र्शन्ठिमवैङ्ग पश्चिम बंगाल WEST BENGAL

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eruned that the decument is admitted registration, the admitted sheets and sendorsement sheets attached with the decument are part of this decument.

District Sup-Registrar 19 District Sup-Registrar 1957(2) of Registration Act 1008 Registration Act Parganas Registration 24 Parganas Alipore, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS (1) SRI PAWAN KUMAR
GUTGUTIA, son of Late Ram Awatar Gutgutia, by occupation- Business, (2) SMT.

NIRMALA DEVI GUTGUTIA, wife of Sri Pawan Kumar Gutgutia, by occupation- House
Hold, (3) MISS AMISHA GUTGUTIA, daughter of Sri Pawan Kumar Gutgutia, by occupation- Business, all by faith- Hindu, residing at Radha Nagar, Road, P.O. Burnpur, P.S.

Hirapur, Dist- Burdwan (W.B.) state as follows:-

41830

No,	
Name: MS Raiwada Graup	N2
Address 96 Ma hamaya War	dirkond, P.S. Sonarpin.
Name: MS Rajwada Graup Address: 96, Hahamaya Han Vendor:- Alipur Collectorato, 84 Pgs. (5)	Mol-84
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District Sub-Registrar-IV Registrar U/S 7(2) of Registration Act 1908 Alipore, South 24 Parganas

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(Advocate) (f/1010/1312/2009)
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kol-27.

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas Signature / LTI Sheet of Serial No. 02743 / 2015, Deed No. (Book - I , 02580/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bikash Agarwal Windsor Greens 26 Mahamayatala Mandir Rd Mahamayatala Garia, Flat No:C/3a, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	25/03/2015	LTI 25/03/2015	25/3/15

Pawan Kumar Gutgutia Address -Radha Nagar Rd, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self	MAD		
			OS AC LTI	busen les contiguer
		25/03/2015	25/03/2015	
Nirmala Devi Gutgutia Address -Radha Nagar Rd, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self	ê	LTI	numala slaw Gut
		25/03/2015	25/03/2015	
Amisha Gutgutia Address -Radha Nagar Rd, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self		Lπ	tmissa Gutgu
		25/03/2015	25/03/2015	
Bikash Agarwal Address -Windsor Greens 26 Mähamayatala Mandir Rd Mahamayatala Garia, Flat No:C/3a, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self and as Attorney	25/03/2015	COSTO 34000 B	Birch Agen.
Identifier of above Person(s) wa Basu blice Court F 1310/1312/09, Distr nas, WEST BENGAL, India, Pin:	rict:-South		Vanere	Identifier with Date
ATTER EANNEY: VO	Address -Radha Nagar Rd, hana:-Hirapur, listrict:-Burdwan, WEST JENGAL, India Amisha Gutgutia Address -Radha Nagar Rd, hana:-Hirapur, District:-Burdwan, WEST JENGAL, India Bikash Agarwal Address -Windsor Greens 26 Adhamayatala Mandir Rd Adhamayatala Garia, Flat No:C/3a, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin -700084 Identifier of above Person(s) Ira Basu Lice Court F 1310/1312/09, District Lice Court F 1310/1312/09, District	Address -Radha Nagar Rd, hana: -Hirapur, District: -Burdwan, WEST JENGAL, India Self Address -Radha Nagar Rd, hana: -Hirapur, District: -Burdwan, WEST JENGAL, India Self and as Address -Windsor Greens 26 Adhamayatala Mandir Rd Alahamayatala Garia, Flat No: C/3a, Thana: -Sonarpur, District: -South 24-Parganas, WEST BENGAL, India, Pin -700084 Identifier of above Person(s)	Address -Radha Nagar Rd, hana: -Hirapur, listrict: -Burdwan, WEST Misha Gutgutia Address -Radha Nagar Rd, hana: -Hirapur, listrict: -Burdwan, WEST SENGAL, India 25/03/2015 Sikash Agarwal Address -Windsor Greens 26 Adhamayatala Mandir Rd Alahamayatala Garia, Flat No:C/3a, Thana: -Sonarpur, listrict: -South 24-Parganas, WEST BENGAL, India, Pin -700084 Identifier of above Person(s) The Basu Address -Radha Nagar Rd,	Address -Radha Nagar Rd, hana:-Hirapur, istrict:-Burdwan, WEST BENGAL, India Self Address -Radha Nagar Rd, hana:-Hirapur, istrict:-Burdwan, WEST BENGAL, India Self Address -Radha Nagar Rd, hana:-Hirapur, istrict:-Burdwan, WEST BENGAL, India Self and as Address -Windsor Greens 26 Adhamayatala Mandir Rd Adhamayatala Mandir Rd Adhamayatala Garia, Flat No:C/3a, Thana:-Sonarpur, istrict:-South 24-Parganas, WEST BENGAL, India, Pin -700084 Identifier of above Person(s) The Basu Address -Radha Nagar Rd, HII 25/03/2015 Self and as Attorney Attorney Attorney Attorney Self and as Attorney Attorney Identifier of above Person(s) The Basu Address -Radha Nagar Rd, HII 25/03/2015 Self and as Attorney Attorney Attorney Attorney Attorney Identifier of above Person(s) The Basu Address -Radha Nagar Rd, HII 25/03/2015 Self and as Attorney Atto

DISTRICT SUB-REGISTRAR-IV Office of the D.S.R. - IV SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 02580 of 2015 (Serial No. 02743 of 2015 and Query No. 1604L000006127 of 2015)

On 25/03/2015

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. 50.00/-, on 25/03/2015

(Under Article : ,E = 14/- ,H = 28/- ,M(b) = 8/- on 25/03/2015)

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.-1,72,37,678/-

Certified that the required stamp duty of this document is Rs.- 27010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 26910/- is paid, by the draft number 002141, Draft Date 24/03/2015, Bank : State Bank of India, MAHAMAYATALA, received on 25/03/2015

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

Presented for registration at 13.22 hrs on :25/03/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Bikash Agarwai ,Claimant.

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

Execution is admitted on 25/03/2015 by

- Pawan Kumar Gutgutia, son of Late Ram Awatar Gutgutia, Radha Nagar Rd, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, By Caste Hindu, By Profession: Business
- Nirmala Devi Gutgutia, wife of Pawan Kr Gutgutia , Radha Nagar Rd, Thana:-Hirapur, District-Burdwan, WEST BENGAL, India, By Caste Hindu, By Profession : House wife

 Amisha Gutgutia, daughter of Pawan Radha Nagar Rd, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, Business

Bikash Agarwal
 Partner, M's Rajwada Group, 26 Mahama and Mandir Ru 19 amayatala Garia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL India, Pin 40008
 By Profession: Business

identified By Bodhisatwa Basu, son de Aliport Rolice Court F 1310/1312/09, District:-South-24-Parganas, WEST BENGAL, India, Pin :- 10027, By Caster Mindu, By Profession: Advocate.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

25/03/2015 14:18:00



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

Endorsement For Deed Number: 1 - 02580 of 2015 (Serial No. 02743 of 2015 and Query No. 1604L000006127 of 2015) WHEREAS said SRI PAWAN KUMAR GUTGUTIA is the owner of 05 Cottahs 06

Chattaks 40 sq.ft. situated and lying at Mouza- Ramchandrapur, J.L. No. 58, R.S. Khatian No. 45

appertaining to R.S. Dag No. 842, P.S. and A.D.S.R. Sonarpur, Ward No. 27, under Bon Hooghly I No.

Gram Panchayet, Dist: 24 Parganas South by and under a Deed of Sale which was duly registered before
the office of the A.R. A-I, Kolkata and recorded in Book No. I, CD, Volume No. 12, Pages from 3479 to

3491, Being No. 4673 for the year 2010 from one Sri Ashok Gutgutia.

AND WHEREAS said SMT. NIRMALA DEVI GUTGUTIA is the owner of 05 Kathas 07Chattaks (the split up the land and Mouza being: 1Cottah 02 Chittaks equivalent to more or less 2 Decimals out of 43 Decimals of R.S. Dag No.842, R.S. Khatian No.45 of Ramchandrapur Mouza, J.L. No.58, under Bon Hooghly I No. Gram Panchayer + 04Cottahs 05 Chittaks equivalent to more or less 7 Decimals out of 21 Decimals of R.S. Dag No.1546, R.S. Khatian No.175 of Kumrakhali Mouza, J.L. No.48, under Rajpur Sonarpur Municipality) under P.S. Sonarpur, Dist: 24 Parganas South by and under a Deed of Gift which was duly registered before the office of the A.R. A-I, Kolkata and recorded in Book No. I, CD. Volume No. 14, Pages from 1688 to 1700, Being No. 5558 for the year 2010 from said Pawan Kumar Gutgutia.

AND WHEREAS said MISS AMISHA GUTGUTIA is the owner of 05 Cottahs 12 Chattaks
42 sq.ft, situated and lying at Mouza- Ramchandrapur, J.L. No. 58, R.S. Khatian No. 45 appertaining to
R.S. Dag No. 842, P.S. and A.D.S.R. Sonarpur, under Bon Hooghly I No. Gram Panchayet, Dist: 24
Parganas South by and under a Deed of Sale which was duly registered before the office of the A.R. A-I,
Kolkata and recorded in Book No. I, CD. Volume No. 14, Pages from 1582 to 1611, Being No. 5442 for
the year 2010 from one M/S. Goyal Auto Distributors Private Limited.



Oistrict Sub-Pegistrar-LV Registrar U/5 7(2) of Registrar U/5 4(2) of Registration Act 1808 Alipore, South 24 Parganas

2 5 MAR 2015

AND WHEREAS thus said SRL PAWAN KUMAR GUTGUTIA, SMT. NIRMALA DEVI GUTGUTIA and MISS AMISEA GUTGUTIA 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, PAN-AALFR5460J, 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 16 Cottahas 10 Chattaks 37 Sq.ft. (the split up the land and Mouza being: 12 Cottahs 05 Chittaks 37 Sq.ft. of R.S. Dag No.842, R.S. Khatian No.45 of Ramchandrapur Mouza, J.L. No.58, under Bon Hooghly I No. Gram Panchayet + 04 Cottahs 05 Chittaks of R.S. Dag No.1546, R.S. Khatian No.175 of Kumrakhali Mouza, J.L. No.48, under Rajpur Sonarpur Municipality, under Ward No. 27) P.S. Sonarpur, Dist: 24 Parganas South, fully mentioned in SCHEDULE hereunder written.

AND WHEREAS with such intention we the Principals herein, entered into an agreement 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. PARVEEN AGARWAL, PAN-AGPPA1892M. (2) MR. BIKASH AGARWAL PAN-AHAPA8484B, (3) MR. RAJ KUMAR AGARWAL, PAN-AHAPA8485A, all sons of Late Rajendra Kumar Agarwal, by faith-Hindu, by Nationality-Indian, by occupation- Business, all 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), represented by its authorised signatory MR. BIKASH AGARWAL, son of Late Rajendra Kumar Agarwal, by faith-Hindu, by Nationality-Indian, By 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 the



District Sub-Repistrar-LV Registrar U/3 7(2) of Registration Act 1908 Allpore, South 24 Parganes

2 5 MAK 2015

lawful constituted attorney for the Principal/Executant and on behalf of the Principals to do for such purposes under the terms and conditions mentioned therein.

AND WHEREAS the said Development Agreement was notarized.

AND WHEREAS SRI. PAWAN KUMAR GUTGUTIA and SMT. NIRMALA DEVI GUTGUTIA, 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 THERFORE KNOW YE AND THESE PRESENTS WITNESSTH that, SRL PAWAN KUMAR GUTGUTIA and SMT. NIRMALA DEVI GUTGUTIA, 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. BIKASH AGARWAL, son of Late Rajendra Kumar Agarwal, 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), as our lawful Constituted Attorney for us and on our behalf to do the following acts, deeds and things:-

- 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/ Bon Hooghly I No. Gram Panchayet for sanction it and also obtain the said sanctioned building plan from the said concern authority.



District Sub-Registrar-IV Registrar U/S 7(2) of Registration Art 1908 Allpore, South 24 Parganas

2 5 MAK 2015

- iv. To execute and submit all revised plans, documents, statements, papers, undertakings, declarations may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities.
- 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 notarized development agreement by both owners and developer.
- vi. To apply before Rajpur Sonarpur Municipality/ Bon Hooghly I No. Gram Panchayet 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.
- To represent us in any office, courts, Tribunals, Municipal Corporation/ Municipality/Panchayer and Police Stations.
- viii. To appoint any Solicitor or Advocate on our behalf and to sign/ execute, Vakalatnama for that purpose.
- To appoint any labour/s, mazdoor/s, electrician/s, technical expert/s, engineer/surveyor and plan maker.
- To appoint any sweeper/s, security Guard/s etc. in the said building.
- xi. 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.
- xii. To compromise, compound or withdraw cases or be non suited or to refer to arbitration all disputes and differences.



District Spb-Registrar-1V Registrar U/S 7(2) of Registration Act 1908 Alipore, South 24 Perganas

2 5 MAR 2015

- xiii. To enter into any agreement for sale with the purchaser or purchasers in accordance to the notarized development agreement executed between the Developer and land owners.
- xiv. 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 agreement executed between the Developer and land owners.
- xv. 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 notarized development agreement executed between the Developer and land owners.
- 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 notarized development agreement executed between the Developer and land owners.
- xvii. 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.
- xviii) To be mentioned here that the title deeds regarding the land not to deposit anywhere as mortgage.



District Sub-Registrar-1v Registrar/U/S 7(2) of Registration Act 1908 Alipore, South 24 Parganas

2 5 MAK 2015

A service of the

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, deeds and things lawfully done by our Attorney by virtue of these presents, subject to compliance of all stipulation laid down in notarized development agreement executed between the Developer and land owners.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land 16 Cottahas 10 Chattaks 37 Sq.ft. (the split up the land and

Mouza being:- 12 Cottahs 05 Chittaks 37 Sq.ft. of R.S. Dag No.842, R.S. Khatian No.45 of

Ramchandrapur Mouza, J.L. No.58, under Bon Hooghly I No. Gram Panchayet + 04 Cottahs 05 Chittaks

of R.S. Dag No.1546, R.S. Khatian No.175 of Kumrakhali Mouza, J.L. No.48, under Rajpur Sonarpur

Municipality, under Ward No. 27) P.S. Sonarpur, Dist: 24 Parganas South, butted and bounded as follows

ON THE NORTH : R.S. Dag No.1545, 1541 of Kumrakhali Mouza

R.S. Dag No842(P) of Ramchandrapur Mouza

ON THE SOUTH :R.S. Dag No.1545, 1541 of Kumrakhali Mouza and 12 ft. wide

Passage of Ramchandrapur Mouza

ON THE EAST :N.S. Bose Road and R.S. Dag No.1549 of Kumrakhali Mouza

ON THE WEST :Bye Pass Road



2.

Allpore, South 24 Parganas

2 5 May 2015

IN WITNESS WHEREOF the parties have put their respective signature hereto on the 25th day of March

Two thousand Fifteen.

SIGNED SEALED & DELIVERED

in presence of

WITNESSES :-

Want- Grand boar & Colore (PAN-ADNPOR 4441M)

Warrenda 10 zar- Annaha Gulgalia (PAN-ADNPOR 4440L)

Mounda beni Hargalia (PAN-ADNPOR 4440L)

2 Sasim Kr Kundal Yill-Samali P.O. - Rishnapun KOL- 104

SIGNATURE OF PRINCIPALS

Rajwada Group Partners 1) Parveen Agarwal

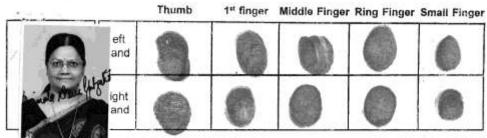
SIGNATURE OF ATTORNEY

Prafted by me:-Kolkata- 700 027.

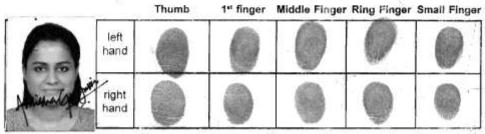
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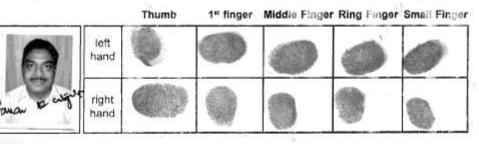
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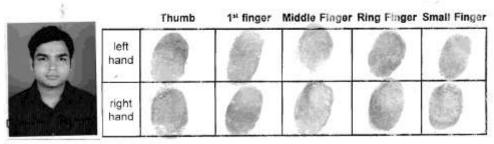
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Name
Signature Amusha Grogation



Signature Museu & Guispus



Name Signature Police Agency



PT.

Alpore, South 24 Pargena,

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 9 Page from 5832 to 5845 being No 02580 for the year 2015.



(Tridip Missa) 27-March-2015 DISTRICT SUB-REGISTRAR-IV Office of the D.S.R. - IV SOUTH 24-PARGANAS West Bengal