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T-05413/2014



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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Get it that the document is submitted to registration. the signature above and the endorsement sheets attached with this document are part of this document

P 939120

[Signature]
District Sub-Registrar,
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 JUL 2014

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS (1) M/S. NEPAL TRADECOM PRIVATE LIMITED, (PAN : AACCN6321H) a Private Limited Company, having its registered office at 284/A, B.B. Ganguly Street, P.S. Bowbazar, Kolkata- 700 012, represented by its one of the Director, namely, **MR. DINESH SINGH**, son of Late Nawal Kishore Singh, by faith- Hindu, by occupation- Business, by Nationality- Indian, presently residing at 217, Hossainpur, P.S. Tiljala, P.O. E.K.T.P. Kolkata- 700 107, (2) **M/S. AMBALIKA HOUSING PRIVATE LIMITED, (PAN- AAGCA6074M)**, a Private Limited Company

Gopa Ganguly

[Signature]

1975 15/07/14 1081.

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वर्ग
मा:

M/s. Nepal Trade Com Pvt. Ltd.
284/A, B.B. Ganguly Street ; Kal-12

गणेश कुमार सरकार
सहायक डेप्युटी
मैजिस्ट्रेट
दक्षिण २४ पार्गना

v/cno-1069

Refrence number Approved



2237

17 JUL 2014

RAJWADA GROUP

Refrence number Approved
Partner



RAJWADA GROUP

Refrence number Approved
Partner



Signature

District Registrar, IV
Registration Act 1908
Alipore, South 24 Parganas
17 JUL 2014

Nepal Trade Com Pvt. Ltd.

Dinesh Singh
Director

2238

17 JUL 2014

RAJALIKHA HOUSING PVT LTD

Signature
Director

2240

17 JUL 2014

Mritika Builders Pvt. Ltd

Popa Ganguly
Director

2239


17 JUL 2014

Somenath Chakrabarty
S/o-dele Sula Chakrabarty
Alipur de-office, Kal-27, seed master

under the Companies Act, 1956 (as amended), having its registered office at 1216, Madurdaha Hossainpur, P.S. Tiljala, Kolkata- 700 107, represented by its Managing Director, namely **MR. SACHIN PAIK**, son of Late Bimal Paik, by faith-Hindu, by Nationality- Indian, by occupation- Business, presently residing at 62, Hossainpur, P.S. Tiljala, Kolkata- 700 107, (3) **M/S. MRITTIKA BUILDERS PRIVATE LIMITED**, (PAN- AAFCM4407R), a Private Limited Company under the Companies Act, 1956 (as amended), having its registered office at 597, Laskarhat, Picnic Garden Road, P.S. Tiljala, Kolkata- 700 039, represented by one of the Director **MRS. GOPA GANGULY**, wife of Mr. Tapas Ganguly, by faith-Hindu, by Nationality- Indian, by occupation- Business, presently residing at 597, Laskarhat, Picnic Garden Road, P.S. Tiljala, Kolkata- 700 039 state as follows :-

WHEREAS said **M/S. NEPAL TRADECOM PRIVATE LIMITED** is the owner of 131 decimals equivalent to 3 Bigha 19 Katha 4 Chattaks 21.2 sq.ft. situated and lying at Mouza- Rajpur, J.L. No. 55, Pargana- Medanmolla, Touzi no. 250, R.S. No. 109, C.S. and R.S. Khatian No. 14, 60/2, 2510 appertaining to C.S. and R.S. Dag No. 53, 54, 55 and 58, P.S. and A.D.S.R. Sonarpur, Ward No. 26 under Rajpur Sonarpur Municipality, Dist: 24 Parganas South and being enjoying the same said **M/S. NEPAL TRADECOM PRIVATE LIMITED** sold, conveyed and transferred **ALL THAT** piece and parcel of undivided and undemarcated land measuring more or less 7 Chattaks comprised in R.S. Dag Nos. 53, 54, 55 & 58 appertaining to R.S. Khatian Nos. 14, 60/2 & 2510 of Mouza- Rajpur, J.L. No. 55, P.S. Sonarpur, District South 24-Parganas unto and in favour of **M/S. AMBALIKA HOUSING PRIVATE LIMITED** and **M/S. MRITTIKA BUILDERS PRIVATE LIMITED**




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by and under a Deed of Sale which was duly registered on 30/04/2014, before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, CD. Volume No. 8, Pages from 6419 to 6436, Being No. 04235 for the year 2014.

AND WHEREAS said **M/S. AMBALIKA HOUSING PRIVATE LIMITED** is the owner of **164.63 Satak equivalent to 4 Bigha 19 Katha 9 Chatak 28 sq. ft.** situated and lying at Mouza- Rajpur, J.L. No. 55, Pargana- Medanmolla, Touzi No. 250, R.S. No. 109, C.S. and R.S. Khatian No. 69 appertaining khanda Khatian No. 2509, 72 appertaining khanda Khatian No. 2510 and 60/2 appertaining to C.S. and R.S. Dag No. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Ward No. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South and being enjoying the same said **M/S. AMBALIKA HOUSING PRIVATE LIMITED** sold, conveyed and transferred **ALL THAT** piece and parcel of undivided and undemarcated land measuring more or less 7 Chattaks comprised in R.S. Dag Nos. 51, 52, 53, 54, 56, 57 & 58 appertaining to R.S. Khatian Nos. 69 appertaining to Khanda Khatian No. 2509, 72 appertaining to Khanda Khatian No. 2510 and 60/2 of Mouza- Rajpur, J.L. No. 55, P.S. Sonarpur, District South 24-Parganas unto and in favour of **M/S. NEPAL TRADECOM PRIVATE LIMITED** and **M/S. MRITTIKA BUILDERS PRIVATE LIMITED** by and under a Deed of Sale which was duly registered on 30/04/2014, before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, CD. Volume No. 8, Pages from 6399 to 6418, Being No. 04237 for the year 2014.

AND WHEREAS said **M/S. MRITTIKA BUILDERS PRIVATE LIMITED** is the owner of **130.8 Satak equivalent to 3 Bigha 19 Katha 2 Chhatak 7 sq.ft.** situated and lying at Mouza-Rajpur, J.L. No. 55, Pargana- Medanmolla, Touzi No. 250, R.S. No. 109, C.S. and R.S. Khatian Nos. 2495, 72 appertaining khanda Khatian





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No. 2510, 52/18, 61 and 60/2 appertaining to C.S. and R.S. Dag Nos. 8, 9, 10, 20, 57 and 58, P.S. and A.D.S.R. Sonarpur, Ward No. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South and being enjoying the same said **M/S. MRITTIKA BUILDERS PRIVATE LIMITED** sold, conveyed and transferred **ALL THAT** piece and parcel of undivided and undemarcated land measuring more or less 7 Chattaks comprised in R.S. Dag Nos. 8, 9, 10, 20, 57 and 58 appertaining to R.S. Khatian Nos. 69 appertaining to Khanda Khatian No. 2495, 72 appertaining khanda Khatian No. 2510, 52/18, 61 and 60/2 of Mouza- Rajpur, J.L. No. 55, P.S. Sonarpur, District South 24-Parganas unto and in favour of **M/S. NEPAL TRADECOM PRIVATE LIMITED** and **M/S. AMBALIKA HOUSING PRIVATE LIMITED** by and under a Deed of Sale which was duly registered on 30/04/2014, before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, CD. Volume No. 8, Pages from 6381 to 6398, Being No. 04242 for the year 2014.

AND WHEREAS thus the said **M/S. NEPAL TRADECOM PRIVATE LIMITED**, **M/S. AMBALIKA HOUSING PRIVATE LIMITED** and **M/S. MRITTIKA BUILDERS PRIVATE LIMITED** became the absolute joint owners of the land measuring 426.43 decimals equivalent to more or less 12 Bigha 18 Katha 1 Chattak 15 Sq.ft. lying and situate at Mouza- Rajpur, J.L. No. 55, comprised in C.S. & R.S. Dag Nos. 8, 9, 10, 20, 51, 52, 53, 54, 55, 56, 57 and 58 under P.S. Sonarpur, District South 24-Parganas and jointly mutated their names before the Rajpur-Sonarpur Municipality vide Holding No. 153, School Road and enjoying the same free from all encumbrances.

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AND WHEREAS thus said **M/S. NEPAL TRADECOM PRIVATE LIMITED, M/ S. AMBALIKA HOUSING PRIVATE LIMITED** and **M/S. MRITTIKA BUILDERS PRIVATE LIMITED** being the rightful legal owners of the said property/holding/ premises/land intend to develop the said land by raising multistoried building thereon and approached **M/S. RAJWADA GROUP**, a Partnership Firm, Office at 26, Mahamaya Mandir Road, P.S. Sonarpur, Kolkata-700084, District: 24 Parganas (South) to undertake the plan development on the said land.

AND WHEREAS the total area of land is land measuring totaling an area of 426.43 decimals equivalent to more or less 12 Bigha 18 Katha 1 Chattak 15 Sq.ft. lying and situate at Mouza- Rajpur, J.L. No. 55, comprised in C.S. & R.S. Dag Nos. 8, 9, 10, 20, 51, 52, 53, 54, 55, 56, 57 and 58 now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 26, Holding No. 153, School Road, under P.S. Sonarpur, District South 24-Pargan fully mentioned in **SCHEDULE** hereunder written.

AND WHEREAS with such intention we the Principals herein, entered into an agreement on day of July, 2014 with the Developer, namely **M/S RAJWADA GROUP**, a Partnership Firm, having its office at 26, Mahamaya Mandir Road, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), represented by its partners namely (1) **MR. RAJENDRA KUMAR AGARWAL** son of Bhagirath Mal Agarwal, since deceased, (2) **MR. PARVEEN AGARWAL** son of Rajendra Kumar Agarwal, (3) **MR. BIKASH AGARWAL** son of Rajendra Kumar Agarwal, (4) **MR. RAJ KUMAR AGARWAL** son of Rajendra Kumar Agarwal, all by faith- Hindu, by Nationality- Indian, by occupation- Business, all presently residing at "**WINDSOR GREENS**" Flat

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District Sub-Registrar-IV,
Regulation No. 7(2) of
Act No. 19 of 1957
Alipore, South 24 Parganas
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No. C/3A, 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), represented by its authorised signatory **MR. RAJANDRA KUMAR AGARWAL**, son of Bhagirath Mal Agarwal, since deceased, by faith-Hindu, by Nationality- Indian, By occupation- Nusiness, presently residing at "**WINDSOR GREENS**" Flat No. C/3A, 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), for such purposes under the terms and conditions mentioned therein.

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AND WHEREAS the said Development Agreement was registered on 18 day of July, 2014 in the office of the D.S.R- IV Alipore vide Deed No 5412 for the year 2014.

AND WHEREAS M/S. NEPAL TRADECOM PRIVATE LIMITED, M/S. AMBALIKA HOUSING PRIVATE LIMITED and M/S. MRITTIKA BUILDERS PRIVATE LIMITED, due to our personal difficulties and not in position to look after said property mentioned herein above personally and it is therefore thought fit and expedient to appoint Constituted Attorney for looking after said property and day to day work of the development process.

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSTH that, **M/S. NEPAL TRADECOM PRIVATE LIMITED, M/S. AMBALIKA HOUSING PRIVATE LIMITED and M/S. MRITTIKA BUILDERS PRIVATE LIMITED**, do hereby appoint **M/S RAJWADA GROUP**, a Partnership Firm, having its office at 26, Mahamaya Mandir Road, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), represented by its authorised signatory **MR. RAJANDRA KUMAR AGARWAL**, son of Bhagirath Mal Agarwal, since deceased, by faith-Hindu, by Nationality- Indian, By

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District Sub-Registrar-IV
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17 JUL 2014

occupation- Business, presently residing at "**WINDSOR GREENS**" Flat No. C/ 3A, 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084, Dist: 24 Parganas (South), as our lawful Constituted Attorney for us and on our behalf to do the following acts, deeds and things :-

- i. To develop the said land by way of constructing of a multistoried building thereon.
- ii. To pay all municipal arrear taxes, Government rents and all other dues/ outstanding payment.
- iii. To make and also prepare the new site plan and building plan and submit the same to The Rajpur Sonarpur Municipality for sanction it and also obtain the said sanctioned building plan from the said Municipality.
- iv. To construct multi-storied building on the said land in accordance with the sanction plan consisting of several flats, shop rooms, garages etc. and sell the same to the different purchaser or purchasers strictly in accordance to the registered agreement dated 18/07/2014, registered ~~between~~ owners and developer.
- v. To apply before The Rajpur Sonarpur Municipality and electricity supply office for new connection and also install the water and electric service line in the proposed multi storied building and obtain permission from competent authority for temporary and permanent connection of sewerage and drainage system of the building.

As per Bengali

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District Sub-Registrar-IV
Registrar (U/S 7(2) of
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17 JUL 2014

- vi. To represent us in any office, courts, Tribunals, Municipal Corporation/ Municipality and Police Stations.
- vii. To appoint any Solicitor or Advocate on our behalf and to sign/ execute, Vakalatnama for that purpose.
- viii. To appoint any labour/s, mazdoor/s, electrician/s, technical expert/s, engineer/surveyor and plan maker.
- ix. To appoint any sweeper/s, security Guard/s etc. in the said building.
- x. To file any suit (civil or criminal),written statement, injunction, caveat and file any appeal (civil or criminal),civil revision, criminal revision and also withdraw any suit, proceedings as and when required.
- xi. To compromise, compound or withdraw cases or be non suited or to refer to arbitration all disputes and differences.
- xii. To enter into any agreement for sale with the purchaser or purchasers in accordance to the register agreement dated 18/07/2014 executed between the Developer and land owners.
- xiii. To receive from the intending purchaser or purchasers any earnest money and/or advance or advance and also the balance of purchase money on completion of such sale or sales and to give good, valid receipt in accordance to stipulations laid down in register agreement dated

for the same only

Read

18/07/2014

executed between the Developer and land owners.




District Sub Registrar-IV
Registrar's Office of
South 24 Parganas
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xiv. To sign and execute other document/s including agreement for sale and Deed of Conveyance in connection with the said property in conformity with the stipulations laid down in register agreement dated 18/07/2014 executed between the Developer and land owners.

xv. To present any deed or deeds of sale, conveyance or conveyances or other document or documents for registration before the appropriate registering authority for and to have them registered according to law and to do all other acts deeds and thing which our said Attorney shall consider necessary for sale the Developer's allocation as per said Development Agreement (save and except the Owners' allocation) wholly or partly as fully and effectually in all respect and also shall give possession to the said purchaser or purchasers, strictly in accordance to stipulations laid down in register agreement dated _____

18/07/2014 executed between the Developer and land owners.

xvi. To receive and recover any debt due and owing to us by any person, company or association and on receipt or payment of any money whatsoever due and payable to us, to give proper receipt and discharges for the same and non-payment thereof, to file suits or any other proceeding for recovering and compelling payment thereof.

AND GENERALLY to do all other acts, deeds, matters and things that would be necessary from time to time and for which no explicit power is hereby given and we agree to ratify and confirm all and whatsoever acts,

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District Sub-Registrar-IV
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7 JUL 2014

deeds and things lawfully done by our Attorney by virtue of these presents, subject to compliance of all stipulation laid down in register agreement dated ^{12/07/2014} executed between the Developer and land owners.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land **426.43 decimals equivalent to more or less 12 Bigha 18 Katha 1 Chattak 15 Sq.ft.** (the split up of the land being :- 30 decimals of R.S. Dag No. 8, R.S. Khatian No. 61, 15 decimals of R.S. Dag No. 9, R.S. Khatian No. 2510, 14 decimals of R.S. Dag No. 10, R.S. Khatian No. 52/18, 44 decimals of R.S. Dag No. 20, R.S. Khatian No. 2495, 33 decimals of R.S. Dag No. 51, R.S. Khatian No. 2510, 29 decimals of R.S. Dag No. 52, R.S. Khatian No. 2510, 15 decimals of R.S. Dag No. 53, R.S. Khatian No. 2510, 60 decimals of R.S. Dag No. 54, R.S. Khatian No. 60/2, 63 decimals of R.S. Dag No. 55, R.S. Khatian No. 14, 40 decimals of R.S. Dag No. 56, R.S. Khatian No. 2509, 45 decimals of R.S. Dag No. 57, R.S. Khatian No. 60/2, 38.43 decimals of R.S. Dag No. 58, R.S. Khatian No. 60/2) lying and situate at Mouza- Rajpur, J.L. No. 55, Touzi No. 250, R.S. No. 109, Pargana- Medanmolla, comprised in C.S. & R.S. Dag Nos. 8, 9, 10, 20, 51, 52, 53, 54, 55, 56, 57 and 58 appertaining to C.S. & R.S. Khatian Nos. 14, 60/2, 61, 2495, 2509, 2510, 52/18, now within the limits of the Rajpur-Sonarpur Municipality Ward No. 26, Holding No. 153, School Road, under P.S. & A.D.S.R. office at Sonarpur, District South 24-Parganas, butted and bounded as follows:-

ON THE NORTH : R.S. Dag Nos. 10, 11 & 18.


ON THE SOUTH : R.S. Dag No. 59, 60 & 62.

ON THE EAST : R.S. Dag Nos. 21, 50, 53, 64

ON THE WEST : 30 Mt. wide Bye Pass Road.

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District Sub-Registrar-IV
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Registration Act 1908
Alipore, South 24 Parganas
7 JUL 2014

IN WITNESS WHEREOF the parties have put their respective signature hereto on the 17th day of July - Two thousand Fourteen:

SIGNED SEALED & DELIVERED

in presence of

WITNESSES :-

1. LOKESH JHA
35, Green park
South 24 Pgr.
KOL - 700103.

2. Swagata Basu
Brahmapur,
Garia, KOL - 84

Nepal Tradecom Pvt. Ltd.

Dinesh Singh
Director

Mrittika Builders Pvt. Ltd

Govind Ganguly
Director

ANBALIKA HOUSING PVT LTD

Santosh Kumar
Director

SIGNATURE OF PRINCIPALS

RAJWADA GROUP

Rajwada Kumar Agarwal
Partner

SIGNATURE OF ATTORNEY

Drafted by me :-

Somenath Chakraborty


(SOMENATH CHAKRABORTY)
Deed Writer (ALP/130),
Alipore District Registrar Office
Kolkata- 700 027.

Printed by :-

Pradip Baidya.

(PRADIP BAIDYA)
Sonarpur.




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 JUL 2014

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Rajendra Kumar Agarwal

Name RAJENDRA KUMAR AGARWAL

Signature *Rajendra Kumar Agarwal*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Sahana

Name

Signature *Sahana*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

gopa vijay

Name

Signature *Gopa Vijay*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name

Signature



[Signature]
District Sub-Registrar-IV
Registrar (MS 7/2) of
Registration Act 1908
Alipore, Dist. 24 Parganas
17 JUL 2014



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 05413 of 2014
(Serial No. 05595 of 2014 and Query No. 1604L000012596 of 2014)

On 17/07/2014

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

Presented for registration at 21.10 hrs on :17/07/2014, at the Private residence by Rajendra Kumar Agarwal ,Claimant.

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

Execution is admitted on 17/07/2014 by

1. Dinesh Singh
Director, M/s Nepal Tradecom Pvt Ltd, 284/a B B Ganguly St, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700012.
, By Profession : Business
2. Sachin Paik
Director, M/s Ambalika Housing Pvt Ltd, 1216 Madhurdaha Hossainpur, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.
, By Profession : Business
3. Gopa Ganguly
Director, M/s Mrittika Builders Pvt Ltd, 597 Laskarhat Picnic Garden Rd, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039.
, By Profession : Business
4. Rajendra Kumar Agarwal
Developer/partner, M/s Rajwada Group, 26 Mahamaya Mandir Rd Mahamayatala Garia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.
, By Profession : Business
Identified By Somenath Chakraborty, son of Late Dulal Chakraborty, Alipore D R Office, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Deed Writer.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 18/07/2014

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

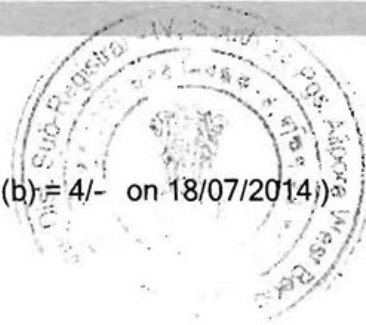
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4, 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 46.00/-, on 18/07/2014

(Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 18/07/2014))



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 05413 of 2014
(Serial No. 05595 of 2014 and Query No. 1604L000012596 of 2014)

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.-18,10,23,247/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impressive Rs.- 100/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV




(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 31
Page from 446 to 461
being No 05413 for the year 2014.




(Tridip Misra) 21 July-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal