

0208007861/25

I 8333/2025



8-2002808839/25

AX 416636

पश्चिम बंगाल WEST BENGAL

Jawala Tea Pvt. Ltd.

Neelha Agarwal

Director

GGL Housing Pvt. Ltd.

Director

POWER OF ATTORNEY

This document is admitted to registration. The endorsement sheet (s) and the signature sheet (s) attached to this document are parts of it.

Adol. Dist. Sub-Registrar
Katwa

1. Date: 14TH Day of October, 2025

2. Place: Katwa

Contd... P-2

30.10.2025
30 OCT 2025

Sl. No 102 Date 10/10/20
Sold to Javala tea PVT LTD
Add Katwa
Value of Stamp 1000
Date of 10/10/20
The Stamp is for from Katwa
Treasurer
CHOWDHURY MD. SURAJ
KATWA A.D.S.R. OFFICE
Lic No.-05 of 10 11

Signature



Additional District Sub-Registrar
Katwa, Dist. Purba Bardhaman

14 OCT 2025

Jawala Tea Pvt. Ltd.

Neera Agarwal

Director

GGL Housing Pvt. Ltd.

Shri Khushal Agarwal

Director

3. Parties

3.1 **M/S JAWALA TEA PRIVATE LIMITED** formerly known as **JAWALA TEA LIMITED** (PAN No- AABCJ0456H), a company incorporated under the Companies Act, 2013, having its registered office at Panache Apartment, Tower 6, Unit No. 21D, 3 Mahisbathan, Bidhannagar, Kolkata- 700102 represented by its Director **Smt. Neera Agarwal**, PAN- ADBPA0774D, (EPIC No.- XYR1730878) daughter of **Ratan lal Agarwala**, residing at Panache Apartment, Tower 6, Unit No. 21D, 3 Mahisbathan, Bidhannagar, Kolkata 700 102.

(Grantor, includes successors-in-interest and/or assigns).

And

3.2 **M/S GGL HOUSING PRIVATE LIMITED** (PAN No - AAJCG8591N), a company incorporated under the Companies Act, 2013, having its registered office at Panache Apartment, Tower 6, Unit No. 21D, 3 Mahisbathan, Bidhannagar, Kolkata 700 102 represented by its Director **Shri Khushal Agarwal**, PAN - BKMPA4635C, (EPIC No.- XYR1704436) son of **Lalit Kumar Agarwal**, residing at 10/1F, Diamond Harbour Road, Near Majerhat Bridge, Mominpur, Alipore, Kolkata 700 027.

(Attorney, includes successors-in-interest and/or assigns).

Contd... P-3

Shri Khushal Agarwal

Notarized

by and not signed



Additional District Sub-Registrar
Katwa, Dist. - Purba Bardhaman

14 OCT 2025

Jawala Tea Pvt. Ltd.

Heeta Agarwal

Director

GGL Housing Pvt. Ltd.

Director

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NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

4.1 **Ownership of Mother Property:** Shri Prabhakar Banerjee, had received the property mentioned in the schedule below from his maternal grandmother, Smt. Mrinalini Devi. Thereafter, he also acquired the same property through a decree passed in Civil Case No. 29 of the year 1995, in the Court of the Assistant District Judge at Katwa, from the other partners in the said decree. Consequently, Shri Prabhakar Banerjee has become the rightful and absolute owner of the said property, possessing full and undivided title and interest therein.

Shri Prabhakar Banerjee was of the opinion that the said property was in a state of dispossession, and it would be more beneficial and prudent to sell the said property and deposit the sale proceeds in a government-backed savings scheme to safeguard its value.

4.2 **Absolute Ownership of Jawala Tea Private Limited formerly known as Jawala Tea Limited:** Considering the above dispossession, Shri Prabhakar Banerjee, express his willingness to sell the property as per the schedule given below, and extend to **M/s Jawala Tea Private Limited formerly known as Jawala Tea Limited**, the opportunity to purchase the said property. By a virtue of a Deed of Conveyance dated 24/03/2003, made between the said **Shri Prabhakar Banerjee**, the

Contd... P-4

Shri Prabhakar Banerjee



Additional District Sub-Registrar
Katwa, Dist. Purba Bardhaman

14 OCT 2025

Jawala Tea Pvt. Ltd.

Neeta Agarwal

Director

GGL Housing Pvt. Ltd.

Director

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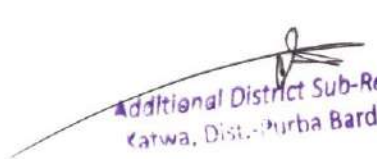
vendors therein of one part, and **M/s Jawala Tea Private Limited** formerly known as **Jawala Tea Limited**, the purchaser therein of second part, the vendors therein sold the Said Land to the Purchaser, free from encumbrances, which was registered in the Office of the District Sub - Registrar Of Katwa and recorded in Book No. I, Volume No. 60, Page from 1 to 19, Being Deed No. 2065 for the year 2003.

- 4.3 **Decision to Develop:** The Grantor has decided to develop the Said Property by way of construction of building (**New Building**) and to generate commercial benefit from the New Building.
- 4.4 **Development Agreement:** By an Agreement dated 24.09.2025 registered in the Office of the ADSR- Katwa, in Book No. I, Volume No. 0208-2025, at Pages 143412 to 143436, being Deed No. 020807904, for the year 2025 (**Development Agreement**), the Grantor has appointed the Attorney, as the developer of the Said Property for execution of the Project, in the manner and on the terms and conditions contained in the Development Agreement.
- 4.5 **Reason for Granting of Powers:** It has been agreed that the Grantor shall grant a Power of Attorney to the Attorney for (1) for getting all permissions (including revalidations, modifications and alterations thereof) of the Sanctioned Plan being **Building Permit No. SWS-OBPAS/1205/2025/0070** dated **11/06/2025** sanctioned by the Katwa

Contd... P-5

Handwritten signature
Saw.




Additional District Sub-Registrar
Katwa, Dist. Purba Bardhaman

14 OCT 2025

Jawala Tea Pvt. Ltd.

Heela Aggarwal

Director

GGL Housing Pvt. Ltd.

Director

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Municipality, for construction of the New Building(**Said Sanction**) from the appropriate authority or, authorities and other statutory authorities including but not limited to Traffic Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or West Bengal State Electricity Development Corporation Limited (collectively **Other Authorities**) (2)for construction of the New Buildings and overall development of the Said Propertyand (3) for taking booking, entering into agreements and granting conveyances of all Units comprised in the New Buildingsto the Transferees. In pursuance of the above, the Grantor is granting certain powers and authorities to the Attorney, by this Power of Attorney.

5. Subject Matter of Power of Attorney

- 5.1 **Acts Under Development Agreement:** Powers and authorities (1) for getting the Said Sanction of the Building Plan from theKatwa Municipality,and Other Authorities (2)forconstruction of the Project and overall development of the Said Property and (3) for taking booking, entering into agreements and granting conveyances of all Units comprised in the New Buildingsto the Transferees.

Contd... P-6

Handwritten signature/initials.




Additional District Sub-Registrar
Karwa, Dist.-Purba Bardhaman

14 OCT 2025

Jawala Tea Pvt. Ltd.
Heela Agarwal
Director

GGL Housing Pvt. Ltd.
[Signature]
Director

Page- 6

6. Appointment

- 6.1 **Hereby Made:** The Grantor hereby nominate, constitute and appoint the Attorneys the lawful Attorney of the Grantor, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.

7. Powers and Authorities

- 7.1. **Dealing with Authorities:** To deal with all authorities for sanction, modification, alteration, extension, revision and re-validation of the Building Plan and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.
- 7.2. **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.
- 7.3. **Building Materials:** To apply for and obtain, quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities required for the construction of the New Building.

Contd... P-7

[Signature]
[Signature]



Additional District Sub-Registrar
Katwa, Dist.-Purba Bardhaman

14 OCT 2025

Jawala Tea Pvt. Ltd.

Reeba Agarwal
Director

GGL Housing Pvt. Ltd.

Shubhendra Singh
Director

Page- 7

- 7.4. **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Grantor.
- 7.5. **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities, all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plan and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.6. **Acceptance of Papers:** To accept notices and service of papers from the statutory authorities including but not limited to the Fire Brigade, Competent Authority under the Urban Land Ceiling and Regulation Act, 1996, Airport Authority, Police, both Civil Court and Criminal Courts, Land and/or other persons.
- 7.7. **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents or, consultants as may be required for effectually discharging the powers and authorities granted herein.

Contd...P-8

Shubhendra Singh
Director



Additional District Sub-Registrar
Katwa, Dist.-Purba Bardhaman

14 OCT 2025

Jawala Tea Pvt. Ltd.

Neela Agarwal

Director

GGL Housing Pvt. Ltd.

Shubh Agarwal

Director

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- 7.8. **Receive Payments:** To receive all payments with regard to the sale of the Units in the New Building to the Intending Purchasers and acknowledge receipt of the payments.
- 7.9. **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into such agreements, conveyances and instruments including but not limited to clearance under the Income Tax Act, 1961; for transfer of the Units in the New Buildings to the Intending Purchasers.
- 7.10. **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, conveyances and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements, conveyances and other instruments for sale of the Units in the New Buildings.
- 7.11. **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.12. **Outgoings:** To pay all outgoings, including Municipal Taxes etc. in respect of the Said Property and to collect receipts therefore.

Contd...P-9

Shubh Agarwal



Additional District Sub-Registrar
Katwa, Dist.-Purba Bardhaman

14 OCT 2025

Jawala Tea Pvt. Ltd.

Neeha Agarwal

Director

GGL Housing Pvt. Ltd.

Director

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8. Covenants and Ratification

- 8.1 **Covenants:** The Attorney agrees and covenants with the Grantor that (1) all the costs, charges and expenses for the exercise of any power or authority under this Power of Attorney shall be borne and paid by the Attorney (2) no financial or other liability shall be created on the Grantor by virtue of the grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and (3) the liabilities and obligations of the Grantor shall continue to remain the same as mentioned in the Development Agreement, irrespective of grant of this Power of Attorney.
- 8.2 **Hereby Made:** Subject to the above, the Grantor hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.

Schedule (Said Premises)

Abason land measuring 0.79 acres equivalent to 3196.99 sq. mtr., more or less, comprised in Plot No. 242, LR Khatian No. 720, in Mouza- Atuhak Chak, J.L. No. 19 at Present Holding No. 198, Ward No. 14, Post Office- Katwa, P.S.- Katwa, District- Purba Bardhaman under Katwa Municipality & Additional District Sub-Registrar Office Katwa, delineated in Red colour on the Plan annexed hereto and marked as Annexure I, duly butted and bounded as follows:

Contd...P-10

Signature
Date




Additional District Sub-Registrar
Katwa, Dist.-Purba Bardhaman

14 OCT 2025

On the North : The common road given by the donor
approximately 5ft wide.

On the South : The land on this Mouza Dag No. 137.

On the East : The curved area of this spot.

On the West : The land on this Mouza Dag No. 137.

9. Execution and Delivery

9.1 **In Witness Whereof** the Grantors and the Attorney have executed
this Power of Attorney on the above date.

Jawala Tea Private Limited (formerly Jawala Tea Limited)

Jawala Tea Pvt. Ltd.

Neeta Agarwal

Director

.....
(Owners)

M/s GGL Housing Private Limited

GGL Housing Pvt. Ltd.


Director

Represented by its director
.....

(Developer)

Contd...P-11





১৪/১০/২৫

✓
Additional District Sub-Registrar
Katwa, Dist. - Purba Bardhaman

14 OCT 2025

Jawala Tea Pvt. Ltd.

Neeta Agawal
Director

GGL Housing Pvt. Ltd.

Director

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Drafted by me &

Prepared in my office :



(Advocate - Katwa Court).

Enrolment NO - WB/460/2010.

Witnesses:

1. Biplob Ghosh

SCO Dinobandhu Ghosh

WU - Khatengm 2.

PS - Mongokotok

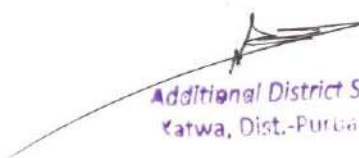
Dist - Purba Bardham

2. Narayan Ch. Ghosh

Vill + P.O. Raigram

P.S. - Salas, Murshidabad.




Additional District Sub-Registrar
Katwa, Dist.-Purab Bardhaman

14 OCT 2025

SPECIMEN FORM FOR TEN FINGERPRINTS

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

H. G.

Heena Aggarwal

Ph...

Ph...



Additional District Sub-Registrar
Katwa, Dist. - Purba Bardhaman

14 OCT 2025

Declaration by the Identifier

Ripul Ansh

(Name of the Identifier) S/o

Dinobaulu Basha

Residing at Village/Town Natungr 12

PO Nizah

PS Mangalkote

Dist Pabna Sadar

PIN 713143

having

EPIC NO TEK 14 22 583

is a voter under

Mangalkote

legislative assembly having Part No

181

Srl No

562

I have identified the following executants

1)

2)

3)

4)

5)

6)

7)

Who are well known to me for a period of 10 Years and I know them personally and is well acquainted with them.

I hereby declare that, if at any point of time in future, any questions arise regarding the identity of the above executants, I will be solely responsible for such discrepancies and will bear the burden of such offence (if proved so in future). I have signed this declaration with full knowledge about what has been stated above.

Date: 14.10.25

Place:

Ripul Ansh

Signature of identifier

১ম হাত					
	বৃহদঙ্গুল	তর্জনি	মধ্যমা	অনামিকা	কনিষ্ঠা
২য় হাত					




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 TCK1422583




নির্বাচকের নাম : বিপ্লব ঘোষ
 Elector's Name : Biplab Ghosh
 পিতার নাম : দীনবন্ধু ঘোষ
 Father's Name : Dinabondhu Ghosh
 লিঙ্গ/Sex : পুং M
 জন্ম তারিখ : 05/06/1992
 Date of Birth : 05/06/1992

TCK1422583
 ঠিকানা:
 নুতনগ্রাম-2, নিগন, মঙ্গলকোট, বর্ধমান-713143
 Address:
 NUTANAGRAM-2, NIGAN, MANGALKOTE,
 BURDWAN-713143

Date: 12/12/2011
 272-মঙ্গলকোট নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের প্রতিলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 272-Mangalkot Constituency

ক্রিয়মান পরিবর্তন হলে নতুন ক্রিয়মান জেটের স্টিক নাম ভোলা ও একই
 নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই
 পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 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.

1300517



Additional District Sub-Registrar
 Katwa, Dist.-Purba Bardhaman
 14 OCT 2025

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABCJ0456H



नाम/ Name
JAWALA TEA PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
11/09/1998

01102021

Jawala Tea Pvt. Ltd.

Meeta Agarwal

Director



GGL Housing Pvt. Ltd.

Shubhendra Kumar
Director



भारत सरकार
Government of India



Issue Date: 02/11/2016



Neera Agarwal
DOB : 26/05/1966
Female



आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

8763 8837 5221

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: C/O: Tarun Agarwal,
TOWER 6 / 21 D, PANACHE
APARTMENT, MAHESHBHATAN,
SALT LAKE, SECTOR - 5,
Bidhannagar(m), North 24
Parganas, West Bengal, 700102



Print Date: 09/06/2023

8763 8837 5221



1947



help@uidai.gov.in



www.uidai.gov.in

Neela Agarwal



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচকের সচিব পরিচয় পত্র Elected's Photo Identity Card



XYR1730878



নাম: নীরা আগরওয়ালা
Name: Neera Agarwala
স্বামীর নাম: তরুন কুমার আগরওয়ালা
Husband's Name: Tarun Kumar Agarwala
লিঙ্গ / Gender: ♀ / Female
জন্ম তারিখ / বয়স:
Date of Birth / Age: 26-05-1966



XYR1730878

ঠিকানা: টাওয়ার ৬/২১ ডি, প্যানাচি অ্যাপার্টমেন্ট মাহেশবহাট সল্ট লেক, বিধাননগর,
ইলেকট্রনিক কমপ্লেক্স, উত্তর ২৪ পরগণা, পশ্চিমবঙ্গ - ৭০০১০২

Address: TOWER 6/21 D, PANACHE APARTMENT
MAHESHBHATAN SALT LAKE, BIDHANNAGAR,
ELECTRONIC COMPLEX, NORTH 24 PARGANAS, WEST
BENGAL - 700102

নির্বাচন নিয়ন্ত্রক অফিসার, ১১৬ - বিধান নগর
Electoral Registration Officer, 116 - Bidhannagar
Issue Date: 28-12-2023

নোট / Note:
১) প্রতি নির্বাচনের আগে, ভোটার করে দেখুন যে আপনার নাম বর্তমান নির্বাচনালয় নামের তালিকায় আছে কিনা।
Before every Election, please check that your name exists in current electoral roll.
২) নির্বাচন উপলক্ষ্যে এই কার্ডটি ভোটারের প্রমাণ নয়।
This card is not a proof of age except for purpose of Election.

17 116 002228 ☎ 1950 🌐 www.ceowestbengal.nic.in

Neera Agarwala

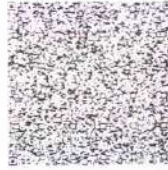
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADBPA0774D



नाम / Name
NEERA AGARWAL

पिता का नाम / Father's Name
RATAN LAL AGARWAL

जन्म की तारीख /
Date of Birth
26/05/1966

हस्ताक्षर / Signature

01072023

Neera Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT
KHUSHAL AGARWAL



भारत सरकार
GOVT. OF INDIA

LALIT KUMAR AGARWAL

10/08/1995

Permanent Account Number

BKMPA4635C

Khushal
Agarwal

Signature



14112013

Khushal Agarwal

Issue Date: 10/01/2017



खुशाल अगरवाल
Khushai Agarwal
जन्म तिथि / DOB: 10/08/1995
पुरुष / Male



6801 8723 6683

मेरा आधार, मेरी पहचान



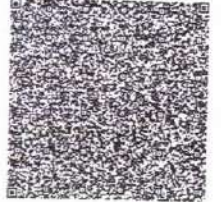
भारतीय विश्वविद्यालय आधार प्रमाणपत्र
भारतीय विश्वविद्यालय आधार प्रमाणपत्र



पता: आत्मज: ललित कुमार अगरवाल, 10/1 एफ, डायमंड
हार्बर रोड, माजेरहत ब्रिज के पास, मोमिपुर, अलिपोर,
कोलकाता, वेस्ट बंगाल, 700027

Print Date: 24/03/2022

Address: S/O: Lalit Kumar Agarwal, 10/1 F,
Diamond Harbour Road, Near Majerhat
Bridge, Mominpur, Alipore, Kolkata, West
Bengal, 700027



6801 8723 6683



1947



help@uidai.gov.in



www.uidai.gov.in

Khushai Agarwal

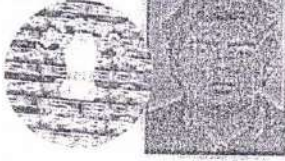


ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

XYR1704436



নির্বাচকের নাম : কুশাল আগরওয়াল

Elector's Name : Khushal Agarwal

পিতার নাম : ললিত কুমার

Father's Name : Lalit Kumar Agarwal

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ : 10/08/1995

Date of Birth

XYR1704436

ঠিকানা:

10/1F, ডায়মন্ড হারবার রোড, আলি
পোর, কলকাতা- 700027

Address:

10/1F, DIAMOND HARBOUR ROAD, ALI
PORE, KOLKATA- 700027

Date: 06/03/2014

159-ভবানীপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral
Registration Officer for

159-Bhabanipur Constituency

বিজ্ঞপ্তি: পরিবর্তন হলে মূল বিজ্ঞপ্তির তথ্যের সাথে নাম তোলার ও একটি
নব্বের মূল পত্রটি পরিবর্তন করে আগের জমা দিতে হবে এই
পরিবর্তনের নথিটি উল্লেখ করুন।
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.

07/06/14

Khushal Agarwal



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



141020252030308945

GRIPS Payment Detail

GRIPS Payment ID:	141020252030308945	Payment Init. Date:	14/10/2025 13:10:32
Total Amount:	500	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0121804144937	BRN Date:	14/10/2025 13:11:38
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Shib Sankar Midya
Mobile: 9734890834

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260303089468	Directorate of Registration & Stamp Revenue	500
Total			500

IN WORDS: FIVE HUNDRED ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260303089468

GRN Details

GRN:	192025260303089468	Payment Mode:	SBI Epay
GRN Date:	14/10/2025 13:10:32	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0121804144937	BRN Date:	14/10/2025 13:11:38
Gateway Ref ID:	IGATJVITW0	Method:	State Bank of India NB
GRIPS Payment ID:	141020252030308945	Payment Init. Date:	14/10/2025 13:10:32
Payment Status:	Successful	Payment Ref. No:	2002808839/6/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Shib Sankar Midya
Address:	Katwa
Mobile:	9734890834
Period From (dd/mm/yyyy):	14/10/2025
Period To (dd/mm/yyyy):	14/10/2025
Payment Ref ID:	2002808839/6/2025
Dept Ref ID/DRN:	2002808839/6/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002808839/6/2025	Property Registration- Registration Fees	0030-03-104-001-16	200
2	2002808839/6/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				500

IN WORDS: FIVE HUNDRED ONLY.

Major Information of the Deed

Deed No :	I-0208-08333/2025	Date of Registration	30/10/2025
Query No / Year	0208-2002808839/2025	Office where deed is registered	
Query Date	13/10/2025 3:26:03 AM	A.D.S.R. KATWA, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Shib Sankar Midya Katwa, Thana : Katwa, District : Purba Bardhaman, WEST BENGAL, PIN - 713130, Mobile No. : 9734890834, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 16,19,89,895/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 200/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Katwa, Municipality: KATWA, Road: Katwa - Kalna Road, Road Zone : (Katwa Municipality - Adjacent to Road & upto 200 ft from main road --), Mouza: Atuhak Chak, Ward No: 14, Holding No:198
JI No: 19, Pin Code : 713130

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-242 (RS :-)	LR-720	Other Commercial Usage	Bastu	0.79 Acre		16,19,89,895/-	Property is on Road
Grand Total :					79Dec	0 /-	1619,89,895 /-	

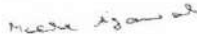
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Jawala Tea Private Limited Panache Apartment, Block/Sector: Tower- 6, Flat No: Unit No. 21d, 3 Mahisbatan, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Date of Incorporation:XX-XX-1XX8 , PAN No.:: aaxxxxxx6h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GGL HOUSING PRIVATE LIMITED Panache Apartment, Block/Sector: Tower 6, Flat No: Unit No. 21D, 3 Mahishbathan, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx1N,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
	Smt Neera Agarwal (Presentant) Daughter of Mr Ratan Lal Agarwala Date of Execution - 14/10/2025, , Admitted by: Self, Date of Admission: 14/10/2025, Place of Admission of Execution: Office	 Oct 14 2025 2:04PM	 Captured LTI 14/10/2025	 14/10/2025
	Panache Apartment, Block/Sector: Tower 6, Flat No: Unit No. 21D, 6 Mahisbathan, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: adxxxxxx4d, Aadhaar No: 87xxxxxxx5221 Status : Representative, Representative of : Jawala Tea Private Limited (as The director)			
2	Name	Photo	Finger Print	Signature
	Shri Khushal Agarwal Son of Mr Lalit Kumar Agarwal Date of Execution - 14/10/2025, , Admitted by: Self, Date of Admission: 14/10/2025, Place of Admission of Execution: Office	 Oct 14 2025 2:05PM	 Captured LTI 14/10/2025	 14/10/2025
	10/1 Diamond Harbour Road, City:- Not Specified, P.O:- Mominpur, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: BKxxxxxx5C, Aadhaar No: 68xxxxxxx6683 Status : Representative, Representative of : GGL HOUSING PRIVATE LIMITED (as The director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biplab Ghosh Son of Mr Dinabandhu Ghosh Natungram 2, City:- Not Specified, P.O:- Kaichar, P.S:-Mangalkote, District:-Purba Bardhaman, West Bengal, India, PIN:- 700145	 14/10/2025	 Captured 14/10/2025	 14/10/2025
Identifier Of Smt Neera Agarwal, Shri Khushal Agarwal			

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Katwa, Municipality: KATWA, Road: Katwa - Kalna Road, Road Zone : (Katwa Municipality - Adjacent to Road & upto 200 ft from main road --) , Mouza: Atuhat Chak, , Ward No: 14, Holding No:198
JI No: 19, Pin Code : 713130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 242, LR Khatian No:- 720	Owner:জোয়ালা টা লিমিটেড এর পক্ষে, Gurdian:ডায়রেক্টর , Address:১৭৬ বমুনালপ বাজাজ স্ট্রীট কোলকাতা , Classification:শালি, Area:0.79000000 Acre,	Jawala Tea Private Limited

Endorsement For Deed Number : I - 020808333 / 2025

On 14-10-2025

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

Presented for registration at 13:00 hrs on 14-10-2025, at the Office of the A.D.S.R. KATWA by Smt Neera Agarwal ,

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

Execution is admitted on 14-10-2025 by Smt Neera Agarwal, The director, Jawala Tea Private Limited (Private Limited Company), Panache Apartment, Block/Sector: Tower- 6, Flat No: Unit No. 21d, 3 Mahisbatan, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr Biplab Ghosh, , Son of Mr Dinabandhu Ghosh, Natungram 2, P.O: Kaichar, Thana: Mangalkote, , Purba Bardhaman, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-10-2025 by Shri Khushal Agarwal, The director, GGL HOUSING PRIVATE LIMITED (Private Limited Company), Panache Apartment, Block/Sector: Tower 6, Flat No: Unit No. 21D, 3 Mahishbathan, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr Biplab Ghosh, , Son of Mr Dinabandhu Ghosh, Natungram 2, P.O: Kaichar, Thana: Mangalkote, , Purba Bardhaman, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2025 1:11PM with Govt. Ref. No: 192025260303089468 on 14-10-2025, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 0121804144937 on 14-10-2025, 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 , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 192, Amount: Rs.100.00/-, Date of Purchase: 10/10/2025, Vendor name: Ch Md Suraj

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2025 1:11PM with Govt. Ref. No: 192025260303089468 on 14-10-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0121804144937 on 14-10-2025, Head of Account



Bibhas Sarkar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KATWA
Purba Bardhaman, West Bengal

On 30-10-2025

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

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



Bibhas Sarkar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KATWA
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0208-2025, Page from 149183 to 149212
being No 020808333 for the year 2025.



Bibhas Sarkar

Digitally signed by BIBHAS SARKAR
Date: 2025.10.30 16:34:27 +05:30
Reason: Digital Signing of Deed.

(Bibhas Sarkar) 30/10/2025

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