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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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Additional Registrar of Assurances, Kolkata

Certified that the Document is admitted of Registration. The signature, fee and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I V, Kolkata

15 FEB 2023

TO ALL TO WHOM THESE PRESENTS SHALL COME, (1) PRABHA APARTMENTS LLP, (having LLPIN - AAV4602 and PAN: AAZFP7666E) a Limited Liability Partnership having its Registered Office at Room No. 703-704,

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190694

DSP LAW ASSOCIATES
4D Nicco House
1B & 2 Hare Street
Kolkata-700001



NAME
ADD
Rs 500
10 FEB 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kt-1

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10 FEB 2023



Additional Registrar of
Assurances IV, Kolkata

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Assurances IV, Kolkata



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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AP 061570

7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, (2) PRABHA TOWERS LLP, (having LLPIN - AAV4603 and PAN: AAZFP7667F) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18,

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DSP LAW ASSOCIATES
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1B & 2 Hare Street
Kolkata-700001

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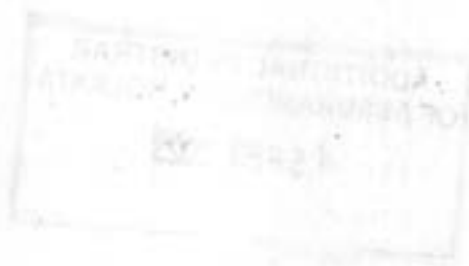
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15 FEB 2023



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AP 061571

Rabindra Sarani, Post Office Bowbazar, Police Station, Bowbazar, Kolkata-700001,
(3) VIVAARA CONSTRUCTIONS LLP, (having LLPIN - AAW6200 and PAN:
AAUFV0532E) a Limited Liability Partnership having its Registered Office at



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DSP LAW ASSOCIATES
4D Nicco House
13 & 2 Hare Street
Kolkata-700001

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AP 061572

Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, (4) **VIVAARA HIGHRISE LLP**, (having LLPIN - AAW6945 and PAN: AAUFV0723D) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor,

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DSP LAW ASSOCIATES
4D Nicco House
1B & 2 Hare Street
Kolkata-700001

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10 FEB 2023
SURANJAN MUKHERJEE Licensed Stamp Vendor C. C. Court 2 & 3, K. S. Roy Road, Kol-1

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Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, (5) **VIVAARA HOMES LLP**, (having LLPIN - AAW6199 and PAN: AAUFV0516E) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, (6) **VIVAARA LIFESTYLE LLP**, (having LLPIN - AAW6202 and PAN: AAUFV0517F) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, (7) **VIVAARA TOWERS LLP**, (having LLPIN - AAW6201 and PAN: AAUFV0530G) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, (8) **VIVAARA VENTURES LLP**, (having LLPIN - AAW6946 and PAN: AAUFV0720A) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, (9) **VIVAARA APARTMENTS LLP**, (having LLPIN - AAW6197 and PAN: AAUFV0539R) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, (10) **VIVAARA DEVELOPERS LLP**, (having LLPIN - AAW6950 and PAN: AAUFV0764C) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, (11) **VIVAARA REALCON LLP**, (having LLPIN - AAW6337 and PAN: AAUFV0590J) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, (12) **VIVAARA SPACES LLP**, (having LLPIN - AAW6417 and PAN: AAUFV0624P) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, (13) **VIVAARA INFRAPROJECTS LLP**, (having LLPIN - AAW6415 and PAN: AAUFV0588Q) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, (14) **VIVAARA REALTORS LLP**, (having LLPIN - AAW6947 and PAN: AAUFV0721B) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001, all represented by their Partner

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ADDITIONAL REGISTRAR
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15 FEB 2023

Mr. Harish Kumar Giria (having PAN AIRPG3901B and Aadhaar No. 7564-1531-5705) son of Sri Lalit Kumar Giria residing at CD-35, Sector – I, Salt Lake City, Post Office Bidhannagar, Police Station Bidhannagar (North), Kolkata, Pin Code 700064 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 and each of 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:-

- i. “**Appropriate Authorities**” shall mean the Central or State Government or any Department thereof and/or its officers and all other State Executives, judicial or quasi-judicial authorities and persons and includes any local authority, Government Company, statutory bodies or authorities, Bidhannagar Municipal Corporation, (formerly Rajarhat Gopalpur Municipality), panchayat, gram panchayat, municipal authorities, planning authority, development authority, B.L.&L.R.O., D.L.&L.R.O., District Magistrate, Additional District Magistrate, commissioner, collector, other authorities under the West Bengal Land Reforms Act or Estates Acquisition Act any or other statute, KMDA, MED, fire brigade, the competent authority under the Urban Land (Ceiling & Regulation) Act, 1976, airport authority, highway authorities, authorities under the Real Estate Laws, police authorities, law enforcement authorities, pollution control authorities, fire service authorities, insurance companies, courts, tribunals, judicial and quasi-judicial authorities and forums, service/utility providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital or any other utilities whatsoever.
- ii. “**Attorney**” shall mean the Developer represented by its Authorized Representative (i) Mr. Bijay Karmakar son of Mr. Kundupada Karmakar residing at 242/3, Bidhanpally, Ward No. 17, Police Station Kalyani, Post Office N S S, Nadia, Pin – 741250, having PAN BSDPK5802N and (ii) Sagar Kumar Giria (having PAN ANCPG3328C and Aadhaar No. 4795 1703 9067) son of Sri Lalit Kumar Giria residing at CD-35, Sector – I, Salt Lake City, Post Office Bidhannagar, Police Station Bidhannagar (North), Kolkata, Pin Code 700064 and includes any other person whom the Developer may authorize in addition to or as a substitute to the said persons but shall not include a person whose authorization to represent the Principals as their attorney is revoked by the Developer.

Harish



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- iii. **"Building Plans"** shall mean the Building Plan No. SWS-OBPAS/2109/2022/0756 dated 18.12.2022 sanctioned by the Bidhannagar Municipal Corporation sanctioned by the Bidhannagar Municipal Corporation for the construction of New Buildings at the Subject Property and shall include all modifications and/or alterations that may be made thereto as well as all extensions and/or renewals thereof.
- iv. **"Building Complex"** shall mean the New Buildings at the Subject Property together with the Common Areas and Installations and wherever the context so permits or intends, shall include the land at the Subject Property.
- v. **"Developer's Share of Realization"** shall mean 70% (seventy percent) of the Realizations in respect of all the Transferable Areas.
- vi. **"Developer"** shall mean **PRABHA AIKYAM LLP** (having LLPIN – ABZ-6080 and PAN ABCFP9926F) a Limited Liability Partnership having its Registered Office at Room No. 703-704, 7th Floor, Gate No. 4, "Poddar Court", 18, Rabindra Sarani, Post Office Bowbazar, Police Station - Bowbazar, Kolkata-700001 and includes its successors or successors-in-office and/or successors-in-interest and/or assigns.
- vii. **"Development Agreement"** shall mean the Development Agreement dated 15th February 2023 and registered with the Additional Registrar of Assurances - IV Kolkata in Book I Being No. 2467 for the year 2023 entered into between the Principals and the Developer and includes any modifications or alterations thereof as may be made by the Principals and the Developer in writing.
- viii. **"New Buildings"** shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Subject Property.
- ix. **"Principals' Realization Share"** shall mean 30% (thirty percent) of the Realizations in respect of all the Transferable Areas to be shared by them in the Internal Agreed Proportion.
- x. **"Realization"** shall mean the amounts that may, from time to time, be received against the Transfer of Units, the Parking Spaces and the other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits.

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- xi. "Subject Property"** shall mean the messuages tenements hereditaments structures erections and premises together with the pieces or parcels of land or ground thereunto belonging whereon or on part whereof the same are erected and built situate lying at comprising of entirety of R.S. and L. R. Dag Nos. 4518/4638 (having 0.67 acre) and 4518/4637 (having 0.66 acre) recorded in R.S. Khatian No. 1946 all recorded in L.R. Khatian Nos. 21018, 21019, 21020, 21021, 21023, 21024, 21025, 21026, 21027, 21029, 21030, 21031, 21032 and 21033 in Mouza Hatiara, J. L. No. 14, Police Station Rajarhat (Now – New Town) in the District of 24 Parganas North morefully described in the **SCHEDULE** hereunder written.
- xii. "Transfer"** with all its grammatical variations shall mean transfer by sale or by any other means adopted by the Developer.
- xiii. "Transferable Areas"** shall mean the Units, Parking Spaces and/or anything else comprised at the Subject Property which is or can be commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.
- xiv. "Transferees"** shall mean the person(s) who from time to time purchase or agree to purchase or otherwise acquire any Transferable Areas in the Building Complex.
- xv. "Units"** shall mean the independent and self-contained residential flats in the New Buildings at the Subject Property capable of being exclusively held, used or occupied by a person and also includes any offices, shops or commercial spaces or portions thereof if so constructed by the Developer as part of any New Building(s).
- xvi.** Any other term or expression used herein shall, unless there is something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement. It is clarified that the definition of Transferable Areas used herein shall substitute the definition of the same term as given in the Principal Agreement from the date of its execution.

II. RECITALS:

- A. WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would have the exclusive right to develop the

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Subject Property and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.

B. AND WHEREAS in terms of the Development Agreement, the Developer has requested the Principals to execute this Power of Attorney in favour of the Attorney jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Subject Property and the Building Complex and the related purposes and accordingly the Principals are executing the same as 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 Attorney jointly and/or severally as the true and lawful attorney 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 Subject Property and the Building Complex and the related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Property and every part thereof and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property or any part thereof or the boundary of the Subject Property in the records of the Appropriate Authorities or any of them and to do all other acts, deeds and things with regards thereto as may be deemed fit and proper by the said Attorney.
5. To demolish, construct and reconstruct boundary walls, fencing, dividers etc., at the Subject Property and/or any portion thereof for purposes connected to

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ADDITIONAL REGISTRAR
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development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.

6. To accept or object to the assessments made from time to time of land revenue or municipal taxes or valuation or taxes in respect of the Subject Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, panchayat and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject Property or any part thereof or the New Buildings for the time being thereon or any part or parts thereof and to 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 sign and submit plans, maps, specifications and sketches in the modification, revision or alteration of the said Building Plans or by way of new plans for approval or sanctioning by the Bidhannagar Municipal Corporation, Municipal Engineering Directorate, Planning Authority, Development Authority, Gram Panchayat or other Appropriate Authorities having jurisdiction and to have the same sanctioned and if required, to have the same or the Building Plans already sanctioned, as the case may be, modified revalidated revised altered and/or renewed.
9. To process any application in connection with the Building Plans, to pay fees and to obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the Subject Property.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Subject Property.
11. To give notice to the concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or for any other purpose as required or deemed fit and proper.

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12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Property in respect of the Building Complex.
13. To inform the concerned Appropriate Authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in accordance with the applicable rules and to get the same regularized.
14. To apply for and obtain temporary or permanent connections of all services including water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the Appropriate Authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person or authority owning, occupying or having any right title or interest in any adjacent lands on any side of the Subject Property for any purposes connected with the Building Complex.
17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for the sanctioning and/or alteration and/or revalidation of plan, modification and/or alteration and/or revalidation, and/or for obtaining utilities and/or for any development activity or other purposes connected with the Building Complex.
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 Building Complex and/or in respect

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of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.

19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate Laws and to obtain all licenses and permissions under the said Laws and do all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Subject Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Building Complex.
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 Building Complex or any aspect or part thereof on such terms and conditions as the said Attorney may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the said Attorney may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying with all laws rules regulations bye-laws ordinance etc. for the time being in force with regard to the Building Complex.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Buildings and other developments or any part thereof or any materials equipments or machineries against loss or damage

to insure



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by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said Attorney and to pay all premium therefor.

27. To obtain loans and finance for development of the Subject Property from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors and/or REIT by mortgaging and charging the New Buildings and/or other constructions, if any, to be made by the Developer at the Subject Property and the land comprised in the Subject Property and to provide consents, confirmations, no objections or other documents as may be required for the creation of such mortgage or charge by the Developer and also sign necessary loan and/or other agreements and power(s) of attorney with the bankers or financiers in connection with the above.
28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions and entities granting such loans for the purpose of acquiring specific Units and Transferable Areas.
29. To deal with banks and financiers and other institutions and entities and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no objection certificates, consents, conditional consents, clearances, releases, redemptions from them.
30. To produce and give/deliver/deposit any original title deed or document relating to the Subject Property and/or the Building Complex to any person or financier or others.
31. To advertise the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
32. To Transfer any demarcated Transferable Areas allocated to the Developer out of any unsold areas as per clause 16 of the Development Agreement with the proportionate share in land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;

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33. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, Transfer and/or part with possession of the Transferable Areas (except any Unsold Areas allotted to the Principals as per clause 16 of the Development Agreement) alongwith or independent of or independently the land comprised in the Subject Property attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said Attorney may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
34. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except any Unsold Areas allotted to the Principals as per clause 16 of the Development Agreement) in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
35. To cancel or terminate any booking/blocking and to 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 Subject Property and to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.
36. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
37. To transfer the proportionate share in land and/or in the Common Areas and Installations to any Association or Society if so and as required by law in such manner as may be required.
38. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms,

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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 Attorney in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.

39. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
40. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
41. To have the Units Transferred to the Transferees 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 may deem fit and proper.
42. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
44. To form a non-profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
45. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
46. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principals before all or any of the Appropriate Authorities including the Bidhannagar Municipal Corporation, Kolkata Metropolitan Development Authority, B.L. & L.R.O., D.L. & L.R.O., and other authorities /

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officers under the Land laws, MED, Collector, District Magistrate, ADM, Gram Panchayat, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate (Regulation and Development) Act, 2016 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 Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Subject Property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding, if any) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

47. To appear and represent the 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, Deeds and documents instruments and writings including the bank/finance

*to sign
to be*



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ADDITIONAL REGISTRAR
OF COMPANIES (TS-IV, KOLKATA)
15 FEB 2023

documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.

48. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
49. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices, summons and services of papers from any Court, Tribunal, postal authorities or other authorities or persons.
50. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
51. To receive all letters, parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipts thereof.
52. For better and more effectually exercising the powers and authorities aforesaid, to retain, appoint and employ Advocates, Pleaders, Solicitors, Mukhtars and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities hereincontained relating to the Subject Property and the Building Complex and related purposes which the Principals themselves could have lawfully done under their own hands and seal, if personally present.

twice



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ADDITIONAL REGISTRAR
OF ASSOCIATED S-IV, KOLKATA
15 FEB 2023

V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney has already done or 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 Attorney, it 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 or give rise to any claim or action either in damages or otherwise against the Owners otherwise than in terms of the Development Agreement 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.

THE SCHEDULE ABOVE REFERRED TO:

(SUBJECT PROPERTY)

ALL THAT pieces or parcels of land with rooms, dwelling units and other structures on parts thereof containing a land area as per documents of title of 1.33 acre or 1 acre 33 Sataks be the same a little more or less and on survey and actual measurement 3 Bighas 13 Cottahs 4 Chittacks 3 square feet more or less situate lying at and comprised in R.S. and L. R. Dag Nos. 4518/4638 (having 0.67 acre) and 4518/4637 (having 0.66 acre) recorded in R.S. Khatian No. 1946, L. R. Khatian Nos. 21018, 21019, 21020, 21021, 21023, 21024, 21025, 21026, 21027, 21029, 21030, 21031, 21032 and 21033 in Mouza Hatiara, J. L. No. 14, Police Station Rajarhat (Now – New Town) in the District of 24 Parganas North and being municipal Holding No. 23, under Ward No. 30 (N-21) of Bidhannagar Municipal Corporation, Kolkata-700157 and butted and bounded as follows:-

ON THE NORTH	:	By R.S. Dag No. 4606;
ON THE SOUTH	:	By Public Road (Adarsha Pally Road);
ON THE EAST	:	By R.S. Dag No. 4639; and
ON THE WEST	:	By R.S. Dag No. 4636.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was measured butted bounded called known numbered assessed described or distinguished. **BE IT MENTIONED** that the total constructed area at the said Property which contains several old rooms and structures asbestos/tin shed admeasuring 4200 square feet more or less out of which 2200 square feet comprises of pucca structures with marble flooring and 2000 square feet comprises of Tin Sheds with Mosaic flooring.

[Handwritten signature]



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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
15 FEB 2023

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 15th day of FEBRUARY Two Thousand and Twenty Three.

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

Kaam Bagori
Adv.
For DSP Law Associates
4D, Nicco House
1B & 2, Hare Street
Kolkata-700 001

Subhan Naskar
For DSP Law Associates
4D, Nicco House
1B & 2, Hare Street
Kolkata-700 001

Drafted by me:-
Kaam Bagori, Advocate
C/o DSP Law Associates, Advocates
4D, Nicco House, 2 Hare Street, Kolkata-700001
F/1415/2010

VIVAARA REALTORS LLP
VIVAARA INFRAPROJECTS LLP
VIVAARA VENTURES LLP
VIVAARA LIFESTYLE LLP
VIVAARA TOWERS LLP
VIVAARA REALCON LLP
VIVAARA HIGHRISE LLP
VIVAARA CONSTRUCTIONS LLP
VIVAARA DEVELOPERS LLP
VIVAARA APARTMENTS LLP
VIVAARA HOMES LLP
VIVAARA SPACES LLP
PRABHA TOWERS LLP
PRABHA APARTMENTS LLP












[Signature]
DESIGNATED PARTNER/PARTNER
AUTHORISED SIGNATORY












We accept
PRABHA AIKYAM LLP
Bijay Karmakar
Designated Partner/Authorised Signatory
PRABHA AIKYAM LLP
Jagan Sin
Designated Partner/Authorised Signatory














✓

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 FEB 2023

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

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

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



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 FEB 2023

Major Information of the Deed

Deed No :	I-1904-02479/2023	Date of Registration	15/02/2023
Query No / Year	1904-8000411273/2023	Office where deed is registered	
Query Date	15/02/2023 3:12:19 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUBHASH NASKAR 2, HARE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 30/-	Rs. 7,17,87,629/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 800/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190402467/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Adarsha Pally (Jyangra & Hatiara), Mouza: Hatiara, , Ward No: 30, Holding No:23 Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4518/4638	LR-21018	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L2	LR-4518/4638	LR-21019	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L3	LR-4518/4638	LR-21020	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L4	LR-4518/4638	LR-21021	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L5	LR-4518/4638	LR-21023	Bastu	Shali	0.04 Acre	1/-	20,80,801/-	Property is on Road , Project Name :
L6	LR-4518/4638	LR-21024	Bastu	Shali	0.04 Acre	1/-	20,80,801/-	Property is on Road , Project Name :
L7	LR-4518/4638	LR-21025	Bastu	Shali	0.04 Acre	1/-	20,80,801/-	Property is on Road , Project Name :
L8	LR-4518/4638	LR-21026	Bastu	Shali	0.04 Acre	1/-	20,80,801/-	Property is on Road , Project Name :
L9	LR-4518/4638	LR-21027	Bastu	Shali	0.06 Acre	1/-	31,21,202/-	Property is on Road , Project Name :

L10	LR-4518/4638	LR-21029	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L11	LR-4518/4638	LR-21030	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L12	LR-4518/4638	LR-21031	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L13	LR-4518/4638	LR-21032	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L14	LR-4518/4638	LR-21033	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L15	LR-4518/4637	LR-21018	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L16	LR-4518/4637	LR-21019	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L17	LR-4518/4637	LR-21020	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L18	LR-4518/4637	LR-21021	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L19	LR-4518/4637	LR-21023	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L20	LR-4518/4637	LR-21024	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L21	LR-4518/4637	LR-21025	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L22	LR-4518/4637	LR-21026	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L23	LR-4518/4637	LR-21027	Bastu	Shali	0.04 Acre	1/-	20,80,801/-	Property is on Road , Project Name :
L24	LR-4518/4637	LR-21029	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L25	LR-4518/4637	LR-21030	Bastu	Shali	0.05 Acre	1/-	26,01,001/-	Property is on Road , Project Name :
L26	LR-4518/4637	LR-21031	Bastu	Shali	0.04 Acre	1/-	20,80,801/-	Property is on Road , Project Name :
L27	LR-4518/4637	LR-21032	Bastu	Shali	0.04 Acre	1/-	20,80,801/-	Property is on Road , Project Name :

L28	LR-4518/4637	LR-21033	Bastu	Shali	0.04 Acre	1/-	20,80,801/-	Property is on Road , Project Name :
		TOTAL :			133Dec	28 /-	691,86,629 /-	
		Grand Total :			133Dec	28 /-	691,86,629 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27, L28	2200 Sq Ft.	1/-	18,81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27, L28	2000 Sq Ft.	1/-	7,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		4200 sq ft	2 /-	26,01,000 /-	

Principal Details :






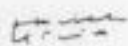


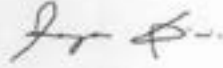
Sl No	Name,Address,Photo,Finger print and Signature
1	PRABHA APARTMENTS LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	PRABHA TOWERS LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

3	VIVAARA CONSTRUCTIONS LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	VIVAARA HIGHRISE LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	VIVAARA HOMES LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	VIVAARA LIFESTYLE LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	VIVAARA TOWERS LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	VIVAARA VENTURES LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	VIVAARA APARTMENTS LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	VIVAARA DEVELOPERS LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	VIVAARA REALCON LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	VIVAARA SPACES LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	VIVAARA INFRAPROJECTS LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	VIVAARA REALTORS LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRABHA AIKYAM LLP Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: ABxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Bijoy Karmakar Son of Kundupada Karmakar Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Feb 15 2023 3:46PM</p>	<p>Finger Print</p>  <p>LTI 15/02/2023</p>	<p>Signature</p>  <p>15/02/2023</p>
<p>, 242/3, Bidhanpally, Ward-17, City:- Not Specified, P.O:- N S S Nadia, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741250, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BSxxxxxx2N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRABHA AIKYAM LLP (as Authorised Signatory)</p>				
2	<p>Name</p> <p>Harish Kumar Giria Son of Lalit Kumar Giria Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Feb 15 2023 3:46PM</p>	<p>Finger Print</p>  <p>LTI 15/02/2023</p>	<p>Signature</p>  <p>15/02/2023</p>
<p>CD-35, Sector - I, Salt Lake City, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx1B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRABHA APARTMENTS LLP (as DESIGNATED PARTNER), PRABHA TOWERS LLP (as DESIGNATED PARTNER), VIVAARA CONSTRUCTIONS LLP (as DESIGNATED PARTNER), VIVAARA HIGHRISE LLP (as DESIGNATED PARTNER), VIVAARA HOMES LLP (as DESIGNATED PARTNER), VIVAARA LIFESTYLE LLP (as DESIGNATED PARTNER), VIVAARA TOWERS LLP (as DESIGNATED PARTNER), VIVAARA VENTURES LLP (as DESIGNATED PARTNER), VIVAARA APARTMENTS LLP (as DESIGNATED PARTNER), VIVAARA DEVELOPERS LLP (as DESIGNATED PARTNER), VIVAARA REALCON LLP (as DESIGNATED PARTNER), VIVAARA SPACES LLP (as DESIGNATED PARTNER), VIVAARA INFRAPROJECTS LLP (as DESIGNATED PARTNER), VIVAARA REALTORS LLP (as DESIGNATED PARTNER)</p>				
3	<p>Name</p> <p>Mr Sagar Kumar Giria (Presentant) Son of Mr Lalit Kumar Giria Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Feb 15 2023 3:45PM</p>	<p>Finger Print</p>  <p>LTI 15/02/2023</p>	<p>Signature</p>  <p>15/02/2023</p>
<p>, Cd-35, Sector-I, Salt Lake City, City:- Kolkata, P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx8C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRABHA AIKYAM LLP (as AUTHORISED SIGNATORY)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhendu Chakraborty Son of Mr Sisir Ranjan Chakraborty , Maha Kalachand Road, City:- Kolkata, P.O:- Ghola Bazar, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700111			
	15/02/2023	15/02/2023	15/02/2023
Identifier Of Bijoy Karmakar, Harish Kumar Giria, Mr Sagar Kumar Giria			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	VIVAARA VENTURES LLP	PRABHA AIKYAM LLP-5 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	VIVAARA REALCON LLP	PRABHA AIKYAM LLP-5 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	VIVAARA INFRAPROJECTS LLP	PRABHA AIKYAM LLP-5 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	VIVAARA DEVELOPERS LLP	PRABHA AIKYAM LLP-5 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	VIVAARA APARTMENTS LLP	PRABHA AIKYAM LLP-5 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	PRABHA TOWERS LLP	PRABHA AIKYAM LLP-5 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	VIVAARA VENTURES LLP	PRABHA AIKYAM LLP-5 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	VIVAARA LIFESTYLE LLP	PRABHA AIKYAM LLP-5 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	VIVAARA SPACES LLP	PRABHA AIKYAM LLP-5 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	VIVAARA REALTORS LLP	PRABHA AIKYAM LLP-5 Dec

Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	PRABHA APARTMENTS LLP	PRABHA AIKYAM LLP-5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA LIFESTYLE LLP	PRABHA AIKYAM LLP-5 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA HOMES LLP	PRABHA AIKYAM LLP-5 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA CONSTRUCTIONS LLP	PRABHA AIKYAM LLP-5 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA TOWERS LLP	PRABHA AIKYAM LLP-5 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA HIGHRISE LLP	PRABHA AIKYAM LLP-4 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA REALCON LLP	PRABHA AIKYAM LLP-5 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA INFRAPROJECTS LLP	PRABHA AIKYAM LLP-5 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA DEVELOPERS LLP	PRABHA AIKYAM LLP-4 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA APARTMENTS LLP	PRABHA AIKYAM LLP-4 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	PRABHA TOWERS LLP	PRABHA AIKYAM LLP-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA SPACES LLP	PRABHA AIKYAM LLP-5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA REALTORS LLP	PRABHA AIKYAM LLP-5 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	PRABHA APARTMENTS LLP	PRABHA AIKYAM LLP-4 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA HOMES LLP	PRABHA AIKYAM LLP-4 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA CONSTRUCTIONS LLP	PRABHA AIKYAM LLP-4 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA TOWERS LLP	PRABHA AIKYAM LLP-4 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	VIVAARA HIGHRISE LLP	PRABHA AIKYAM LLP-6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	PRABHA APARTMENTS LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
2	PRABHA TOWERS LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
3	VIVAARA CONSTRUCTIONS LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
4	VIVAARA HIGHRISE LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
5	VIVAARA HOMES LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
6	VIVAARA LIFESTYLE LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
7	VIVAARA TOWERS LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
8	VIVAARA VENTURES LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
9	VIVAARA APARTMENTS LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
10	VIVAARA DEVELOPERS LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
11	VIVAARA REALCON LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
12	VIVAARA SPACES LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
13	VIVAARA INFRAPROJECTS LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
14	VIVAARA REALTORS LLP	PRABHA AIKYAM LLP-157.14285700 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	PRABHA APARTMENTS LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft
2	PRABHA TOWERS LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft
3	VIVAARA CONSTRUCTIONS LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft
4	VIVAARA HIGHRISE LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft

5	VIVAARA HOMES LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft
6	VIVAARA LIFESTYLE LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft
7	VIVAARA TOWERS LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft
8	VIVAARA VENTURES LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft
9	VIVAARA APARTMENTS LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft
10	VIVAARA DEVELOPERS LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft
11	VIVAARA REALCON LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft
12	VIVAARA SPACES LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft
13	VIVAARA INFRAPROJECTS LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft
14	VIVAARA REALTORS LLP	PRABHA AIKYAM LLP-142.85714300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Adarsha Pally (Jyangra & Hatiara), Mouza: Hatiara, , Ward No: 30, Holding No:23 Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4518/4638, LR Khatian No:- 21018	Owner:বিবারা ভেনচার্স এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শদি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 4518/4638, LR Khatian No:- 21019	Owner:বিবারা লাইফস্টাইল এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শদি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 4518/4638, LR Khatian No:- 21020	Owner:বিবারা স্পেসেস এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শদি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 4518/4638, LR Khatian No:- 21021	Owner:বিবারা রিফলেক্টরস এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শদি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 4518/4638, LR Khatian No:- 21023	Owner:প্রভা অ্যাপার্টমেন্ট এল এল পি, Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:শদি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 4518/4638, LR Khatian No:- 21024	Owner:ভিভারা হোমস্ এল এল পি, Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:শদি, Area:0.04000000 Acre,	Owner Name not selected by applicant.

L7	LR Plot No:- 4518/4638, LR Khatian No:- 21025	Owner:ভিভারা কন্সট্রাকশন এল এল পি, Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 4518/4638, LR Khatian No:- 21026	Owner:ভিভারা টাওয়ার্স এল এল পি, Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 4518/4638, LR Khatian No:- 21027	Owner:বিবারা হাইরাইজ এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 4518/4638, LR Khatian No:- 21029	Owner:বিবারা রিয়েলকন এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 4518/4638, LR Khatian No:- 21030	Owner:বিবারা ইনফ্রাপ্রজেক্টস এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 4518/4638, LR Khatian No:- 21031	Owner:বিবারা ডেভেলপার্স এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 4518/4638, LR Khatian No:- 21032	Owner:বিবারা আপার্টমেন্ট এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 4518/4638, LR Khatian No:- 21033	Owner:প্রভা টাওয়ার্স এল এল পি, Gurdian:পার্টনার , Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L15	LR Plot No:- 4518/4637, LR Khatian No:- 21018	Owner:বিবারা ভেনচার্স এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L16	LR Plot No:- 4518/4637, LR Khatian No:- 21019	Owner:বিবারা লাইফস্টাইল এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L17	LR Plot No:- 4518/4637, LR Khatian No:- 21020	Owner:বিবারা স্পেসেস এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L18	LR Plot No:- 4518/4637, LR Khatian No:- 21021	Owner:বিবারা রিয়েলটরস এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.

L19	LR Plot No:- 4518/4637, LR Khatian No:- 21023	Owner:প্রভা অ্যাপার্টমেন্ট এল এল পি, Gurdian:পঙ্কে পার্টনার, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L20	LR Plot No:- 4518/4637, LR Khatian No:- 21024	Owner:ভিভারা হোমস্ এল এল পি, Gurdian:পঙ্কে পার্টনার, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L21	LR Plot No:- 4518/4637, LR Khatian No:- 21025	Owner:ভিভারা কম্পট্রাকশন এল এল পি, Gurdian:পঙ্কে পার্টনার, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L22	LR Plot No:- 4518/4637, LR Khatian No:- 21026	Owner:ভিভারা টাওয়ার্স এল এল পি, Gurdian:পঙ্কে পার্টনার, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L23	LR Plot No:- 4518/4637, LR Khatian No:- 21027	Owner:বিবারা হাইরাইজ এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L24	LR Plot No:- 4518/4637, LR Khatian No:- 21029	Owner:বিবারা রিয়েলকন এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L25	LR Plot No:- 4518/4637, LR Khatian No:- 21030	Owner:বিবারা ইন্ডাপ্রজেক্টস এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L26	LR Plot No:- 4518/4637, LR Khatian No:- 21031	Owner:বিবারা ডেভেলপার্স এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L27	LR Plot No:- 4518/4637, LR Khatian No:- 21032	Owner:বিবারা অ্যাপার্টমেন্ট এল এল পি, Gurdian:পার্টনার , Address:১৮ রবীন্দ্রসরনী , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L28	LR Plot No:- 4518/4637, LR Khatian No:- 21033	Owner:প্রভা টাওয়ার্স এল এল পি, Gurdian:পার্টনার , Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.

On 15-02-2023

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.

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

Presented for registration at 14:15 hrs on 15-02-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Sagar Kumar Giria .

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 7,17,87,629/-

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

Execution is admitted on 15-02-2023 by Bijoy Karmakar, Authorised Signatory, PRABHA AIKYAM LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Subhendu Chakraborty, . . Son of Mr Sisir Ranjan Chakraborty, , Maha Kalachand Road, P.O: Ghola Bazar, Thana: Sodepur, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

Execution is admitted on 15-02-2023 by Harish Kumar Giria, DESIGNATED PARTNER, PRABHA APARTMENTS LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, PRABHA TOWERS LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, VIVAARA CONSTRUCTIONS LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, VIVAARA HIGHRISE LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, VIVAARA HOMES LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, VIVAARA LIFESTYLE LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, VIVAARA TOWERS LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, VIVAARA VENTURES LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, VIVAARA APARTMENTS LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, VIVAARA DEVELOPERS LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, VIVAARA REALCON LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, VIVAARA SPACES LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, VIVAARA INFRAPROJECTS LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001; DESIGNATED PARTNER, VIVAARA REALTORS LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Subhendu Chakraborty, . . Son of Mr Sisir Ranjan Chakraborty, , Maha Kalachand Road, P.O: Ghola Bazar, Thana: Sodepur, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

Execution is admitted on 15-02-2023 by Mr Sagar Kumar Giria, AUTHORISED SIGNATORY, PRABHA AIKYAM LLP, Room No. 703-704, 7th Floor, Gate No. 4, Poddar Court, 18, Rabindra Sarani, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Subhendu Chakraborty, . . Son of Mr Sisir Ranjan Chakraborty, , Maha Kalachand Road, P.O: Ghola Bazar, Thana: Sodepur, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

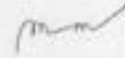
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 800.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 190694, Amount: Rs.800.00/-, Date of Purchase: 10/02/2023, Vendor name: S Mukherjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 147220 to 147260
being No 190402479 for the year 2023.



Mohul

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.02.17 11:37:27 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/02/17 11:37:27 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)