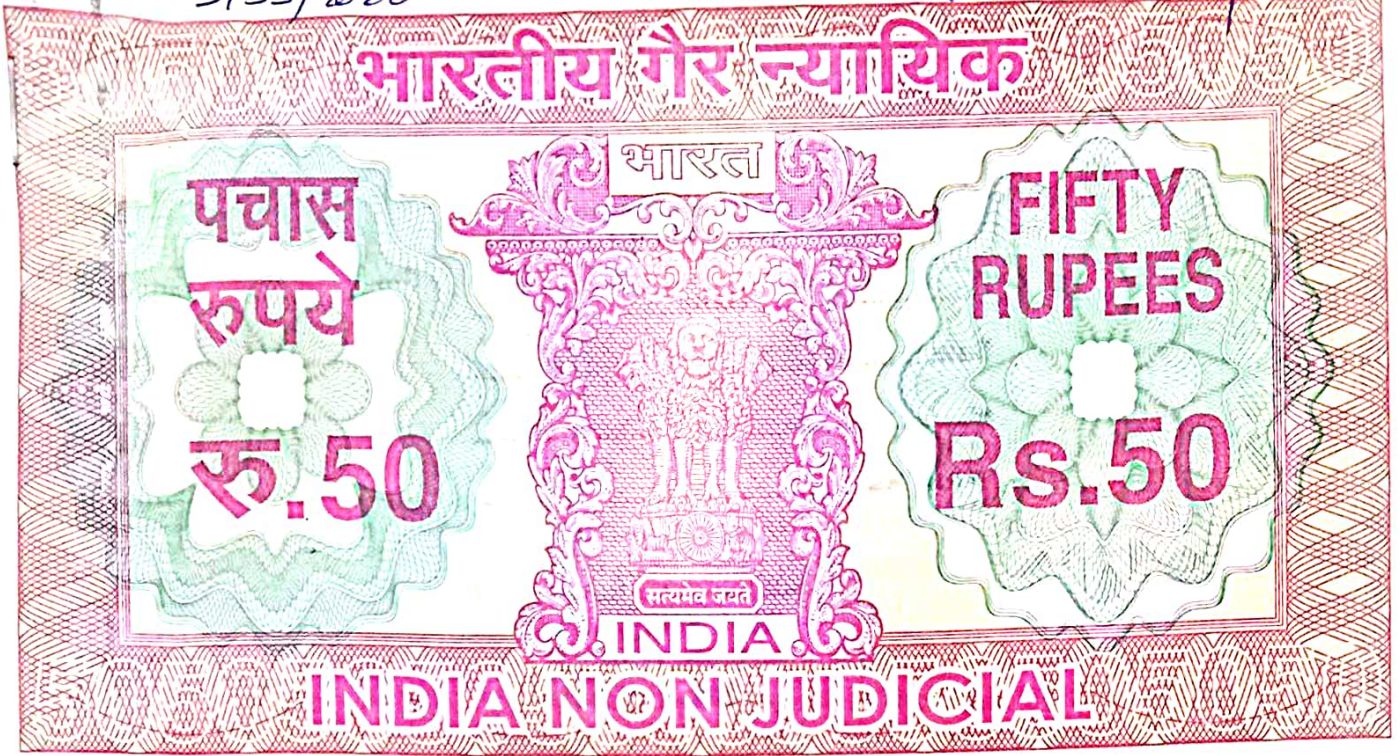


S133/2022

I- 6967/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 471186

by
19/05/2022
No. 8/1476707.

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.

by
Addl. District Sub-Registrar,
Singuri-II at Bagdogra

19 MAY 2022

ALANTA MARBLES PVT. LTD.
Director
Green Hasan

GENERAL POWER OF ATTORNEY

by
54.

NON JUDICIAL STAMP

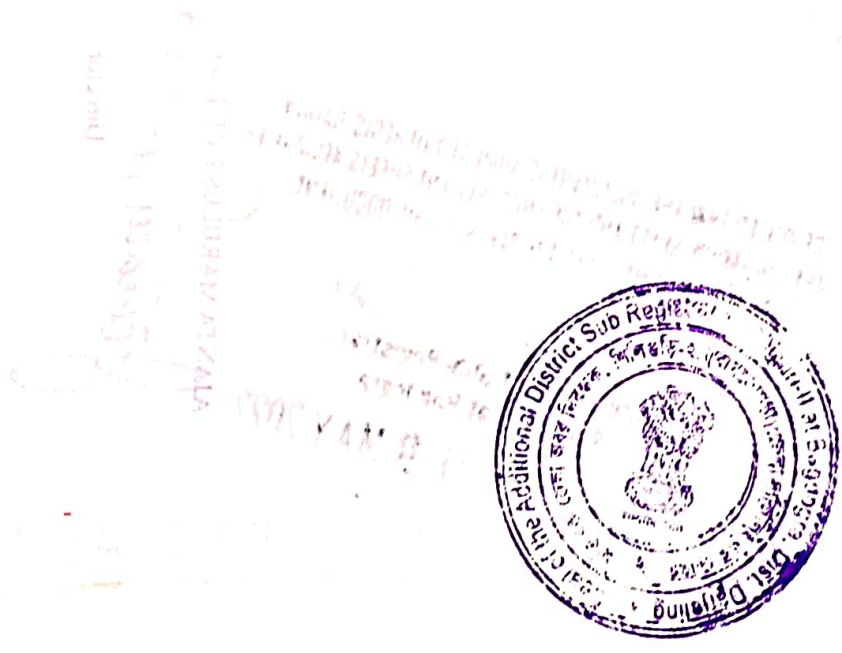
No. 290 Date 07.12.2021

For Ajanta Marbles Pvt Ltd.

of Serake Road Dist Jalpaiguri.

Value Rs. 50/-

S. S. Roy
Govt Stamp Vendor
L No. 173/R.M.
Jalpaiguri Court



Adm. Dist. Sub Registrar
Jalpaiguri

19 MAY 2022

AJANTA MARBLES PVT. LTD.

Jeevan

Director

Page No. 2

AJANTA MARBLES PRIVATE LIMITED, a Private Limited Company, (PAN :- AAACA4568N), Incorporated under the Companies Act, 1956, having CIN-U26920WB 1993PTC243870 dated 15.02.1993, having its registered Office at Milestone Building, First Floor, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal, Represented by its authorised **DIRECTOR, SRI JEEWAN CHAND SHARMA**, son of Late Debidutt Sharma, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Shagun Apartment, 73/1 Gandhi Road, Darjeeling, P.O., P.S. and District Darjeeling, Pin Code-734101, in the State of West Bengal -- HEREINAFTER referred to and called as the **"PRINCIPAL"**.

WHEREAS the Principal being desirous to construct G+III Storied Residential Building Complex on all that piece or parcel of land in total measuring 45 Katha, described in the Schedule below, but is not in a position to put its contemplation and scheme into action and as such have approached, **NAKSHVAANI DEVELOPERS LLP**, a Limited Liability Partnership to construct/develop/ promote the said G+III Storied Building Complex on the below Schedule land and as such have entered into a registered **DEVELOPMENT AGREEMENT** dated 28.01.2022, being Document No. I-4951 for the year 2022, registered in the Office of the Additional District Sub Registrar Siliguri II at, Bagdogra under the certain terms and conditions as mentioned in the said Development Agreement.

Continued to next page

NOW KNOW ALL MEN BY THESE PRESENTS THAT:-

AJANTA MARBLES PRIVATE LIMITED (the **PRINCIPAL** herein) do hereby APPOINT, NOMINATE AND CONSTITUTE, **NAKSHVAANI DEVELOPERS LLP**, a Limited Liability Partnership, (PAN :- AARFN1715C), Incorporated under the Limited Liability Partnership Act, 2008, having its LLP Identification No. AAR-2546 dated 09.12.2019, having its Office at PBR Tower, First Floor, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal, Represented by two of its Designated **PARTNERS**, **(1) SRI BIKASH AGARWAL** and **(2) SRI ASHISH AGARWAL**, both are sons of Kishan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Oodlabari Bazar, P.O. Manabari, Police Station Mal, Pin Code-735222, District Jalpaiguri, in the State of West Bengal -- as the true and lawful **"ATTORNEY"** for the period till the true intent and purpose of these presents is effectuated and fulfilled, to do all or any other acts, deeds and things hereinafter mentioned with respect to and concerning the below Schedule landed property of the Principal in the name of the Principal and on its behalf and for the Principal:-

1. To look after, to take care of and to manage every affairs concerning the below Schedule landed property on behalf of the Principal.
2. To cause commencement of the construction of the proposed G+III Storied Building Complex according to the approved Building Plan under the care and supervision of a competent engineer on behalf of the Principal.
3. To enter into any agreement of amalgamation with the owner/s of the land adjacent to the below Schedule land at its discretion and on such terms and conditions as the Attorney may deem fit and proper in the name of the Principal and on its behalf.
4. To use, develop and raise structure and construction of the proposed G+III Storied Building Complex in Two Phases (Phase-I and Phase-II) upon the

AJANTA MARBLES PVT. LTD.
Director

Page No. 4

below Schedule land in accordance with the plan passed and sanctioned by the appropriate authority and/or subsequently modified.

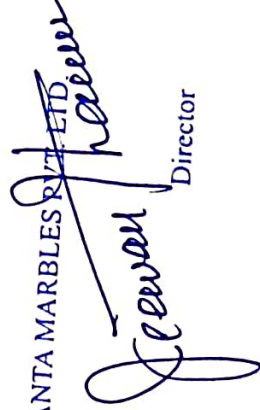
5. To pay all charges as may be levied either by the concerned Gram Panchayat or by the Siliguri Jalpaiguri Development Authority or concerned Authority or Authorities in the matter of approving the necessary to construct the said building complex on the below Schedule land on behalf of the Principal and in its name.
6. To apply for renewal or modifications of the approved plan, if and when necessary and to sign all papers, documents or forms as may be necessary for the said purposes.
7. To apply before the Authorities of the concerned Departments or Authorities for electricity connection/s and for water supply connection/s, to the Authority of the Land Revenue Department in the name of the Principal with respect to the below Schedule land in its name and on its behalf.
8. To appear and to represent both the Principal before any authority of the Government, semi Government or any statutory body and local body which includes the concerned Gram Panchayat, Siliguri Jalpaiguri Development Authority or any concerned Authority or Authorities concerning any matter that related to construction, developing, promoting of the said building complex on the below Schedule land by the Attorney and to sign and execute all such required papers and documents in the name of the Principal and on its behalf.
9. To advertise for sale by affixing a board and/or flex at the sale or otherwise as the Attorney at its discretion may deem fit and proper, to negotiate with the intending Purchaser/s thereof, to fix the consideration money thereof.
10. To enter into Agreement/s of Sale or Agreements with such intending Purchaser/s in the name of the Principal and on its behalf and to collect the money from such intending Purchaser/s in respect of the said units in the

AJANTA MARBLES PVT. LTD.
Director

Page No. 5

said building complex (Phase-I and Phase-II) to be constructed on the below Schedule land.

11. To realise and receive any advances, sale consideration, premium, rent, lease premium, lease rent or in other form from any intending Party or Purchaser/s or from any bank or any other institutions on their behalf against sale, lease, tenancy, etc., in respect of the said building complex (i.e., entire Phase-I and Phase-II) to be constructed on the below Schedule land and thereafter the Developer shall reimburse the share of the Principal herein into its bank account as mention in the said Development Agreement.
12. To give no objection certificate in the name of the Principal and on its behalf to any Purchaser or Purchasers who intend or intends to purchase one or more flats, parkings spaces, etc. in the said building complex to be constructed on the below Schedule land, as may be required by the intending Purchaser/s for his/her/their taking loan from any company, bank, firm, person or persons or any other Authority or Authorities by changing or mortgaging the said property to be purchased and also to appear before any Authority or Authorities on behalf of the Principal and to sign all documents, papers that may be necessary in this connection.
13. To deliver possession for said flats, parkings spaces, etc., of the said building complex to the intending Purchasers after or before the completion of the required/registered instruments/deeds on behalf of the Principal.
14. To bring, commence, prosecute or defend and suit, case or proceedings in respect of the below Schedule land or any part/portion thereof is involved, to sign any plaint, written statement, complaint, petition, including petition for compromises, objection, show cause, verification etc. to swear any affidavit, to furnish any Bond including Indemnity Bond, to deposit any paper or document and to receive and/or take back any Deed of Document, to sign any receipt therefore, to deposit any money in Court or Office and to receive any money from any Court of Law of Office, to refer any matter in Appeal, Review, Revision, Motion, or in Arbitration, to attend, appear and


Director

represent the Principal in or before any Court, Judicial Body, Statutory Body etc. and to make any oral or written statement there, to engage any Lawyer or Agent, to sign any Vokatnama or Power, to pay their fees or remuneration with right to dispense with his/her/their services as and when necessary, to carry through judgment or to put into Execution of any Decree or Final order, to take in possession any property by Writ of any Court/Judicial Forum, and to do all other acts concerning any suit, case or proceedings, for the Principal and on its behalf.

15. AND GENERALLY to do all other acts, deed, things and matters as may appear necessary to give effect to the powers conferred upon the said Attorney as aforesaid, as effectually as the Principal could do personally.

16. AND FURTHER THE PRINCIPAL do hereby agree that all acts and deeds and things lawfully done by the said Attorney shall be construed as acts, deeds and things done by the Principal and the Principal undertake to ratify and confirm all and whatsoever its said Attorney shall lawfully do and cause to be done by virtue of this POWER OF ATTORNEY.

Continued to next page

AJANTA MARBLES PVT. LTD.
Director

Page No. 7

SCHEDULE
(DESCRIPTION OF THE LAND)

All that piece or parcel of **VACANT LAND** in total measuring about **45 KATHA or 0.7438 ACRE**, situated within **MOUZA BARAGHARIA**, out of which land measuring **0.21 ACRE** appertains to and forms part of **R.S. PLOT No. 67** corresponding to **L.R. PLOT No. 189**, land measuring **0.4538 ACRE** appertains to and forms part of **R.S. PLOT No. 68** corresponding to **L.R. PLOT No. 190** and land measuring **0.08 ACRE** appertains to and forms part of **R.S. PLOT No. 71** corresponding to **L.R. PLOT No. 194**, all Recorded in **L.R. KHATIAN No. 920**, under **SHEET No. 1, J.L. No. 82**, Pargana Patharghata, within the limits of **PATHARGHATA GRAM PANCHAYAT AREA**, Dagapur, Police Station Matigara, District Darjeeling, in the State of West Bengal. The classification of the said land and proposed land use is housing complex.

The said total land is bounded and butted as follows:-

By North :- 24 feet wide Road and Golden Enclave Phase-1,

By South :- Land of Ajanta Marbles Private Limited,

By East :- Land of Ajanta Marbles Private Limited,

By West :- Nala.

Continued to next page

IN WITNESSES WHEREOF the authorised representatives of the First Party and the Second Party herein respectively in good health and sound conscious mind have set and subscribed their respective seal and signatures on this **POWER OF ATTORNEY** on this the **28TH DAY OF THE MONTH OF JANUARY, 2022.**

WITNESSES:-

The contents of this document have been gone through & understood personally.

1. *Agarwal*
MOHIT AGARWAL
S/O RAMLAL AGARWAL
GANDHI ROAD,
DARJEELING- 734101.

AJANTA MARBLES PVT. LTD

Jeevan
Director

PRINCIPAL

2. *Abhishek Sharma*
JEEWAN CHAND SHARMA
UTRAYAN SILIGURI

Accepted by:-

NAKSHVAANI DEVELOPERS LLP

Bireesh Agarwal
Designated Partner

NAKSHVAANI DEVELOPERS L

Abhishek
Designated Part

ATTORNEY

Drafted as per instructions of the Parties herein, readover & explained & printed in my office.











N Saraf
NIKUNJ SARAF

Advocate :: Siliguri

Regn. No. WB/1287/2008.










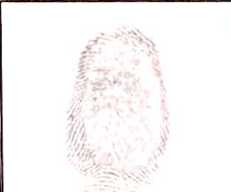



Jeevan Han

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Jeevan Han









AJANTA MARBLES PVT. LTD.

Jeevan Han
Director
SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAKSHVAANI DEVELOPERS LLP
Bikash Agarwal
 Designated Partner

SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAKSHVAANI DEVELOPERS LLP
Abhishek
 Designated Partner

SIGNATURE

Major Information of the Deed

Deed No :	I-0403-04967/2022	Date of Registration	19/05/2022
Query No / Year	0403-8001476707/2022	Office where deed is registered	
Query Date	19/05/2022 12:25:25 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	N Saraf Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832076733, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 3,16,42,718/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040304951/2022		

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-189	LR-920	Bastu	Bastu	0.21 Acre		79,79,391/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-190	LR-920	Bastu	Bastu	0.4538 Acre		2,01,16,931/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-194	LR-920	Bastu	Bastu	0.08 Acre		35,46,396/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			74.38Dec	0 /-	316,42,718 /-	
		Grand Total :			74.38Dec	0 /-	316,42,718 /-	



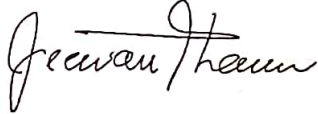


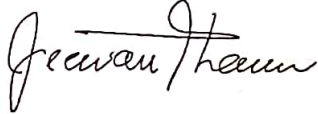


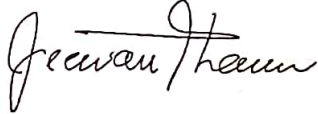









Principal Details :



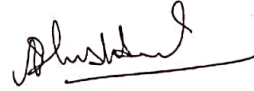
SI No	Name,Address,Photo,Finger print and Signature
1	Ajanta Marbles Private Limited Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Nakshvaani Developers LLP Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx5C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Jeewan Chand Sharma Son of Late Debidutt Sharma Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>May 19 2022 1:34PM</td> <td>LTI 19/05/2022</td> <td>19/05/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Jeewan Chand Sharma Son of Late Debidutt Sharma Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office				May 19 2022 1:34PM	LTI 19/05/2022	19/05/2022		73/1 Gandhi Road, Darjeeling, City:- , P.O:- Darjeeling, P.S:-Darjeeling, District:-Darjeeling, West Bengal, India, PIN:- 734101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : Ajanta Marbles Private Limited (as Director)		
	Name	Photo	Finger Print	Signature												
Shri Jeewan Chand Sharma Son of Late Debidutt Sharma Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office																
May 19 2022 1:34PM	LTI 19/05/2022	19/05/2022														
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Bikash Agarwal Son of Kishan Kumar Agarwal Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>May 19 2022 1:35PM</td> <td>LTI 19/05/2022</td> <td>19/05/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Bikash Agarwal Son of Kishan Kumar Agarwal Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office				May 19 2022 1:35PM	LTI 19/05/2022	19/05/2022		Oodlabari Bazar, City:- , P.O:- Manabari, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735222. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : Nakshvaani Developers LLP (as Partner)		
	Name	Photo	Finger Print	Signature												
Shri Bikash Agarwal Son of Kishan Kumar Agarwal Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office																
May 19 2022 1:35PM	LTI 19/05/2022	19/05/2022														

Name	Photo	Finger Print	Signature
Shri Ashish Agarwal (Presentant) Son of Kishan Kumar Agarwal Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office			
May 19 2022 1:35PM	LTI 19/05/2022	19/05/2022	
Oodlabari Bazar, City:- , P.O:- Manabari, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : Nakshvaani Developers LLP (as Partner)			

Identifier Details :			
Name	Photo	Finger Print	Signature
Mr Mohit Agarwal Son of Ramlal Agarwal Gnadhi Road Golden Heights, City:- , P.O:- Darjeeling, P.S:-Darjeeling, District:- Darjeeling, West Bengal, India, PIN:- 734101			
	19/05/2022	19/05/2022	19/05/2022
Identifier Of Shri Jeewan Chand Sharma, Shri Bikash Agarwal, Shri Ashish Agarwal			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Ajanta Marbles Private Limited	Nakshvaani Developers LLP-21 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Ajanta Marbles Private Limited	Nakshvaani Developers LLP-45.38 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Ajanta Marbles Private Limited	Nakshvaani Developers LLP-8 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:- 189, LR Khatian No:- 920	Owner:অজন্তা মার্বেল পাব. লি., Gurdian:রাম প্রসাদ, Address:মুন্সাই , Classification:ইটখোলা, Area:0.22000000 Acre,	Owner Name not selected by applicant.

	LR Plot No:- 190, LR Khatian No:- 920	Owner:अजन्ता मार्वल पर. लि., Gurdian:राम प्रसाद, Address:मून्वई , Classification:ईटखोला, Area:1.64000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 194, LR Khatian Nq:- 920	Owner:अजन्ता मार्वल पर. लि., Gurdian:राम प्रसाद, Address:मून्वई , Classification:ईटखोला, Area:0.56000000 Acre,	Owner Name not selected by applicant.

19-05-2022

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 12:49 hrs on 19-05-2022, at the Office of the A.D.S.R. BAGDOGRA by Shri Ashish 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 3,16,42,718/-

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

Execution is admitted on 19-05-2022 by Shri Jeewan Chand Sharma, Director, Ajanta Marbles Private Limited, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Identified by Mr Mohit Agarwal, , , Son of Ramlal Agarwal, Gnadhi Road Golden Heights, P.O: Darjeeling, Thana: Darjeeling, , Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Hindu, by profession Business

Execution is admitted on 19-05-2022 by Shri Bikash Agarwal, Partner, Nakshvaani Developers LLP, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Identified by Mr Mohit Agarwal, , , Son of Ramlal Agarwal, Gnadhi Road Golden Heights, P.O: Darjeeling, Thana: Darjeeling, , Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Hindu, by profession Business

Execution is admitted on 19-05-2022 by Shri Ashish Agarwal, Partner, Nakshvaani Developers LLP, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Identified by Mr Mohit Agarwal, , , Son of Ramlal Agarwal, Gnadhi Road Golden Heights, P.O: Darjeeling, Thana: Darjeeling, , Darjeeling, WEST BENGAL, India, PIN - 734101, 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 50/-

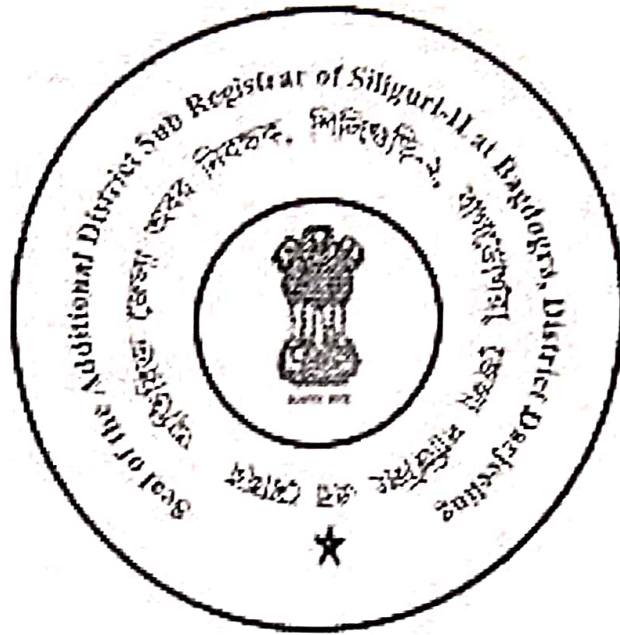
Description of Stamp

1. Stamp: Type: Impressed, Serial no 290, Amount: Rs.50/-, Date of Purchase: 07/12/2021, Vendor name: S S Roy



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0403-2022, Page from 116292 to 116308
being No 040304967 for the year 2022.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2022.05.26 16:57:40 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/05/26 04:57:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)