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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 801234

Q. No. 8000478190/2021

02-03-21

Page connection

ment is admitted to registration. The Signa...
et and the Endorsement sheet attached to this
document are part of the document.

[Signature]
Additional District Sub Registrar
Sadar, Paschim Medinipur

02 MAR 2021

04 MAR 2021

DEVELOPMENT POWER OF ATTORNEY

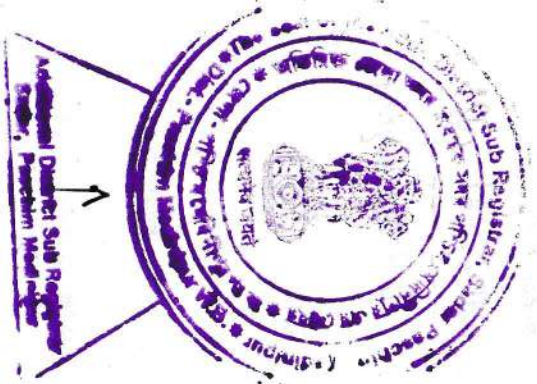
KNOW ALL MEN BY THIS PRESENT THAT I, **Mr. Gobinda Ram Agarwala, S/o Late Dwarka Das Agarwala**, age 71, by faith Hindu, by nationality Indian, by occupation Business, of Rangamati, Midnapore, P.O. - Midnapur, P.S. - Kotwali, Dist: Paschim Midnapore, PAN No. - ACQPA6660A, Hereinafter called the **PRINCIPAL** on one part.

Gobind Ram Agarwal
SHAH REAL ESTATE
Partner
Sarav Agarwal

SHAH REAL ESTATE
SK Parvathi
Partner

क्र: नं 15134 टिका 100
 तार 01/03/2021 जिला-गण्डक नैनीताल
 नाम Robinda Ram Aggarwala
 पत्नी Rangemah.
 थाना Midnapore
 थाना Midnapore
 दिनांक 01/03/2021
 उक्त-पैसा प्राप्त है
 अ. नि. का यह खतन संकेतित

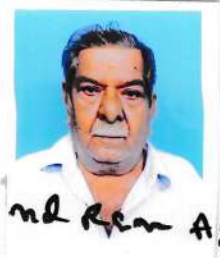
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02 MAR 2021

SHAH REVA

SHAH REVA



Gobind Ram Agarwal



Sk. Parvez Kibria



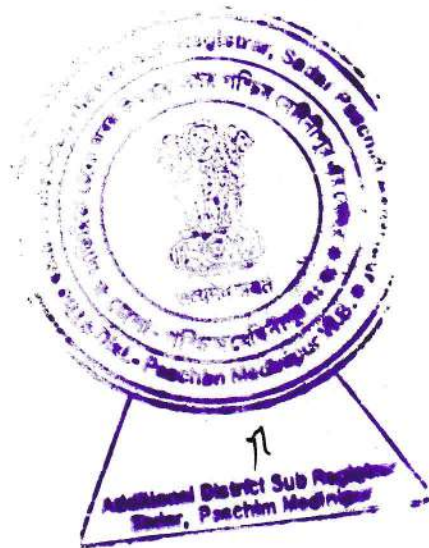
Suravi Agarwal

AND

SHAH REAL ESTATE (PAN- ADVFS0443D) a Partnership firm having its office at Sepoy Bazar, Midnapore, Dist. - Paschim Medinipur represented its Partners (1) **Sk. Parvez Kibria**, S/o Sk. Shah Jamal, age 34, by faith Muslim, by occupation business, of Sepoy Bazar, Midnapore, P.O. - Midnapur, P.S. - Kotwali, Dist. - Paschim Medinipur, PAN No: BBKPK5664G, (2) **Suravi Agarwal**, D/o Sravan Kumar Agarwal, age 30, by faith Hindu, by occupation business, of Sangam Gardens, Tantigeria, Midnapore, P.O. - Midnapur, P.S. - Kotwali, Dist. - Paschim Medinipur, PAN No: BCMPA1893G, Hereinafter called the **ATTORNEY** on the other part.

Gobind Ram Agarwal
SHAH REAL ESTATE
Suravi Agarwal
Partner

SHAH REAL ESTATE
Sk. Parvez Kibria
Partner



02 MAR 2021

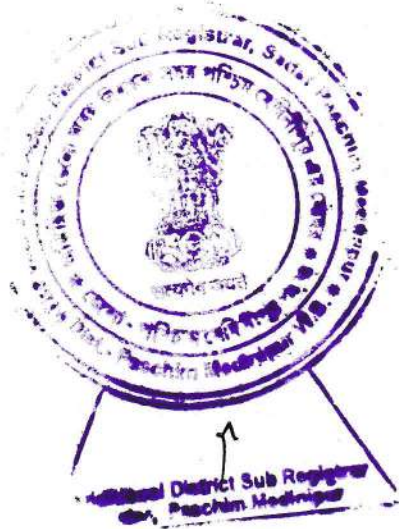
NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

That the PRINCIPAL is the absolute owner of his land measuring 0.8737 Acres (point Eight thousand seven hundred and thirty seven) Acre more or less contained in R.S. Dag no. 223/361, Khatian no. 876, Mouza - Rangamati, J.L.No.-150, situated at Holding No. 548 / 239, ward no. 20, Rangamati, Midnapore, Dist: Paschim Medinipur, P.S. Kotwali, P.O - Midnapore as described in **Schedule 'I'** below previously belonged to one Mr. Giridharilal Gupta being owner by virtue of purchase from Mr. Radhashyam Gupta by registered sale deed in the year 1958. **AND WHEREAS** the said Mr. Giridharilal Gupta sold, transferred and conveyed their right, title & interest to the **PRINCIPAL, Mr. Gobinda Ram Agarwala**, S/o Late Dwarka Das Agarwala, by virtue of a Deed of Partition being no. 538, dated 30th January, 1987 dully registered at the A.D.S.R Midnapore against valuable consideration mentioned therein. Accordingly the PRINCIPAL became the absolute owner of the land and is in absolute possession of the same in assertion of his absolute right, title, interest and possession therein.

Gobinda Ram Agarwala

SHAH REAL ESTATE
Sunita Agarwal
Partner

SHAH REAL ESTATE
Sikandar Singh
Partner



02 MAR 2021

AND WHEREAS while being seized and possessed of the aforesaid plot of land the PRINCIPAL, Mr. Gobinda Ram Agarwala got his name mutated in the records of the B.L & L.R.O He remained in possession of the same having his name mutated with the state of West Bengal under Khatian 876 as well as with the local municipality, holding no.548/239.

AND

That the PRINCIPAL has sold and transferred in total approx 0.066 Acre out of the above mentioned land to the parties as mentioned in the Development Agreement. THAT the PRINCIPAL have decided to develop the remaining portion (**Schedule II**) out of the above mentioned land (**Schedule I**) as mentioned in '**Schedule II**' (**Said Property**) below ad-measuring approx 0.5472 (Point Five Thousand four hundred and seventy two) Acre more or less. THAT the ATTORNEY is a skilled developer of multi-storied building for both commercial and residential and they are desirous to develop the property and the PRINCIPAL intended to make construction of a multi-storied building including both commercial and residential

Gobinda Ram Agarwal

SHAH REAL ESTATE

Suman Agarwal
Partner

SHAH REAL ESTATE

SAC Raveesh
Partner



02 MAR 2021

rooms and accordingly to develop a portion of their own land as mentioned in the **Schedule- 'II'** below through the ATTORNEY. The ATTORNEY on proper enquiry are satisfied about the ownership of the 'Said Property' in favour of the PRINCIPAL and there is now no dispute in between the parties hereunto about the **'Said Property'** and the PRINCIPAL on being satisfied about the genuineness of the qualitative activities of the ATTORNEY, have agreed to appoint the ATTORNEY for construction of the said multi-storied commercial / residential buildings on their land.

Accordingly I, the PRINCIPAL, had entered into a development agreement dated 1st March 2021, registered in the office of the A.D.S.R. Midnapore, being deed no. \ 32 for the year 2021 with the ATTORNEY thereby authorizing and allowing the ATTORNEY to develop, construct, build, sell, lease and rent multi-storied buildings on the 'Said Property' with provisions for residential and commercial use in the manner and on the terms and conditions contained in the above mentioned Development Agreement.

I have handed over the possession of the 'Said Property' to my ATTORNEY and now as also laid out in the above mentioned Development Agreement, I do hereby nominate, constitute, authorize

Cricket from Aground

SHAH REAL ESTATE
Surani Agarwal
 Partner

SHAH REAL ESTATE
SK Parvati
 Partner

02 MAR 2021



and empower my ATTORNEY to be my true and lawful attorney in my name and to act for and on my behalf and to execute the following acts, deeds, matters and things:-

1. To enter into the property, measure the same, demarcate the same by putting pillars and posts.
2. To take away all the rubbish & remove any dilapidated structure, other structures and/or temple at their own cost.
3. To enter upon the property at any time, affix board, put barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.
4. To develop and construct the multi-storied buildings for both commercial and residential use by taking possession of the 'Said Property' with all rights of making permanent construction therein at their own expenses exclusively.
5. To apply for getting compatibility certificate from development authority & for that purpose deposit fees, prepare plans and maps, apply, sign & comply all formalities,
6. To get the development plan and building plan sanctioned by the Municipality and development authority and if in future there is any change or increase or decrease in the floor area ratio, the ATTORNEY shall do the same as per their convenience.

Gabriel Ram Aguirre

SHAH REAL ESTATE

Suren A. Gaurav
Partner

SHAH REAL ESTATE

Sikandar Hussain
Partner



02 MAR 2021

- 7. To submit and resubmit all further plan(s) with modification and/or file applications and other documents or papers and to do all further acts deeds matters and things as may be required by the ATTORNEY to obtain permission in respect of the construction of building, clearance of building plans or otherwise relevant for the purpose from the appropriate government department and/or authorities concerned.
- 8. To nominate, appoint, engage & authorize architect and or structural engineer for the purpose of drawing and preparing plans, designs, drains and elevations of the intended building complex with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard.
- 9. To submit the building plan prepared by the said architect to the Municipality and development authority and other authorities in the name of the Developer/ATTORNEY.
- 10. To nominate, appoint, engage & authorize engineer and to have surveyed and the soil tested of the said land/premises and for that to make all correspondence with them and do all other acts, deeds & things.
- 11. To prepare site plan by engaging qualified engineer approved from Municipality.

Globel Ram Agarwal

SHAH REAL ESTATE
Suren A Jainwal
Partner

SHAH REAL ESTATE
Sikhar & Shikhar
Partner



02 MAR 2021

SHRIBHAYEERINJIF

12. To Prepare and get approved the plan for construction of multi-storied commercial cum residential housing complex from appropriate authorities.
13. To sign, execute and submit all papers, documents, statement, undertaking, declarations and plans as may be required to have the sanctioned plan modified and/or altered by the appropriate authority for construction of building or buildings on the said premises.
14. To appear and represent the owner before the appropriate authorities in connection with the sanction, modification and/or alteration of the plans.
15. To pay fees, obtain such orders & permissions from the necessary authorities as be expedient for modification and/or alteration of plans and also to submit and take delivery of the title deeds concerning the said premises and other papers and documents as be required by the appropriate authorities.
16. To receive the refund of the excess amount of fees, if any paid for the purpose of modification and/or alteration of the plan to any authority or authorities.
17. To develop the 'Said property' by making construction of such type of building/flats/commercial spaces e.t.c thereon in accordance with the sanctioned plan and as per specified materials mentioned in the development agreement.

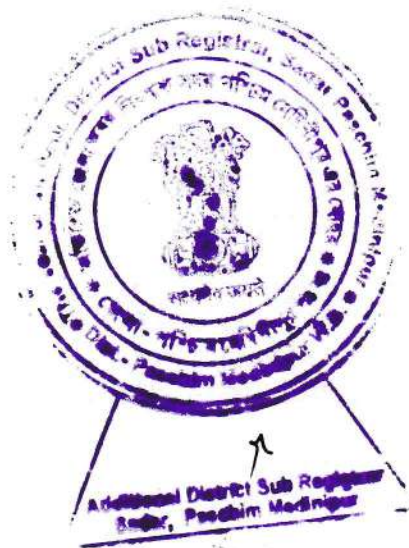
G. Girish Kumar Agarwal

SHAH REAL ESTATE

Gurpreet Singh
Partner

SHAH REAL ESTATE

Sr. Partner
Partner



U 2 MAR 2021

18. To apply for getting finance from any Bank or Financial Institution and for the purpose of creation of security, deposit the Original deeds and documents of title with the bank for the purpose of mortgage as per provisions of law in force for the time being and on my behalf and tender and deposit thus made by them shall be treated as made by me with all legal incidents and commitments and the bank as the case may be shall hold the documents as duly mortgaged for satisfaction of their dues to the extent as agreed between myself and my Attorney as per development agreement and after repayment of bank loans shall hold the original documents.

19. To enter into any agreement with bank or private persons regarding sale of the flats, shops etc., take advance, deposit the same in bank account, constructing the flats and shops allocate those for sale against Developer's Allocation.

20. The power hereby gives the sole authority to the ATTORNEY to sell, transfer, lease rent and to enter into agreement for sale & transfer on lease, rent of various constructed units viz. apartments, shops, garage etc.; for such price or consideration and upon such terms and conditions as our said Attorney shall deem fit and proper and for the same and also to execute deeds, documents; present the same for registration, fix up valuation, receive consideration money in respect of the Developer's allocation (excluding Owner's Allocation).

Ghanshyam Ram Agarwal

SHAH REAL ESTATE
Suren Agarwal
Partner

SHAH REAL ESTATE
Sukhpreet Singh

~



02 MAR 2021

21. To sign, execute and deliver all kinds of contract (in relation to development of the said property) with any third party under the terms and conditions as be deemed fit by the ATTORNEY without creating any liability or obligation on the PRINCIPAL.
22. To take all steps for development and construction of the multi-storied building on the 'Said Property' and in this regard to construct temporary sheds and/or godowns for storage of building material and running of Site office at the 'Said Property'.
23. To apply for and obtain permissions and license to install and run/operate one or more lifts in the said Housing complex and to place order and give contract for the same.
24. To insure the Said Housing complex or any part thereof, against loss or damage by fire, earthquake and /or other risks as be deemed necessary and /or desirable by the Attorney and to pay all premium for such insurance.
25. To appear before Municipal Authority, development authority, Fire Service, Local Police, B.L. & L.R.O. Office and all concerned offices for the purpose of deposit fees, make application, arrange for inspection of the site and all other necessary work for completing the project.
26. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or that connections of any other utility in the said premises and/or to make alterations therein and to

Grishal K. Agarwal

SHAH REAL ESTATE

Soravi Sawal
Partner

SHAH REAL ESTATE

SK Parvez / hish
Partner



02 MAR 2021

- close down and/or have disconnected the same and for that to sign, execute and submit all papers, application, documents and plans and do all other deeds and things as may be deemed fit and proper by the said attorney.
27. To appear and represent the owners before all authorities for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit all papers and documents and all other acts, deeds, things as the said ATTORNEY may deem fit and proper.
28. To file and submit declaration, statements, applications, and/or returns to the necessary authorities in connection with the matters therein contained.
29. To appear and represent the owner before Notary Public, Registrar of Assurances, Magistrate and other officer or officers of authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfect all deeds, instruments and writings executed and signed by the said attorney in any manner concerning the various flats / apartments / shops / garage / units of the entire constructed area forming both the Owner's and developer's allocation.
30. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of these matters concerning the said premises or any part

Shah
 Shah
 Shah

SHAH REAL ESTATE
 Swati Asarwal
 Partner

SHAH REAL ESTATE
 SK Parvez
 Partner



02 MAR 2021

thereof including acquisition and/or requisition in respect of the said premises or any part thereof by any state or central authority and if thought fit to compromise, settle, refer to arbitration, abandon submit to judgment or become non-suited in any action or proceedings as aforesaid before any Court, Civil / Criminal / Revenue / Land Acquisition Department.

31. To appear in any Suit or Appeal or Misc. Case or any case either Civil or Criminal if filed against us by anybody and to contest the same by appointing Lawyer, Advocate or Law Clerks and to file any Civil or Criminal Cases or Appeal or Revision or Review or J. Misc. Case in my name.

32. For all or any purpose herein before stated to appear and represent the owners before all authorities having jurisdiction and to sign all papers, documents, affidavits, etc. to give meaningful effect to the development agreement.

33. To appoint and to empower, substitutes and to delegate such of the powers or authorities as the said attorney in his absolute discretion shall think fit and proper and upon such substitution and/or delegation of such powers of authorities to such substitute shall be deemed to have given by the owner to that effect in favour of such delegate or delegates or substitute or substitutes as the case may be.

Gisland Nam Agorner

SHAH REAL ESTATE
Suvini A Sarind
Partner

SHAH REAL ESTATE
SK Raveer Nishin
Partner



02 MAR 2021

34. To do any act, deed or thing, as our said Attorney may deem fit and proper and necessary in the best interest of us and in the best interest of the said property.

AND

Generally to do and cause to be done all acts, deeds, matters and things as our said Attorney shall think fit and proper for the purpose of sale of flats, commercial space and enjoyment and the development of the said property, as amply and effectual as we could have personally done.

AND

To do all acts, deeds, things concerning the authorities hereby granted in respect of the said premises which I the owner could have done lawfully under my own hands and seal personally.

AND

To do all other acts necessary for regular and peaceful construction of multi-storied building.

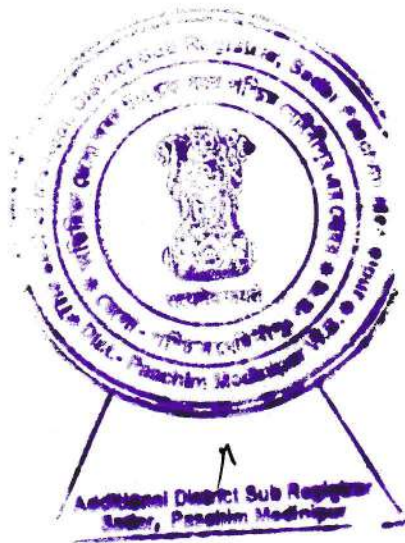
AND

I do hereby ratify and confirm and agree to ratify and confirm all and whatever my said ATTORNEY or his substitute or

Gisland Ram Aggarwal

SHAH REAL ESTATE
Suravi Agarwal
Partner

SHAH REAL ESTATE
SK Raveet Singh
Partner



02 MAR 2021

substitutes and/or delegate or delegates shall lawfully do or cause to be done in or about the premises aforesaid;

AND

ALL such things, acts and deeds so to be done by my ATTORNEY shall be construed to be my own act;

AND

I promise to ratify and confirm the same in future.

That by this Power of Attorney the ATTORNEY shall keep and maintain the rights and liabilities provided to him in the development agreement.

That upon the death or incapacity of any of the Executants hereof, this power of attorney shall not become inoperative in respect of other Executants. In such an eventuality, it shall be the responsibility of the legal heirs of the deceased Executant to sign and give the additional power of attorney to the other Executant.

Handwritten signature

SHAH REAL ESTATE
Surani Sarwal
Partner

SHAH REAL ESTATE
Sr Karverhisi
Partner



02 MAR 2021

SCHEDULE- 'I'**(Description of Land)**

All that piece and parcel of Land identified as bastu, admeasuring 0.8737 Acres (point Eight thousand seven hundred and thirty seven) Acre more or less, contained in R.S. Dag no. 223/361, Khatian no. 876, Mouza - Rangamati, J.L.No.-150, situated at Holding No. 548 / 239, ward no. 20, Rangamati, Midnapore, Dist: Paschim Medinipur, P.S. Kotwali, P.O - Midnapore.

SCHEDULE- 'II'

Description of the portion of land of the OWNER FIRST PARTY
which is handed over to the DEVELOPER SECOND PARTY for
development

All that piece and parcel of Land identified as bastu, ad-measuring approx 0.5472 (Point Five Thousand four hundred and seventy two) Acre more or less, delineated and demarcated in red border in PLAN A annexed hereto, being part of the land as described in SCHEDULE 'I', contained in R.S. Dag no. 223/361, Khatian no. 876, Mouza - Rangamati, J.L.No.-150, situated at Holding No. 548 / 239, ward no. 20, Rangamati, Midnapore, Dist: Paschim Medinipur, P.S. Kotwali, P.O - Midnapore and butted & bounded as follows:

Gabriel Ram Agnew

SHAH REAL ESTATE
Suman A Samal
 Partner

SHAH REAL ESTATE
Sikharveghis
 Partner



02 MAR 2021

- On the North** : House and Land of Bajranglal Agarwala
- On the South** : Land of Girdharilal Gupta
- On the East** : By Government Road
- On the West** : Land of Girdharilal Gupta

In witness whereof I, the PRINCIPAL, do hereby set and subscribe my hand and seal on the _____ in physically fit and mentally alert condition.

Signature of PRINCIPAL

Signature of Constituted ATTORNEY

Gobinda Ram Agarwal
GOBINDA RAM AGARWALA

SHAH REAL ESTATE
SK Parvez/Kibria
 Partner

SHAH REAL ESTATE

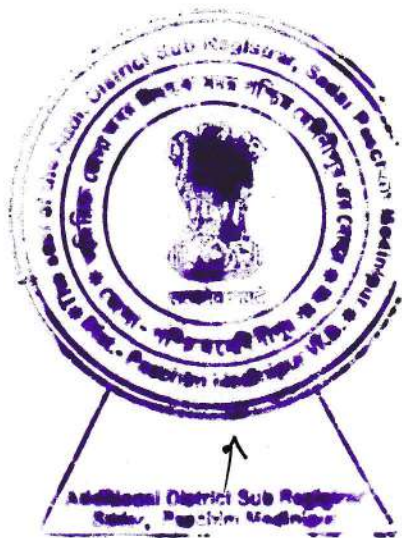
represented by **(PARVEZ KIBRIA)**

SHAH REAL ESTATE
Suravi Agarwal
 Partner

(SURAVI AGARWAL)

SHAH REAL ESTATE
Suravi Agarwal
 Partner
Gobind Ram Agarwal

SHAH REAL ESTATE
SK Parvez/Kibria
 Partner



SHAH REAL ESTATE

SHAH REAL ESTATE 02 MAR 2021

Drafted by :-

*Apurva Singh
Ravi Kumar
Medini Infotech
We No. 1488*

① Signatures of the witnesses

② SK NASER

*Shri Shah Jamal.
Ho:- Kati Huzi Shikharul Shah.
At:- Sepoy Bazar
PO:- Societnagar
PS:- Khatwani
Dist:- Paschim Medinipur.
PIN:- 721101*

*S-paribeen
Midnapore*

Gokul Ram Agarwal

Typed by

B. Sen

(Pradip Sen), M/s. Medini Infotech, Old LIC More.

N.B.-This Development Power of Attorney has typed in 17 pages including 1 stamp paper and 16 demy papers and One extra pages attached hereto be made part of this deed on which the ten fingers prints of Executants and Principal have been taken and 2 witnesses have signed in this deed.

SHAH REAL ESTATE
Suravi Agarwal
Partner

Gokul Ram Agarwal

SHAH REAL ESTATE
SK Parvez Khan
Partner
SHAH REAL ESTATE
Suravi Agarwal
Partner

SHAH REAL ESTATE
SK Parvez Khan
Partner



02 MAR 2021

Left Hand finger Impression



Right Hand finger Impression



Sorab Agarwal.
Signature

Left Hand finger Impression

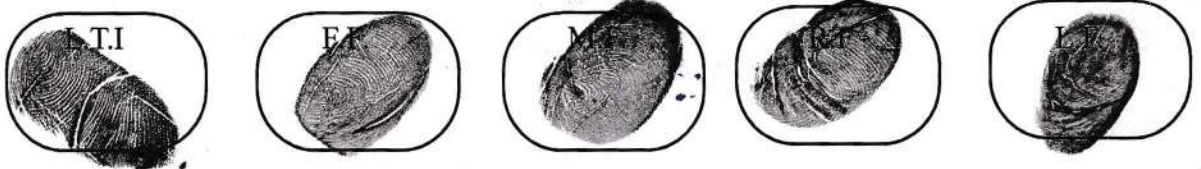


Right Hand finger Impression

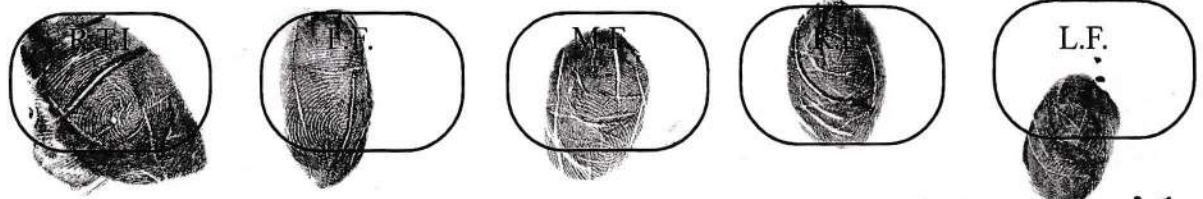


Sr Parvez Khan
Signature

Left Hand finger Impression



Right Hand finger Impression



Gokul Ram Agarwal
Signature

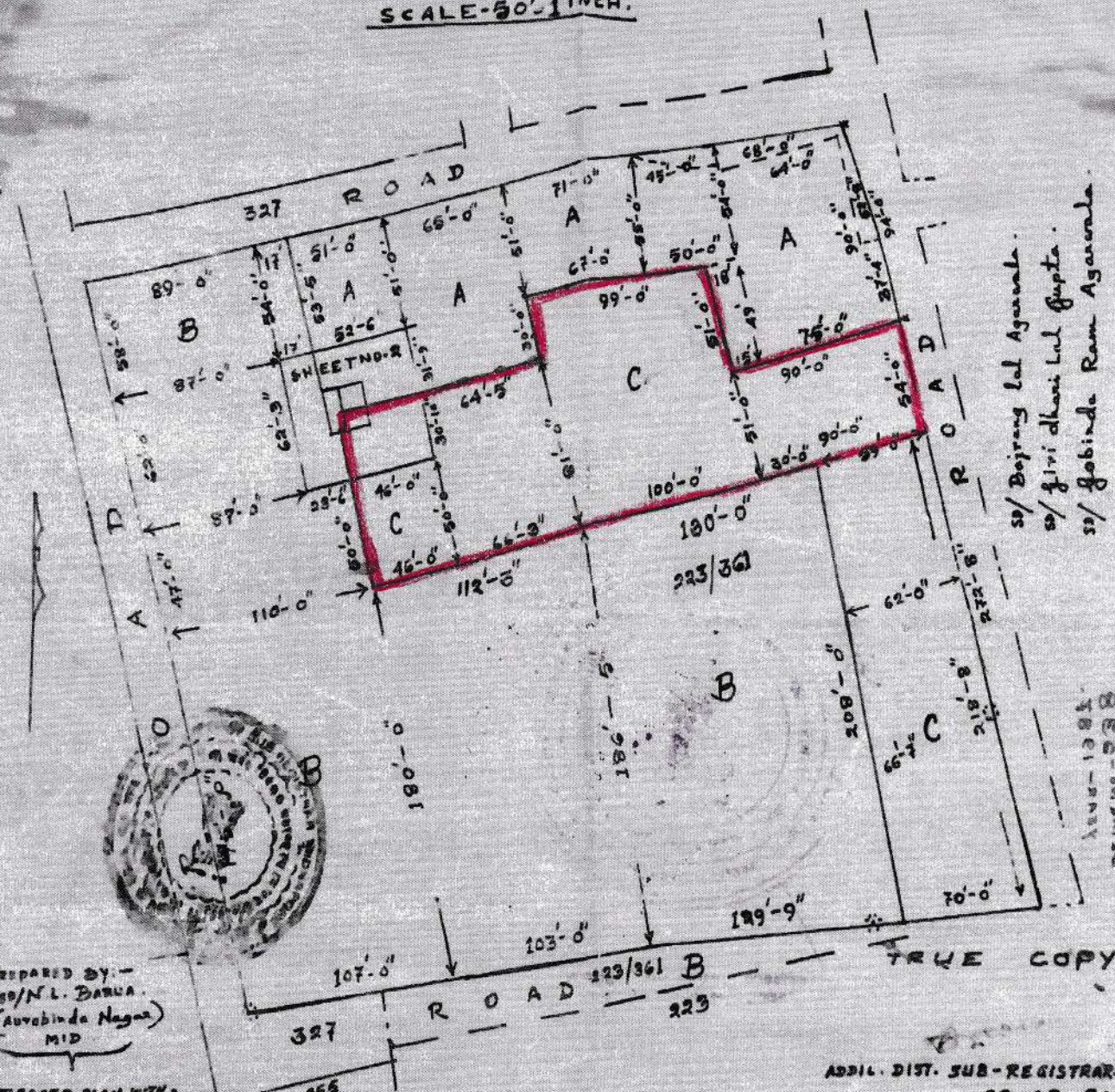
02 MAR 2021



PLAN A

PARTITION PLAN OF
 MOUZA-RANGAMATI. J.L.NO.150.
 P.S+DIST-MIDNAPORE.
 SCALE-50'1 INCH.

DUPLICATE



S/ Bojrang Lal Agarwala
 S/ Girdhari Lal Gupta
 S/ Gobinda Ram Agarwala

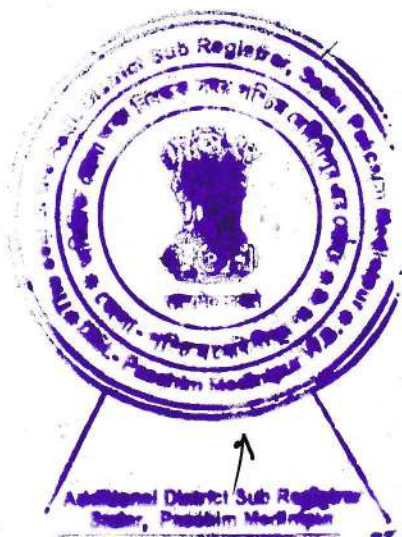
Prepared by:-
 S/ N. L. Barua
 (Gobinda Nagas)
 MID

Traced plan with
 document No - 638/87
 Jagan K. Nista
 22-03-2001

ADIL. DIST. SUB-REGISTRAR, MID.
 22-03-2001

- A - SRI BOJRANG LAL AGARWALA. - 21900 SQFT. OR 5028 ACRES.
- B - SRI GIRI DHARI LAL GUPTA - 80756 " " OR 18539 " " 18764 ACRES.
- C - SRI GOBINDA RAM AGARWALA. - 36673 " " 8418 " "

Gobind Ram Agarwal
 SHAH REAL ESTATE
 S/ R. Parvez
 Suran Agarwal Partner



02 MAR 2021



ভারত সরকার
Government of India



গোবিন্দ রাম আগরওয়াল
Gobinda Ram Agarwal
জন্ম তারিখ/ DOB: 06/12/1950
পুংস / MALE



4231 9953 0296

আমার আধার, আমার পরিচয়



ভারতীয় বিদ্যুৎ পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O দ্বারকা দাস আগরওয়াল,
রংগামাটি, মেদিনীপুর মোবাইল টাওয়ার নিকটে,
মেদিনীপুর (পশ্চিম), পশ্চিম মেদিনীপুর,
পিন কোড: 721102

Address:
S/O Dwarka Das Agarwal,
RANGAMATI, NEAR MOBILE
TOWER, Medinipur (M),
Paschim Medinipur,
West Bengal - 721102

4231 9953 0296

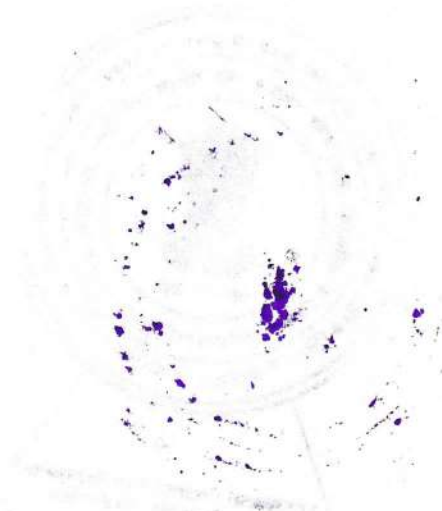


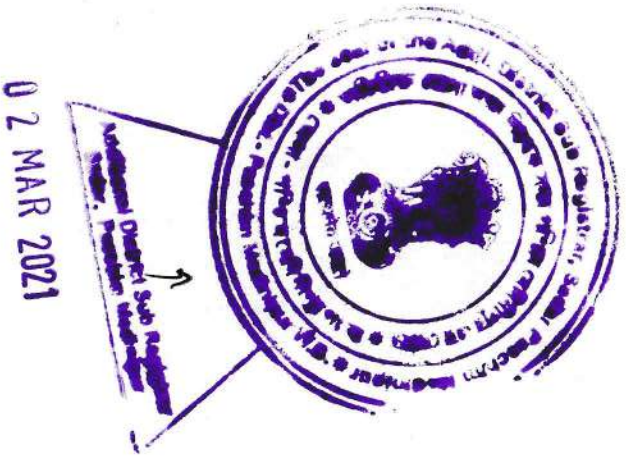
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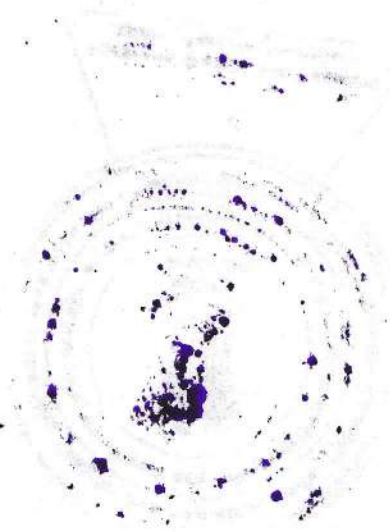
www.uidai.gov.in

Gobinda Ram Agarwal





02 MAR 2021



शुद्ध पैसा
INCOME TAX DEPARTMENT

शुद्ध पैसा
GOVT. OF INDIA

शुद्ध पैसा
Permanent Account Number
ACQPA6660A

शुद्ध पैसा
GOBINDA RAM AGARWAL

शुद्ध पैसा
DWARAKADAS AGARWAL

शुद्ध पैसा
06/12/1950

शुद्ध पैसा
शुद्ध पैसा / Date of Birth

शुद्ध पैसा
शुद्ध पैसा / Signature

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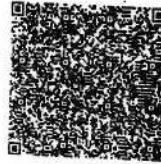
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADVFS9443D



नाम / Name
SHAH REAL ESTATE

निगमन / गठन की तारीख
Date of Incorporation/Formation
07/12/2018

24122018

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें

आयकर सैन सेवा इकाई, सन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :-

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in




02 MAR 2021

भारत सरकार
GOVERNMENT OF INDIA



SK Parvez Kibria
DOB: 18/02/1989
Male / MALE



2209 8403 0300

MERA AADHAAR, MERI PEHACHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Sk Shah Jamal, New Sky
club, Sepoy Bazar, Midnapore,
West Midnapore,
West Bengal - 721101

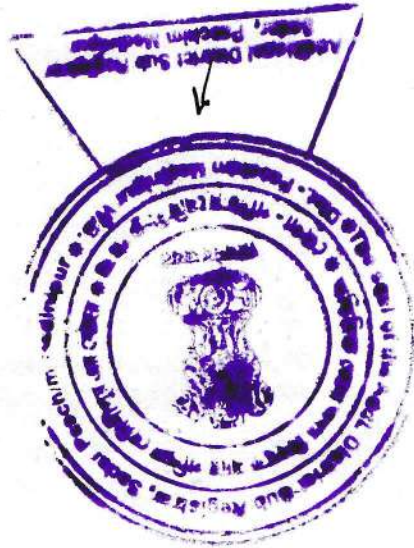


2209 8403 0300

MERA AADHAAR, MERI PEHACHAN

SK Parvez Kibria

02 MAR 2021



SR Parvez Kibria

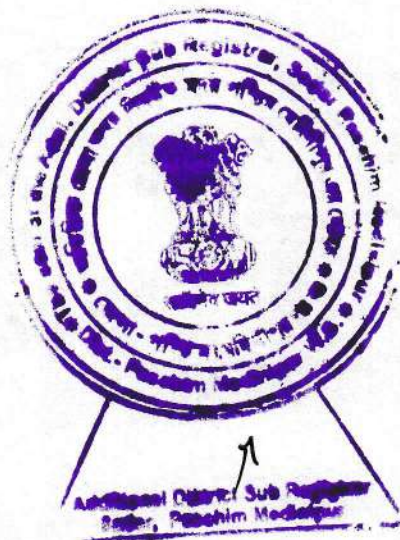
Income Tax PAN Services Unit, NSDI
5th Floor, Mansi Scoring,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unit@nsdi.co.in

If this card is lost / someone's lost card is found,
please inform / return to:
Unit - 411 016.
पता - 411 016,
मॉडेल कॉलोनी, दीप बंगला चौक, पुणे,
प्लॉट नं. 341, सर्वे नं. 997/8,
5 वा मंजूर, मंजूर स्कोरिंग,
आयकर पत्र सेवा युनिट, एन एस डी युनिट

आयकर विभाग
INCOME TAX DEPARTMENT
SEKH PARVEZ KIBRIA
SEKH SHAH JAMAL
18/02/1989
Permanent Account Number
BBKP5664G
Signature
SR Parvez Kibria

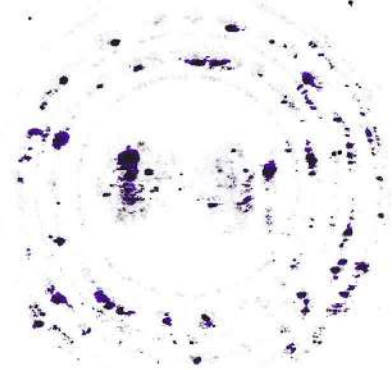
भारत सरकार
GOVT. OF INDIA

11/2016



02 MAR 2021

Suravi Agarwal




ভারত সরকার
Government of India


সুবী আগরওয়াল
Suravi Agarwal
জন্মতারিখ / DOB : 11/02/1991
মহিলা / Female



6424 2611 4092

- সাধারণ মানুষের অধিকার


ভারত সরকার
Government of India


সুবী আগরওয়াল
Suravi Agarwal
জন্মতারিখ / DOB : 11/02/1991
মহিলা / Female



6424 2611 4092

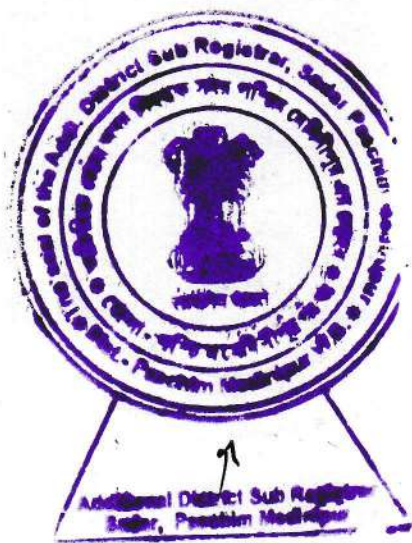
আধার - সাধারণ মানুষের অধিকার



02 MAR 2021



for Mrs Sarvani



02 MAR 2021



ভারত সরকার
Government of India


সেক শাহ জামাল
Sk Shah Jamal
পিতা : হাজী সেক আবদুল ওহাব
Father : Haji SK ABDUL Ohab
জন্মতারিখ / DOB : 31/08/1957
পুরুষ / Male



3289 5916 3006


আধার - সাধারণ মানুষের অধিকার



ভারতীয় একমুদ্রিত পরিচয় অধিকার
Unique Identification Authority of India


ঠিকানা:
সিপাইবাজার, মেদিনীপুর (এম)
মেদিনীপুর, পশ্চিম মেদিনীপুর,
পশ্চিমবঙ্গ, 721101

Address:
Sepaibazar, Midnapore,
Midnapore, West Midnapore,
West Bengal, 721101

3289 5916 3006

 1947
1800 300 1947

 help@uidai.gov.in

 www
www.uidai.gov.in

Su Shah Jamal.



02 MAR 2021

Major Information of the Deed



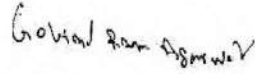
Deed No :	I-1003-01206/2021	Date of Registration	04/03/2021
Query No / Year	1003-8000478190/2021	Office where deed is registered	
Query Date	02/03/2021 2:59:40 PM	1003-8000478190/2021	
Applicant Name, Address & Other Details	Apu Bej Midnapore,Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9434416322, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 5,13,12,172/-		
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]:- 100301132/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

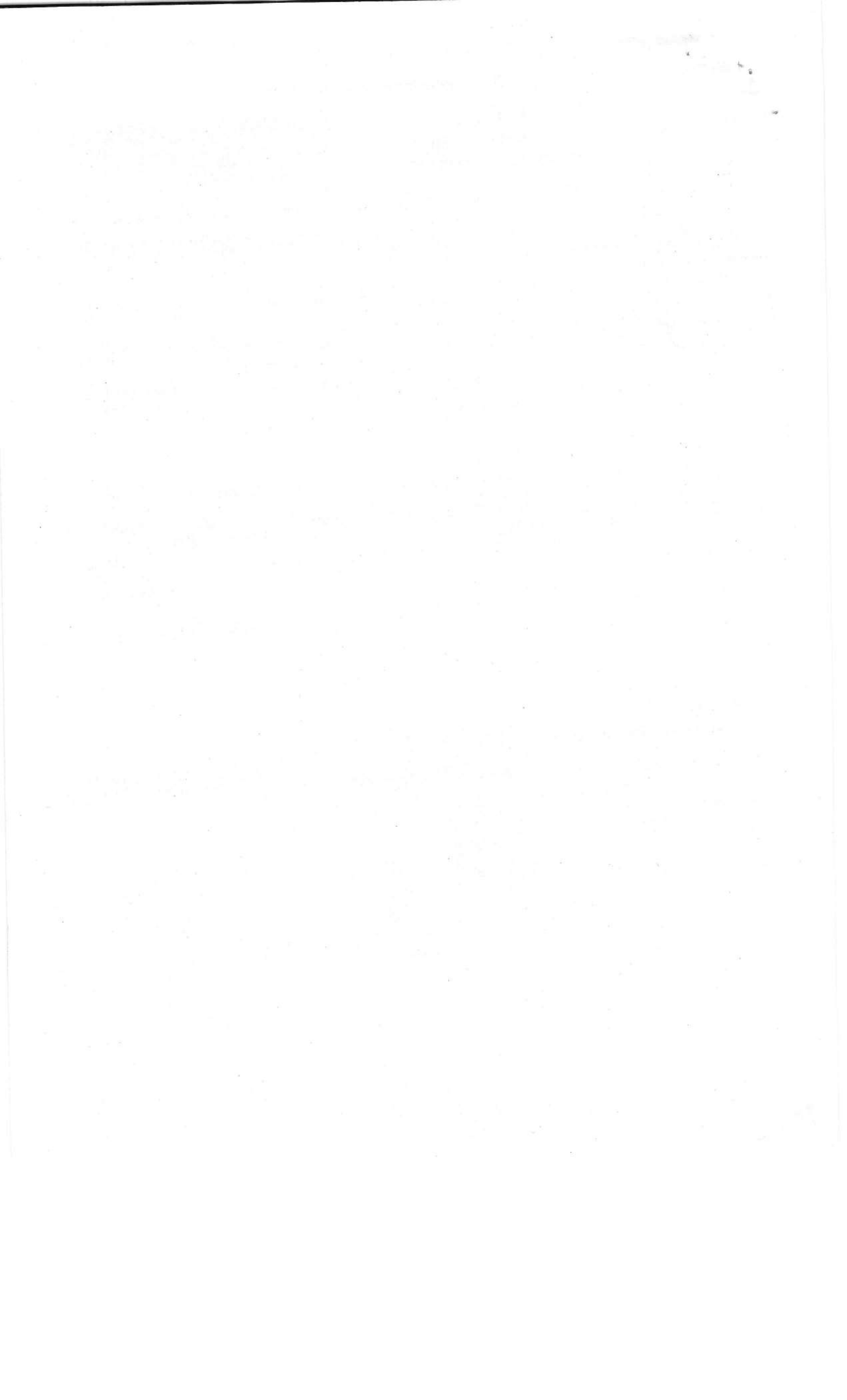
Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Vidyasagar Univercity Road, Mouza: Rangamati, , Ward No: 20, Holding No:548/239 Pin Code : 721101

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-757 (RS :-223/361)	LR-876	Commerci al	Vastu	0.5472 Acre	10,00,000/-	5,13,12,172/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					54.72Dec	10,00,000 /-	513,12,172 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Gobinda Ram Agarwal (Presentant) Son of Late Dwarka Das Agarwala Executed by: Self, Date of Execution: 02/03/2021 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office			
		02/03/2021	LTI 02/03/2021	02/03/2021



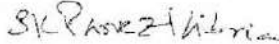


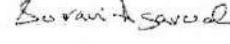


Rangamati, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/03/2021
 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHAH REAL ESTATE Sepoybazar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 , PAN No.:: ADxxxxxx3D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sekh Parvez Kibria Son of Sekh Shah Jamal Date of Execution - 02/03/2021, , Admitted by: Self, Date of Admission: 02/03/2021, Place of Admission of Execution: Office	 Mar 2 2021 3:21PM	 LTI 02/03/2021	 02/03/2021
	Sepoybazar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx4G,Aadhaar No Not Provided Status : Representative, Representative of : SHAH REAL ESTATE (as Partners)			
2	Name	Photo	Finger Print	Signature
	Suravi Agarwal Daughter of Sravan Kumar Agarwal Date of Execution - 02/03/2021, , Admitted by: Self, Date of Admission: 02/03/2021, Place of Admission of Execution: Office	 Mar 2 2021 3:22PM	 LTI 02/03/2021	 02/03/2021
	Sangam Gardens, Tantigeria, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx3G,Aadhaar No Not Provided Status : Representative, Representative of : SHAH REAL ESTATE (as Partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. Shah Jamal Son of Late Haji Sk Abdul Ohab Sepoybazar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101			 See Skah Jamal.

	02/03/2021	02/03/2021	02/03/2021
Identifier Of Mr Gobinda Ram Agarwal, Sekh Parvez Kibria, Suravi Agarwal			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Gobinda Ram Agarwal	SHAH REAL ESTATE-54.72 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Vidyasagar University Road, Mouza: Rangamati, , Ward No: 20, Holding No:548/239 Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 757, LR Khatian No:- 876	Owner:গোবিন্দরাম আগরওয়াল, Gurdian:হারকা দাস, Address:নিজ , Classification:বান্ধ, Area:0.61320000 Acre,	Mr Gobinda Ram Agarwal

Endorsement For Deed Number : I - 100301206 / 2021

On 02-03-2021

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

Presented for registration at 15:18 hrs on 02-03-2021, at the Office of the A.D.S.R. MIDNAPORE by Mr Gobinda Ram Agarwal, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,13,12,172/-

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

Execution is admitted on 02/03/2021 by Mr Gobinda Ram Agarwal, Son of Late Dwarka Das Agarwala, Rangamati, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Indetified by Sk. Shah Jamal, , , Son of Late Haji Sk Abdul Ohab, Sepoybazar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Muslim, by profession Others

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

Execution is admitted on 02-03-2021 by Sekh Parvez Kibria, Partners, SHAH REAL ESTATE, Sepoybazar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Indetified by Sk. Shah Jamal, , , Son of Late Haji Sk Abdul Ohab, Sepoybazar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Muslim, by profession Others

Execution is admitted on 02-03-2021 by Suravi Agarwal, Partners, SHAH REAL ESTATE, Sepoybazar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Indetified by Sk. Shah Jamal, , , Son of Late Haji Sk Abdul Ohab, Sepoybazar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Muslim, by profession Others

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 15134, Amount: Rs.100/-, Date of Purchase: 01/03/2021, Vendor name: Soumen Kr Dey

Rabindranath Sau

RABINDRANATH SAU
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

On 04-03-2021

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.

Rabindranath Sau

**RABINDRANATH SAU
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2021, Page from 30920 to 30953

being No 100301206 for the year 2021.



Digitally signed by RABINDRANATH SAU
Date: 2021.03.04 13:16:44 +05:30
Reason: Digital Signing of Deed.

Rabindranath Sau

**(RABINDRANATH SAU) 2021/03/04 01:16:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.**

(This document is digitally signed.)