

6143/24

6632/24



The document is subject to registration, endorsement, charges and the Signatures that are part of this deed are part of the document.

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 526862

15/05/2024
 8:00 12/6/24 18/2024
 Ref. Deed No - 0904 6164/24
 Hritik
 Aggarwala

Arora
 Sub-Dist. Sub-Registrar
 Clatterhat, Midnapore
 8 MAY 2024
 NARAYANI ENTERPRISES
 PARTNER

DEVELOPMENT GENERAL POWER OF ATTORNEY

Ajay
 Jayantilal
 08/05/24

Cont/2


SL. NO. 38006 Date 28.3.2024

PURCHASER Narayan Enterprises

Full Address Slg

Total Value 50/-

Stamp Purchased from JPG Treasury-t

STAMP VENDOR 
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri



✓
Addl. Dht. Sub-Registrar
Chanchai, Maida

15 MAY 2024

Hrittik
Agarwala

NARAYANI ENTERPRISES
PARTNER

WHEREAS WE,

SRI HRITTIK AGARWALA S/O LATE KAMAL KRISHNA AGARWALA (PAN NO - DCIPA6319H, AADHAR NO: 603900641230), Hindu by Religion, Indian by Citizenship, residing at N.S Road, Chanchal Bazar, P.O. & P.S Chanchal, Dist. Malda, Pin-732123, are the owners of land measuring 109.82 Decimal, as fully described in the schedule herein below and am in actual physical possession of the said landed property.

AND WHEREAS in order to have optimum use of my aforesaid landed property decided to develop the said land by constructing a multi storied residential/commercial building and were in look out of a reputed developer to develop the said property.

AND WHEREAS accordingly after several rounds of discussions and after considering all aspects I, being the owner decided to enter into and have entered into a registered development agreement with one NARAYANI ENTERPRISES (PAN: AAUFN2130Q), A Partnership Firm, registered under the Partnership Act, 1932, having it's Office at Shanti Warehousing Corporation, 3rd Mile Sevoke Road, Siliguri, Post Office - Salugara, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734008, in the State of West Bengal, represented by one of its Partner, SHRI AJAY AGARWAL (PAN : AGIPA6181A), son of Late Gangadhar Agarwal, residing at Shanti Ware House, Near Sona Motor, 3rd Mile, Siliguri, P.O. Siliguri, P.S. Bhaktinagar, District - Jalpaiguri, Pin-734008,- and the aforesaid development agreement containing mutually agreed terms and conditions was duly registered with the office of the Additional District Sub Registrar Chanchal, Dist. Malda, recorded in Book No.I, being Document No. 1-6164 for the year 2024.

AND WHEREAS in the aforesaid development agreement I as owner of the land (being first party/owner therein) agreed to execute and register a general power of attorney where upon empowering the above named developer "NARAYANI ENTERPRISES" to carry on construction works and enter into agreement to sale with the intending purchasers or any other documents and execute necessary Sale Deed/s with respect to the sale of the developers allocation as decided and agreed by us in the aforesaid development agreement.

✓
Addl. Dist. Sub-Registrar
Chanchal, Malda

15 MAY 2024

Hrittik
Agarwal

NARAYANI ENTERPRISES
PARTNER

AND

NOW KNOW ALL MEN BY THESE PRESENTS that I SRI HRITTIK AGARWALA S/O LATE KAMAL KRISHNA AGARWALA, Hindu by Religion, Indian by Citizenship, residing at N.S Road, Chanchal Bazar, P.O. & P.S Chanchal, Dist. Malda, Pin-732123, do hereby nominate, constitute, appoint SHRI AJAY AGARWAL son of Late Gangadhar Agarwal, residing at Shanti Ware House, Near Sona Motor, 3rd Mile, Siliguri, P.O. Siliguri, P.S. Bhaktinagar, District - Jalpaiguri, Pin-734008, being the partner of the above named Developer "NARAYANI ENTERPRISES", as my true and lawful Attorney to act for us/me and on my behalf and authorize them to do the following acts and things hereinafter mentioned.

1. To cause and prepare, sign, submit necessary building plans, drawings, elevations plans to the appropriate authorities, Chanchal Gram Panchayat Area and get the same sanctioned from the appropriate authorities.
2. To employ architects, engineers, labour contractors, site assistants, office staffs and other required employees for the development and construction of the multistoried building on the aforesaid landed property.
3. To enter into agreement with the suppliers of the building materials and other equipment as required for the construction of the same and to take all necessary steps, actions for the construction of the same.
4. To construct the above-mentioned building consisting of several Flats, offices, shops, garage/parking spaces and other spaces on our said land according to the Plan to be sanctioned by the Sanction Authority/ Chanchal Gram Panchayat Area.
5. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell the Developer's allocation out of total constructed area including all common facilities of the said building together with undivided proportionate share of interest

(A)

Sub-Registrar
Chanchal, Malda
15 MAY 2024

Hritik
Aparna

NARAYANI ENTERPRISE
PARTNER

- in the land on which the said building will be constructed, to any purchaser or purchasers at such price which our said Attorney in their absolute discretion thinks proper and/or cancel and/or repudiate the same.
6. To receive from the intending purchaser or purchasers any earnest money and/or advance and also the balance of purchase consideration/money and to give good and valid receipt and discharge for the same which will protect the purchaser or purchasers irrespective of the application of the money.
 7. Upon such receipt as aforesaid in my name and as my act and deed, to sign, execute and deliver any Conveyance or Conveyances of the said property in favour of the said purchaser/s or his/their nominee/s or assignee/s.
 8. To sign and execute all other deeds, instruments and assurances which they will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectively conveying the said property as I could do myself, if personally present.
 9. To admit execution and receipt of consideration before the Sub-Registrar/Additional District Sub-Registrar or Registrar having authority for and to have the said conveyance/s registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.
 10. To present any such conveyance or conveyances for registration, deeds and things which my said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.
 11. To appear before any Registrar or Sub-Registrar or any other Authority for the purpose of the said transfer and present the deed of Conveyance and any other Instrument before him/them for registration and to admit the execution of the deed or Instrument and to have the same registered according to law.

Dist. Sub-Registrar
Chanchal, Malda

15 MAY 2024

Hoitik
Agerwalan

POWER OF ATTORNEY
OWNER

12. To put the Purchaser/s in possession of the said developer's & owner's allocation as determined in the aforesaid development agreement or any part thereof as the case may be.
13. The said Attorney shall also be entitled to prosecute or defend any suit, complaint or other proceeding in respect of the aforesaid property and for the aforesaid purpose or purposes, to appoint any pleader or advocate on my behalf and to prosecute and defend such legal proceeding in or before any Court, Civil, Criminal and Revenue, or Officer or Appellate or Revisional Court or Authority and for such purpose the said Attorney may accept service of summons or notice issued by any Lawful Authority and the said Attorney is also authorized to sign and verify plaints and written Statements for the aforesaid purpose and also to swear affidavits for the aforesaid purpose.
14. Till the complacence of Housing Protect this power of attorney cannot be revoked.

AND GENERALLY, to do all lawful acts necessary for the aforesaid purpose.

AND I HEREBY AGREE that all acts and things lawfully done by my said Attorney shall considered as acts, and things done by me and I undertake to ratify and confirm all and whatsoever my said Attorney will lawfully do and cause to be done by virtue of this **POWER OF ATTORNEY** relating to the aforesaid property as mentioned in the Schedule Below.



Sub-Registrar
Chanchal, Maida
15 MAY 2024

Handwritten: Hritik Agarwal

Handwritten: NARAYAN ENTERPRISE PARTNER

SCHEDULE OF LAND "A" ABOVE REFERRED TO

THE FIRST SCHEDULE ABOVE REFERRED TO SAID LAND SCHEDULE OF THE AMALGAMATED LANDED PROPERTY ON WHICH RESIDENTIAL CUM COMMERCIAL COMPLEX SHALL BE CONSTRUCTED ON SCHEDULED LAND ALL THAT piece and parcel of vacant land measuring 109.82 DECIMAL,

LR KHATIAN	RS & LR PLOT	AREA
12694	2194	08 DECIMAL
12694	2196/2672	19.50 DECIMAL
15010	2196/2672	07 DECIMAL
12694	2196/2673	65.30 DECIMAL
12694	2176/2674	05 DECIMAL
40	2176/2674	05 DECIMAL

within Mouza- Singia, J. L. No. 68, Pargana Hatida, Police Station- Chanchal, Gram Panchyat Area, Dist. Malda, West Bengal.

as stated hereunder and butted and bounded as follows :

- ON THE NORTH : Kundu Complex, house of Surjit Roy & Tarit Debnath Achinto & Balram Das.
- ON THE SOUTH : Land of Nishant Agarwal, Bikash Das & Mukal Das.
- ON THE EAST : Land of Sumen Das & Bachu Das.
- ON THE WEST : 30 FT PWD Metal Road.

SCHEDULE "B" ABOVE REFERRED TO (OWNER'S ALLOCATION)

PARTY	COMMERCIAL	RESIDENTIAL
1 st Party/Owner	40%	40%

A total sum of Rs.2,40,00,000/- (Rupees Two Crore Forty Lacs) only shall be paid as Security deposit to the owners which shall be adjusted against the share in the owners allocation or shall be refunded by the Owner.

SCHEDULE "C" ABOVE REFERRED TO DEVELOPER'S ALLOCATION

PARTY	COMMERCIAL	RESIDENTIAL
2 nd Party/Developer	60%	60%

together with undivided proportionate share of land and common parts of the building.

Stamp: Adm. Dist. Sub-Registrar Chanchal, Malda
15 MAY 2024

Hritik
Agarwala

7

IN WITNESS WHERE OF, I/we have signed this Power of Attorney at Chanchal on this the 2nd. Day of MAY, 2024.

WITNESSES:

1. Sibam Swarnakar.
Off - dt Ganesh. Ch. Swarnakar.
Vill + po - chanchal.
District - Malda.
Pin - 732123

Hritik Agarwala.
SIGNATURE OF EXECUTOR

Sushil Kumar Sharma
40/1. Badjharit Sharma
Vill + po - Bardwary
Dist Malda
Pin - 732123

NARAYANI ENTERPRISES

[Signature]
PARTNER

SIGNATURE OF ATTORNEY

Drafted and explained by me to parties & printed in my office :

[Signature]

(AJAY KUMAR MITRUKA)

Advocate, Siliguri.

Enrolment No. WB/797/2006

✓
Sub-Registrar
Chanchal, Malda

15 MAY 2024



Hritik Aggarwala

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

Signature with date Hritik Aggarwala



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

Signature of Identifier

Signature of R.O.

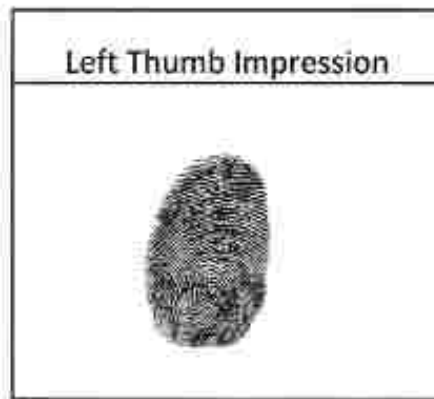
Signature with date 

0401NEP

402, Dist. Sub-Registrar
Chanchal, Malda

15 MAY 2024

IDENTIFIER PHOTO SHEET



Sibann Swannakan
Po - Lt. Ganesh Ch. Swannakan.
Vill/Po - Chanchal.
District - Malda
Pin - 832123.
Relat - Friend
Adhr. No - 744077164222.

Sibann Swannakan.
Signature with date

✓
Asst. Dist. Job-Registrar
Chanchal, Malda
15 MAY 2024

Major Information of the Deed

Deed No :	I-0904-06632/2024	Date of Registration	28/05/2024
Query No / Year	0904-8001216418/2024	Office where deed is registered	
Query Date	15/05/2024 1:42:22 PM	A.D.S.R. CHANCHOL, District: Malda	
Applicant Name, Address & Other Details	Hrfick Agarwala Chanchal Bazar, Thana : Chanchal, District : Malda, WEST BENGAL, Mobile No. : 9932841827, Status :Attorney of Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 20,89,07,729/-		
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]:- 090406164/2024		



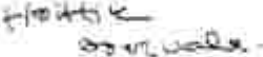
Land Details :

District: Malda, P.S:- Chanchal, Gram Panchayat: CHANCHOL, Mouza: Singia, Pin Code : 732123

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2194	LR-12694	Commercial	Meda	8 Dec	1,00,14,754/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2196/2672	LR-12694	Commercial	Danga	19.5 Dec	3,90,57,533/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2195/2672	LR-15010	Commercial	Danga	7 Dec	1,40,20,654/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-2196/2673	LR-12694	Commercial	Bastu	65.3 Dec	13,07,92,662/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-2176/2674	LR-12694	Commercial	Bastu	5 Dec	75,11,063/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :

LB	LR-2176/2674	LR-40	Commercial	Bastu	5 Dec	75,11,063/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			109.8Dec	0 /-	2089,07,729 /-
		Grand Total :			109.8Dec	0 /-	2089,07,729 /-



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr HRITTIK AGARWALA (Presentant) Son of Late KAMAL KRISHNA AGARWALA Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	 <small>15/05/2024</small>	 <small>LT 15/05/2024</small>	 <small>15/05/2024</small>
NS ROAD,CHANCHAL BAZAR,CHANCHAL, City:- Not Specified, P.O:- CHANCHAL, P.S:-Chanchal, District:-Malda, West Bengal, India, PIN:- 732123 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: DCxxxxxx9H, Aadhaar No: 60xxxxxxxx1230, Status :Individual, Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	NARAYANI ENTERPRISES SHANTI WEARHOUSING 3RD MILE SEVOKE ROAD, City- Not Specified, P.O:- SILIGURI, P.S:-Bhaktinagar, District -Jalpaiguri, West Bengal, India, PIN:- 732123 Date of Incorporation:XX-XX-2XXX2 , PAN No.:- AAxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AJAY AGARWAL Son of Late GANGADHAR AGARWAL Date of Execution - 02/05/2024, , Admitted by: Self, Date of Admission: 15/05/2024, Place of Admission of Execution: Office	 <small>May 15 2024 2:37PM</small>	 <small>LT 15/05/2024</small>	 <small>15/05/2024</small>

SHANTI WARE HOUSE, NEAR SONA MOTOR, 3RD MILE, SILIGURI, City:- Not Specified, P.O:- SILIGURI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AGxxxxxx1A, Aadhaar No: 24xxxxxxxx7187 Status : Representative, Representative of : NARAYANI ENTERPRISES (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Sibam Swarnakar Son of Late Ganesh Ghosh Swarnakar Village :- Chanchal Durgabari More, P O:- Chanchal, P.S.-Chanchal, District-Malda, West Bengal, India, PIN- 732123.			
	15/05/2024	15/05/2024	15/05/2024

Identifier Of Mr HRITTIK AGARWALA, Mr AJAY AGARWAL

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr HRITTIK AGARWALA	NARAYANI ENTERPRISES-8 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr HRITTIK AGARWALA	NARAYANI ENTERPRISES-19.5 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Mr HRITTIK AGARWALA	NARAYANI ENTERPRISES-7 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	Mr HRITTIK AGARWALA	NARAYANI ENTERPRISES-65.3 Dec

Transfer of property for L5

Sl.No	From	To, with area (Name-Area)
1	Mr HRITTIK AGARWALA	NARAYANI ENTERPRISES-5 Dec

Transfer of property for L6

Sl.No	From	To, with area (Name-Area)
1	Mr HRITTIK AGARWALA	NARAYANI ENTERPRISES-5 Dec

Land Details as per Land Record

District: Malda, P.S:- Chanchal, Gram Panchayat: CHANCHOL, Mouza: Singia, Pin Code : 732123

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2194, LR Khatian No:- 12694	Owner:১৯৯৯৯৯৯৯৯৯৯৯, Gurdian:১৯৯৯৯৯৯৯৯৯৯৯ Address:১৯৯৯৯৯৯৯৯৯৯৯ Classification:১৯৯৯, Area:0.08000000 Acre	Owner Name not selected by applicant.

L2	LR Plot No:- 2196/2672, LR Khatian No:- 12694	Owner:শ্রী সত্যজিৎ . Gurdian:শ্রী সত্যজিৎ . Address:শ্রী সত্যজিৎ . Classification:শ্রী . Area:0.19500000 Acre.	Owner Name not selected by applicant.
L3	LR Plot No:- 2196/2672, LR Khatian No:- 15010	Owner:শ্রী সত্যজিৎ . Gurdian:শ্রী সত্যজিৎ . Address:শ্রী সত্যজিৎ . Classification:শ্রী . Area:0.07000000 Acre.	Owner Name not selected by applicant.
L4	LR Plot No:- 2196/2673, LR Khatian No:- 12694	Owner:শ্রী সত্যজিৎ . Gurdian:শ্রী সত্যজিৎ . Address:শ্রী সত্যজিৎ . Classification:শ্রী . Area:0.65300000 Acre.	Owner Name not selected by applicant.
L5	LR Plot No:- 2176/2674, LR Khatian No:- 12694	Owner:শ্রী সত্যজিৎ . Gurdian:শ্রী সত্যজিৎ . Address:শ্রী সত্যজিৎ . Classification:শ্রী . Area:0.05000000 Acre.	Owner Name not selected by applicant.
L6	LR Plot No:- 2176/2674, LR Khatian No:- 40		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 090406632 / 2024

On 15-05-2024

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

Presented for registration at 13:33 hrs on 15-05-2024, at the Office of the A.D.S.R. CHANCHOL by Mr. HRITTIK AGARWALA, Executant.

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 20,89,07,725/-

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

Execution is admitted on 15/05/2024 by Mr. HRITTIK AGARWALA, Son of Late KAMAL KRISHNA AGARWALA, NS ROAD, CHANCHAL BAZAR, CHANCHAL, P.O: CHANCHAL, Thana: Chanchal, Malda, WEST BENGAL, India, PIN - 732123, by caste Hindu, by Profession Business

Identified by Sibam Swarnakar, , Son of Late Ganesh Chandra Swarnakar, P.O: Chanchal, Thana: Chanchal, Malda, WEST BENGAL, India, PIN - 732123, by caste Hindu, by profession Business

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

Execution is admitted on 15-05-2024 by Mr. AJAY AGARWAL, PARTNER, NARAYANI ENTERPRISES, SHANTI WEARHOUSING 3RD MILE, SEVOKE ROAD, City- Not Specified, P.O- SILIGURI, P.S:-Bhaktinagar, District- Jalpaiguri, West Bengal, India, PIN:- 732123

Identified by Sibam Swarnakar, , Son of Late Ganesh Chandra Swarnakar, P.O: Chanchal, Thana: Chanchal, Malda, WEST BENGAL, India, PIN - 732123, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,00/- (E = Rs 7,00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2024 2:11PM with Govt. Ref. No: 192024250048075808 on 15-05-2024, Amount Rs. 7/-, Bank: SBI EPay (SBIPay), Ref. No. 0506165189745 on 15-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 38006, Amount: Rs.50.00/-, Date of Purchase: 28/03/2024, Vendor name: Jaya Ranj Das

2. Stamp: Type: Court Fees, Amount: Rs.10,00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2024 2:11PM with Govt. Ref. No: 192024250048075808 on 15-05-2024, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No: 0506105189745 on 15-05-2024, Head of Account



Chandan Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANCHOL
Malda, West Bengal

On 28-05-2024

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.



Chandan Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANCHOL
Malda, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0904-2024, Page from 109349 to 109365
being No 090406632 for the year 2024.



Digitally signed

Digitally signed by CHANDAN DUTTA
Date: 2024.05.28 15:41:09 +05:30
Reason: Digital Signing of Deed.

(Chandan Dutta) 28/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANCHOL
West Bengal.

