

4678/2024

2 4828/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE
HUNDRED RUPEES

सर्वप्रवर्त्तन

भारत INDIA
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পঞ্চিম বিংগাল WEST BENGAL

29.03.29

A. 8107036356/

Addl. Dist. Sub-Regis.
Sadar Matda.

24 APR 2024

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We 1. ARINDAM DEV, by Occupation- Business, PAN No. ADFFPD1492H, S/o Late Arabinda Dev resident of Manik Jha Sarani Lane, P.S. English Bazar, P.O. & Dist. Malda, PIN-732101, West Bengal. 2. ANUPAM BASAK, by Occupation- Business, PAN No. ADRPB7739D S/o Late Gobinda Chandra Basak, and 3. PIALI BASAK, by Occupation- Business, PAN No. AFJPB4102Q W/o. Anupan Basak, No. 2 & 3 are residents of Manaskamana Road, P.S. English Bazar, P.O. & Dist. Malda, PIN-732101, West Bengal all are by Caste Hindu, by Nationality : Indian, hereinafter referred to as the LANDOWNERS as well as EXECUTANTS.

Contd Page...2

BITTHAL DEVELOPERS PVT.LTD

AP
INSPECTOR

Bitthal Developers Pvt. Ltd. Represented
by the Director- Binod Agarwala himself
and on behalf of Director Smita Rekha
Agarwala by virtue of Power of Attorney

686186

Drafted by
D. KAR
Advocate
Garia Road
Kolkata

Ami S. S. Devi
Rekha Basak.

Page No. 2

BITTHAL DEVELOPERS PVT LTD

DIRECTOR

Bitthal Developers Pvt. Ltd. Represented
by the Director- Bhupinder Agarwalla himself
and on behalf of Director Smt. Rekha
Agarwalla by virtue of Power of Attorney

WHEREAS We, the Executants as well as Land Owners and possessors of the property measuring about 2.47 decimals (equivalent to 1.5 Kathas) out of the total 14.41 decimals to the Promoter-Cum-Developer. This pertains to RS Plot No. 1024, L.R. Plot No. 61, L.R. Khatian No. No. 5623, No. 5641, and No. 5643, under Mouza-Kutubpur-Fulbari, J.L. No. 64 within P.S. English Bazar, Dist. Malda. The land is presently held under Holding No. 39/54/280 within Ward No. 14, P.S. & Municipality: English Bazar, Dist. Malda. Classification of Land is Bastu of which details are given in the schedule below.

WHEREAS the land admeasuring about 37.00 decimals of RS Plot No. 1024 under Mouza- Kutubpur-Fulbari, J.L. No. 64 within P.S. English Bazar, Dist. Malda previously owned by Sunil Chandra Bhowmik and he purchased the said property in the year 1947 through registered sale deed bearing No. I-5633 dtd. 03.12.1947 registered in the office of DSR, Malda.

During possessing the said property Sunil Chandra Bhowmik transferred 37.00 decimals of RS Plot No. 1024 under Mouza- Kutubpur-Fulbari, J.L. No. 64 within P.S. English Bazar, Dist. Malda in favour of Smt. Suniti Rani Devi W/o Brojendra Kumar Acharya through Registered Sale Deed bearing Deed No.I-8076 dtd. 28.07.1954 registered in the office of DSR, Malda.

Thereafter, Smt. Suniti Rani Devi executed a registered deed of Disclaimer pertaining to 18.50 decimals of property on the southern side out of 37.00 decimals of RS Plot No. 1024 under Mouza-Kutubpur-Fulbari in favour of her husband, Brojendra Kumar Acharya through Registered Deed of Disclaimer vide No. I-1643, dated 20.02.1958, registered in the office of DSR, Malda.

During the peaceful enjoyment of 18.50 decimals each, both Smt. Suniti Rani Devi and her husband Brojendra Kumar Acharya decided to alienate 0.0649 decimal each from their respective 18.50 decimals. This was done to facilitate the extension of the Municipal Road and Drainage space. After this alienation, each of them retained 17.851 decimals of the property.

ACHARYA
Private
Real
Estate

Ami Som Jor
Anil Basak
Ranu Basak

Page No. 3

BITTHAL DEVELOPERS PVT LTD

DIRECTORS
Bitthal Developers Pvt. Ltd. Represented
by the Director- Bindu Agarwala himself
and on behalf of Director Smt. Richa
Agarwala by virtue of Power of Attorney

Subsequently Smt. Suniti Rani Devi died leaving behind Brojendra Kumar Acharya as husband, two sons namely Paritosh Kumar Acharya & Santosh Kumar Acharya and one daughter named Ratna Bhaduri as her legal heirs and successors. And each of them inherited $\frac{1}{4}$ share of land measuring about 4.462 decimals out of 17.851 decimals. In this way Brojendra Kumar Acharya inherited $\frac{1}{4}$ share of land i.e. 4.462 decimals and 17.851 decimals by deed No. I-1643 dtd. 20.02.1958 i.e. total 22.313 decimals in respect of the property of RS Plot No. 1024 under Mouza- Kutubpur-Fulbari within P.S. English Bazar, Dist. Malda.

Thereafter Brojendra Kumar Acharya transferred 11.40 decimals out of 22.313 decimals in favour of his son named Paritosh Kumar Acharya through registered Gift deed bearing No. I-13088 dtd. 30.12.1983 registered in the office of ADSR, Malda.

In this way, Paritosh Kumar Acharya inherited 4.462 decimals from his deceased mother and received 11.40 decimals through Gift Deed No. I-13088 dated 30.12.1983, making a total of 15.862 decimals. However, he only obtained actual physical possession during the KB Stage (Khanapuri Bujharat), which was 14.41 decimals. This possession was officially recorded in his name under Khatian No. 1459 (P-70).

Afterwards, Paritosh Kumar Acharya sold 2.47 decimals out of his 14.41 decimals of L.R. Plot No. 61, R.S. Plot No. 1024, under Mauza- Kutubpur-Fulbari, J.L. No. 64 within P.S. English Bazar, Dist. Malda in favour of Mitali Das, wife of Subhendu Das through registered sale deed No. I-8301 dtd. 29.07.2013 registered in the office of ADSR, Sadar Dist. Malda entered in Book No. 1, CD Vol. No. 25, Page from 3328 to 3338. It should be noted that during the L. R. Operation, the R.S. Plot No. 1024 was converted into L.R. Plot No. 61.

Thereafter, Mitali Das recorded her name in L.R. Khatian with an area of 2.47 decimals of L.R. Plot No. 61, R.S. Plot No. 1024, under Mauza- Kutubpur-Fulbari, J.L. No. 64 within P.S. English Bazar, Dist. Malda known as L.R. Khatian No. 4006.

JIPU LASKAR
Advocate
15, Moti Road
Malda

Anupam Basak

Anupam Basak

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BITTHAL DEVELOPERS PVT.LTD

DIRECTOR

Mitali Das

Bitthal Developers Pvt. Ltd. Represented
by the Director- Binod Agarwala himself
and on behalf of Director Smt. Rekha
Agarwala by virtue of Power of Attorney

Subsequently, Mitali Das sold the aforementioned property, measuring approximately 2.47 decimals, located at L.R. Plot No. 61, R.S. Plot No. 1024, under Mauza : Kutubpur-Fulbari, J.L. No. 64, within P.S. English Bazar, Dist. Malda, in favour of Arindam Deb, Anupam Basak, and Piyali Basak, through registered sale deed No. I-1666 dated 07.02.2024, registered in the office of ADSR, Sadar, Dist. Malda, entered in Book No. 1, CD Vol. No. 0902-2024, Pages 55153 to 55165, specifying the land area as approximately 1.23 decimals for Arindam Dev, 0.61 decimals for Anupam Basak, and 0.61 decimals for Piali Basak. Subsequently, they each recorded their respective shares of the land in the finally published L.R. Khatian No. 5623, No. 5641, and No. 5643. The land details are outlined in Schedule A below.

According to the records of the English Bazar Municipality, it is noted that the said property is currently mutated in the name of Brajendra Kumar Acharya and is designated as Holding No. 39/54/280 under Word No. 14 within P.S. English Bazar, Dist. Malda.

WHEREAS We, the Executors during our peaceful possession and enjoyment of the property measuring about 2.47 decimals (equivalent to 1.5 Kathas) intended to make proper use and commercial gain out of and from the said property and thus we the land Owners/Executors of this Power of Attorney made out a scheme for construction of a multistoried Building (G+6) but due to lack of expertise and paucity of sufficient fund to undertake and complete the said project, We do hereby appoint, authorize, nominate and constitute "**BITTHAL DEVELOPERS PVT. LTD.**" (a Company Registered under the Companies Act, 1956) having is registered office at Vivekananda Pally, N.H.-34 within P.S. English Bazar, Dist. Malda (WB), Represented by its Directors (1) SRI BINOD AGARWALA, S/o. Late Gouri Shankar Agarwala and on behalf of another Director namely SMT. REKHA AGARWALA, W/o. Binod Agarwala, by virtue of registered Power of Attorney bearing Deed No.IV-42 dtd. 11.02.2022 registered in the Office of D.S.R. Malda, both are residents of Vivekananda

*Anil Kumar
Bali Basak*

Page No. 5

BITTHAL DEVELOPERS PVT LTD

DIRECTOR

Bitthal Developers Pvt Ltd. Represented
by the Director- Binao Agarwala himself
and on behalf of Director Smt. Rekha
Agarwala by virtue of Power of Attorney

Pally, N.H.-34 within P.S. English Bazar, Dist. Malda-732101 (WB), both are by Faith- Hindu, by Occupation- Business, Nationality : Indian hereinafter referred to as PROMOTER-CUM-DEVELOPER as well as our true and lawful ATTORNEY to do for us in our names and on our behalf all or any of the followings acts, deeds and things on our behalf to do interalia all or any of the acts, deeds, and things, viz

1. To construct a multistoried building (G+6) as per approved/Sanctioned Plan of English Bazar Municipality, Malda on the said schedule Property as mentioned below and to look after, manage and maintain the same during the course of the said development and construction work.
2. To avail Loan from any Nationalized /Private Bank(s) or Financial Institutions for construction of Multistoried Building keeping the below schedule Property as Simple/Collateral /Equitable Mortgage on behalf of us by virtue of this Power of Attorney and the said Attorney shall have right to put his signature(s) in all documents or any documents for obtaining loan from any Nationalized Bank or Private Bank keeping the Property as Mortgage on behalf of us. And the Attorney shall be individually responsible to pay the entire amount of loan in any manner whatsoever for the loan in regard to the said property.
3. To appear for and represent us to all intents and purposes in connection with the said property and to represent ourselves to all affairs ancillary or incidental thereto and accordingly the proposed building plans to be prepared and signed by the Attorney for approval and sanction by the English Bazar Municipality.
4. To appoint Engineer, Contractor and labourers for construction of the said multi-storied building and to make payment thereto.
5. To supervise the development work in respect of the new construction and to carry out and/or to get carried through contractors, sub-contractors, architects and surveyors as may be required by the said Attorney, construction of the proposed building and structures on the said property as per the sanctioned plan.

Bindu Som Gu

Ag. L. B.
Rekha Basak

BITTHAL DEVELOPERS PVT LTD

DIRECTOR

Bindu Som Gu

Page No. 6

Bitthal Developers Pvt. Ltd. Represented
by the Director- Bindu Agarwala himself
and on behalf of Director Smt. Rekha
Agarwala by virtue of Power of Attorney

6. To maintain and look after the below schedule property acquired by us for proper maintenance and to protect the same from any kind of damage or encroachment or illegal occupation, acquisition or requisition.
7. To sign and execute any documents necessary for proper maintenance, protection of the property and to make appearance before any L.A. Authority, B.L. & L.R.O., English Bazar Block, Courts and Municipality Office etc. to put signature(s) and appearance for and on behalf of us of the below schedule Property.
8. To, execute any other documents on behalf of us by the said Attorney before any Authority relating to the below schedule property, for looking after, maintenance and correction of records or to make record in our name(s).
9. To apply from time to time for modification of the building plan in respect of the building to be constructed on the said property, if required.
10. To collect different building materials at his own cost and expenses, risks and responsibilities for such constructions.
11. To sell, lease, transfer, exchange and demise all or any of the Flats/ spaces/units to different persons on ownership basis from Developer's allocation and/or in any other manner as might be thought fit by the said Attorney at the price or for the amount that the Attorney may think fit and proper save and except the Land Owner's allocation as per registered Development Agreement bearing No. I- 4758 dtd 24.04.2024 registered in the office of ADSR, Malda of the said Multistoried Building known as "Ratnapari Apartment."
12. To collect and receive the sale proceeds from prospective buyers or transferees for the sale of spaces, flats, units, or garages at the agreed-upon price, rent, or premium from the Developer's allocation. The seller will accept the payment from the buyer or transferee and, in return, provide a proper and lawful discharge (documentation) to complete the transaction.

Bindu Som Gu
BITTHAL DEVELOPERS PVT LTD
Rekha Basak

Binod Agarwal

Amrit Basak
Rishi Basak

Page No. 7

BITTHAL DEVELOPERS PVT.LTD

DIRECTOR

Bitthal Developers Pvt. Ltd. Represented
by the Director- Binod Agarwala himself
and on behalf of Director Smt. Rekha
Agarwala by virtue of Power of Attorney

13. To receive the full consideration amount (the total payment) for the transaction and to complete the transfer of ownership. This includes executing and registering the Sale Deed and proper conveyances for the different spaces, flats, units, or garages within the "RATNAPARI APARTMENT" building on behalf of the transferor (seller) according to the Development Agreement excluding the Owner's allocation comprising Flats/Units/Garage, which are not part of this specific transaction.
14. That on the basis of this Power of Attorney, the Attorney may sell flats/spaces/Units and Garage spaces of the multistoried building known as "RATNAPARI APARTMENT" comprising therein and appropriate the sale proceeds by deed of conveyance save and except the Owner's Flats/ Garage to anybody else.
15. The said Attorney, during or after construction work, shall not hand over, sell, place a lien, or mortgage the allocated Flats of the Owners, as per the Plan of English Bazar Municipality. The Attorney shall not be required to obtain our signature(s) on the Transfer Deed/Sale Deed as a Party for transferring the property/flats/Garage (except our allocated Portion/Flat) in favor of the Proposed Purchaser(s).
16. To institute, defend and prosecute or enforce or resist any suit, other actions and proceedings, appeal in any court anywhere within India.
17. To maintain the properties and to take necessary protection from any encroachers so derived, to pay all Taxes legally payable in respect of the said properties, to represent me before any Authority(ies) including Municipality Office, Land Reforms Office or Collectorate and any other Govt. or Semi-Govt. Organization/Office for obtaining any permission for maintenance of properties and to file any sorts of undertaking written statement to give proper effect and other Authorities.
18. To appoint any Advocate, Solicitor, Chartered Accounts, Pleader or any other legal action relating to the property for maintenance and protection from anything else jointly or respectively.


DIPU LASKAR
Advocate
Purani Behedi Road
Malka

Om Prakash Agarwal

*Anup Agarwal
Ricli Basak*

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BITTHAL DEVELOPERS PVT LTD

DIRECTOR

Bindu Agarwal

Bitthal Developers Pvt. Ltd. Represented
by the Director- Bindu Agarwala himself
and on behalf of Director Smt. Rekha
Agarwala by virtue of Power of Attorney

19. To institute suit or other legal proceedings authorized by Law for recovery of any portion of the property or properties, claims and to sign any Plaintiff, Petition or other Pleadings, Vakalatnama relating to the below schedule property or properties jointly or respectively.
20. To manage the below schedule properties now owned and possessed by us on which we may possess in future, to do all such lawful acts as the said Attorneys may consider necessary and expedient for our advantage as the case may be and for the benefit and protection of our below schedule property(ies).
21. To, execute, carrying to effect and perform all agreements and contract entered into by us with any other person or persons in order to make proper protection and maintenance of the properties with right, title and interest in favour of us.
22. That, the Attorney shall make promote or develop the land for construction or appoint one or more persons as agent and sub statute to exercise all or any of the powers hereby conferred.
23. That, the Attorney shall not make any illegal activities in that premises.
AND We hereby agree to confirm and ratify all such acts, deeds or proceedings that may be done by the said Attorney on our behalf and in our names by virtue of this Power of Attorney and the same shall be binding on us and be off full force and effect.

AND WE HEREBY declare that this Power is given in favour of the said Attorney in support of the Registered Development Agreement bearing No. I- 4758 dtd. 24.04.2024 executed in the office of ADSR, Malda Dist. Malda and accordingly the said Attorney shall exercise the Powers conferred upon him and the said Power of Attorney will be in force or will be effected till completion of Sale/Lease/Transfer in favour of the intending purchasers of the said (G+6) multistoried building as per the registered Development Agreement bearing No. I-4758 dtd. 24.04.2024

✓
DIPU LASKAR
Advocate
Puruli Rajbari Road
Malda

Donelson Jev

Amrit
Roli Basak

Page No. 9

BITTHAL DEVELOPERS PVT LTD

DIRECTOR

Amrit Basak

Bitthal Developers Pvt Ltd. Represented
by the Director- Bindu Agarwalla himself
and on behalf of Director Smt. Rekha
Agarwalla by virtue of Power of Attorney

executed in the office of ADSR, Malda Dist. Malda and the Power-of-Attorney shall remain valid and effective unless or until the entire project/ construction is completed or sell of Flats/spaces/Units and Garage spaces is completed in favour of the intending Purchasers.

AND GENERALLY to perform all other acts, deeds and things which would be necessary from time to time for the said construction and for the transfer of the Flats/ spaces/ Units and Garage spaces by the Developer-Cum-Promoter and all acts, deeds or things lawfully done by our Attorney shall be construed as acts done by us and we shall ratify and agree to ratify and confirm the same.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land measuring about 2.47 decimals (equivalent to 1.5 Kathas) out of the total 14.41 decimals to the Promoter-Cum-Developer. This pertains to RS Plot No. 1024, L.R. Plot No. 61, L.R. Khatian No. No. 5623, No. 5641, and No. 5643, under Mouza-Kutubpur-Fulbari, J.L. No. 64 within P.S. English Bazar, Dist. Malda. The land is presently held under Holding No. 39/54/280 within Ward No. 14, P.S. & Municipality: English Bazar, Dist. Malda. Classification of Land is Bastu and the property is presently lying as vacant.

Boundaries :

On and towards North : 8'-0" wide Municipal Road ;

On and towards South : Ambarish Acharya & Ors;

On and toward East : 4'-0" wide Common Passage;

On and towards West : Bansbari Primary School;

DIPU LASKAR
Advocate
Purani Bazar Road
Malda

Ami Som Dev

Ami Som Dev
Piali Basak.

Page No. 10

BITTHAL DEVELOPERS PVT LTD
BITTHAL Developers Pvt Ltd. Registered
by the Director- Binod Agarwalla himself
and on behalf of Director Smt. Rekha
Agarwalla by virtue of Power of Attorney

IN WITNESS WHEREOF, We the Executants put our signatures on this
Power of Attorney on this the 24th day of April, 2024.

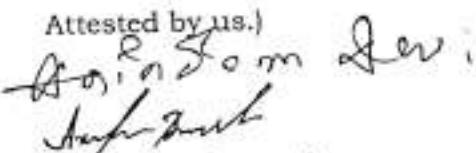
Attested -

BITTHAL DEVELOPERS PVT LTD

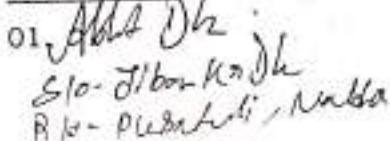

Binod Agarwalla
DIRECTOR

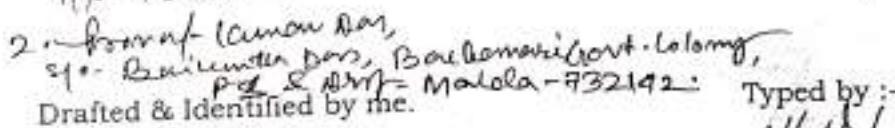
(Signature of the Attorney

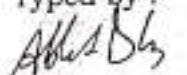
Attested by us:-


Ami Som Dev
Piali Basak.

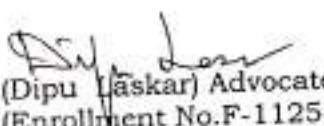
WITNESSES:

1. 
Avijit Dhar
S/o- Dibor Kaji
R/o- Purbati, Nalda

2. 
Avijit Dhar, Baridari, Govt. College,
S/o- Baisundri Das, Baridari, Govt. College,
P.O. & P.M. - Malda - 732102. Typed by :-
Drafted & Identified by me.


(Avijit Dhar)

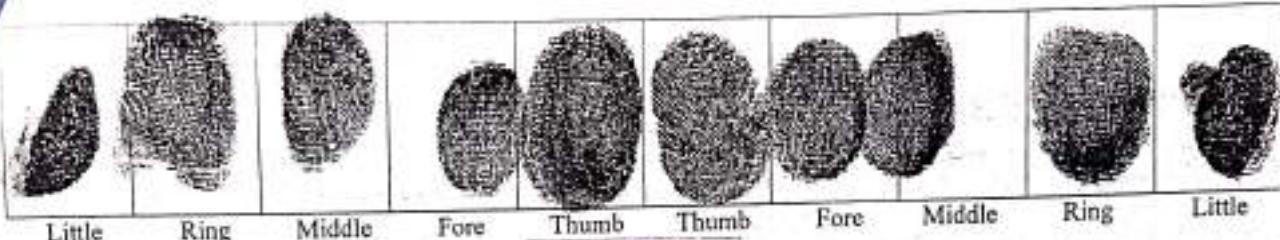
Advocate, Malda Bar Association
(Enrollment No.F-1125/1116/95 dtd.19.08.1995) Malda-732101(WB)


DIPU LASKAR
Advocate
Puratuli Baitul Road
Makia

ADDITIONAL SHEET



Left Hand Fingers Prints.

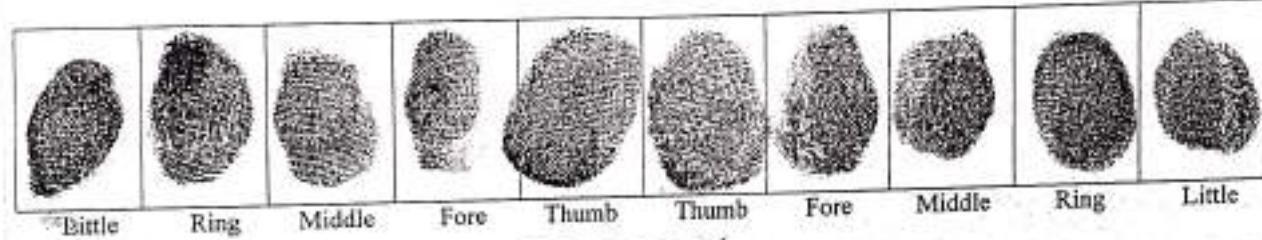


Sing John Doe

Right Hand Fingers Prints.



Left Hand Fingers Prints.



Sing Asif Khan

Right Hand Fingers Prints.



Left Hand Fingers Prints.

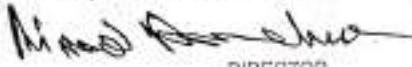


Sing Pali Barak

Right Hand Fingers Prints.



BITTHAL DEVELOPERS PVT.LTD

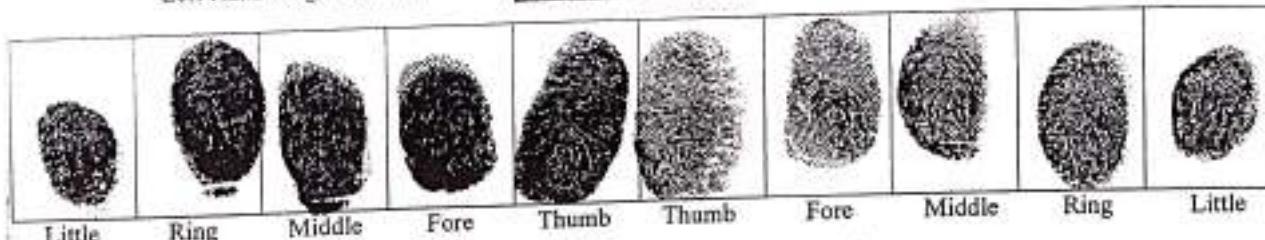


DIRECTOR

Sing _____

Left Hand Fingers Prints.

Right Hand Fingers Prints.



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



192024250026565888

GRN Details

GRN:	192024250026565888	Payment Mode:	SBI Epay
GRN Date:	24/04/2024 17:35:37	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1152497930725	BRN Date:	24/04/2024 17:35:49
Gateway Ref ID:	57240900	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	240420242002656587	Payment Init. Date:	24/04/2024 17:35:37
Payment Status:	Successful	Payment Ref. No:	8001038356/4/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr BITTHAL DEVELOPERS PVT LTD
Address:	MALDA
Mobile:	9679675032
Period From (dd/mm/yyyy):	24/04/2024
Period To (dd/mm/yyyy):	24/04/2024
Payment Ref ID:	8001038356/4/2024
Dept Ref ID/DRN:	8001038356/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8001038356/4/2024	Property Registration-Registration Fees	0030-03-104-001-16	7
			Total	7

IN WORDS: SEVEN ONLY.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



240420242002656587

GRIPS Payment Detail

GRIPS Payment ID:	240420242002656587	Payment Init. Date:	24/04/2024 17:35:37
Total Amount:	7	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1152497930725	BRN Date:	24/04/2024 17:35:49
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr BITTHAL DEVELOPERS PVT LTD
Mobile: 9679675032

Payment(GRN) Details

SI. No.	GRN	Department	Amount (₹)
1	192024250026565888	Directorate of Registration & Stamp Revenue	7
Total			7

IN WORDS: SEVEN ONLY.

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

RECEIVED
24/04/2024
17:35:58

Major Information of the Deed

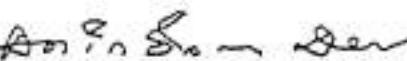
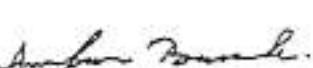
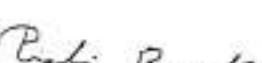
Deed No :	I-0902-04828/2024	Date of Registration	24/04/2024
Query No / Year	0902-8001038356/2024	Office where deed is registered	
Query Date	24/04/2024 4:55:32 PM	A.D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	DIPU LASKAR MALDA, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 9679675032, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 28,00,980/-		
Stampduty 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]- 090204758/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Kutubpur Fulbari, Pin Code : 732101

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-61	LR-5623	Commercial	Bastu	1.24 Dec		14,06,160/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-61	LR-5641	Commercial	Bastu	0.62 Dec		7,03,080/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-61	LR-5643	Commercial	Bastu,	0.61 Dec		6,91,740/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					2.47Dec	0/-	28,00,980/-	
Grand Total :					2.47Dec	0/-	28,00,980/-	

Principal Details :

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	Mr Arindam Dev (Presentant) Son of Late Arabinda Dev Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office		 Captured	
24/04/2024 LTI 24/04/2024 24/04/2024				
Manik Jha Sarani Lane, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: adxxxxxxxx2h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office				
2	Mr Anupam Basak Son of Late Gobinda Chandra Basak Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office		 Captured	
24/04/2024 LTI 24/04/2024 24/04/2024				
Manaskamana Road, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: adxxxxxxxx9d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office				
3	Mrs Piali Basak Wife of Mr Anupam Basak Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office		 Captured	
24/04/2024 LTI 24/04/2024 24/04/2024				
Manaskamana Road, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: afxxxxxxxx2q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BITTHAL DEVELOPERS PVT LTD Vivekanandapally, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No.: axxxxxxxx7r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

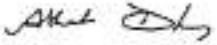
Agent by Authenticated Power Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <td>Name</td> <td>Photo</td> <td>Finger Print</td> <td>Signature</td> </tr> <tr> <td>Mr Binod Agarwala, Son of Late Gouri Shankar Agarwala Date of Admission: 24/04/2024, admitted by : Self, Place of Admission of Execution: Office</td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>Apr 24 2024 7:03PM</td> <td>LTI 24/04/2024</td> <td>24/04/2024</td> </tr> </table> <p>Vivekanandapally, NH-34, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ackpa4685k,Aadhaar No Not Provided Status : Agent by Authenticated Power, Agent by Authenticated Power of : Mr Rekha Agarwala</p>	Name	Photo	Finger Print	Signature	Mr Binod Agarwala, Son of Late Gouri Shankar Agarwala Date of Admission: 24/04/2024, admitted by : Self, Place of Admission of Execution: Office		 Captured			Apr 24 2024 7:03PM	LTI 24/04/2024	24/04/2024
Name	Photo	Finger Print	Signature										
Mr Binod Agarwala, Son of Late Gouri Shankar Agarwala Date of Admission: 24/04/2024, admitted by : Self, Place of Admission of Execution: Office		 Captured											
	Apr 24 2024 7:03PM	LTI 24/04/2024	24/04/2024										

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <td>Name</td> <td>Photo</td> <td>Finger Print</td> <td>Signature</td> </tr> <tr> <td>Mr Binod Agarwala Son of Late Gouri Shankar Agarwala Date of Execution - 24/04/2024, , Admitted by: Self, Date of Admission: 24/04/2024, Place of Admission of Execution: Office</td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>Apr 24 2024 7:03PM</td> <td>LTI 24/04/2024</td> <td>24/04/2024</td> </tr> </table> <p>Vivekanandapally, NH-34, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: acxxxxxxxx5k,Aadhaar No Not Provided Status : Representative, Representative of : BITTHAL DEVELOPERS PVT LTD (as director)</p>	Name	Photo	Finger Print	Signature	Mr Binod Agarwala Son of Late Gouri Shankar Agarwala Date of Execution - 24/04/2024, , Admitted by: Self, Date of Admission: 24/04/2024, Place of Admission of Execution: Office		 Captured			Apr 24 2024 7:03PM	LTI 24/04/2024	24/04/2024
Name	Photo	Finger Print	Signature										
Mr Binod Agarwala Son of Late Gouri Shankar Agarwala Date of Execution - 24/04/2024, , Admitted by: Self, Date of Admission: 24/04/2024, Place of Admission of Execution: Office		 Captured											
	Apr 24 2024 7:03PM	LTI 24/04/2024	24/04/2024										
2	Mr Rekha Agarwala Son of Mr Binod Agarwala Vivekanandapally, NH-34, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: axxxxxxxx1p,Aadhaar No Not Provided Status : Representative, Representative of : BITTHAL DEVELOPERS PVT LTD (as director)												

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT DHAR Son of Mr JIBAN KR DHAR PURATULI, City:- , P.O:- MALDA, P.S:- English Bazar, District:-Malda, West Bengal, India, PIN:- 732101		 Captured	
	24/04/2024	24/04/2024	24/04/2024
Identifier Of Mr Arindam Dev, Mr Anupam Basak, Mrs Piali Basak, Mr Binod Agarwala, Mr Rekha Agarwala, Mr Binod Agarwala			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Arindam Dev	BITTHAL DEVELOPERS PVT LTD-1.24 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Anupam Basak	BITTHAL DEVELOPERS PVT LTD-0.62 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Piali Basak	BITTHAL DEVELOPERS PVT LTD-0.61 Dec

Land Details as per Land Record

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Kutubpur Fulbari, Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 61, LR Khatian No:- 5623	Owner:অরিন্দম দেব, Gurdian:অরিন্দম দেব, Address:নিচ, Classification:বাজ, Area:0.01240000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 61, LR Khatian No:- 5641	Owner:অনুপম বসাক, Gurdian:অবিন্দ চৰ বসাক, Address:নিচ, Classification:বাজ, Area:0.00620000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 61, LR Khatian No:- 5643	Owner:পিয়ালি বসাক, Gurdian:অনুপম বসাক, Address:নিচ, Classification:বাজ, Area:0.00610000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : 1 - 090204828 / 2024

On 24-04-2024

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.

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

Presented for registration at 18:34 hrs on 24-04-2024, at the Office of the A.D.S.R. MALDA by Mr Arindam Dev, one of the Executants.

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 28,00,980/-

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

Execution is admitted on 24/04/2024 by 1. Mr Arindam Dev, Son of Late Arabintha Dev, Manik Jha Sarani Lane, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 2. Mr Anupam Basak, Son of Late Gobinda Chandra Basak, Manaskamana Road, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 3. Mrs Piali Basak, Wife of Mr Anupam Basak, Manaskamana Road, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business

Indentified by Mr ABHIJIT DHAR, , Son of Mr JIBAN KR DHAR, PURATULI, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

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

Execution is admitted on 24-04-2024 by Mr Binod Agarwala, director, BITTHAL DEVELOPERS PVT LTD, Vivekanandapally, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indentified by Mr ABHIJIT DHAR, , Son of Mr JIBAN KR DHAR, PURATULI, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Admitted by Authenticated power

Execution is admitted by Mr Binod Agarwala, , Son of Late Gouri Shankar Agarwala, Vivekanandapally, NH-34, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Business as agent for Mr Rekha Agarwala, Son of Mr Binod Agarwala, Vivekanandapally, NH-34, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Business; director, BITTHAL DEVELOPERS PVT LTD, Vivekanandapally, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

under a power no 42 for 2022 authenticated by District Sub Registrar At Malda

Indentified by Mr ABHIJIT DHAR, , Son of Mr JIBAN KR DHAR, PURATULI, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

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 24/04/2024 5:35PM with Govt. Ref. No: 192024250026565888 on 24-04-2024, Amount Rs: 7/-, Bank: SBI EPay (SBI ePay), Ref. No. 1152497930725 on 24-04-2024, 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 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 891, Amount: Rs.100.00/-, Date of Purchase: 09/04/2024, Vendor name: Chhabi Karmakar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2024 5:35PM with Govt. Ref. No: 192024250026565888 on 24-04-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 1152497930725 on 24-04-2024, Head of Account

Sandipan Das

Sandipan Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
Malda, West Bengal

State of Registration under section 60 and Rule 69.
Entered in Book - I
Volume number 0902-2024, Page from 127670 to 127690
Deed No 090204828 for the year 2024.



Sandipan Das

Digitally signed by SANDIPAN DAS
Date: 2024.04.26 15:18:54 +05:30
Reason: Digital Signing of Deed.

(Sandipan Das) 26/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
West Bengal.

11734/2023

11734/2023



পশ্চিমবঙ্গ পঞ্চিম বিংগাল WEST BENGAL

Re
she 8-8-2769129/15ement
sheet
attached to this deed are
part of the document

Amber Acharya
Amber Acharya
Amber Acharya
Amber Acharya

06 NOV 2023

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We 1. AMBORISH ACHARYA, by Profession- Service, PAN No. AHMPA8937B S/o Late Paritosh Acharya Permanent resident of New Bansbari, Ward No. 14, P.S. English Bazar, P.O. & Dist. Malda, PIN-732101, West Bengal and Temporary Address at J-1503, Nagarjuna Meadows Phase-ii, Doddaballapura Main Road (Next to California Resort), Yelahanka, Bangalore(North), Bangalore-560064, Karnataka, 2. SANGITA ACHARYA by Occupation- House-widow, PAN No. BIBPA5869H, W/O. Late Arnab Acharya, resident of New Bansbari, Ward No. 14, P.S. English Bazar, P.O. & Dist. Malda, PIN-732101, West Bengal both are by Caste Hindu, both by Nationality : Indian, hereinafter referred to as the LAND OWNERS as well as EXECUTANTS.

AK 220702

Binthal Developers Pvt. Ltd.
Represented by the Director-
Binod Agarwala himself and on
behalf of Director Sunil Rekha
Agarwala by virtue of Power of
Attorney

Draftsman
DIPUL LASKAR
Advocate
Puratuli Bandh Road
Malda

Contd Page...2

Brojendra Kumar Acharya
Suniti Rani Devi

Page...2

BIBHATI P. LTD. 7777777777

Bibhal Developers Pvt. Ltd. Represented
by the Director- Bibhal Agarwala himself
and on behalf of Director Smt. Rekha
Agarwala by virtue of Power of Attorney

WHEREAS We, the Executants as well as Land Owners and possessors of the property measuring about 9.81 decimals (equivalent to 5.95 Kathas) out of the total 11.94 decimals of RS Plot No. 1024, L.R. Plot No. 61, L.R. Khatian No. 5505 and L.R. Khatian No. 5506 under Mouza-Kutubpur-Fulbari, J.L. No. 64 within P.S. English Bazar, Dist. Malda. The land is presently held under Holding No. 39/54/280 within Ward No. 14, P.S. & Municipality: English Bazar, Dist. Malda. Classification of Land is Bastu of which details are given in the schedule below.

WHEREAS ALL THAT piece or parcel of land admeasuring about 37.00 decimals of RS Plot No. 1024 under Mouza- Kutubpur-Fulbari, J.L. No. 64 within P.S. English Bazar, Dist. Malda previously owned by Sunil Chandra Bhowmik and he purchased the said property in the year 1947 through registered sale deed bearing No. I-5633 dtd. 03.12.1947 registered in the office of DSR, Malda.

During possessing the said property Sunil Chandra Bhowmik transferred 37.00 decimals of RS Plot No. 1024 under Mouza- Kutubpur-Fulbari, J.L. No. 64 within P.S. English Bazar, Dist. Malda in favour of Smt. Suniti Rani Devi W/o Brojendra Kumar Acharya through Registered Sale Deed bearing Deed No.I-8076 dtd. 28.07.1954 registered in the office of DSR, Malda.

Thereafter, Smt. Suniti Rani Devi executed a registered deed of Disclaimer pertaining to 18.50 decimals of property on the southern side out of 37.00 decimals of RS Plot No. 1024 under Mouza-Kutubpur-Fulbari in favour of her husband, Brojendra Kumar Acharya through Registered Deed of Disclaimer vide No. I-1643, dated 20.02.1958, registered in the office of DSR, Malda.

During the peaceful enjoyment of 18.50 decimals each, both Smt. Suniti Rani Devi and her husband Brojendra Kumar Acharya decided to alienate 0.0649 decimal each from their respective 18.50 decimals. This was done

Amol Acharya
Gangita Acharya

Suniti Rani Devi
Bindu Agarwala

Bithal Developers Pvt. Ltd. Represented
by the Director- Bindu Kusum Agarwala
himself and on behalf of Director Smt.
Rekha Agarwala by virtue of Power of
Attorney

Page...3

to facilitate the extension of the Municipal Road and Drainage space. After this alienation, each of them retained 17.851 decimals of the property.

Subsequently Smt. Suniti Rani Devi died leaving behind Brojendra Kumar Acharya as husband, two sons namely Paritosh Kumar Acharya & Santosh Kumar Acharya and one daughter named Ratna Bhaduri as her legal heirs and successors. And each of them inherited $\frac{1}{4}$ share of land measuring about 4.462 decimals out of 17.851 decimals. In this way Brojendra Kumar Acharya inherited $\frac{1}{4}$ share of land i.e. 4.462 decimals and 17.851 decimals by deed No. I-1643 dtd. 20.02.1958 i.e. total 22.313 decimals in respect of the property of RS Plot No. 1024 under Mouza- Kutubpur-Fulbari within P.S. English Bazar, Dist. Malda.

Thereafter Brojendra Kumar Acharya transferred 11.40 decimals out of 22.313 decimals in favour of his son named Paritosh Kumar Acharya through registered Gift deed bearing No.I-13088 dtd. 30.12.1983 registered in the office of ADSR, Malda.

In this way, Paritosh Kumar Acharya inherited 4.462 decimals from his deceased mother and received 11.40 decimals through Gift Deed No. I-13088 dated 30.12.1983, making a total of 15.862 decimals. However, he only obtained actual physical possession during the KB Stage (Khanapuri Bujharat), which was 14.41 decimals. This possession was officially recorded in his name under Khatian No. 1459 (P-70).

Afterwards, Paritosh Kumar Acharya sold 2.47 decimals to a Third Party, namely Mitali Das, wife of Subhendu Das and retained 11.94 decimals in his possession with clear demarcation and got the property recorded in his name in L.R. Khatian No. 1459 of L.R. Plot No. 61. It should be noted that during the L.R. Operation, the R.S. Plot No. 1024 was converted into L.R. Plot No. 61.

~~DIRIHLASKAR~~
Advocate
Puratuli Banda Road
Malda

Ambarish Acharya
Sangita Acharya

Page...4

BITTHAL DEVELOPERS PVT. LTD.

Bitthal Developers Pvt. Ltd. Represented
by the Director- Binod Agarwala himself
and on behalf of Director Smt. Rekha
Agarwala by virtue of Power of Attorney

Thereafter, Paritosh Kumar Acharya passed away on 12.10.2022. He is survived by his one son, Ambarish Acharya, and his deceased son's widow (daughter-in-law) named Sangita Acharya, who are his legal heirs and successors. It is also mentioned that Paritosh Acharya's wife, Ratna Acharya, passed away on 04.05.2021, and one of his sons, Arnab Acharya, passed away on 27.03.2013.

Subsequently, We, the present land owners- Ambarish Acharya and Sangita Acharya, inherited 5.97 decimals each from deceased Paritosh Kumar Acharya. We recorded our respective shares of land in the L.R Khatian No. 5505 for Ambarish Acharya and L.R. Khatian No. 5506 for Sangita Acharya in the finally published L.R. Khatian. The details of the land are described in Schedule A below. From the English Bazar Municipality record it is found that the said property is lying mutated in the name of Brajendra Kumar Acharya presently stands as Holding No. 39/54/280 under Word No. 14 within P.S. English Bazar, Dist. Malda.

WHEREAS We, the Executors during our peaceful possession and enjoyment of the property measuring about 9.81 decimals (equivalent to 5.95 Kathas) intended to make proper use and commercial gain out of and from the said property and thus we the land Owners/Executors of this Power of Attorney made out a scheme for construction of a multistoried Building (G+6) but due to lack of expertise and paucity of sufficient fund to undertake and complete the said project, We do hereby appoint, authorize, nominate and constitute "**BITTHAL DEVELOPERS PVT. LTD.**" (a Company Registered under the Companies Act, 1956) having is registered office at Vivekananda Pally, N.H.-34 within P.S. English Bazar, Dist. Malda (WB), Represented by its Directors (1) SRI BINOD AGARWALA, S/o. Late Gouri Shankar Agarwala and on behalf of another Director namely SMT. REKHA AGARWALA, W/o. Binod Agarwala, by virtue of registered Power of Attorney bearing Deed No.IV-42 dtd. 11.02.2022 registered in the Office of D.S.R. Malda, both are residents of Vivekananda

Amrit Singh
Somnath Agarwal

Bindu Agarwal

Binal Developers Pvt. Ltd. Represented
by the Director- Bindu Kanak Agarwal
himself and on behalf of Director Smt.
Rekha Agarwal by virtue of Power of
Attorney

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Pally, N.H.-34 within P.S. English Bazar, Dist. Malda-732101 (WB), both are by Faith- Hindu, by Occupation- Business, Nationality : Indian hereinafter referred to as PROMOTER-CUM-DEVELOPER as well as our true and lawful ATTORNEY to do for us in our names and on our behalf all or any of the followings acts, deeds and things on our behalf to do interalia all or any of the acts, deeds, and things, viz

1. To construct a multistoried building (G+6) as per approved/Sanctioned Plan of English Bazar Municipality, Malda on the said schedule Property as mentioned below and to look after, manage and maintain the same during the course of the said development and construction work.
2. To avail Loan from any Nationalized /Private Bank(s) or Financial Institutions for construction of Multistoried Building keeping the below schedule Property as Simple/Collateral /Equitable Mortgage on behalf of us by virtue of this Power of Attorney and the said Attorney shall have right to put his signature(s) in all documents or any documents for obtaining loan from any Nationalized Bank or Private Bank keeping the Property as Mortgage on behalf of us. And the Attorney shall be individually responsible to pay the entire amount of loan in any manner whatsoever for the loan in regard to the said property.
3. To appear for and represent us to all intents and purposes in connection with the said property and to represent ourselves to all affairs ancillary or incidental thereto and accordingly the proposed building plans to be prepared and signed by the Attorney for approval and sanction by the English Bazar Municipality.
4. To appoint Engineer, Contractor and labourers for construction of the said multi-storied building and to make payment thereto.

DIPU LASKAR
Advocate
Suratuli Banch Road
Malda

Amber Aliya
Sangita Agarwal

Bindu Dhadialla

Binal Developers Pvt. Ltd. Represented
by the Director- Bindu KANAK Agarwala
himself and on behalf of Director Smt.
Rekha Agarwala by virtue of Power of
Attorney

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5. To supervise the development work in respect of the new construction and to carry out and/or to get carried through contractors, sub-contractors, architects and surveyors as may be required by the said Attorney, construction of the proposed building and structures on the said property as per the sanctioned plan.
6. To maintain and look after the below schedule property acquired by us for proper maintenance and to protect the same from any kind of damage or encroachment or illegal occupation, acquisition or requisition.
7. To sign and execute any documents necessary for proper maintenance, protection of the property and to make appearance before any L.A. Authority, B.L. & L.R.O., English Bazar Block, Courts and Municipality Office etc. to put signature(s) and appearance for and on behalf of us of the below schedule Property.
8. To, execute any other documents on behalf of us by the said Attorney before any Authority relating to the below schedule property, for looking after, maintenance and correction of records or to make record in our name(s).
9. To apply from time to time for modification of the building plan in respect of the building to be constructed on the said property, if required.
10. To collect different building materials at his own cost and expenses, risks and responsibilities for such constructions.
11. To sell, lease, transfer, exchange and demise all or any of the Flats/ spaces/units to different persons on ownership basis from Developer's allocation and/or in any other manner as might be thought fit by the said Attorney at the price or for the amount that the Attorney may think


DIPU LASKAR
Advocate
Giratoli Bandh Road
Ahmedabad

Umboonit Acharya
Sonjita Acharya

Page...7

Bithal Developers Pvt. Ltd. Represented
by the Director- Bindu Agarwala himself
and on behalf of Director Smt. Rekha
Agarwala by virtue of Power of Attorney

fit and proper save and except the Land Owner's allocation as per registered Development Agreement bearing No. I-12057 dtd. 06.11.2023 of the said Multistoried Building known as "Ratnapari Apartment."

12. To collect and receive the sale proceeds from prospective buyers or transferees for the sale of spaces, flats, units, or garages at the agreed-upon price, rent, or premium from the Developer's allocation. The seller will accept the payment from the buyer or transferee and, in return, provide a proper and lawful discharge (documentation) to complete the transaction.
13. To receive the full consideration amount (the total payment) for the transaction and to complete the transfer of ownership. This includes executing and registering the Sale Deed and proper conveyances for the different spaces, flats, units, or garages within the "RATNAPARI APARTMENT" building on behalf of the transferor (seller) according to the Development Agreement excluding the Owner's allocation comprising Flats/Units/Garage, which are not part of this specific transaction.
14. That on the basis of this Power of Attorney, the Attorney may sell flats/spaces/Units and Garage spaces of the multistoried building known as "RATNAPARI APARTMENT" comprising therein and appropriate the sale proceeds by deed of conveyance save and except the Owner's Flats/ Garage to anybody else.
15. The said Attorney, during or after construction work, shall not hand over, sell, place a lien, or mortgage the allocated Flats of the Owners, as per the Plan of English Bazar Municipality. The Attorney shall not be required to obtain our signature(s) on the Transfer Deed/Sale Deed as a Party for transferring the property/flats/Garage (except our allocated Portion/Flat) in favor of the Proposed Purchaser(s).


DIPUL LASKAR
Advocate
Puruli Babu Road
Maldia

Amrit Singh
Sangita Agarwal

NOTARIAL STAMPS


Binod Khush Agarwal
Bishal Developers Pvt. Ltd. Represented
by the Director- Binod Khush Agarwal
himself and on behalf of Director Smt.
Rekha Agarwal by virtue of Power of
Attorney

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16. To institute, defend and prosecute or enforce or resist any suit, other actions and proceedings, appeal in any court anywhere within India.
17. To maintain the properties and to take necessary protection from any encroachers so derived, to pay all Taxes legally payable in respect of the said properties, to represent me before any Authority(ies) including Municipality Office, Land Reforms Office or Collectorate and any other Govt. or Semi-Govt. Organization/Office for obtaining any permission for maintenance of properties and to file any sorts of undertaking written statement to give proper effect and other Authorities.
18. To appoint any Advocate, Solicitor, Chartered Accounts, Pleader or any other legal action relating to the property for maintenance and protection from anything else jointly or respectively.
19. To institute suit or other legal proceedings authorized by Law for recovery of any portion of the property or properties, claims and to sign any Plaintiff, Petition or other Pleadings, Vakalatnama relating to the below schedule property or properties jointly or respectively.
20. To manage the below schedule properties now owned and possessed by us on which we may possess in future, to do all such lawful acts as the said Attorneys may consider necessary and expedient for our advantage as the case may be and for the benefit and protection of our below schedule property(ies).
21. To, execute, carrying to effect and perform all agreements and contract entered into by us with any other person or persons in order to make proper protection and maintenance of the properties with right, title and interest in favour of us.
22. That, the Attorney shall make promote or develop the land for construction or appoint one or more persons as agent and sub statute to exercise all or any of the powers hereby conferred.


DIPAK JASKAR
Advocate
Atali Bandh Road
Milda

Amborish Acharya
Sangita Acharya

BINHIL DEVELOPERS LTD
Binod Agarwala

Binhal Developers Pvt. Ltd. Represented
by the Director-Binod Agarwala himself
and on behalf of Director Smt. Rekha
Agarwala by virtue of Power of Attorney

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23. That, the Attorney shall not make any illegal activities in that premises.
AND We hereby agree to confirm and ratify all such acts, deeds or proceedings that may be done by the said Attorney on our behalf and in our names by virtue of this Power of Attorney and the same shall be binding on us and be off full force and effect.

AND WE HEREBY declare that this Power is given in favour of the said Attorney in support of the Registered Development Agreement bearing No. I-1057 dtd. 06.11.2023 executed in the office of ADSR, Malda Dist. Malda and accordingly the said Attorney shall exercise the Powers conferred upon him and the said Power of Attorney will be in force or will be effected upto 30 (Thirty) years or more or till completion of Sale/Lease/Transfer in favour of the intending purchasers of the said (G+6) multistoried building as per the registered Development Agreement bearing No. I-1057 dtd. 06.11.2023 executed in the office of ADSR, Malda Dist. Malda and the Power-of-Attorney shall remain valid and effective unless or until the entire project/ construction is completed or sell of Flats/spaces/Units and Garage spaces is completed in favour of the intending Purchasers.

AND GENERALLY to perform all other acts, deeds and things which would be necessary from time to time for the said construction and for the transfer of the Flats/ spaces/ Units and Garage spaces by the Developer-Cum-Promoter and all acts, deeds or things lawfully done by our Attorney shall be construed as acts done by us and we shall ratify and agree to ratify and confirm the same.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land measuring about 9.81 decimals (equivalent to 5.95 Kathas) out of the total 11.94 decimals pertaining to RS Plot No. 1024, L.R. Plot No. 61, L.R. Khatian No. 5505 for Amborish Acharya and L.R. Khatian No. 5506 for Sangita Acharya

Ambonik Acharyo
Sangita Acharyo

BITHAL DEVELOPERS PVT.LTD

Bithal Developers Pvt. Ltd. Represented
by the Director- Bindu Agarwalla himself
and on behalf of Director Smt. Rakha
Agarwalla by virtue of Power of Attorney

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Under Mouza-Kutubpur-Fulbari, J.L. No. 64 within P.S. English Bazar,
Dist. Malda. The land is presently held under Holding No. 39/54/280
within Ward No. 14, P.S. & Municipality: English Bazar, Dist. Malda.
Classification of land is Bastu and the property is presently lying as
vacant.

Boundaries :

On and towards North : Suren Mardi & Bharati Mardi;

On and towards South : Banshbari Primary School;

On and toward East : House of Laltu Mukherjee;

On and towards West : 8'-0" wide Municipal Lane(Unassessed Road);

IN WITNESS WHEREOF, We the Executants put our signatures on this
Power of Attorney on this the 6th day of November, 2023

Attested -

BITHAL DEVELOPERS PVT.LTD

Bindu Agarwalla
D.P.T. 2023

Signature of the Executants:-

1. Ambonik Acharyo
2. Sangita Acharyo

(Signature of the Attorney)

Attested by us.) Ambonik Acharyo
Sangita Acharyo

WITNESSES:

01. Avijit Dhar Avijit Dhar
S/o. Avijit Dhar
S/o. Jibon K. Dhar Subhas Chandra
R/o. Paritali, Malda P.O. Thakurgaon
Dist. Malda
Pin - 732102.

Drafted & Identified by me.

Dipu Laskar
(Dipu Laskar) Advocate
(Enrollment No.F-1125/1116/95 dtd.19.08.1995)

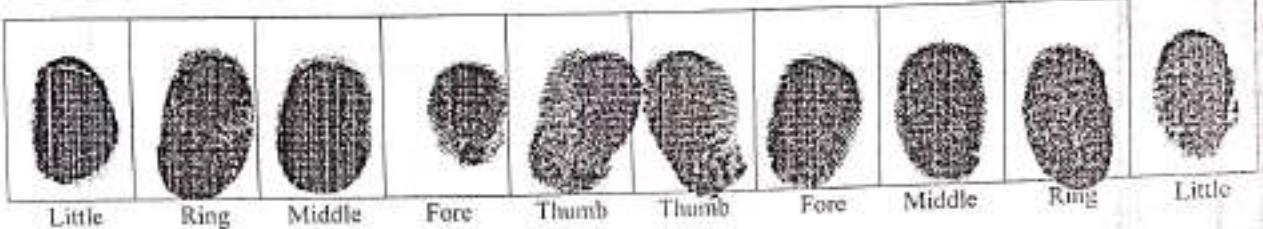
DIPU LASKAR
Advocate
Paritali Babubh Road
Malda

Typed by :-
Avijit Dhar
(Avijit Dhar)
Advocate, Malda Bar Association
Malda-732101(WB)

ADDITIONAL SHEET



Left Hand Fingers Prints.

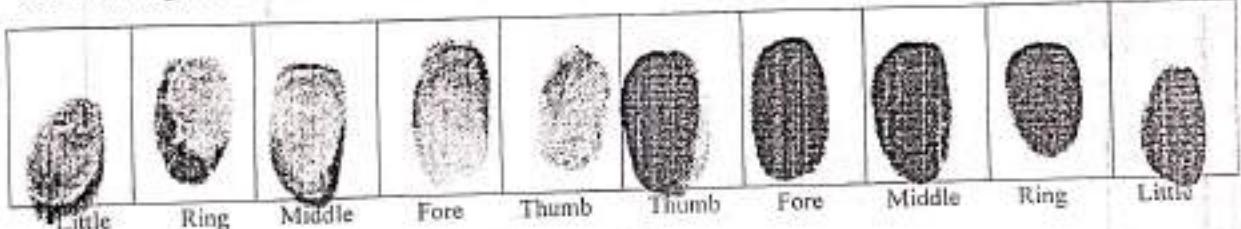


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Right Hand Fingers Prints.



Left Hand Fingers Prints.



Sing Sangita Acharya

Right Hand Fingers Prints.



Left Hand Fingers Prints.



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Right Hand Fingers Prints.

Major Information of the Deed

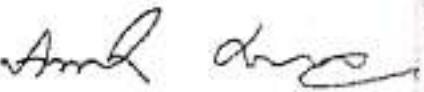
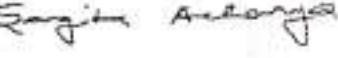
Deed No.:	1-0902-12069/2023	Date of Registration	06/11/2023		
Query No / Year	0902-8002764129/2023	Office where deed is registered			
Query Date	06/11/2023 3:59:47 PM	A.D.S.R. MALDA, District: Malda			
Applicant Name, Address & Other Details	Dipu Laskar Malda, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 9679675032, Status : Advocate				
Transaction	Additional Transaction				
[0138] Sale, Development Power of Attorney after Registered Development Agreement					
Set Forth value	Market Value				
	Rs. 1,11,24,540/-				
Stampduty 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]:- 090212057/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)				

Land Details :

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Kutubpur Fulbari, Pin Code : 732101

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-61	LR-5505	Commercial	Bastu	4.905 Dec		55,62,270/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-61	LR-5506	Commercial	Bastu	4.905 Dec		55,62,270/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					9.81Dec	0/-	111,24,540/-	
Grand Total :					9.81Dec	0/-	111,24,540/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amborish Acharya (Presentant) Son of Late Paritosh Acharya Executed by: Self, Date of Execution: 06/11/2023 , Admitted by: Self, Date of Admission: 06/11/2023 ,Place : Office		 Captured	
06/11/2023 LTI 06/11/2023 06/11/2023				
	New Banshbari, City:- Not Specified, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No::: ahxxxxxx7b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/11/2023 , Admitted by: Self, Date of Admission: 06/11/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs Sangita Acharya Wife of Late Arnab Acharya Executed by: Self, Date of Execution: 06/11/2023 , Admitted by: Self, Date of Admission: 06/11/2023 ,Place : Office		 Captured	
	06/11/2023 LTI 06/11/2023 06/11/2023			
	New Banshbari, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No::: bixxxxxx9h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/11/2023 , Admitted by: Self, Date of Admission: 06/11/2023 ,Place : Office			

Attorney Details :

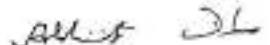
Sl No	Name,Address,Photo,Finger print and Signature
1	BITTHAL DEVELOPERS PVT LTD Vivekanandapally, NH-34, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No.: aaxxxxxx7r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
1	Mr Binod Agarwala Son of Late Gouri Shankar Agarwala Date of Execution - 06/11/2023, Admitted by: Self, Date of Admission: 06/11/2023, Place of Admission of Execution: Office		 Captured	 06/11/2023
Vivekanandapally, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: acxxxxxx5k, Aadhaar No Not Provided Status : Representative, Representative of : BITTHAL DEVELOPERS PVT LTD (as director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Dhar Son of Mr Jiban Kr Dhar Puratuli, City:- , P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101		 Captured	 06/11/2023
Identifier Of Mr Amborish Acharya, Mrs Sangita Acharya, Mr Binod Agarwala			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Amborish Acharya	BITTHAL DEVELOPERS PVT LTD-4.905 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Sangita Acharya	BITTHAL DEVELOPERS PVT LTD-4.905 Dec

Land Details as per Land Record

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Kutubpur Fulbari, Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 61, LR Khatian No:- 5505	Owner: অব্রিষ আচার্য , Gurdian: পরিষ্ঠার কুমাৰ আচার্য, Address: বাঁশবাড়ী , Classification: বাড়, Area: 0.05970000 Acre,	Owner Name not selected by applicant.

2
LR Plot No:- 61, LR Khatian No:-
5506

Owner:ਸ਼੍ਰੀਤਾ ਆਚਾਰਾ , Gurdian:ਅਰਵਿ
ਆਚਾਰਾ, Address:ਰੈਨਵਾਡੀ ,
Classification:ਖਾਲੀ, Area:0.05970000
Acre,

Owner Name not selected by
applicant.

Endorsement For Deed Number : I - 090212069 / 2023

On 06-11-2023

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

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

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

Presented for registration at 16:16 hrs on 06-11-2023, at the Office of the A.D.S.R. MALDA by Mr Ambarish Acharya one of the Executants.

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 1,11,24,540/-

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

Execution is admitted on 06/11/2023 by 1. Mr Ambarish Acharya, Son of Late Paritosh Acharya, New Bansbari, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Service, 2. Mrs Sangita Acharya, Late Arnab Acharya, New Bansbari, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession House wife Indentified by Mr Abhijit Dhar, , Son of Mr Jiban Kr Dhar, Puratuli, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Muslim, by profession Others

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

Execution is admitted on 06-11-2023 by Mr Binod Agarwala, director, BITTHAL DEVELOPERS PVT LTD, Vivekanandapally, NH-34, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India. PIN:- 732101

Indentified by Mr Abhijit Dhar, , Son of Mr Jiban Kr Dhar, Puratuli, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Muslim, by profession Others

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 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 597, Amount: Rs.100.00/-, Date of Purchase: 04/08/2023, Vendor name: Chhabi Karmakar

Sandipan Das

Sandipan Das

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. MALDA

Malda, West Bengal

of Registration under section 60 and Rule 69.

ed in Book - I

File number 0902-2023, Page from 287877 to 287896

Reg. No 090212069 for the year 2023.



Sandipan Das -

Digitally signed by SANDIPAN DAS
Date: 2023.11.07 16:42:11 +05:30
Reason: Digital Signing of Deed.

Sandipan Das) 07/11/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. MALDA

West Bengal.