

S-4834/2020

I-4533/2020

9(8) 1562616/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 8001562616

AD 411818

Paramanvaran Mills

Says for value.

For Antarsanyak Infractionation Part 1 of
 Director

DEVELOPMENT GENERAL POWER OF ATTORNEY

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
 THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

[Signature]
 Adil, District Sub-Registrar,
 Siliguri-II at Bagdogra

27 NOV 2020

CONTD...P/2

N.A.

Handwritten text at the top left, possibly a date or reference number.



LNO: 21524 Date: 25.12.2020
PURCHASER: Parameshwar Rao Nalla & others
Full Address: Siliguri
Total Value: 100/-
Stamp Purchased from: JPG Treasury-1

Handwritten initials or mark.

STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2009
Addl. DSR Office, Raiganj, Jalpaiguri

Handwritten text at the bottom left.

Vertical handwritten text, possibly a signature or name.

Official stamp and signature area. Includes a circular purple stamp with a signature over it. Below the stamp is the text: "For the Director, Raiganj, Jalpaiguri".

27 10 2020

Parameshwar RAO NALLA

Jaya RAO NALLA. 2

For Astavinayak Infraproperties Pvt. Ltd.

Aswani

Director

KNOW ALL MEN BY THIS DEVELOPEMENT GENERAL POWER OF ATTORNEY,

THAT WE :-

1. **SRI PARAMESHWAR RAO NALLA S/O LATE KRISHNA MURTHY NALLA, INCOME TAX PAN- ADFPN6945F;**

2. **SMT JAYA RAO NALLA W/O SRI PARAMESHWAR RAO NALLA, INCOME TAX PAN-ADFPN0040D; Both Indian Citizen, Hindu by Religion, Business by Occupation, residing at Nallama Villa, Behind Basundhara, Near Grace Academy, Bara Gharia, P.S-Pradhan Nagar, PIN-734010, Dist. Darjeeling, West Bengal.;**

Hereinafter **BOTH JOINTLY** called to as the **Principal No.1 & 2** (which expression shall mean and include unless excluded by or repugnant to the context their successors, executors, administrators, legal representatives and/or assigns);

3. **ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED, HAVING I.TAX PAN NO. AAJCA0549A, a Private Limited Company Incorporated Under the Companies Act 1956, having its Corporate Identity Number:- U45400WB2010PTC155507 of 2010-2011 having its Registered Office at Agarwal House, Nivedita Complex, Nivedita Road, Pradhan Nagar, Siliguri, PIN-734003, Dist-Darjeeling, West Bengal., Represented by one of its DIRECTOR NAMELY – SRI ASWANI KUMAR AGARWAL S/O LATE CHAGAN MAL AGARWAL, Hindu by Religion, Business by Occupation, Indian by Citizen, resident of Agarwal House, Nivedita Complex, Nivedita Road, Pradhan Nagar, Siliguri, PIN-734003, Dist-Darjeeling, West Bengal.;**

Hereinafter called to as the **Principal No.3** (which expression shall mean and include unless excluded by or repugnant to the context its successors-in-office, executors, administrators, legal representatives and/or assigns) **HEREINAFTER JOINTLY, DO HEREBY SEND GREETINGS.**

N.A.

✓

10/11/2020



[Handwritten signature]

Registrar
Company Registration, Odisha

27 NOV 2020

Paramanwar Das Nalla

Souya P. Nalla, u

For Anantayak Infraproperties Pvt. Ltd.

A. S. Das
Director

1). WHEREAS one Smt. Kum Kum Das W/o Sri Shyamal Kumar Das, exchanged certain plots of her land Measuring 3.87 Acres, appertaining to Plot No.1 – 1.42 Acres and Plot No.22 – 2.45 Acres, recorded in Khatian No.5/2, Mouza – BARAGHARIA, Pargana- Patharghata, J.L. No. 82, Police Station- Matigara, Under Gram Panchayat Area, Dist-Darjeeling, West Bengal., with Chandmani Tea Estate, represented by its Assistant Manager – Sri Bimalendu Acharyya S/o Dr.K.N.Acharyya, in respect of land of Chandmuni Tea Estate, being Land Measuring 13.72 Acres, Comprising of R.S.Plot Nos. 4 – 3.55 Acres and Plot Nos.5, 7, 12, 13, 50, 51, 53, 55, 60, 84, 85, 92, 93, 98, recorded in Khatian No. 13, Mouza – BARAGHARIA, Pargana- Patharghata, J.L. No. 82, Police Station- Matigara, Under Gram Panchayat Area, Dist-Darjeeling, West Bengal., Vide Deed of Exchange Being Document No. 3700 for the Year 1976 registered at the Office of the then Sub-Registrar, Siliguri, Dist-Darjeeling, West Bengal., Executed by and between Smt. Kum Kum Das W/o Sri Shyamal Kumar Das and Chandmuni Tea Estate, Siliguri represented by its Assistant Manager, Bimalendu' Acharyya.

AND WHEREAS the said Smt. Kum Kum Das W/o Sri Shyamal Kumar Das, became the absolute owner for the land measuring Land Measuring 13.72 Acres, Comprising of R.S.Plot Nos. 4 – 3.55 Acres and Plot Nos.5, 7, 12, 13, 50, 51, 53, 55, 60, 84, 85, 92, 93, 98, recorded in Khatian No. 13, Mouza – BARAGHARIA, Pargana- Patharghata, J.L. No. 82, Police Station- Matigara, Under Gram Panchayat Area, Dist-Darjeeling, West Bengal., and Chandmuni Tea Estate, became the owner of the land Measuring 3.87 Acres, appertaining to Plot No.1 – 1.42 Acres and Plot No.22 – 2.45 Acres, recorded in Khatian No.5/2, Mouza – BARAGHARIA, Pargana- Patharghata, J.L. No. 82, Police Station- Matigara, Under Gram Panchayat Area, Dist-Darjeeling, West Bengal., by virtue of the exchange deed, having their permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever, by virtue of the said exchange deed above referred.

AND WHEREAS thereafter the said Smt. Kum Kum Das W/o Sri Shyamal Kumar Das sold and transferred a piece or parcel of land measuring 8.58 acres to and in favour of M/s Friends & Company, by virtue of Deed of Sale Being No. 4174 for the Year 1976 and registered at the then Sub-Registrar, Siliguri Dist. Darjeeling, West Bengal., having their

A. S. Das



27 NOV 2020

Parameshwar Rao Nalla

Jaya Rao Nalla. 4

For Anarriyat Infraproperties Pvt. Ltd.

Asst. Director

permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS thereafter the said Friends & Company, transferred a piece or parcel of land measuring 3.05 Acres in R.S.Plot No.4, to and in favour of Sri Parameshwar Rao Nalla S/o Late Krishna Murty Nalla and Smt. Jaya Rao Nalla W/o Sri Parameshwar Rao Nalla, by virtue of Deed of Sale Being No. 260 for the Year 2002 and entered into Book No. I, Volume No.7, pages 321 to 328 and registered at the then Additional District Sub-Registrar, Siliguri, Dist. Darjeeling, West Bengal., having their permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS Sri Parameshwar Rao Nalla and Smt. Jaya Rao Nalla, **the Principal No.1 & 2** herein, has/have mutated their names at the Office of the Block Land and Land Reforms, Matigara, Dist-Darjeeling, West Bengal., and obtained L.R.Khatian Nos.336 and 337 respectively in respect of the said above referred land.

AND WHEREAS it is stated that the **Principal No.1 & 2 herein**, has also arranged for conversion of the scheduled land to Bastu from Itkholā, **Vide Order No.261/DL&LRO/Dj/12 of Dated.05.11.2012 and Order No.263/DL&LRO/Dj/12 of Dated.05.11.2012**, issued by the Office of the District Land & Land Reforms Officer, Darjeeling, West Bengal.

AND WHEREAS the **Principal No.1 & 2** are the joint owners of all that piece and parcel of land measurement containing an area of **3.05 Acres.**, a little more or less and the said **Principal No.1 & 2**, being desirous of commercially exploiting a part and parcel of the said land, being **Land Measuring 67 Kathas 12 Chattaks 27 Square Feets**, from and out of their total land detailed above, morefully and particularly described in **SCHEDULE below** and has/have agreed that for the mutual benefit and advantage, the property/land described in the **Schedule** hereunder written, be developed by an experienced developer.

N.M.


A. B. Srinivas
Secretary to Government, Health Department
Karnataka

27 NOV 2020

Parameshwar Ram Nalla

For Parameshwar Ram Nalla, S

For Astavinayak Infraproperties Pvt. Ltd

Director

II). WHEREAS ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED - Principal No.3, acquired all that piece and parcel of the total land measuring **50 Kathas**, by virtue of three separate deed of sale as follows:-

- i. **17 Katha or 0.2805 Acres**, appertaining and forming part of **R.S Plot No.4** corresponding to **L.R Plot No.45**, recorded in **L.R Khatian No. 336 & 337**, by virtue of Deed of Sale, being Document No.**I-805**, for the Year 2016, registered at Additional District Sub Registrar, Siliguri-II, Bagdogra, Dist-Darjeeling, West Bengal.;
- ii. **17 Katha or 0.2805 Acres**, appertaining and forming part of **R.S Plot No.4** corresponding to **L.R Plot No.45**, recorded in **L.R Khatian No. 336 & 337**, by virtue of Deed of Sale, being Document No.**I-806**, for the year 2016, registered at Additional District Sub Registrar, Siliguri-II, Bagdogra, Dist-Darjeeling, West Bengal.;
- iii. **16 Katha or 0.264 Acres**, appertaining and forming part of **R.S Plot No.4** corresponding to **L.R Plot No.45**, recorded in **L.R Khatian No. 336 & 337**, by virtue of Deed of Sale, being Document No.**I-807**, for the year 2016, registered at Additional District Sub Registrar, Siliguri-II, Bagdogra, Dist-Darjeeling, West Bengal. All deeds duly executed by Sri Parameshwar Rao Nalla & Another, and the land situated at **MOUZA- BARAGHARIA**, Paragana- Patharghata, J.L No.82, P.S-Matigara, Under Patharghata Gram Panchayat Area, Dist – Darjeeling, West Bengal., having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED, the Principal No.3 herein, has/have mutated its name at the Office of the Block Land and Land Reforms, Matigara, Dist-Darjeeling, West Bengal., and obtained L.R.Khatian No.2163 in respect of the said above referred land.

AND WHEREAS the Principal No.3 is the owner of all that piece and parcel of land measurement containing an area of **50 Kathas.**, a little more or less and the said **Principal No.3**, being desirous of commercially exploiting its said land, being **Land**

N.A.


[Handwritten Signature]
Addl. Dist. Sub Registrar
Siliguri-II at Begakura, Dist. Darjiling

27 NOV 2020

Parameswar Rao Nalla

6
Smt Jaya Rao Nalla

For Astavinayak Infraproperties Pvt. Ltd.
Astavinayak
Director

Measuring 50 Kathas, morefully and particularly described in **SCHEDULE below** and has agreed that for the mutual benefit and advantage, the property/land described in the **Schedule** hereunder written, be developed by an experienced developer.

AND WHEREAS it is stated that in pursuance of the aforesaid intensions, **Land Owners/ Principal No.1, 2 & 3** jointly approached the Developer/Second Party and have decided to amalgamate their said respective shares of land and based on mutual understanding, agreed, that the said entire amalgamated Scheduled Land be jointly developed and dealt with by the Developer/Second Party in lieu of consideration and on the terms and conditions as recorded herein.

AND WHEREAS THE PRINCIPAL NO.1,2 & 3 :-

- (1). SRI PARAMESHWAR RAO NALLA;
- (2). SMT JAYA RAO NALLA;
- (3). ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED;

JOINTLY desirous of commercially exploiting their said land and being desirous of and to construct Multi-Storied Building/s on the said Scheduled Land, consisting of as many residential flats/apartments/shops/garage/car parking space/ store rooms/ other spaces etc.. according to the drawings plans and specifications to be sanctioned by the Gram Panchayat Office, Siliguri Municipal Corporation and/or appropriate authorities according to law, has/have irrevocably jointly put their said amalgamated Scheduled Land at the disposal of the Developer - **REAL HOME DEVELOPERS, HAVING ITAX PAN NO.AAKFR0076P**, A Partnership Firm, Having its Registration No.73009 of Dated.19.08.2009, having its Office at CP Group, 2nd Floor, Block 11, Office Block, The Universe, Behind Himalaya Kanya Abasan, Eastern By-Pass, Siliguri, PS-Bhaktinagar, PO- Salugara, PIN-734008, Dist-Jalpaiguri, West Bengal., Being hereinafter represented by one of its Partners:-**SRI BIJAY AGARWAL S/O SRI PAWAN KUMAR AGARWAL**, Indian Citizen, Hindu by Religion, Business by Occupation, resident of Nirvana Homes, Bunglow No.13, Nirmala Convent School Road, Near Narayana School, Opp.Nirmala Convent School, Siliguri, PO-Salugara, P.S-Bhaktinagar, District-Jalpaiguri, PIN-734001, West Bengal., **TO PROMOTE/DEVELOP** the said Scheduled Land by construction of the Project/Multi-Storied Building/s on there aforesaid land and so have jointly entered into a **DEVELOPMENT AGREEMENT**, Vide Deed/Document No. 4517 For the Year 2020, recorded in Book No, I and Registered at the Office of the Additional District Sub-Registrar, Siliguri -II at Bagdogra, Dist-Darjeeling.

M. A.



Adl. Dist-Sub Registrar
Sikuri-II at Bagdogra, Dist Darjeeling

Paramanwar Rana Nalla

Anuja Rana Nalla

For Anuramyaak Infra Projects, Pvt. Ltd.

Anuram

Director

West Bengal., for construction of the Project/Multi-Storeyed Building Complex, comprising of as many residential flats/apartments/shops/garage/car parking space/ store rooms/ other spaces etc., along with common facilities, common spaces & passages etc., on the below "**Scheduled Land**".

AND WHEREAS WE the PRINCIPALS, due to our engagements in different works and owing to the understanding and development agreement, it is not possible for us to personally to look after the affairs touching or concerning our **36% Share of the Total Saleable Space of the entire Project** to be developed on the Scheduled Land, by the **DEVELOPER - REAL HOME DEVELOPERS**, by construction of **the Project / Multi-Storeyed Building / New Building/s** and as such **WE** do hereby **CONSTITUTE, NOMINATE, AUTHORISE AND APPOINT - REAL HOME DEVELOPERS, HAVING LTAX PAN NO.AAKFR0076P**, A Partnership Firm, Having its Registration No.73009 of Dated.19.08.2009, having its Office at CP Group, 2nd Floor, Block 11, Office Block, The Universe, Behind Himalaya Kanya Abasan, Eastern By-Pass, Siliguri, PS-Bhaktinagar, PO- Salugara, PIN-734008, Dist-Jalpaiguri, West Bengal., Being hereinafter represented by one of its Partners:-**SRI BIJAY AGARWAL S/O SRI PAWAN KUMAR AGARWAL**, Indian Citizen, Hindu by Religion, Business by Occupation, resident of Nirvan Homes, Bunglow No.13, Nirmala Convent School Road, Near Narayana School, Opp. Nirmala Convent School, Siliguri, PO-Salugara, P.S- Bhaktinagar, District-Jalpaiguri, PIN-734001, West Bengal., as our true and lawful **CONSTITUTED ATTORNEY** in our name and on our behalf to do inter-alia the following acts, deeds and things which **appearing herein below:-**

1. To look after and manage each and every affair/affairs on our behalf, concerning and/or related to our scheduled land in respect of development of the Scheduled Land and/or development by construction of the said Project/Multi-Storeyed Building/New Buildings on the scheduled land, morefully and particularly described in the Scheduled below, in such manner as our said Attorney shall think fit and deem proper.
2. To do on our behalf and to carry out all the works incidental to construction and/or to carry out the total construction work and complete the construction work at full swing of the said Project/Multi-Storeyed Building/New Buildings, to be erected on

M. M.

Handwritten text, possibly a name or title, located at the top left of the page.

Signature
Add. Dist. Sub. Registrar
Sifgaon-II at Baguajua, Una, Jangarung

27 NOV 2020

Panambiswaran Pan Walla

Soumya Panambiswaran

For Anantashayak Infraproperties Pvt. Ltd

[Signature]
Director

our Scheduled Land. It is stated that the total land upon which the Project/Multi-Storeyed Building/New Buildings, will be erected is described in the Schedule Below.

3. To apply on our behalf, before the appropriate concerned authority and/or the authorities of Gram Panchayat, Siliguri Municipal Corporation and/or Siliguri Jalpaiguri Development Authority or before any other competent authorities in our name and on our behalf, for obtaining the Building Plan and/or modification/revision of the Building Plan, for construction of the proposed Project/Multi-Storeyed Building/New Buildings on the said Scheduled Land below. And also to furnish any bonds, indemnity bonds, affidavits to the said offices in our name.
4. To apply on our behalf, before the appropriate concerned authority and/or the authorities of the West Bengal State Electric Distribution Company Limited and/or any other authorities concerned, for the installation of the electric connection/ electric line and/or electric transformer at the said Project/Multi-Storeyed Building/New Buildings, so as to be erected/constructed and/or at the said Scheduled Land below and also to apply for electric connection on the Scheduled Land.
5. To apply on our behalf, before the appropriate concerned authority and/or the authority of the Land Reforms Department for mutation and conversion of the Scheduled Land.
6. To obtain and give rights of way, access, rights to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc underground and overhead (as the case may be) and for that purpose to obtain and give and sign and execute and deliver all deeds undertakings writings etc., as may be necessary or required from time to time.
7. To submit to the all Revenue Authorities, Gram Panchayat, Concerned Municipality, Town and Country Planning Department, Zila Parishad, concerned Panchayat, West Bengal State Electricity Board (WBSEB), PWD, Fire

[Signature]



[Handwritten Signature]
Addl. Dist. Supt. Registrar
Sikaripalli at Bagalur Taluk Channarayana

27 NOV 2020

Parammwarlan Nello

Jayeshwar Nello

For Ashwath Infraproperties Pvt. Ltd

Ashwath

Director

Department, Border Security Forces, Army or Armed Forces or such other competent authority and all its/ their departments and other concerned authorities in accordance with their laws for the time being in-force, bye-laws, rules and regulations, such plans of the Project/Multi-Storeyed Building/New Buildings or any part or portion thereof in respect of separation and/or sub-division and/or amalgamation of the Property or of the Project comprising of building or buildings proposed to be constructed on the Property and for the aforesaid purposes to sign and execute all applications, plans, specification, documents, writings, affidavits, undertakings, indemnities etc., as may be required by any or all of the aforesaid authorities, their officers and departments and carry on correspondence with them for sanction of the said Plans thereof and for issue of IOD/s and Commencement Certificate/s for and in respect of development of the Property or any part of portion thereof and the proposed construction of Project and / or building or buildings thereon and for occupation or part occupation certificates and to take necessary and incidental steps including making applications for water connection, electric supply, drainage and other incidental matters and works which are normally required to be carried out and/or done for becoming eligible for grant of building completion certificate/s.

8. To apply to the Bengal Police, Authorities, and/or the concerned Police Department, Fire Brigade Department, PWD, West Bengal Pollution Control Board (WBPCB), Aviation Department, Border Security Forces, Army or Armed Forces and other competent authorities for Completion certificate and to obtain all sanctions, permissions, NOCs, clearances, consents, approvals for drainage sewerage water, tube well, generator, lift, pollution control and environment clearances and to sign all necessary applications papers and documents in relation thereto.
9. For us and on our behalf and in our name to accept service of any writ or summons or other legal process and to enter an appearance in the defense or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as

M. M. K.

Handwritten text, possibly a date or reference number, located in the upper left quadrant of the page.

Adi, Dina, Sub, Komisar
Situng-II at Bayodan, Des, Lampung

27 NOV 2020

Paramanwar Rao Nalla

10
Nalla Paramanwar

For Anantnagar Infra Properties Pvt. Ltd.


Director

the said Attorney or their advisers shall think necessary for the recovery or protection of the Property or any part or portion thereof and/or rights and to prosecute or discontinue or compromise any such action or proceedings and to appeal against any judgment or decision of any Court or tribunal in any such action or proceedings.

10. To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise of or relating to or scheduled land and or concerning the said Project/Multi-Storeyed Building/New Buildings and/or the proposed development of the Project/Multi-Storeyed Building/New Buildings thereof howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Siliguri Municipal Corporation or concerned Municipality, or any other body or authority respectively and to commence, carry on and prosecute any motion suit writ petition or other proceedings whatsoever for recovering and compelling payment transfer or thereof respectively and for that purpose sign and execute all plaints, written statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees. To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between ourselves and any person or persons whomsoever and in any way connected with the Scheduled Land and/or Project/Multi-Storeyed Building/New Buildings or part thereof thereat in such manner and in all respects as the said ATTORNEY shall think fit and proper.
11. To sign, verify, affirm, file and submit all statements, affidavits, undertakings, plaints, petitions and any other document or documents which may become necessary to be executed for the development and promotion of the Project/Multi-Storeyed Building/New Buildings on the Scheduled Land or any part or portion thereof and represent before any Notary Public, Metropolitan Magistrate or any other statutory authorities.
12. To appoint substitute or substitutes with all or any of the powers contained herein with similar power to delegate and to revoke such appointment and reappointment





[Handwritten Signature]
Addl. Dist. Sub Registrar
Bangalore at Bangalore, Dist. Bangalore

27 NOV 2020

Paramanivan Das Nalla

Nayya P. Das Nalla. 11

For Anantayak Infraproperties Pvt. Ltd

Anantayak
Director

any other person if the said Attorney so desire without reference or recourse to us.

13. To enter into, sign and execute all such contracts, agreements, instruments and things in and on our behalf concerning the said Project/Multi-Storeyed Building/New Buildings.
14. To do on our behalf, all works in the offices of the Gram Panchayat, Siliguri Municipal Corporation and/or the Siliguri Jalpaiguri Development Authority and or other authorities concerned related to our Scheduled Land and/or the said Project/Multi-Storeyed Building/New Buildings. And also to furnish and swear any bonds, indemnity bonds, affidavits and to submit to the said offices/departments in our name/s.
15. To appear before and represent us at the Offices Under the Urban Land (Ceiling and Regulation) Act, 1976, Income Tax Act and all other Act, Statutes, Laws, Rules and Bye-Laws in any way and in connection with each of our Scheduled Land and/or the said Project/Multi-Storeyed Building/New Buildings.
16. To do all works and to carry out all activities, necessary and/or required for the utmost development of the Scheduled Land and/or for the construction of the Project/Multi-Storeyed Building/New Buildings, whether the same has been enumerated hereinabove and hereinafter or not.
17. To appoint Engineers, Architects, Surveyors, Supervisors, Care-takers, Masons, Carpenters, Plumbers, Mistrs, Coolies, Labourers, Durwans and all other persons required for the construction, erection, repairing, supervision and all other works in connection with the construction of the said Project/Multi-Storeyed Building/New Buildings, so as to be constructed/erected on the below scheduled land and/or for the development of the said Scheduled Land, at such wages, remunerations, salaries, fees and/or other payments and on such terms and conditions as our said Attorney shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.

N.A.




[Handwritten Signature]
Addl. Dist. Health Registrar
Siliguri-II at Bagdogra, Dooars, Darjeeling

27 NOV 2020

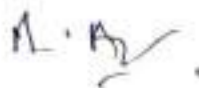
Pantamunawan Rao Nalla

Nalla Rao Nalla, 12

For Aseviyak Infraproperties Pvt. Ltd


Director

18. To apply to appropriate authorities for the purchase of the cement, steel and other raw materials required for construction of the said Project/Multi-Storeyed Building/New Buildings, on the below scheduled land and/or for the development of the said Scheduled Land and to purchase the same at such price and on such terms and conditions as our said Attorney shall think fit and proper.
19. To apply to appropriate authorities for sanitary connections, drains and sewerage connections temporary and/or permanent, for the said Project/Multi-Storeyed Building/New Buildings, so as to be constructed/erected on the below scheduled land and/or required for the development of the said Scheduled Land on such terms and conditions as our said Attorney shall think fit and proper.
20. To pay or cause to be paid all panchayat taxes, municipal rates/taxes and all other outgoings and impositions as payable in respect of the construction of the said Project/Multi-Storeyed Building/New Buildings, so as to be constructed/erected and/or in respect of the Project/Multi-Storeyed Building/New Buildings, on the below scheduled land and/or in respect of and for the development of the said Scheduled Land.
21. To do all such acts as ~~is~~ necessary and/or required for the safety and security of the land and the landed property and for its better interest.
22. To make representation to Government, Government Departments, Defence Department/s, Military Department, Railways Department, Public Bodies, Air Force Departments, Airport Authorities and / or all other person or persons concerned and/or related to and connected to the construction of the said Project/Multi-Storeyed Building/New Buildings, s on the said land and/or for the development of the said Scheduled Land and all the other matters and things relating thereto.
23. To sign and acknowledge all registered or insured letter parcels or money orders and to receive delivery thereof on our behalf.
24. To ask, demand, due for recover and receive all money securities for money goods, debts, merchandise, effects and things of whatsoever nature and descriptions now belonging or hereafter belonging to us whether solely or jointly





[Handwritten signature]
Add. ...
Signature of ...

27 NOV 2020

For and on behalf of the Plaintiff

13
S. K. Sengupta

For Asterbayat Infraproperties Pvt. Ltd.


Asterbayat
Director

with any other person or persons in connection with the said land and /or the said Project/Multi-Storeyed Building/New Buildings, so as to be constructed/erected on the below scheduled land and to give valid and effectual receipts and discharges for the same.

25. To take legal steps on non- payment of any sum/amount/consideration amount/ money and for recovery, thereof or ejection of such or occupiers as our said Attorneys shall think fit and proper in respect to our scheduled land and the said Project/Multi-Storeyed Building/New Buildings.
26. To appear for and represent us before all Courts(including Lower Courts, High Courts, Supreme Courts and also the International Court of Justice), Appellate authority, Tribunal Offices, Other authority including REGISTRAR OF ASSURANCES, DISTRICT REGISTRAR /DISTRICT SUB REGISTRAR, ADDITIONAL DISTRICT SUB REGISTRAR, RTA, ARTA, MOTOR VEHICLES DEPARTMENT/OFFICES, S.D.O., S.D.L.R., S.L.L.R.O, B.L.L.R.O., DM, DC ALL POLICE STATIONS, GRAM PANCHAYATS OFFICES, PANCHAYATS OFFICES, MUNICIPAL OFFICES, SILIGURI MUNICIPAL CORPORATION OFFICE, POST OFFICES, SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY, ELECTRIC OFFICES, WEST BENGAL STATE ELECTRICITY DISTRIBUTION COMPANY LIMITED, CUSTOM OFFICE, EXISE OFFICES, DISTRICT INDUSTRIES CENTRE, INCOME TAX OFFICES , SALES TAX OFFICES, WEALTH TAX OFFICES, LABOUR OFFICES AND APPELLATE AUTHORITIES, INSURANCE OFFICES, IMPROVEMENT TRUSTS, RAILWAYS, AIRWAYS, DEFENCE DEPARTMENTS, MILITARY DEPARTMENTS, ARMY DEPARTMENTS, ROADWAYS, TRAVEL AGENTS ,CHAMBER OF COMMERCE AND INDUSTRY, CHARTERED ACCOUNTANTS, ARBITATORS, BANKS, ENVIRONMENTAL CLEARANCE OFFICES, FORESTS OFFICES, CONTROLLER OF PATENTS AND TRADEMARKS, TRIBAL OFFICES, COLLECTRATE, TREASURY, REVENUE, SETTLEMENT OFFICES, and/or all or any Statutory Office/s or Association/s or any other Office/s of the State Government or Central Government., to all intends and purposes in connection with or in respect of any matter or things related to our Scheduled Land and/or the said Project/Multi-Storeyed Building/New Buildings.
27. To commence, prosecute, defend and continue all action suits appeals and other legal proceedings (including land acquisition and requisition proceeding) which may hereafter be commenced by or against us or on our behalf in and outside the Union of Indian in any Court of Justice Civil Criminal or revenue both appellate and Original in respect of the said property and to appear before all Magistrates

N. A.

Handwritten text at the top of the page, including a date and other illegible markings.


A circular official seal with a crown at the top. The seal contains the text "REGISTRAR OF COMPANIES" and "WEST BENGAL". Below the seal is a handwritten signature in blue ink.
A. K. Das - Sub Registrar
Siliguri - 734 001, Dist. Darjeeling

27 NOV 2020

Paranmanian Law Nalla

14
Nayal K. S. Chellor.

For Asterhanyak Infraproperties Pvt. Ltd.


Director

and other officers and the recovery of any debt or other sum of money right title, interest property matter or thing whatsoever now due or payable or deliverable or otherwise belonging to us in respect of our share of the said land/landed property by and means or on any account whatsoever prosecute, defend or discontinue or become non-suit therein, to settle, compromise and to prefer to arbitration any appeals, actions or proceedings, to appoint Solicitors, Counsel, Advocates, moharirs, deed writers or legal representative or legal practitioner or lawful attorney, Pleaders or other agents and to sign Warrants or Attorneys, Retainers, Vakalatnamas and other Authorities, to sign and verify Plaints, Written Statements, Tabular Statements, Petitions and other Pleadings and documents to prefer appeals and to apply for reviews and revisions, to swear affidavits and to deposit, withdraw and to receive documents from the aforesaid Court or authorities as stated in **Para 26** above, or from the opposite party, either in execution of the decree or otherwise and to sign and deliver and for and on our behalf and in our name and also to furnish security on our behalf and/or to execute any indemnity bond in our name and to withdraw the same from the Court or from any other office or offices, to accept service or writes or summons, serve notices and other legal processes and generally represent us as person before all Courts, Magistrates and other Judicial Criminal Revenue Authorities in and outside the Union, if required at any point of time and/or to issue/grant the proper receipt and discharge the same in respect of our Scheduled Land and/or the said Project/Multi-Storeyed Building/New Buildings or in the Scheduled land.

28. To adjust settle, compromise or prefer to arbitration all disputes pending or which may arise hereafter between us and any other person in connection with our Scheduled Land, as described in the schedule below.

AND GENERALLY to do all such other acts deeds matters and things relating to or concerning the said Scheduled Land and/or the Project or any part or portion thereof concerning the authority granted herein in respect of the Scheduled Land which the Land Owners/Principal No.1, 2 & 3, could itself have lawfully done under its own hand and seal if personally present **AND ALL** and whatsoever our said Attorney shall lawfully do or cause to be done in or about the Scheduled Land and/or the Project or any part or portion thereof the Land Owners/Principal No.1, 2 & 3, do hereby for ourselves and our





Actl. Dist-Sub Registrar
Siliguri-II in Begonia, Dist Darjeeling

27 NOV 2020

Parammeswar Rao Nalla

15
Sanghi Parammeswar

Per Astavinayak Infraproperties Pvt. Ltd

Director

respective successors allow ratify and confirm and the same shall be binding upon us to the same extent and in the same manner as if the same are done by the Land Owner and personally present in relation to our Scheduled Land and/or the said Project/Multi-Storeyed Building/New Buildings and **LASTLY, WE** hereby agree to ratify and confirm all and whatever other act or acts our said **ATTORNEY** shall lawfully do, execute or perform or cause to be done executed, or performed in connection with our Scheduled Land and/or the said Project/Multi-Storeyed Building/New Buildings, as described in the schedule below and/or by virtue of this deed not withstanding no express power in that behalf is hereunder provided.

SCHEDULE OF THE TOTAL LAND
ABOVE REFERRED TO:
TO BE DEVELOPED BY THE DEVELOPER HEREIN

ALL THAT the piece and parcel of Vacant Peaceful (BASTU) LAND MEASURING **117 KATHAS 12 CHATTAKS 27 SQUARE FEETS OR 1.946 ACRES**, appertaining to:-

R.S.PLOT	L.R.PLOT	L.R.KHATIAN	L.R.KHATIAN IN THE NAME OF	AREA OF LAND
4	45	336	SRI PARAMESHWAR RAO NALLA	67 KATHAS 12 CHATTAKS 27 SQUARE FEETS
		337	SMT JAYA RAO NALLA	
		2163	ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED	50 KATHAS
TOTAL LAND				117 KATHAS 12 CHATTAKS 27 SQUARE FEETS OR 1.946 ACRES

MOUZA - BARAGHARIA, sheet No.1, Pargana- Patharghata, J.L. No. 82, Police Station- Matigara, Under Patharghata Gram Panchayat Area, District-Darjeeling, West Bengal.

The said Plot of Land is butted and bounded as follows:-

- NORTH** : Dagapur Tea Estate
SOUTH : Pucca 24.4 Feet Wide Road and Land of L.R.Plot No.45 of the Land Owners No.1 & 2;
EAST : Land of L.R.Plot No.46, 47, 48, Land of Nandini Raha;
WEST : Land of L.R.Plot No.44 Nalla.

M. A.



27 NOV 2020

IN WITNESS WHEREOF, We the above named PRINCIPALS / EXECUTANTS do hereunto put seals/hands and signature in full sound mind and good state of health on this the 21st DAY OF NOVEMBER, 2020 at Siliguri.

WITNESSES:-

1. Nand Kishor Jish
NUS No Panch Nath Jish
Chayan Park, Jilekaidi
Road, 11- Block Naga
DDT: Jilekaidi
Pin: 737008

2. Bapi Basu man
Bablo Barman
Prakash Nagar
Siliguri - 737008

Parameswar Rao Nalla

Jaya Rao Nalla.

For Astavimyak Infraproperties Pvt. Ltd

Aswani
Director

SIGNATURE OF THE PRINCIPALS/EXECUTANTS

REAL HOME DEVELOPERS

Aswani
PARTNER

SIGNATURE OF THE ATTORNEY

ATTESTED BY THE US

Parameswar Rao Nalla


Jaya Rao Nalla.

For Astavimyak Infraproperties Pvt. Ltd

Aswani
Director

THE PRINCIPALS

Drafted as per the instructions of the parties and read over and explained by me to the parties and printed in my office:-


RAMAN AGARWAL
ADVOCATE, SILIGURI
ENROLL NO: F/222/68/2006



Asst. Dist. Sub Registrar
Siliguri-1 at Ranchara, Dist. Jalpaiguri

27 NOV 2020

IMPRESSION SHEET



	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

✓ Parameswar Rao Nello
Signature with date:



	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O

✓ Jaya Rao Malla
Signature with date

Acc. Dip. Sub. Registrar
Siliguri - II of West Bengal Dist. Magistrate

27 NOV 2020

IMPRESSION SHEET



	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

For Astavimysk Infraproperty Pvt. Ltd
 Signature with date
 Director



DEVELOPER

	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O.

REAL HOME DEVELOPERS
 Signature with date
 PARTNER

[Faint, illegible text]



[Handwritten signature]

[Faint text below signature]

27 NOV 2020



REAL HOME DEVELOPERS
[Handwritten Signature]
PARTNER



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ভারতীয় পরিচয় নম্বর Enrolment No.: 0000/00613/83163

Download Date: 09/07/2020

To
শ্রী বজয় আগরওয়াল
BJAY AGARWAL
C/O PAWAN KUMAR AGAWAL
NIRVANA HOMES BUNGLOW NO 13
NIRMALA CONVENT ROAD
OPP NIRMALA CONVENT SCHOOL
Near Narayana School
Siliguri Municipal Corporation
Siliguri
Jalpaiguri West Bengal - 734008
9000000039

Issue Date: 09/12/2019



আপনার আধার সংখ্যা / Your Aadhaar No. :

6486 6610 8811
VID : 9186 6813 2169 3654

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Download Date: 09/07/2020



শ্রী বজয় আগরওয়াল
BJAY AGARWAL
জন্মতারিখ/DOB: 02/11/1979
পুরুষ MALE

Issue Date: 09/12/2019

6486 6610 8811
VID : 9186 6813 2169 3654

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিয়মিত ডিউআর কোড / অফলাইন XML/ অনলাইন প্রমাণিতকরণ ব্যবহার করা পরিচয় যাচাই করতে হবে।
- এটি এক ইলেক্ট্রনিক প্রক্রিয়াকৃত ডকুমেন্ট।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধার আধার কোডের মাধ্যমে ও ইমেল আইডি আপডেট রাখুন।
- আধার নিজের হাট মোবাইল রাখুন, mAadhaar App ডাউনলোড করুন।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
শ্রী বজয় আগরওয়াল, নির্বানা হোমস বঙ্গলো নং ১৩, নির্মলা কনভেন্ট রোড, শাহাবাদ কুটার নিকট, নির্মলা কনভেন্ট স্কুলের বিপরীতে, সিলিগুরি সিটি কর্পোরেশন, জলপাইগুড়ি, পশ্চিম বঙ্গ - ৭৩৪০০৮

Address:
C/O PAWAN KUMAR AGAWAL, NIRVANA HOMES BUNGLOW NO 13, NIRMALA CONVENT ROAD, Near Narayana School, OPP NIRMALA CONVENT SCHOOL, Siliguri Municipal Corporation, Jalpaiguri, West Bengal - 734008



6486 6610 8811
VID : 9186 6813 2169 3654

1847 | 2020 help@uidai.gov.in | www.uidai.gov.in

Handwritten signature


ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
DNF2254760



নির্বাচকের নাম : বিজয় আগরওয়াল

Elector's Name : Bijay Agarwal

পিতার নাম : পবন কুমার

Father's Name : Pawan Kumar Agarwal

লিঙ্গ/সেক্স : পু/ M

জন্ম তারিখ
Date of Birth : 02/11/1976

Original

DNF2254750

Form
www.eci.gov.in
www.ekamra.com 734001

Address:
RAMKRISHNA ROAD, SILIGURRI (M)
CORP. 734001



Date: 02/01/2018

25-
Facsimile Signature of the Electoral
Registration Officer for

26-Siliguri Constituency

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

02004

original

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADFPN6945F



नाम / Name
PARAMESHWAR RAO NALLA

पिता का नाम (Father's Name)
KRISHNA MURTHY NALLA

जन्म की तारीख / Date of Birth
18/11/1956


000101 / Signature



90122017

Parameswar Rao Nalla

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



पारदर्शी आयकर रिटर्न कार्ड
Transparent Income Return Card

ADFPN0040D



नाम / Name
JAYA RAO NALLA

पिता का नाम / Father's Name
OM BAHADUR CHHETRI

जन्म का तिथि / Date of Birth
26/01/1973

Jaya R. Nalla
सहस्रनाम / Signature



28/06/2017

Jaya R. Nalla



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ঢাকা জেলা পরিষদের নথর/Enrolment No.: 1446/73005/04272

To

পরমেশ্বর রাও নালা
Parameswar Rao Nalla
S/O Late Krishnamurty Nalla
Nallamma Villa
Behind Basundhara
Bara Gharla
Near Grace Academy
Bara Gharla
Darjeeling Matigara
West Bengal - 734010
9434352930

Generation Date: 21/03/2017

Generation Date: 24/02/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

8505 8124 1789

আমার আধার, আমার পরিচয়

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Government of India



পরমেশ্বর রাও নালা
Parameswar Rao Nalla
জন্মতারিখ/ DOB: 18/11/1966
পুংস / MALE



8505 8124 1789

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O স্বর্গীয় কৃষ্ণমূর্তি নালা, নালামা
ভিলা, বিহাণ্ড বসুন্ধারা, গ্রেস একাডেমি
নিকট, বার মতিয়া, বার গরিয়া,
দার্জিলিং,
পশ্চিম বঙ্গ - 734010

Address:
S/O Late Krishnamurty Nalla,
Nallamma Villa, Behind
Basundhara, Near Grace
Academy, Bara Gharla, Bara
Gharla, Darjeeling,
West Bengal - 734010

8505 8124 1789



1047



help@uidai.gov.in



www.uidai.gov.in

Parameswar Rao Nalla



ভারতীয় বিশিষ্ট পরিচয় স্মারিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

স্মারিকরণ নম্বর/Enrolment No.: 1446/73005/04273

To
 জয়া রাউ নালা
 Jaya Rao Nalla
 W/O Parameswar Rao Nalla
 Nallma Villa
 Behind Basundhara
 Bara Gharia
 Near Grace Academy
 Bara Gharia
 Darjeeling Matigara
 West Bengal - 734010
 9474044875

Download Date: 21/03/2017

Generation Date: 24/03/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

2690 3392 6443

আমার আধার, আমার পরিচয়

- তথ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
 - এটা এক ইলেক্ট্রনিক প্রক্রিয়াজ তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
 Government of India



জয়া রাউ নালা
 Jaya Rao Nalla
 জন্মতারিখ/ DOB: 26/01/1973
 পুংলিঙ্গ / FEMALE



2690 3392 6443

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় স্মারিকরণ
 Unique Identification Authority of India

ঠিকানা:
 W/O পরমেশ্বর রাউ নালা, নালামা
 ভিলা, বিহিন্ড বাসুন্ডারা, গ্রেস একাডেমির
 নিকটে, বার ঘাটীয়া, বার ঘাটীয়া,
 দার্জিলিং,
 পশ্চিম বঙ্গ - 734010

Address:
 W/O Parameswar Rao Nalla,
 Nallma Villa, Behind
 Basundhara, Near Grace
 Academy, Bara Gharia, Bara
 Gharia, Darjeeling,
 West Bengal - 734010

2690 3392 6443



1047



help@uidai.gov.in



www.uidai.gov.in

Jaya Rao Nalla.



ভাৰতৰ নিৰ্বাচন কমিছন
পঞ্জীয়ন পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GLQ2555837



নিৰ্বাচকেৰ নাম : পৰমেশ্বৰ ৰাও নায়া
Elector's Name : Parameswar Rao Naha
পিতাৰ নাম : কৃষ্ণমূৰ্তি ৰাও নায়া
Father's Name : Krishnamurthy Rao Naha
লিংগ/Sex : ঔ/ম
জন্ম তাৰিখ
Date of Birth : 19/11/1966

GLQ2555837

ঠিকনা
বৰোচাৰা, বৰা চাৰিয়া, মাতগাৰা, দাৰজিলিং- 734013

Address:
BAROCHARA, BARA GHARIA,
MATGARA, DARJEELING- 734013

Date: 12/03/2019

25-মাতগাৰা-নাপৰিবাৰ (SC) সংসদীয় কেন্দ্ৰ
স্বাক্ষৰ কৰাৰ ব্যক্তিগত সাক্ষৰ
Facsimile Signature of the Electoral
Registration Officer for
25-Matigara-Naxipbar (SC) Constituency

কোনো পৰিৱৰ্তন হ'লে ইয়াৰ সন্দেহ কৰা হ'লে ইয়াৰ ব্যৱহাৰ কৰাৰ বাবে
নতুন ঠিকনা দিয়া হ'লে ইয়াৰ ব্যৱহাৰ কৰাৰ বাবে ইয়াৰ ব্যৱহাৰ কৰাৰ
বিৱৰ্তন কৰা হ'লে ইয়াৰ ব্যৱহাৰ কৰাৰ বাবে
In case of change in address mention the Card No.
at the bottom of Form for including your name at the
poll at the changed address and to obtain the card
with same number.

Parameswar Rao Naha



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GLQ2287522



নির্বাচকের নাম : জয়া রায় নায়া

Elector's Name : Jaya Rao Nalla

স্বামীর নাম : পরমেশ্বর রায় নায়া

Husband's Name : Parameswar Rao Nalla

বিশ/সঙ্গ : ঙ্গ / F

জন্ম তারিখ : XXXX/1973
Date of Birth

Jaya Rao Nalla

GLQ2287522

ঠিকানা:

বারাঘরিয়া, বারাঘরিয়া, মটিগারা,
দারুইলিং-734010

Address:

BARAGHARIA, BARA GHARIA, MATIGARA,
DARUELING-734010

Date: 22/02/2017

25 - মটিগারা - নাকালবারি (সংসদীয় আসন) নির্বাচন
ক্ষেত্রের নির্বাচন নিয়ন্ত্রণ অফিসারের স্বাক্ষর

Facsimile Signature of the Electoral
Registration Officer for

25 - Matigara-Naxalbari(SC) Constituency

[নিম্নে পরিবর্তন হলে যুক্ত ঠিকানা দেওয়া নির্দেশ করা
করে। এ একটি অনুরোধ নতুন ঠিকানা পরিবর্তন করার
জন্য নির্বাচন কার্ড এই পরিবর্তন করা হবে।]

In case of change in address mention this Card No.
in the relevant form for including your name in the
roll at the changed address and to obtain the card
with same number.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASTAVINAYAK INFRAPROPERTIES
PRIVATE LIMITED



08/12/2010

Permanent Account Number

AAJCA0549A

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने
आयकर पैन सेवा इकाई, एन एस डी एस
तीसरी मंजिल, सफ़ायर चैंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045

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

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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

For Astavinayak Infraproperties Pvt. Ltd.


Director

For Astavinayak Infraproperties Pvt. Ltd.


Director



Aswani

Aswani



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 218944676/00174

To
ASWANI KUMAR AGARWAL
AGARWAL HOUSE NIVEDITA COMPLEX
NIVEDITA ROAD
Siliguri (M. Corp)
Pradhan Nagar
Siliguri Darjeeling
West Bengal 734003
9732196303



MD673777146FH



आपका आधार क्रमांक / Your Aadhaar No. :

3680 9639 1402

मेरा आधार, मेरी पहचान



ASWANI KUMAR AGARWAL
Father: Dhaganmal Agarwal
DOB: 04/11/1969
Male



3680 9639 1402

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, शहरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणिकरण द्वारा प्राप्त करें।

INFORMATION

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

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



भारत सरकार
Unique Identification Authority of India

Address:
AGARWAL HOUSE, NIVEDITA COMPLEX, NIVEDITA
ROAD, Siliguri (M. Corp), Pradhan Nagar, Darjeeling,
Siliguri, West Bengal, 734003

3680 9639 1402



181



www.uidai.gov.in

Aswani

Aswani



ভারতের নির্বাচন কমিশন
পত্রিকার পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1272178



নির্বাচকের নাম : অশ্বিনী কুমার
আগরওয়াল
Elector's Name : Ashwani Kumar Agarwal
পিতার নাম : চহাগমল আগরওয়াল
Father's Name : Chhaganmal Agarwal
সিঙ্গ/Sex : পুং M
জন্ম তারিখ : XXXX/1969
Date of Birth : XXXX/1969

XEQ1272178

ঠিকানা
প্রধান নগর, সিলিগুরি সিডি
কর্পোরেশন, প্রাধাননগর, দার্জিলিং, 734003

Address:
PRADHAN NAGAR, SILIGURI (M
CORP.), PRADHANNAGAR, DARJEELING,
734003

Date: 18/09/2010

26-নির্বাচন নিয়ন্ত্রণ পত্রের ফরম প্রদান করে দেওয়া হয়েছে
স্বাক্ষর করুন

Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

কোন পরিবর্তন হলে নতুন ঠিকানা লিখতে হবে এবং এটি
ফরমের উপরে লিখতে হবে এবং এটি
নির্বাচন নিয়ন্ত্রণ পত্রের ফরম
In case of change in address, write the Card No.
in the relevant Form for the change of address of the
poll at the changed address and to obtain the card
with same number.

For Astaviasyak Infraproperties Pvt. Ltd

Director



Home > Services

Home > MCA Services > Master Data > Company/LLP Master Data

DSC Services

DIN Services

Master Data

- About Master Data
- View Company / LLP Master Data
- View Index of Charges
- View Signatory Details
- View Director Master Data
- View Director / Designated Partner Details
- Advanced Search

LLP Services

LLP Services For Business User

e-Filing

Company Services

Complaints

Document Related Services

Fee and Payment Services

Investor Services

ID Databank Registration

Track SRN/Transaction Status

Address for sending physical copy of G.A.R. 33

Public Search of Trademark

Notices Under Section 248(2)

Company/LLP Master Data

CIN	U45400WB2010PTC155507
Company Name	ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED
RDC Code	Rdc-Kolkata
Registration Number	155507
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	500000
Paid up Capital(Rs)	100000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	08/12/2010
Registered Address	AGARWAL HOUSE, NIVEDITA ROAD PRADHAN NAGAR SILIGURI WB 731003 IN
Address other than R/o where all or any books of account and papers are maintained	
Email Id	agarwal1963@gmail.com
Whether Listed or not	Unlisted
ACTIVE compliance	ACTIVE compliant
Suspended at stock exchange	
Date of last AGM	30/09/2019
Date of Balance Sheet	31/03/2019
Company Status(for e-filing)	Active

Charges

Access under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exist for Company/LLP				

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrogate DIN
00041298	ASWANI KUMAR AGARWAL	08/12/2010		
00041324	MADHU AGARWAL	04/04/2011		
00041403	ASHU AGARWAL	04/04/2011		

Report To: [Excel](#) | [Print](#)

QUICK LINKS

- PMO
- CCI
- SFO
- BCA
- IBR
- NFCG
- NCLAT
- NCLT
- ICAI (CA)
- ICSI (CS)
- ICAI (CMA)
- Principal Account Office
- Sitemap
- Disclaimer
- Privacy Policy

- Invest India
- About MCA
- Acts & Rules
- MCA Services
- Statistics & Reports

- RTI
- Help & FAQs
- Corporate Seva Kendra
- Contacts

MCA APPLICATION



For Astavinayak Infraproperties Pvt. Ltd
Aswani

For Astavinayak Infraproperties Pvt. Ltd
Aswani



Nand Kishor Singh

Major Information of the Deed

Deed No :	I-0403-04533/2020	Date of Registration	27/11/2020
Query No / Year	0403-8001562616/2020	Office where deed is registered	
Query Date	27/11/2020 12:23:01 PM		0403-8001562616/2020
Applicant Name, Address & Other Details	RAMEN AGARWAL SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832057733, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 7,04,64,281/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040304517/2020		



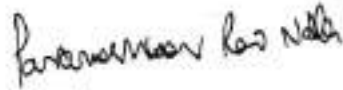


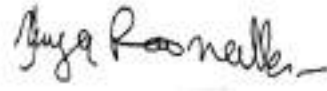
PIN - 734001, Mobile No.

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), Pin Code : 734010

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-45	LR-336	Bastu	Bastu	33 Katha 14 Chatak 13.5 Sq Ft		2,02,76,334/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-45	LR-337	Bastu	Bastu	33 Katha 14 Chatak 13.5 Sq Ft		2,02,76,334/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-45	LR-2163	Bastu	Bastu	50 Katha		2,99,11,613/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			194.3494Dec	0 /-	704,64,281 /-	
		Grand Total :			194.3494Dec	0 /-	704,64,281 /-	






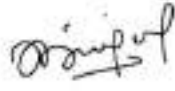
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PARAMESHWAR RAO NALLA Son of Late KRISHNA MURTHY NALLA Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Office	Photo  27/11/2020	Finger Print  LTI 27/11/2020	Signature  27/11/2020
Nallama Villa, Behind Basundhara, Near Grace Acade, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Office				
2	Name Mrs JAYA RAO NALLA Wife of Mr PARAMESHWAR RAO NALLA Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Office	Photo  27/11/2020	Finger Print  LTI 27/11/2020	Signature  P.S:- Pradhan Nagar, 27/11/2020
Nallama Villa, Behind Basundhara, Near Grace Acade, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734010 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Office				
3	ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED Agarwal House, Nivedita Complex, Nivedita Road, P, P.O:- Siliguri, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 , PAN No.:: AAxxxxxx9A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	REAL HOME DEVELOPERS CP Group, 2nd Floor, Block 11, Office Block, The U, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008 , PAN No.:: AAxxxxxx6P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SRI ASWANI KUMAR AGARWAL (Presentant) Son of Mr A A Date of Execution - 27/11/2020, , Admitted by: Self, Date of Admission: 27/11/2020, Place of Admission of Execution: Office	 Nov 27 2020 1:03PM	 LTI 27/11/2020	 27/11/2020
Agarwal House, Nivedita Complex, Nivedita Road, Pradhan Nagar, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED (as Director)				
2	Name Mr BIJAY AGARWAL Son of Mr PAWAN KUMAR AGARWAL Date of Execution - 27/11/2020, , Admitted by: Self, Date of Admission: 27/11/2020, Place of Admission of Execution: Office	 Nov 27 2020 1:09PM	 LTI 27/11/2020	 27/11/2020
Nirvana Homes, Bunglow No.13, Nirmala Convent School Road, P.O:- Siliguri, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : REAL HOME DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NAND KISHOR SINGH Son of PRAHNU NATH SINGH Khayan Para Zila Prashad Road Solony, P.O:- Sereke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008	 27/11/2020	 27/11/2020	 27/11/2020
Identifier Of Mr PARAMESHWAR RAO NALLA, Mrs JAYA RAO NALLA, Mr SRI ASWANI KUMAR AGARWAL, Mr BIJAY AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr PARAMESHWAR RAO NALLA	REAL HOME DEVELOPERS-55.9247 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs JAYA RAO NALLA	REAL HOME DEVELOPERS-55.9247 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED	REAL HOME DEVELOPERS-82.5 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 45, LR Khatian No:- 336	Owner: পরমেশ্বর রাও নালা, Gurdian: কুমুর্তি, Address: নিজ , Classification: বাস, Area: 1.06780000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 45, LR Khatian No:- 337	Owner: শ্রীমতি জয়া রাও নালা, Gurdian: পরমেশ্বর, Address: নিজ , Classification: বাস, Area: 1.05780000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 45, LR Khatian No:- 2163	Owner: ASTAVINAYAK INFRA PROPERTIES PRIVATE LTD., Gurdian: DIRECTOR SRI SHIV KUMA AGARWA, Address: PRADHAN NAGAR SILIGURI, Classification: বাস, Area: 0.82000000 Acre,	Owner Name not selected by applicant. : 734010 dish 1

On 27-11-2020

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 13:01 hrs on 27-11-2020, at the Office of the A.D.S.R. BAGDOGRA by Mr SRI ASWANI KUMAR AGARWAL .

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 7,04,64,281/-

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

Execution is admitted on 27/11/2020 by 1. Mr PARAMESHWAR RAO NALLA, Son of Late KRISHNA MURTHY NALLA, Nallama Villa, Behind Basundhara, Near Grace Acade, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business, 2. Mrs JAYA RAO NALLA, Wife of Mr PARAMESHWAR RAO NALLA, Nallama Villa, Behind Basundhara, Near Grace Acade, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business

Identified by Mr NAND KISHOR SINGH, . . Son of PRABHU NATH SINGH, Xhayan Para Zila Prashad Road Solony, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Business

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

Execution is admitted on 27-11-2020 by Mr SRI ASWANI KUMAR AGARWAL, Director, ASTAVINAYAK at R/I INFRAPROPERTIES PRIVATE LIMITED, Agarwal House, Nivedita Complex, Nivedita Road, P, P.O:- Siliguri, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003

Identified by Mr NAND KISHOR SINGH, . . Son of PRABHU NATH SINGH, Xhayan Para Zila Prashad Road Solony, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Business

Execution is admitted on 27-11-2020 by Mr BIJAY AGARWAL, PARTNER, REAL HOME DEVELOPERS, GP Group, 2nd Floor, Block 11, Office Block, The U, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Identified by Mr NAND KISHOR SINGH, . . Son of PRABHU NATH SINGH, Xhayan Para Zila Prashad Road Solony, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

1, Stamp; Type: Impressed, Serial no 21524, Amount: Rs.100/-, Date of Purchase: 25/11/2020, Vendor name: J R DAS, Jal, India,

Surajit Biswas

Surajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA

Darjeeling, West Bengal

Stamp
paid by Stamp Rs 100/-
Vendor J R DAS
Jal, India

REGISTRAR
A.D.S. BAGDOGRA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2020, Page from 103511 to 103551

being No 040304533 for the year 2020.



C
R
V
B

C
R
V
B

Digitally signed by SURAJ LEPCHA
Date: 2020.12.07 16:51:07 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/12/07 04:51:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)

A
C
V