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Entry NO-1940

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2350/2168/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 19/03/21  
 18:30 PM  
 587698/21

N.C. Case No. 292/2021

AG 279883

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Additional District Sub-Registrar,  
 Garia South 24 Parganas

WAR 2021

**DEVELOPMENT POWER OF ATTORNEY**

1. Date: 19<sup>th</sup> day of March, 2021 (TWO THOUSAND TWENTY ONE).
2. Nature of document: Development Power of Attorney.

S.L. No. 1696 Date 04-3-2021  
Name Vasisht Das (D.D.)  
Address At/ on 101-27  
Value 100

Govt. Stamp Vender  
SABYASACHI DEB  
Sonarpur A.D.S.R.O., Kol.-150



New Pk



N.T.D. 941

New Pk

D

Additional District Sub-Registrar,  
Garia South 24 Parganas

9 MAR 2021  
99 MAR 2021



N.T.D. 942

Harmukh Parakh



N.T.D. 943

Chauhan

(NIKHIL PAREKH)

Nivedita Mallick  
O/O Parshupati Mallick  
1159, NSC Bose Road,  
Kol - 700103



N.T.D. 944



### 3. Parties:

#### 3.1 Grantors/Principals :

**3.2 (1) MR. HASMUKH PAREKH (PAN AFTPP2385R) (AADHAAR NO. 842477855582)**, son of Late Shantilal Parekh, **(2) MR. MEHUL PAREKH alias MR. MEHUL JAYSUKH PAREKH (PAN AIDPP5714F) (AADHAAR NO. 833003113118)**, son of Late Jaysukh Parekh, and **(3) MR. NIKHIL PAREKH (PAN AKJPP5964B) (AADHAAR NO. 555951301540)**, son of Hasasmukh Parekh, all by Nationality - Indian, all by Occupation - Business, all by Religion - Hindu, **Grantor/Principal No. 1 and 3** presently residing at 3A, Upper Wood Street, Police Station - Shakespeare Sarani, Kolkata - 700017, West Bengal, and **Grantor/Principal No. 2** residing at 5/1, Russel Street. Police Station - Shakespeare Sarani, Kolkata - 700071, West Bengal,

#### 3.3 Attorney:

**M/S. RAJWADA DEVELOPER, (PAN- AARFR9646N)**, a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia, Police Station - Narendrapur formerly Sonarpur, Kolkata - 700 084, District- South 24-Parganas, West Bengal, duly represented by its Partners namely, **(1) SRI PARVEEN AGARWAL, (PAN - AGPPA1802M)**, **(2) SRI BIKASH AGARWAL, (PAN- AHAPA8484B)** and **(3) SRI RAJKUMAR AGARWAL, (PAN- AHAPA8485A)**, all are sons of Late Rajendra Kumar Agarwal, all are by faith-Hindu, all are by nationality - Indian, all are by occupation - Business, all are residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, Police Station - Narendrapur formerly Sonarpur, Kolkata - 700 084, District- South 24-Parganas, West Bengal, represented by their Constituted Attorney **SRI BIKASH AGARWAL, (PAN - AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, residing at 26, Mahamaya Mandir Road, Police Station - Narendrapur formerly Sonarpur, Kolkata - 700 084, District- South 24-Parganas, West Bengal, by virtue of a General Power of Attorney which was duly registered on 03/08/2015 before the office of the Additional District Sub-Registrar at Garia and recorded in its Book No. IV, Volume No. 1629 - 2015, Pages from 1590 to 1601, Being No. 000297 for the year 2015.

**4. Subject Matter:** Grant of powers in respect of **ALL THAT** piece and parcel of land measuring **06 Cottah 08 Chittaks 10 Sq. ft.**, be the same a little more less comprised in Mouza - Barhans Fartabad, J.L. No. 47, Touzi No. 109, R.S. No. 7, Pargana - Medanmalla, comprised in R.S. Dag Nos. 3178, 3186, 3175 and 3182 appertaining to R.S. Khatian Nos. 491, 419 & 492, within the limits of Rajpur-Sonarpur Municipality, Ward No. 28, Police Station - Narendrapur (formerly Sonarpur), Post Office - Garia, A.D.S.R. - Garia, Uttar-Purba Fartabad, Kolkata - 700084, District- South 24-Parganas, West Bengal, more fully described in the **SCHEDULE** hereto and hereafter called the "**Said Property**".

Identified by  
Abin Pa Mondal  
S. Alauddin Mondal  
1159, NSC Bose Road  
Kolkata 700103  
acc. service



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## 5. Background:

**5.1. WHEREAS MR. HASMUKH PAREKH, MR. JAYSUKH PAREKH, MR. MEHUL PAREKH, MR. NIKHIL PAREKH** being the absolute joint owners of the said property had entered into an Agreement for Development with **M/S. RAJWADA DEVELOPER** (the Attorney herein) to develop their said property of an area of **06 Cottah 08 Chittaks 10 Sq. ft.**, comprised in R.S. Dag Nos. 3178, 3186, 3175 & 3182 appertaining to R.S. Khatian Nos. 491, 419 & 492 under P.S. Sonarpur, District- South 24-Parganas and the said Development Agreement was duly registered on 02/04/2015 before the office of the D.S.R. - IV at Alipore and recorded in its Book No. I, CD Volume No. 10, Pages from 5793 to 5821, Being No. 03011 for the year 2015 and said **MR. HASMUKH PAREKH, MR. JAYSUKH PAREKH, MR. MEHUL PAREKH, MR. NIKHIL PAREKH** also executed and registered a Development Power of Attorney unto and in favour of **M/S. RAJWADA DEVELOPER**, the Attorney herein, which was duly registered on 17.04.2015 before the office of the D.S.R. - IV, at Alipore, vide Deed No. 03012 for the year 2015, and thereafter said **MR. HASMUKH PAREKH, MR. JAYSUKH PAREKH, MR. MEHUL PAREKH, MR. NIKHIL PAREKH** due to some mistake in the said Development Power of Attorney dated 17.04.2015 had revoked by executing Revocation of Development Power dated 10.09.2016 vide Deed No. 00969 for the year 2016 registered in the office of the ADSR Garia, South 24 Parganas, and also executed fresh Development Power of Attorney unto and in favour of **M/S. RAJWADA DEVELOPER**, the Attorney herein, which was duly registered on 12.09.2016 and recorded in its Book No. I, Volume No. 1629-2016, Pages from 65642 to 65663, Being No. 03071 for the year 2016.

**5.2. AND WHEREAS** in pursuance of the said Development Agreement dated 02/04/2015 and Development Power of Attorney dated 12/09/2016 said **M/S. RAJWADA DEVELOPER**, obtained the building plan duly sanctioned by the Rajpur-Sonarpur Municipality, vide sanction plan No. **107/Rev/CB/28/25** dated **30-07-2016**, and already stated the construction work thereon.

**5.3. AND WHEREAS** said **JAYSUKH PAREKH** son of Late Shantilal Parekh died on 15.04.2019 at Kolkata leaving behind his wife Smt. Rama Ben J Parekh, son Mehul Jaysukh Parekh, the **Grantor/Principal** No. 2 herein, three daughters namely Mrs. Hetal Adesara, Mital Kiran Kumar Parekh, Mrs. Shital Chokshi as his legal heirs, and during his life time he executed a registered will in favour of his son **MEHUL PAREKH** the **Grantor/Principal** No. 2 herein and said will duly registered on 02.04.2019 in the office of the Additional Registrar Assurance - III, Kolkata, recorded in Book No. III, Volume No. 1903-2019, Page from 4833 to 4854, Being No. 263 for the year 2019, and in pursuance of the said will **JAYSUKH PAREKH** had given, devised and bequeathed his undivided 1/4<sup>th</sup> share in the aforesaid property and his other property morefully described in the said will to his son **MEHUL PAREKH** the **Grantor/Principal** No. 2 herein.



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**5.4. AND WHEREAS** after demise of said **JAYSUKH PAREKH** on 30.09.2019 Hon'ble High Court Calcutta duly granted the Probate Certificate of the said Last Will and Testament dated 02.04.2019, vide P.L.A. No. 242 of 2019.

**5.5. AND WHEREAS** said **MEHUL PAREKH** the **Grantor/Principal** No. 2 herein thus became the absolute owner of the undivided 1/2 share in the aforesaid property and the **Grantors/Principals** herein became the absolute joint owners of **ALL THAT** piece and parcel of land measuring **06 Cottah 08 Chittaks 10 Sq. ft.**, be the same a little more less comprised in Mouza - Barhans Fartabad, J.L. No. 47, Touzi No. 109, R.S. No. 7, Pargana - Medanmalla, comprised in R.S. Dag Nos. 3178, 3186, 3175 and 3182 appertaining to R.S. Khatian Nos. 491, 419 & 492, within the limits of Rajpur-Sonarpur Municipality, Ward No. 28, Police Station - Narendrapur (formerly Sonarpur), Post Office - Garia, A.D.S.R. - Garia, Uttar-Purba Fartabad, Kolkata - 700084, District - South 24-Parganas, West Bengal.

**5.5. AND WHEREAS** after demise of said **JAYSUKH PAREKH** the aforesaid Development Power of **JAYSUKH PAREKH** automatically cancelled and to continue the said Development Agreement and also for the smooth progress of the constructional work on the said property the **Grantors/Principals/Owners** herein decided to execute and registered a fresh Development Power unto and in favour of **M/S. RAJWADA DEVELOPER**.

**6. Now Know You All By These Presents:**

**6.1 Grant:** The Grantors/Principals do and each of them doth hereby nominate, constitute and appoint the Attorney to do, execute and perform all or any of the deeds, matters and things mentioned in Clause 6.2 relating to the Said Property.

**6.2 Powers:**

The Attorney shall have the power:

**6.2.1** To enter into the Said Property and to hold and possess the said property and take all actions, for commercially exploiting and developing the Said Property, soil testing, making the boundary walls etc.

**6.2.2** To represent the Principals before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the property mentioned in the Schedule hereto.

**6.2.3** The Developer/Attorney herein shall be entitled to continue the construction work and previous agreement for sale executed by the Developer/Attorney herein and also execute Deed of Conveyance towards Agreement for Sale and also to continue other transaction made by the Developer and also to enter into new Agreement for sale and register the same at any registration office in the state of West Bengal for their share of allocation in terms with the Development



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Agreement and to do all acts deeds as per said Development Agreement dated 02/04/2015 .

- 6.2.4** To make various deposits of all necessary fees, charges, levies or other charges into various concerned Government Department/s and/or Authority/s and /or Office/s including Rajpur-Sonarapur Municipality, WBSEDCL etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.
- 6.2.5** To approach and/or make applications before the Rajpur-Sonarapur Municipality, and others concerned Government Department/s and/or Authority/s and /or Office/s (including signing on the required papers and/or documents) for getting necessary permission, and connections like water, electric supply etc. in the name of the Principals and/or on their behalf and to take delivery of the said permission from the Concerned Departments and/or Authorities of the Rajpur-Sonarapur Municipality and others. The Attorney is hereby authorized to sign on the Completion Plan and / or any deviation / addition / alteration of the same for submitting the same before the Rajpur-Sonarapur Municipality or any other concerned Authority/s (including Layout Plan for water supply and drainage also) in respect of the property mentioned in the Schedule hereto and to receive all approved and sanctioned Plans, Specifications, Drawings and other related documents also the completion and other certificates from the Rajpur-Sonarapur Municipality and/or other authorities. And the Developer shall develop/construct at their cost and also shall be entitled to appoint labour/contractor/any other skilled or unskilled person to complete the construction work as per the plan duly sanctioned by Rajpur-Sonarapur Municipality.
- 6.2.6** To take all actions and proceeding so that the Plans and Drawings that may be sanctioned and to settle and compromise all actions and proceedings on such terms, conditions, or covenants and for such consideration as our said Attorney may deem fit, appropriate, expedient and proper.
- 6.2.7** To appear before the Rajpur-Sonarapur Municipality and all of its departments, Urban Land Ceiling Authorities, any other Authority or Authorities or Tribunal or otherwise relating to and/or arising out of any permission, no objection, clearance or otherwise, clearances or otherwise as may be required so as to obtain sanctions and approvals relating thereto and to make, sign, execute, verify affirm all or any documents, papers, forms, affidavits, declarations or others and to accept services of all notices or communications or otherwise and also to produce original documents for their verifications.



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- 6.2.8** To file and submit declarations, statements, applications, and/or returns make commitments and give undertakings in respect of the property mentioned in the Schedule hereto and to represent the Principals before and correspond with the concerned Authority/s for any of the matters relating to the Property mentioned in the Schedule hereunder.
- 6.2.9** To do and/or perform any necessary and required acts, and giving declaration, and executing deeds matters for the purpose of development and enjoyment of the said Property mentioned in the Schedule hereunder.
- 6.2.10** To execute any necessary declaration and/or documents in relation to the Developer Allocation's in the Schedule property herein (including Agreement for Sale, Deed of Conveyance and Lease) and if required make the same registered with the concerned Authority/s only.
- 6.2.11** To represent the Principals before the Registrar, sub-registrar and/or other such Authorities in all connections in respect of execution and registration of the required Declaration, Rectification or any other documents and/or any other related Document/s (including Sale Deed or any other type of Deed of Transfer) only in respect of the Developer's Allocation mentioned herein above comprised in the Scheduled property below, and to receive from such intending purchaser or purchasers any earnest money and/or advances and also the balance consideration money including the entire consideration money and give valid receipts and discharge for the same and deposit the same in their account, as the occasion may require. It is also mentioned that the Developer can register deed of conveyance only after giving possession of the owner's allocation as per the terms of Development Agreement.
- 6.2.12** The Developer herein shall be entitled to mortgage the Developer's Allocation only as per the terms of Development Agreement for obtaining Financial Accommodation and release the same.
- 6.2.13** To accept for the Principals and in their name or on their behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney deem fit and proper.
- 6.2.14** To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in their place and stead in relation to the Schedule mentioned property.



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- 6.2.15** To sign, verify and execute Vakalatnamas, Complaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s and Document/s of every description that may be necessary to be signed, verified and executed for the purpose of suit/s, Action/s, Appeal/s and proceeding/s of any kind whatsoever in any Court of Law or Equity, whether or Original, Appellate, Testamentary or Provisional Jurisdiction or Judicial Authority and to appear and/or to make Petitions and/or Applications in any such Court Or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.
- 6.2.16** To negotiate for sale, lease and transfer with the intending purchaser or purchasers various Flats and car parking spaces of the new building of the Developer's Allocation only written in the said Development Agreement dated 02.04.2015 only, lying and situate on the said property morefully described in the schedule hereunder written and also to sign, execute and enter into agreement for sale with such intending purchasers and to receive earnest money and deposit the same in their account.
- 6.2.17** To appear before the BLRO, DLRO office or before the LD. Additional District Magistrate, Or District Magistrate or Urban land Ceiling Authorities or before any other Central or State Government officers or before any Judicial Authority or Quasi Judicial Authority or Otherwise before any Government or Semi Government Authorities or Private bodies or any company or otherwise as required in connection with Mutation, Conversion of Land, Permission from Urban Land Ceiling Authorities, KMDA, Additional Land Acquisition Offices etc. and sign and present all forms documents, affidavits, make submissions oral or written and present himself before any or all authorities.
- 6.2.18** To receive and pay and/or deposit all moneys, including Court Fees and receive refunds from any Court or any Officer thereof or from any person, firm or body/corporate any amounts due and payable to the Principal on any account whatsoever if the amount was paid by the Developer and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.
- 6.2.19** To accept notices and service of papers from the Municipality, Postal and/or other authorities and/or persons, Government, semi-Government, Public body or body corporate/private organizations in relation to the said land.



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- 6.2.20 To apply for and obtain electricity, water, sewerage, drainage and other connection of any other utility in the said property and/or to make alteration therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers applications documents and to do all other acts, deeds and things as may be deemed fit and proper by our said Attorney.
- 6.2.21 To appear before any Government offices and to take all steps in connection with conversion of Land or for any other purpose deemed fit by the said Attorney.
- 6.2.22 To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual, with all intents and purposes according to the Laws and customs of India and particularly of West Bengal.
- 6.2.23 To sign and submit all papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons, including, the Municipal Authority and if necessary, to deal with such authority and authorities in any manner, to have such mutation effected.
- 6.2.24 To pay all outgoings or dues of Municipal Tax, Urban Land Tax, Land Revenue and other charges whatsoever, payable for and on account of the Scheduled Property.
- 6.2.25 To give undertakings, assurances and indemnities, as may be required for the purposes aforesaid.
- 6.2.26 To look after control manages and supervises the administration of the said property.
- 6.2.27 To employ and/or appoint architects, Surveyor or Surveyors, solicitors, advocates chartered accountants, income tax practitioners and/or agents or any Professional/Skilled/Unskilled labour and/or other men for the aforesaid purpose and also pay salaries, wages, charges and remuneration to them.
- 6.2.28 **AND GENERALLY** to do all acts, deeds and things as may be required to be done, executed and performed for the purpose of erection, construction and completion of the building at the said Land in accordance with law on our behalf.
7. **THE PRINCIPALS DO HEREBY DECLARE** that this Development Power of Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon him by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development work.
8. **THE PRINCIPALS DO AND EACH OF THEM doth HEREBY DECLARE** to ratify and confirm whatsoever that the said Attorney shall do for the betterment of the Property by virtue of these presents till the power is



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valid and till the successful completion of the instant project as also till the disposal of the entire Allocation of the Developer and the same is revocable in nature as per the terms and conditions of the development Agreement.

**SCHEDULE**

**(Said Property)**

**ALL THAT** piece and parcel of land measuring **06 Cottah 08 Chittaks 10 Sq. ft.**, be the same a little more less comprised in Mouza - Barhans Fartabad, J.L. No. 47, Touzi No. 109, R.S. No. 7, Pargana - Medanmalla, comprised in R.S. Dag Nos. 3178, 3186, 3175 and 3182 appertaining to R.S. Khatian Nos. 491, 419 & 492, within the limits of Rajpur-Sonarpur Municipality, Ward No. 28, vide Municipal Holding No. 933, Uttar-Purba Fartabad, Police Station - Narendrapur (formerly Sonarpur), Post Office - Garia, A.D.S.R. - Garia, Kolkata - 700084, District - South 24-Parganas, West Bengal, together with all easements rights and appurtenances thereto attached being butted and bounded in the manner as follows:-

- ON THE NORTH** : By Part of Dag No. 3178;
- ON THE EAST** : By Part of Dag No. 3178;
- ON THE SOUTH** : By Part of Dag No. 3186 and 3175;
- ON THE WEST** : 8 Ft. wide common passage.



*[Handwritten signature]*

Additional District Sub-Registrar,  
Garia South 24 Parganas

**13 MAR 2021**

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

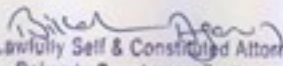
**In presence of Witnesses:-**

1. Nibedita Mallick  
1159, NSC Bose Road  
KOL - 700103

2. Ananya Maitra  
1159, NSC Bose Road  
KOL - 103

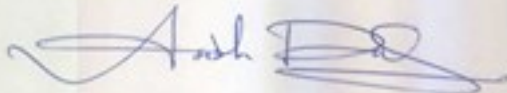
1. Harimukh Parikh  
2. MEHUL  
(MEHUL JAYSUKH PAREKH)  
3. Chaz  
(NIKHIL PAREKH)

**SIGNATURE OF GRANTORS/PRINCIPALS**

  
As Lawfully Seel & Constituted Attorney of  
Rajwada Developers Partners.  
1) Parveen Agarwal  
2) Rajkumar Agarwal

**SIGNATURE OF ATTORNEY**

Drafted by



**Advocate**

Alipore Judges' Court  
Kolkata - 700027.  
F/1646/2012



Additional District Sub-Registrar,  
Garia South 24 Parganas

19 MAR 2022

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HASMUKH PAREKH

SHANTILAL HARIBHAI PAREKH

01/05/1952  
Permanent Account Number

AFTPP2385R

*Hasmukh Parekh*

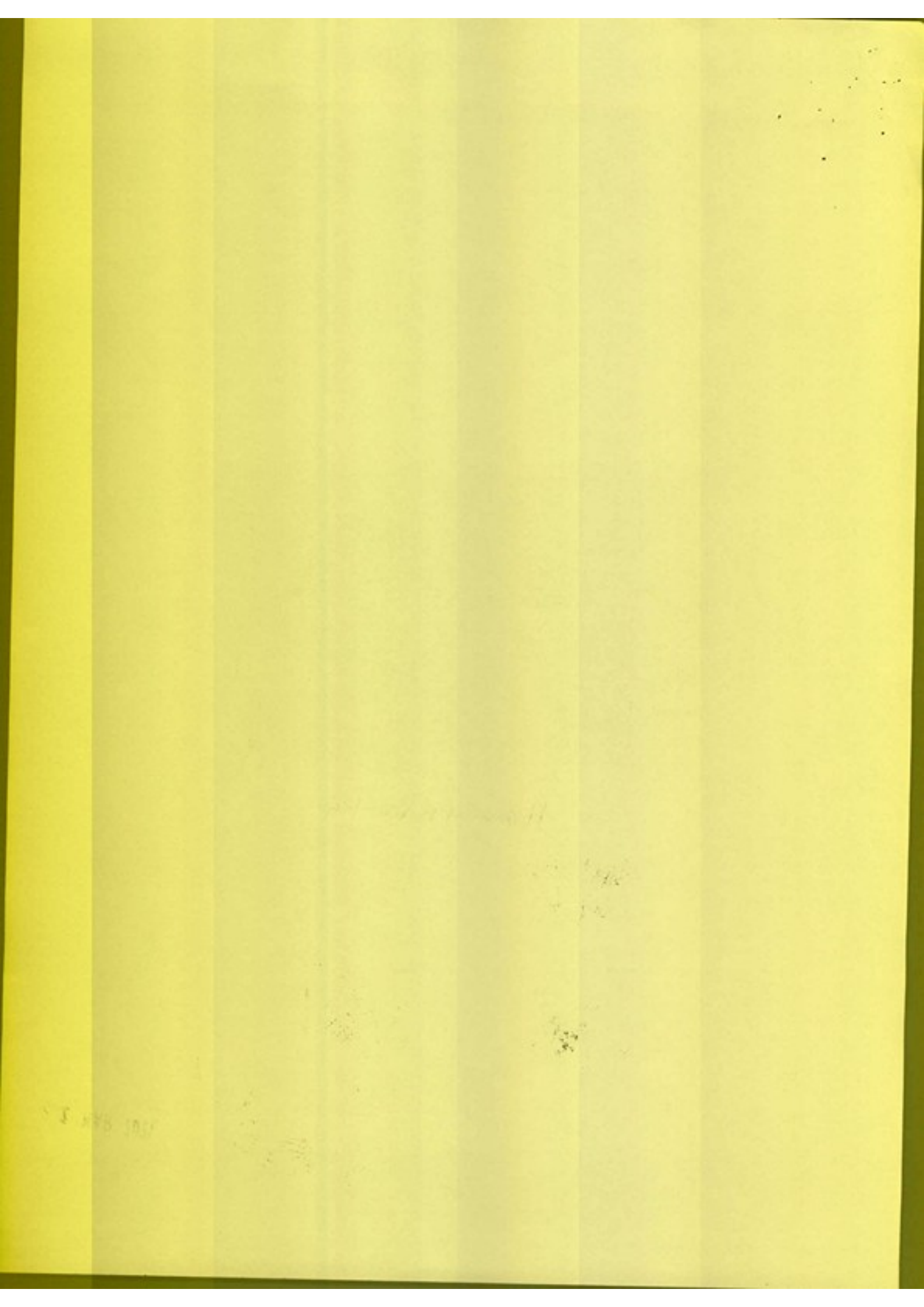
Signature



29033007

*Hasmukh Parekh*

2 MAR 2021



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MEHUL JAYSUKH PAREKH  
JAYSUKH SHANTILAL PAREKH  
30/06/1983



Permanent Account Number

AIDPP5714F



*Mehul Parekh*  
Signature

*Mehul Parekh*

(MEHUL JAYSUKH PAREKH)

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आयकर विभाग  
INCOME TAX DEPARTMENT




भारत सरकार  
GOVT. OF INDIA

NIKHIL PAREKH

HASMU KH PAREKH

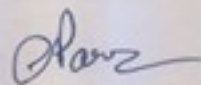
01/07/1985

Permanent Account Number  
AKJPR5964B

  
Signature



20000007



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### তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: এ. রাজেন্দ্র কুমার  
কুমার  
ইন্ডোর গ্রীন্স ফ্ল্যাট নং সি/এ  
মহাময়া মন্দির রোড, মহাময়াতলা  
রাজপুর সোনারপুর (ম), পশ্চিম  
বঙ্গ ৭৪ পর্গনা, গার্মা, পশ্চিম বঙ্গ,

Address: S/O: Rajendra  
Kumar Agarwal, Windsor  
GREENS FLAT NO C/3A,  
MAHAMAYA MANDIR  
ROAD, MAHAMAYATALA,  
Rajpur Sonarpur (M), South  
24 Parganas, Garma, West  
Bengal, 700084

2723 8304 8531



অনুষ্ঠান বিশেষ পরিচয় প্রমাণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তথ্যসূত্রের আইডি / Enrollment No. : 2010/17519/14469

To  
Bikash Agarwal  
বিকাশ অগারওয়াল  
S/O: Rajendra Kumar Agarwal  
Windsor GREENS FLAT NO C/3A  
26 MAHAMAYA MANDIR ROAD  
MAHAMAYATALA  
Rajpur Sonarpur (M)  
Garma, South 24 Parganas  
West Bengal - 700084

04/04/2014



KL881308931FT  
88130893



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**2723 8304 8531**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



বিকাশ অগারওয়াল  
Bikash Agarwal

www.uidai.gov.in  
পুংক / Male

2723 8304 8531



আয়কর বিভাগ  
INCOME TAX DEPARTMENT

ভারত সরকার  
GOVT. OF INDIA

স্বাধী হেজা সংখ্যা কার্ড  
Permanent Account Number Card  
**AHAPA8484B**

www.iti.gov.in

BIKASH AGARWAL

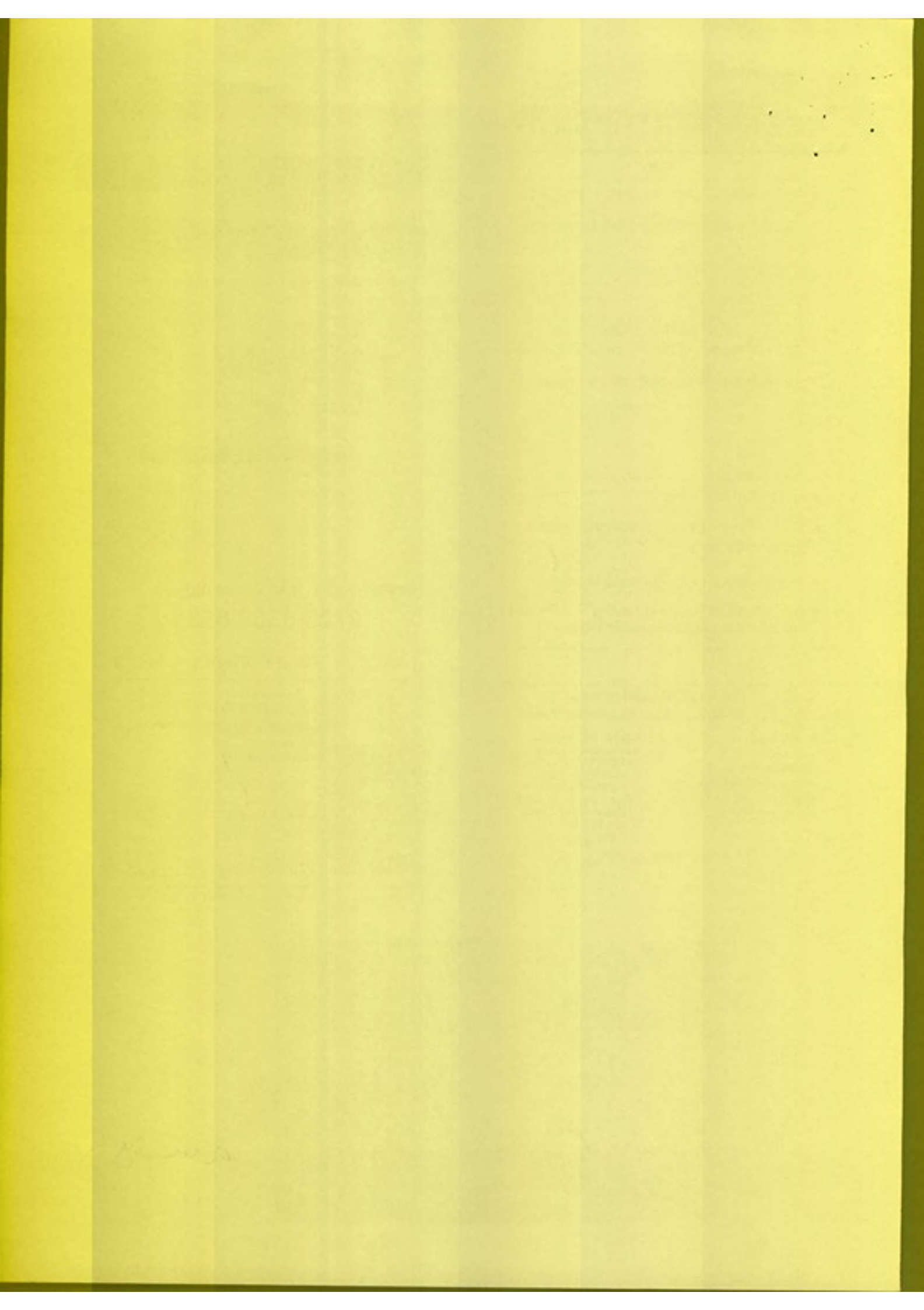
পিতার নাম / Father's Name  
RAJENDRA KUMAR AGARWAL

সংগ্রহের তারিখ / Date of Issue: 30/05/1982

স্বাক্ষর / Signature




*Bikash Agarwal*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

भारत सेवा संख्या कार्ड  
Permanent Account Number Card  
AGPPA1802M

नाम / Name  
PARVEEN AGARWAL

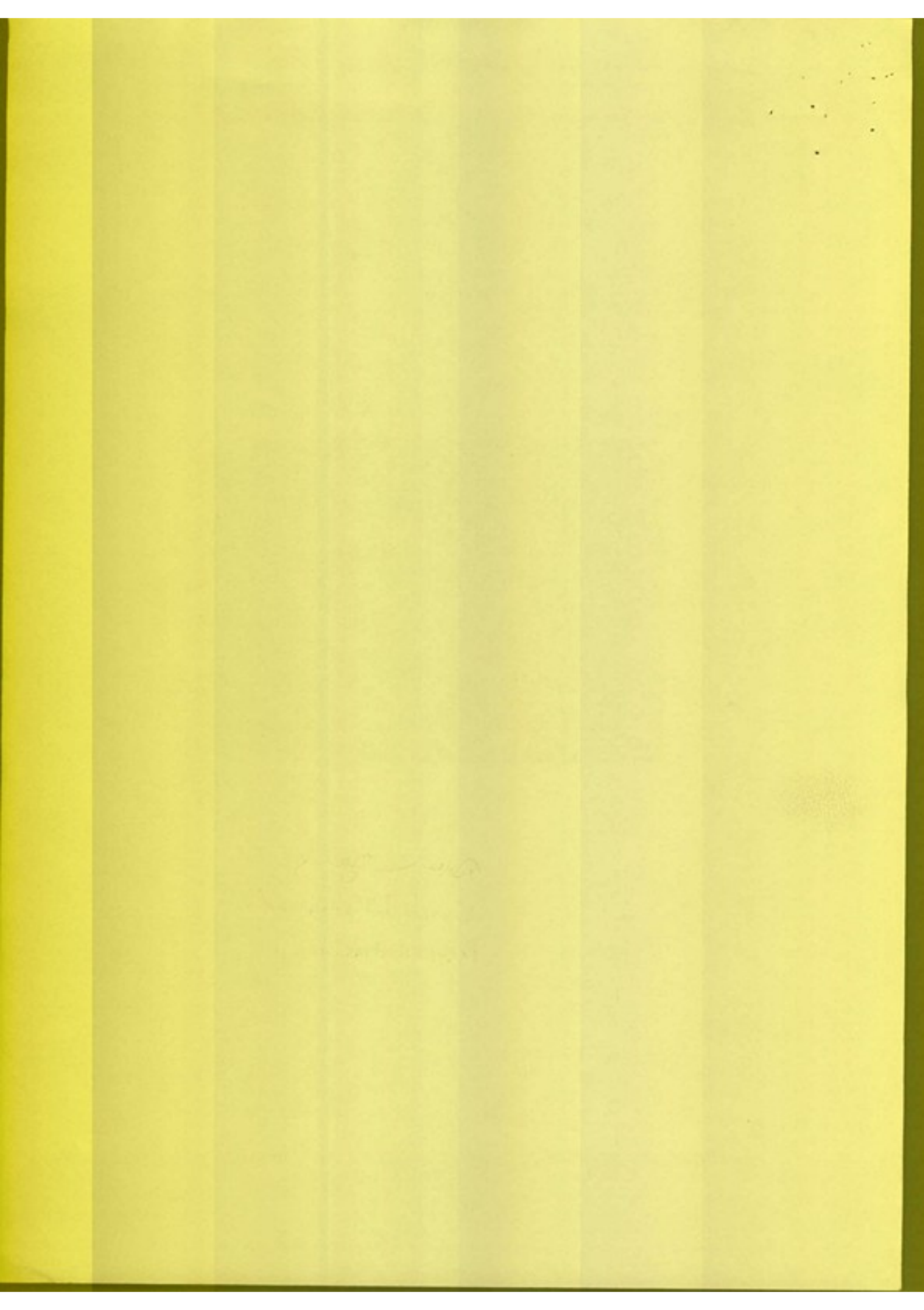
पिता का नाम / Father's Name  
RAJENDRA KUMAR AGARWAL

जन्म तिथि / Date of Birth  
31/01/1981

हस्ताक्षर / Signature



*Parveen Agarwal*  
As constituted attorney of  
PARVEEN AGARWAL



आयकर विभाग  
INCOMETAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RAJKUMAR AGARWAL  
RAJENDRA KUMAR AGARWAL  
01/02/1985  
Permanent Account Number  
AHAPA8485A

*Rajendra Agarwal*  
Signature



*Rajendra Agarwal*  
As constituted attorney of  
RAJKUMAR AGARWAL

10

10  
10  
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*Parveen Agarwal*  
As Lawfully Self & Constituted Attorney of  
Rajwada Developers Partners.  
1) Parveen Agarwal  
2) Rajkumar Agarwal

As Lawton 2012 Contracted Attorney  
Rajiv's Developer Partner  
1) Paveen Agarwal  
2) Rajiv Agarwal

RXC1853332

EPIC

121, 1st Flr, 1st St, 1st St, 1st St  
1st St - 700028

Address:

121, DUM DUM, DUM DUM, DUM DUM,  
NORTH 24 PARAGANAS-700028

Date: 21/05/2019

114 - Dum Dum Constituency

Facsimile Signature of the Electoral  
Registration Officer for

114 - Dum Dum Constituency

Given above is my true and correct copy of the original Form for including your name in the roll at the changed address and to obtain the card with voter number

In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with voter number

77 / 944

 **भारत का निर्वाचन आयोग**  
**भारत का निर्वाचन आयोग**  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

RXC1853332


**निर्वाचक का नाम** : निवेदिता मलिक  
**Electer's Name** : Nibedita Mallick

**पिता का नाम** : पशुपति मलिक  
**Father's Name** : Pashupati Mallick

**प्राथमिकता** : श / प  
**Sex** : M / F

**जन्म तिथि** : 06/07/1990  
**Date of Birth** :

*Nibedita mallick.*

9 MAR 2021



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

GRN Details

GRN: 192020210246489971  
GRN Date: 18/03/2021 12:35:40  
BRN : 1396499269  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: HDFC Bank  
BRN Date: 18/03/2021 12:03:10  
Payment Ref. No: 2000587698/3/2021  
[Query No\*/Query Year]

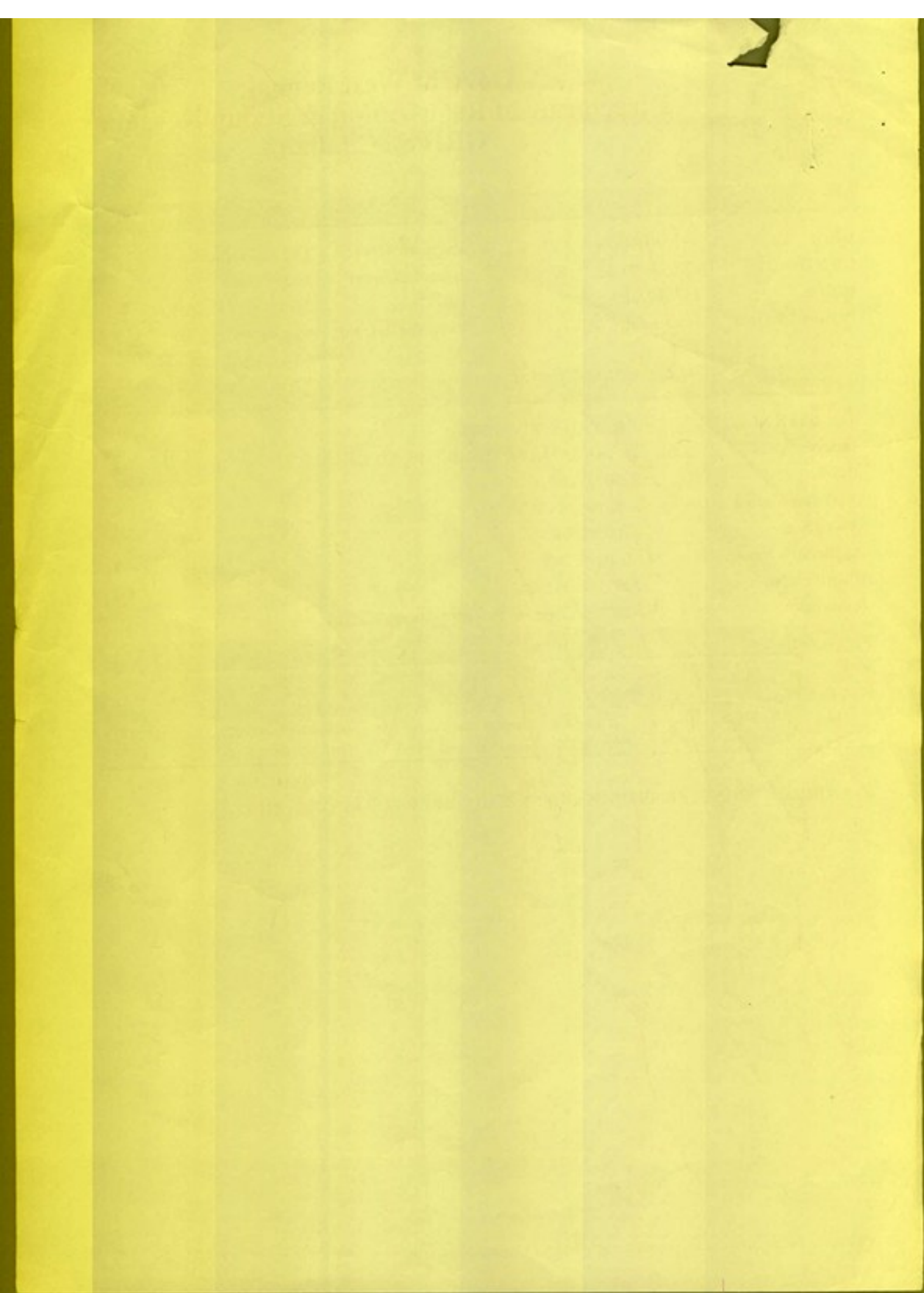
Depositor Details

Depositor's Name: RAJWADA DEVELOPER  
Address: 26, MAHAMAYA MANDIR ROAD Kol - 700084  
Mobile: 9830777167  
Depositor Status: Attorney of Claimant  
Query No: 2000587698  
Applicant's Name: Mr Asish Das  
Identification No: 2000587698/3/2021  
Remarks: Sale, Development Power of Attorney

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000587698/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2000587698/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>19941</b>

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.





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

NAME ...HASMUKH PAREKH.....

SIGNATURE ...Hasmukh Parekh.....



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

NAME ...MEHUL PAREKH C. MEHUL JAYSUKH PAREKH.....

SIGNATURE ...Mehul.....



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

NAME ...NIKHIL PAREKH.....

SIGNATURE ...Nikhil.....




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

NAME ...BIKASH AGARWAL.....

SIGNATURE ...Bikash Agarwal.....



  
Additional District Sub-Registrar,  
Garia South 24 Parganas

19 MAR 2021



### Major Information of the Deed

Deed No :	I-1629-02350/2021	Date of Registration	01/04/2021
Query No / Year	1629-2000587698/2021	Office where deed is registered	
Query Date	16/03/2021 10:32:58 AM	1629-2000587698/2021	
Applicant Name, Address & Other Details	Asish Das ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674333519, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 1,05,52,497/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, , Ward No: 28, Holding No:933 JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3178	RS-491	Bastu	Bastu	2 Katha	1,00,000/-	32,39,999/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L2	RS-3186	RS-419	Bastu	Bastu	2 Katha	1,00,000/-	32,39,999/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					6.6Dec	2,00,000 /-	64,79,998 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, , Ward No: 28 JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-3182	RS-492	Bastu	Bastu	2 Katha 8 Chatak 10 Sq Ft	1,00,000/-	40,72,499/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					10.7479Dec	3,00,000 /-	105,52,497 /-	

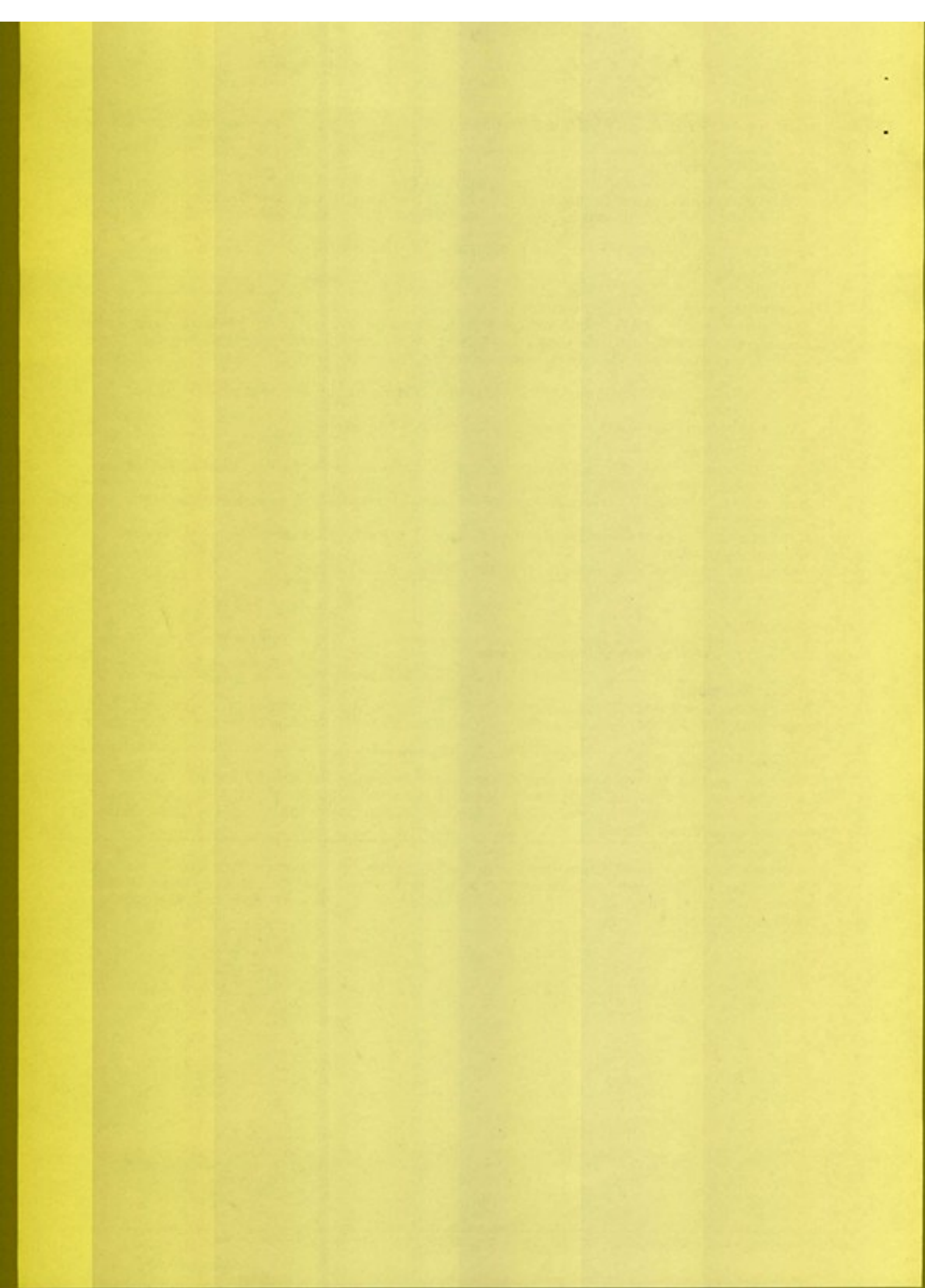


**Principal Details :**



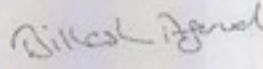
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Hasmukh Parekh</b> Son of Late Shantilal Parekh 3A, Upper Wood Street, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5R, Aadhaar No: 84xxxxxxxx5582, Status :Individual, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence
2	<b>Mr Mehul Jaysukh Parekh (Presentant )</b> Son of Late Jaysukh Parekh 5/1, Russel Street, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx4F, Aadhaar No: 83xxxxxxxx3118, Status :Individual, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence
3	<b>Mr Nikhil Parekh</b> Son of Mr Hasmukh Parekh 3A, Upper Wood Street, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx4B, Aadhaar No: 55xxxxxxxx1540, Status :Individual, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence

**Attorney Details :**



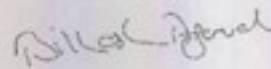
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Rajwada Developer</b> 26, Mahamaya Mandir Road, Mahamayatala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>Mr Parveen Agarwal</b> Son of Late Rajendra Kumar Agarwal PartnerOf Rajwada Developer,26, Mahamaya Mandir Rd, 26, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney
3	<b>Mr Rajkumar Agarwal</b> Son of Late Rajendra Kumar Agarwal PartnerOf Rajwada Developer,26, Mahamaya Mandir Rd, 26, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney





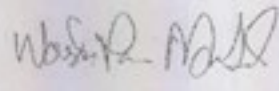
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Bikash Agarwal</b> Son of Late Rajendra Kumar Agarwal Date of Execution - 19/03/2021, , Admitted by: Self, Date of Admission: 23/03/2021, Place of Admission of Execution: Office	 <small>Mar 23 2021 12:01PM</small>	 <small>LTI 23/03/2021</small>	 <small>23/03/2021</small>
26, Mahamaya Mandir Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Parveen Agarwal, Mr Rajkumar Agarwal				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Bikash Agarwal</b> Son of Late Rajendra Kumar Agarwal Date of Execution - 19/03/2021, , Admitted by: Self, Date of Admission: 23/03/2021, Place of Admission of Execution: Office	 <small>Mar 23 2021 12:01PM</small>	 <small>LTI 23/03/2021</small>	 <small>23/03/2021</small>
26, Mahamaya Mandir Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Rajwada Developer (as partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Nibedita Mallick</b> Daughter of Mr Pashupati Mallick 1159, NSC Bose Road , Narendrapur, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103			
Identifier Of Mr Hasmukh Parekh, Mr Mehul Jaysukh Parekh, Mr Nikhil Parekh, Mr Bikash Agarwal, Mr Bikash Agarwal			
<b>Mr Wasim Parvez Mondal</b> Son of Mr Alauddin Mondal 1159, N S C Bose Road, P.O:- Narendrapur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103	 <small>23/03/2021</small>	 <small>23/03/2021</small>	 <small>23/03/2021</small>
Identifier Of Mr Bikash Agarwal, Mr Bikash Agarwal			









On 18-03-2021

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 1,05,52,497/-

Krishnendu Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
South 24-Parganas, West Bengal

On 19-03-2021

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

Presented for registration at 18:30 hrs on 19-03-2021, at the Private residence by Mr Mehul Jaysukh Parekh , one of the Executants.

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

Execution is admitted on 19/03/2021 by 1. Mr Hasmukh Parekh, Son of Late Shantilal Parekh, 3A, Upper Wood Street, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business, 2. Mr Mehul Jaysukh Parekh, Son of Late Jaysukh Parekh, 5/1, Russel Street, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business, 3. Mr Nikhil Parekh, Son of Mr Hasmukh Parekh, 3A, Upper Wood Street, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business

Indetified by Nibedita Mallick, , Daughter of Mr Pashupati Mallick, 1159, NSC Bose Road , Narendrapur, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Advocate

Krishnendu Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
South 24-Parganas, West Bengal

On 22-03-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/03/2021 12:36PM with Govt. Ref. No: 192020210246489971 on 18-03-2021, Amount Rs: 21/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1396499269 on 18-03-2021, Head of Account 0030-03-104-001-16



#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,920/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 1696, Amount: Rs 100/-, Date of Purchase: 04/03/2021, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2021 12:36PM with Govt. Ref. No: 192020210246489971 on 18-03-2021, Amount Rs: 19,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1396499269 on 18-03-2021, Head of Account 0030-02-103-003-02



**Krishnendu Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**

On 23-03-2021

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

Execution is admitted on 23-03-2021 by Mr Bikash Agarwal, partner, Rajwada Developer (Partnership Firm), 26, Mahamaya Mandir Road, Mahamayatala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Wasim Parvez Mondal, , Son of Mr Alauddin Mondal, 1159, N S C Bose Road, P.O: Narendrapur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Service

#### Executed by Attorney

Execution by Mr Bikash Agarwal, , Son of Late Rajendra Kumar Agarwal, 26, Mahamaya Mandir Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as the constituted attorney of 1. Mr Parveen Agarwal PartnerOf Rajwada Developer,26, Mahamaya Mandir Rd, 26, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Mr Rajkumar Agarwal PartnerOf Rajwada Developer,26, Mahamaya Mandir Rd, 26, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by Mr Wasim Parvez Mondal, , Son of Mr Alauddin Mondal, 1159, N S C Bose Road, P.O: Narendrapur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Service



**Krishnendu Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**



On 01-04-2021

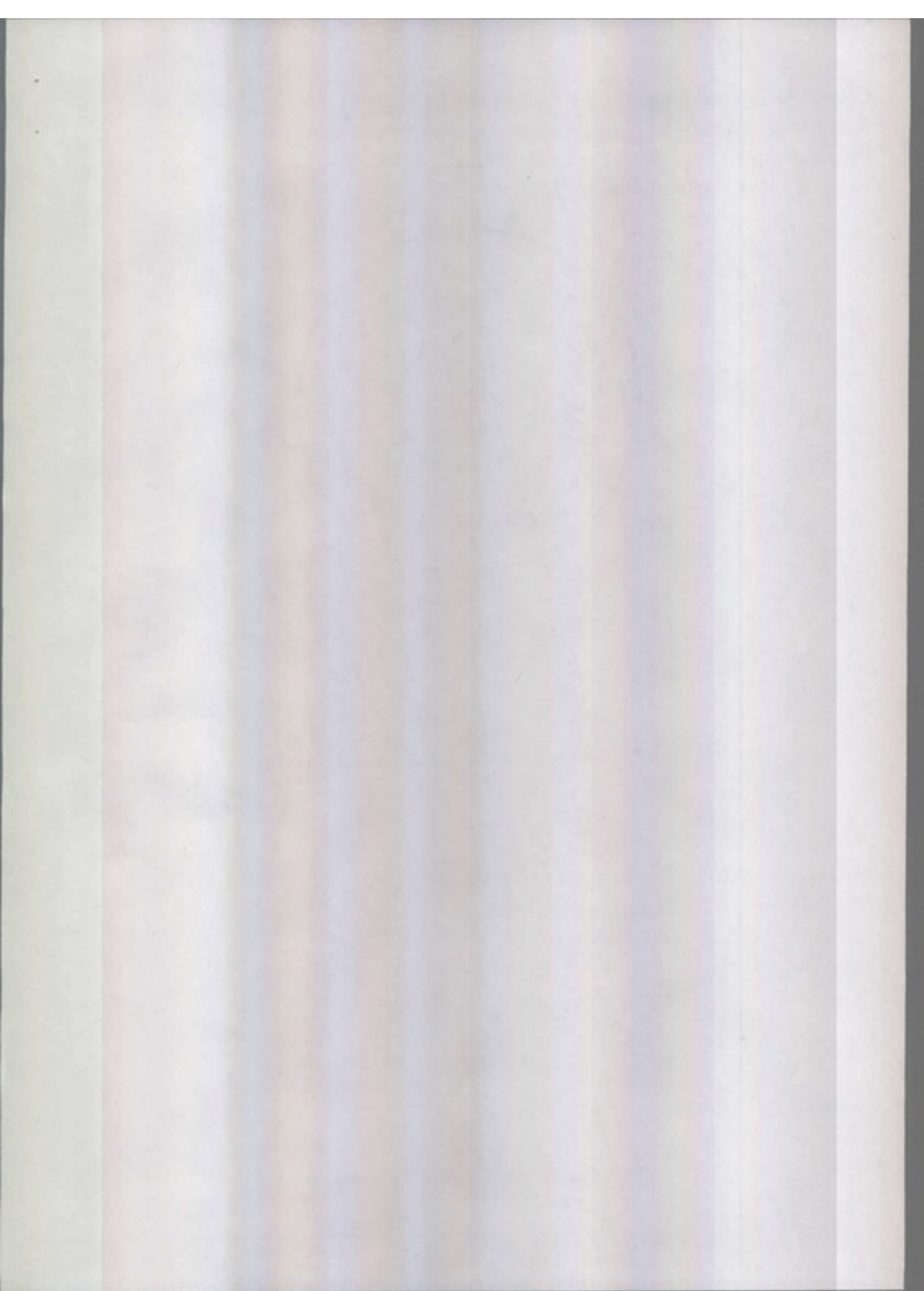
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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



Krishnendu Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2021, Page from 91222 to 91250

being No 162902350 for the year 2021.



*(Handwritten signature)*

Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2021.04.01 14:47:32 +05:30  
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/04/01 02:47:32 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)