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Artificially created documents and documents which are not the part of the original documents are the part of the original documents.

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Additional Registrar
of Companies-I, Kolkata

3 JAN 2025

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE: SUGAM GRIHA NIRMAAN LIMITED, a company governed by the Companies Act, 2013, having its CIN U70109WB1989PLC045956 and having PAN **AAECS7354N** and having its Registered Office at 2/5, Sarat Bose Road, Unit - 1F, P.S. Ballygunge, P.O. Elgin Road, Kolkata - 700 020,

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25 NOV 2024

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25 NOV 2024



ADDITIONAL REGISTRAR
OF COMPANIES-1 KOLKATA.

- 3 JAN 2025

Sukendu

SUKRENDU SAMANTA
S/O LI. SAMADEB SAMANTA
at. Rampur Ghat, P.S. : Dubra
P.O. : Snyemchik
Dist : Paschim Midnapur
Pin. 721301, Service

represented by its Authorized Representative **MR. BISWANATH HARALALKA** son of Late Basudev Haralalka having (PAN **ABCPH1758F**) and (Aadhaar No. **6868 1637 7880**) residing at 118/1A, Ashutosh Mukherjee Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata -700 025 AND **ERODE MERCHANTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its CIN U67120WB1995PTC073778 and having PAN **AAACE5513F**, and having its registered office at 2/5, Sarat Bose Road, Unit - 1F, P.S. Ballygunge, P.O. Elgin Road, Kolkata - 700 020 represented by its Authorized Representative **MR. BISWANATH HARALALKA** son of Late Basudev Haralalka having (PAN **ABCPH1758F**) and (Aadhaar No. **6868 1637 7880**) residing at 118/1A, Ashutosh Mukherjee Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata -700 025 AND **ALEXIA DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its CIN U51909WB2008PTC126236 and having PAN **AAHCA0632L**, and having its registered office at 2/5, Sarat Bose Road, Unit - 1F, P.S. Ballygunge, P.O. Elgin Road, Kolkata - 700 020, represented by its Authorized Representative **MR. BISWANATH HARALALKA** son of Late Basudev Haralalka having (PAN **ABCPH1758F**) and (Aadhaar No. **6868 1637 7880**) residing at 118/1A, Ashutosh Mukherjee Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata -700 025 AND **ARYA PROJECTS LIMITED**, a Company incorporated under the Companies Act, 1956, having its CIN L72300WB1978PLC031444 and having PAN **AACCA1732C** and having its registered office on the 2nd floor in the building known as "Commerce House" at 2, Ganesh Chandra Avenue, P.S. Bowbazar, P.O. Bowbazar, Kolkata - 700013, represented by its Director **MR. PRANAY ARYA**, son of Mr. Ramesh Kumar Arya, a Hindu Businessman, having his PAN **ADBP5728R** and having Aadhar no. **3811 1505 1848** and having his place of business at 2, Ganesh Chandra Avenue, 2nd Floor, Commerce House, P.S. Bowbazar, Kolkata - 700 013, hereinafter referred to as "the **PRINCIPALS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office and/or assigns) **SEND GREETINGS:**

I DEFINITIONS:

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

- a) **ATTORNEYS** shall mean the Developer and its Partners, namely (a) **Mr. Ashok Saraf** son of Late Santosh Kumar Saraf having his place of Business at 2/5 Sarat Bose Road, Unit-1F, Post Office Elgin Road, Police Station Ballygunge, having PAN **AJQPS0820D** and having Aadhar no. **5399 5075 5762** and (b) **Mr. Suhel Saraf**, son of Mr. Ashok Saraf having his place of Business at 2/5 Sarat Bose Road, Unit- 1F, Post Office Elgin Road, Police Station Ballygunge, having PAN **BCLPS5032A** and having Aadhar no. **7511 2611 0334** AND shall include any other person whom the Developer may authorize in addition to or as substitute of the above named persons jointly and/or severally but shall not include the person whose authorization to represent the Principals as attorney is revoked by the Developer.
- b) **PREMISES** shall mean the said premises **No. 709, Kusumba, P.O. Narendrapur, P.S. Sonarpur**, Under **Ward No. 7** of the **Rajpur- Sonarpur Municipality** containing an area as per deeds of **62 Kottahs 5 Chattacks 1.68 sq. ft.** (more or less) and an area of 3602.06



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sq.mtrs as per physical measurement and comprised in the L.R. Khatian Nos. 2831,2832,2833 and 2834 lying situate at Mouza Kusumba, Pargana Madanmalla, J.I. No. 50, R.S. No. 138, Touzi No. 259 more fully described in the FIRST SCHEDULE hereunder written.

c) **NEW BUILDING** (Villas) / **BUILDINGS** shall mean the new buildings (Villas) to be constructed on or on a portion of the said premises in accordance with the said plans got sanctioned by the Owners from the Rajpur- Sonarpur Municipality and containing self contained independent residential villas and / or other saleable areas and car parking spaces (both covered , open/ Mechanical) of the allocation of the Owners and the Developer.

d) **PLANS** shall mean the plans, elevations, designs, drawings specifications of the new buildings (Villas) intended to be constructed at the land of the said premises as sanctioned by the local municipality after pre-approval by the Owners and shall include all modifications, variations and alterations made thereto from time to time in accordance with the provisions of law.

e) **OWNERS/PRINCIPALS** shall mean the said (1) Sugam Griha Nirmaan Ltd.; (2) Erode Merchants Pvt. Ltd.; (3) Alexia Dealers Pvt. Ltd. and (4) Arva Projects Ltd.

f) **DEVELOPER** shall mean the said Sugam Serenity LLP.

g) **OWNERS' SHARE OF REALISATION** shall mean the 25% (twenty five percent) of the Realizations of the Owners/Principals in respect of the New Buildings (Villas) and all Transferable Areas therein.

h) **DEVELOPMENT AGREEMENT** shall mean the Development Agreement dated 11th November, 2024 and registered with Additional Registrar of Assurances - I , Kolkata in Book - I, Volume No. 1901-2024, Pages from 385542 to 385595, Deed No. 190110176 for the year 2024 and made between the Owners/Principals and the Developer and include any modifications and alterations thereof as may be made by the Principals and the Developer in writing.

i) **DEVELOPER'S SHARE OF REALISATION** shall mean 75% (seventy five percent) of the Realizations of the Developer in respect of the New Buildings (Villas) and all Transferable Areas therein.

j) **REALIZATION** shall mean the amounts that may, from time to time, be received against the Transfer of Units and Parking Spaces and other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits.

k) **PASS THROUGH CHARGES** shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.

l) **TRANSFER** with its grammatical variations shall include a transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of



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space in multi-storied buildings to purchasers thereof and will include the meaning of the said term as defined in the Income -Tax Act, 1961 and the Transfer of Property Act, 1882.

m) **UNITS** shall mean the villas and other spaces and / or portions of all kind of uses that shall be built and constructed by the Developer and capable of being used / owned/ possessed independently and shall include the constructed area capable of being independently and exclusively held, occupied and enjoyed and dealt with.

n) **TRANSFeree** shall mean a person or persons to whom any space in the new building (Villas) will be or has been agreed to be transferred.

o) **REAL ESTATE LAWS** shall mean the West Bengal Real Estate Regulation Act, 2023 as amended from time to time and include the applicable rules, regulations and byelaws in respect thereof.

p) 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.

q) **SINGULAR NUMBER** shall include plural numbers and *vice versa*.

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 to develop the New Buildings (Villas) at the said Premises and Transfer the Transferable Areas therein and administer the same and the Principals and the Developer agreed upon the terms and conditions as more fully contained therein.

B. **AND WHEREAS** in terms of the Development Agreement, the Principals are executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the New Buildings (Villas) and the Transfer of the Transferable Areas and administration of the New Buildings (Villas) and the related purposes hereinafter contained:

III. **NOW KNOW YE BY THESE PRESENTS,** We the Principals above named do hereby jointly and/or severally 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 Principals to do execute exercise and perform all or any of the following acts deeds matters and things relating to the development of the New Buildings (Villas) and the Transfer of the Transferable Areas and administration thereof and related and other purposes i.e., to say:-



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1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Said Premises and every part thereof as our Licensee 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 Said Premises.
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 in respect of the Said Premises or any part thereof or the boundary of the Said Premises in the records of the Rajpur-Sonarpur Municipality, B.L. & L.R.O., the D.L. & L.R.O., Municipal authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) 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 construct, demolish, reconstruct boundary walls, fencing, dividers etc., at the Said Premises 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 and for site offices.
6. To accept or object to the assessments made from time to time of land revenue or municipal taxes or valuation or taxes in respect of the Said Premises or the New building (Villas) 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.
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 Said Premises or any part thereof or New Buildings (Villas) 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. To prepare apply for and obtain modification or revalidation or revision or alteration or renewal of the Building Plans under sanction in respect of the New Building/s (Villas) or any other constructions at the New Buildings (Villas).
9. 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 building plans for any construction at the Said Premises.



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10. To give notice (if required) 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 by our said Attorneys.
11. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Said Premises or any part thereof in respect of the New Buildings (Villas).
12. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all deviations in the Completion Plans of the New Buildings (Villas) in terms of the applicable rules and to get the same regularized/sanctioned by the appropriate authorities.
13. To apply for and obtain temporary and/or permanent connections of all services, including water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformer, septic tanks, security systems, electronic or technical connections, etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers as may be required from time to time and/or to make alterations therein and to close down and/or have the same disconnected.
14. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain the fire fighting system, generator, and any other utility, input or facility in the New Buildings (Villas) or any part thereof and also to give contract to the manufacturer/other agencies for maintenance of generator, firefighting system and other utilities and its concerned machineries.
15. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Said Premises in connection with the New Buildings (Villas) in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
16. TO deal with and correspond with WBSEDCL and/or other authorities and officers for obtaining electric connection, electric power (including substation, if required) to the said Premises and the villas and other independently saleable units, parking spaces (open , covered and mechanical as may be provided) for and in respect or relating to the building/buildings to be constructed on the said Premises and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions, etc as may be required by WBSEDCL and other authorities concerned.
17. To apply for and obtain permissions, clearances and "No Objection Certificates", etc from the relevant authorities and all other permissions that may be required for sanctioning of the building plans/fire fighting system plans, modifications, and/or alterations and/or revalidation of plans, and/or obtaining utilities and any development activity or other purposes connected with the New Buildings (Villas) at the said Premises.



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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 New Buildings (Villas) and/or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To pay the fees for sanction of the building plans and also the fees for the revised/modified plans and also pay the fees, costs, charges, for all clearances, sanctions, "no-objection" certificates, as may be necessary and also the labour cess and the firefighting plans sanction fees of the New Buildings (Villas) at the said Premises.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including the WB Real Estate Regulation Act, 2023, (WB RERA) as applicable and to appear before the WB RERA Authorities/Tribunal as may be required from time to time.
21. To appoint and terminate the appointment of Architects, Structural Engineers, Surveyors, Interior Designers, Landscape Designers and other consultants, agencies, etc for purposes connected with the construction and completion of the New Buildings (Villas) at the said Premises.
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 New Buildings (Villas) 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 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 New Buildings (Villas) and to do all necessary acts, deeds and things to comply with such laws, rules and regulations.
24. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principals before the Rajpur-Sonarpur Municipality and all its departments, Kolkata Metropolitan Development Authority, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, , Collector, District Magistrate, ADM, Municipality, Fire Brigade, Planning Authority, Development Authority, the authorities/Tribunal under West Bengal Real Estate Regulation Act, 2023, (WB RERA), the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, 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

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Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, West Bengal State Electricity Distribution Company Limited (WBSEDCL), Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, BSNL, , Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, 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 said attorneys may deem fit and proper and to make, sign, execute, register, submit 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 Said Premises 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.

25. To insure and keep insured the New Buildings (Villas) and other developments or any part thereof or any materials equipments or machineries against loss or damage for contractors all risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
26. To apply for and obtain full/partial Completion Certificates and /or Occupancy Certificates and other certificates as may be required from the concerned authorities.
27. To obtain loans and construction finance from any Banks and/or the Financial Institutions in terms of the Development Agreement, and in the manner permitted under the Development Agreement and to create the charge/mortgage on the said Premises but without however creating any financial obligation of repayment upon the Principals.
28. To advertise and publicize the New Buildings (Villas) or any part thereof in any media and to appoint marketing/sales agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
29. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas in the New Buildings (Villas), to take and accept bookings and applications, issue money receipts, General Terms & Conditions (GTC), allotment letters, demand letters, sale agreements, etc and to deal with, Transfer and/or part with possession of all or any Villas/ Units, Parking Spaces and other Transferable Areas alongwith or independent of or independently the land comprised in the Said Premises attributable thereto or any portion thereof or any undivided share therein to any Transferee at such price and consideration and on such terms and conditions as the said attorney or attorneys



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may deem fit and proper but without violating with the terms and conditions of the Development Agreement.

30. To grant consent and No Objection Certificate and permit the Transferees of Villas/ Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take home loans or finance from any Banks or Financial Institutions and deal with banks and financiers and/or their officers in connection with the no objection certificates, tripartite agreements, agreements, money receipts, consents, clearances, etc., from them.

31. To produce or give copies of any original title deed or documents relating to the Said Premises and/or the New Buildings (Villas) to any person or financier or home loan provider or others as required from time to time

32. To ask, demand, recover, realize and collect the Realization and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the Principals' Realization Share in the bank account of the Principals and the Developer's Realization Share in the bank account of the Developer in terms of the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.

33. To cancel or terminate any booking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Said Premises 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.

34. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Said Premises 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.

35. 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, possession letters, 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 all the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement.

36. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.

37. 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



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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.

38. To have the Villas/ Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.

39. 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.

40. To deal with any claim of any third party in respect of the Said Premises and to oppose or settle the same.

41. 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).

42. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Conveyances, 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.

43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the New Buildings (Villas) as Maintenance In-Charge.

44. 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.

45. To commence prosecute enforce defend answer and oppose all actions suits writs (including the Writs mentioned in the Development Agreement) appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters herein stated 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, 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



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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.

46. 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.

47. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.

48. To receive all letters parcels or other postal articles and documents in respect of the Said Premises and to grant proper and effectual receipt thereof.

49. 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 Said Premises and the New Buildings (Villas) and related purposes which the Principals itself could have lawfully done under its own hands and seal, if personally present.

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

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

VII. **AND WE HEREBY DECLARE** that:

a. This Power of Attorney is given in favour of the said Attorneys, jointly and severally, and accordingly the said Attorneys shall be entitled to exercise the powers conferred upon them either jointly and/or singly by either of them.

b. The powers and authorities hereby granted are irrevocable till the said Premises are fully and properly developed in accordance with the provisions of the Development Agreement dated **11th November, 2024** with the said Developer and as per the statutory rules and regulations of the Rajpur Sonarpur Municipal and other authorities and for the transfer of the villas/units/saleable spaces in the new buildings (Villas) to be constructed at the said Premises, in favour of the ultimate transferee/purchaser.

b. The funds of the Owners Allocation shall be transferred to the Owners bank account.

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VIII. **WE FURTHER CLARIFY THAT** the entire development of the said Premises is to be done and carried out the said Developer at its own costs, risks, efforts and expenses without creating any financial burden and/or any kind of liability or responsibilities upon us, AND that the said Developer has agreed to indemnify and to keep indemnified ourselves against all proceedings, actions, claims, expenses and liabilities whatsoever which may arise by virtue of or on account of the acts done by the Attorneys, by virtue of and under the present Power of Attorney in their favour.

ix. **BE IT MENTIONED** that this Power of Attorney is being granted in favour of the aforesaid attorney without/ with any consideration and does not create, constitute or assume interest, right or any kind of transfer, enjoyment, making profit of the attorney in the said Subject Property which is the subject matter of this power of attorney and that all the receivables of the Principal will be paid back to the principal or any person authorised by the Principal and all the payables of the Principal will be borne by the Principal and further that the said attorney shall not hereby obtain or have power to make any construction work on the said subject Property which is the subject matter of this Power of Attorney on behalf of the Principal. This Power of Attorney may be revoked by the Principal at any time by written intimation being served upon the Attorney.

x. **BE IT SPECIFICALLY** stated that the schedule mentioned properties is not situated within the Notified and Cantonment area and no embargo and / or restriction has been imposed by the local Authority/ Competent Authority/ Government Authority / Thika Authority for transferring the land / flat in question and if restriction prevails, in that event principal will be held responsible for that.

xi. **AND** we do ratify and confirm and agree to ratify and confirm all and whatever our said attorney has done or shall lawfully do or cause to be done in or about the premises aforesaid.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(ENTIRE PROPERTY)

ALL THOSE the pieces and parcels of land together with the structures thereon containing (as per deeds) an area of **103 decimals** equivalent to **62 Kottahs 5 Chattaacks 1.68 sq.ft.** (more or less) and an area of 3620.06 sq.mtr as per physical measurement lying situate at **Mouza Kusumba, Pargana Madanmalla, J.L. No. 50, R.S. No. 138, Touzi No. 259, Police Station : Sonarpur, Sub Registration Office : Sonarpur, in the District of 24 Parganas (South) numbered as Municipal Premises No. 709, Kusumba, P.O. Narendrapur, Kolkata-700103, within the limits of Ward No. 7 of the Rajpur- Sonarpur Municipality and comprised in the L.R. Khatian Nos. 2831, 2832, 2833 and 2834 and the following several Dag numbers.**



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA.
- 3 JAN 2025

L.R. Dag No.	R.S. Dag No.	Area (Decimal)
1841	1759	17.0
1844	1762	36.0
1845	1763	3.0
1847	1765	21.0
1848	1766	16.0
1849	1767	10.0
	Total Area	103 Decimal

Equivalent to 62 Kottahs 5 Chattacks 1.68 sq.ft.



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 3 JAN 2025

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 14th day of December Two Thousand and Twenty Four.

EXECUTED AND DELIVERED

by the **PRINCIPALS** above named at
Kolkata in the presence of:

Witnesses

1. 
SUKHENDU SAMANTA
S/O L. SAHAY SAMANTA
P. Thapar Cl. R. S. Dabra
P.O. Chyaman
Dist: Panchajanya
Pin. 721301, Service

2. 
ARPITA DEY
372/22, Shantoshi Pally
Phase - II, Barrackpore
Kolkata - 700 120

For Sugam Griha Nirmaan Ltd.
For Erode Merchants Pvt. Ltd.
For Alexia Dealers Pvt. Ltd.

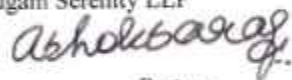

Authorised Representative

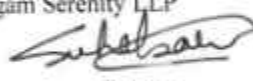
For Arya Projects Limited

Director


Director

WE ACCEPT:

1. Sugam Serenity LLP

Partner

2. Sugam Serenity LLP

Partner

Drafted by:
Sandip Mukherjee

SANDIP MUKHERJEE
Advocate
High Court, Kolkata
Enrolment-F-7847/23/1302



ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
- 3 JAN 2025

FINGER PRINTS

Left Hand



Right Hand



Ashokbale

Left Hand



Right Hand



Prakash

Left Hand



Right Hand



Hanuman

Left Hand



Right Hand





ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA

- 3 JAN 2025

DATED THIS th 14 DAY OF December, 2024

FROM

SUGAM GRIHA NIRMAAN LTD.

& OTHERS

... (PRINCIPALS)

TO

SUGAM SERENITY LLP & OTHERS.

... (ATTORNEYS)

POWER OF ATTORNEY

PRE. 709, KUSUMBA,
P.O. NARENDRAPUR,
P.S. SONARPUR,
KOLKATA - 700103

Major Information of the Deed

Deed No :	I-1901-00040/2025	Date of Registration	03/01/2025
Query No / Year	1901-8000020261/2025	Office where deed is registered	
Query Date	03/01/2025 10:54:49 AM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S SAMANTA 2/5, SARAT BOSE ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8617256700, 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. 1,50,006/-	Rs. 9,92,13,736/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 19C110176/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road, Mouza: Kusumba, Premises No: 709, , Ward No: 7 Pin Code : 700103

District: South 24 Parganas, Mouza: Kusumba, Premises No: 709, Ward No: 7 Pin Code : 700103								
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1841	LR-2831	Bastu	Bastu	17 Dec	1/-	1,84,83,633/-	Property is on Road , Project Name :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road, Mouza: Kusumba, Premises No: 709, Pin Code : 700103

District: South 24 Parganas, Mouza: Kusumba, Premises No: 709, Pin Code: 700103								
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1844	LR-2832	Bastu	Bastu	36 Dec	1/-	3,91,41,812/-	Property is on Road , Project Name :
L4	LR-1847	LR-2831	Bastu	Bastu	21 Dec	1/-	2,28,32,723/-	Property is on Road , Project Name :
L6	LR-1849	LR-2833	Pukur Parh	Pukur Parh	10 Dec	1/-	1,08,72,725/-	Property is on Road , Project Name :
TOTAL :					67Dec	3 /-	728,47,260 /-	
SANSARPUR Road, Sansar Road, Mouza:								

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarga Road, Mouza: Kusumba, Premises No: 709, Pin Code : 700103

District: South 24 Parganas, Pin Code : 700103 Kusumba, Premises No: 709								
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-1845	LR-2834	Bastu	Bastu	3 Dec	1/-	14,67,819/-	Property is on Road , Project Name :

L5	LR-1848	LR-2832	Pukur	Pukur	16 Dec	1/-	58,71,274/-	Property is on Road, Project Name :
TOTAL :					19Dec	2 /-	73,39,093 /-	
Grand Total :					103Dec	6 /-	986,69,986 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1,50,000/-	5,43,750/-	Structure Type: Structure
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1,50,000 /-	5,43,750 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUGAM GRIHA NIRMAAN LIMITED 2/5 SARAT BOSE ROAD, City:- Not Specified, P.O:- ELGIN ROAD, P.S:-Buliygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx4N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	ERODE MERCHANTS PRIVATE LIMITED 2/5 SARAT BOSE ROAD, City:- Not Specified, P.O:- ELGIN ROAD, P.S:-Buliygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	ALEXIA DEALERS PRIVATE LIMITED 2/5 SARAT BOSE ROAD, City:- Not Specified, P.O:- ELGIN ROAD, P.S:-Buliygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx2L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
4	ARYA PROJECTS LIMITED COMMERCE HOUSE AT 2, GANESH CHANDRA AVENUE, City:- Not Specified, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUGAM SERENITY LLP 2/5 SARAT BOSE ROAD 1ST FLOOR, City:- Not Specified, P.O:- ELGINE ROAD, P.S:-Buliygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: ACxxxxxx8B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bishwanath Harlalka Son of Late Basudev Harlalka Date of Execution - 14/12/2024, , Admitted by: Self, Date of Admission: 03/01/2025, Place of Admission of Execution: Office		 Captured	 03/01/2025
	118/1A Ashutosh Mukherjee Road, City:- Not Specified, P.O:- Bhwanipur, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: abxxxxxx8f,Aadhaar No Not Provided Status : Representative, Representative of : SUGAM GRIHA NIRMAAN LIMITED (as Authorised Signatory), ERODE MERCHANTS PRIVATE LIMITED (as Authorised signatory), ALEXIA DEALERS PRIVATE LIMITED (as Authorised asinatorya)			
2	Name	Photo	Finger Print	Signature
	Mr PRANAY ARYA Son of Mr RAMESH KUMAR ARYA Date of Execution - 14/12/2024, , Admitted by: Self, Date of Admission: 03/01/2025, Place of Admission of Execution: Office		 Captured	 03/01/2025
	2 GANESH CHANDRA AVENUE COMMERCE HOUSE, City:- Not Specified, P.O:- BOWBAZAR, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx8R,Aadhaar No Not Provided Status : Representative, Representative of : ARYA PROJECTS LIMITED (as DIRECTOR)			
3	Name	Photo	Finger Print	Signature
	Mr ASHOK SARAF (Presentant) Son of Late SANTOSH KUMAR SARAF Date of Execution - 14/12/2024, , Admitted by: Self, Date of Admission: 03/01/2025, Place of Admission of Execution: Office		 Captured	 03/01/2025
	14/2 BURDWAN ROAD ALIPORE, City:- Not Specified, 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.: AJxxxxxx0D,Aadhaar No Not Provided Status : Representative, Representative of : SUGAM SERENITY LLP (as AS PARTNAR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUKHENDU SAMANTA Son of Late SAHADEB SAMANTA 2/5, SARAT BOSE ROAD, City:- P.O:- GPO, P.S.-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	03/01/2025	03/01/2025	03/01/2025
Identifier Of Mr Bishwanath Harlaika, Mr PRANAY ARYA, Mr ASHOK SARAF			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUGAM GRIHA NIRMAAN LIMITED	SUGAM SERENITY LLP-4.25 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-4.25 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-4.25 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-4.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUGAM GRIHA NIRMAAN LIMITED	SUGAM SERENITY LLP-9 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-9 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-9 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-9 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SUGAM GRIHA NIRMAAN LIMITED	SUGAM SERENITY LLP-0.75 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-0.75 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-0.75 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-0.75 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SUGAM GRIHA NIRMAAN LIMITED	SUGAM SERENITY LLP-5.25 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-5.25 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-5.25 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-5.25 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SUGAM GRIHA NIRMAAN LIMITED	SUGAM SERENITY LLP-4 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-4 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-4 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-4 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SUGAM GRIHA NIRMAAN LIMITED	SUGAM SERENITY LLP-2.5 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-2.5 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-2.5 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-2.5 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SUGAM GRIHA NIRMAAN LIMITED	SUGAM SERENITY LLP-250.00000000 Sq Ft
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-250.00000000 Sq Ft
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-250.00000000 Sq Ft
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-250.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road,
Mouza: Kusumba, Premises No: 709, Ward No: 7 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1841, LR Khatian No:- 2831	Owner: সুগাম গ্রিহা নির্মাণ লিমিটেড , Address: 2/5 শাহু বোম ভাঙ্গা, বোম-20 , Classification: বাং , Area: 0.04000000 Acre,	Owner Name not selected by applicant.

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road,
Mouza: Kusumba, Premises No: 709, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1844, LR Khatian No:- 2832	Owner: সুগাম গ্রিহা নির্মাণ লিমিটেড , Address: 2/5 শাহু বোম ভাঙ্গা, বোম-20 , Classification: বাং , Area: 0.09000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 1847, LR Khatian No:- 2831	Owner: সূর্য্য ব্রহ্ম সিংহ ও সিনিয়র; Address: 2/5 শাহু গাও গ্রাম, পটন- 20 Classification: কৃষ্ণ, Area: 0.05000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1849, LR Khatian No:- 2833	Owner: সুনীল কান্ত/সুনীল ও সিনিয়র; Address: 2/5 শাহু গাও গ্রাম পটন- 20, Classification: কৃষ্ণ, Area: 0.02000000 Acre,	Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarga Road, Mouza: Kusumba, Premises No: 709, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 1845, LR Khatian No:- 2834	Owner: সুনীল কান্ত সিংহ, Address: 2, শাহু গাও গ্রাম পটন- 200 013 Classification: কৃষ্ণ, Area: 0.01000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1848, LR Khatian No:- 2832	Owner: সুনীল কান্ত সিংহ ও সিনিয়র; Address: 2/5 শাহু গাও গ্রাম পটন- 20, Classification: কৃষ্ণ, Area: 0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190100040 / 2025

On 03-01-2025

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

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

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

Presented for registration at 11:35 hrs on 03-01-2025, at the Office of the A.R.A. - I KOLKATA by Mr ASHOK SARAF

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 9,92,13,738/-

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

Execution is admitted on 03-01-2025 by Mr PRANAY ARYA, DIRECTOR, ARYA PROJECTS LIMITED, COMMERCE HOUSE AT 2, GANESH CHANDRA AVENUE, City:- Not Specified, P.O:- BOWBAZAR, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mr SUKHENDU SAMANTA, . . Son of Late SAHADEB SAMANTA, 2/5, SARAT BOSE ROAD, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 03-01-2025 by Mr ASHOK SARAF, AS PARTNAR, SUGAM SERENITY LLP, 2/5 SARAT BOSE ROAD 1ST FLOOR, City:- Not Specified, P.O:- ELGINE ROAD, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SUKHENDU SAMANTA, . . Son of Late SAHADEB SAMANTA, 2/5, SARAT BOSE ROAD, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 03-01-2025 by Mr Bishwanath Harlalka, Authorised asinatorya, ALEXIA DEALERS PRIVATE LIMITED, 2/5 SARAT BOSE ROAD, City:- Not Specified, P.O:- ELGIN ROAD, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised Signatory, SUGAM GRIHA NIRMAAN LIMITED, 2/5 SARAT BOSE ROAD, City:- Not Specified, P.O:- ELGIN ROAD, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised signatory, ERODE MERCHANTS PRIVATE LIMITED, 2/5 SARAT BOSE ROAD, City:- Not Specified, P.O:- ELGIN ROAD, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr SUKHENDU SAMANTA, . . Son of Late SAHADEB SAMANTA, 2/5, SARAT BOSE ROAD, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 70193, Amount: Rs 100.00/-, Date of Purchase: 25/11/2024, Vendor name: J CHATTERJEE


Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2025, Page from 2851 to 2875

being No 190100040 for the year 2025.



Digitally signed by PRADIPTA KISHORE GUHA
Date: 2025.01.06 15:03:36 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 06/01/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.