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 03-03-2023

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.

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 118,46,21,029/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2023 3:38PM with Govt. Ref. No: 192022230316819118 on 01-03-2023, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 3780808671013 on 01-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,050/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 75,050/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 83839, Amount: Rs.500.00/-, Date of Purchase: 01/03/2023, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2023 3:38PM with Govt. Ref. No: 192022230316819118 on 01-03-2023, Amount Rs: 75,050/-, Bank: SBI EPay (SBlePay), Ref. No. 3780808671013 on 01-03-2023, Head of Account 0030-02-103-003-02



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 1902-2023, Page from 96787 to 96812

being No 190202883 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.03.06 14:37:42 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2023/03/06 02:37:42 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)