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P-02580/2015



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Wherein the document is submitted for registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

  
District Sub-Registrar-Iv  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
25 MAR 2015

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

24 MAR 2015

41830

No. .... Rs. 100/- Date....

Name: M/s Rajnada Group

Address: 26, Mahamaya Mandir Road, P.S. Sonarpur, Kol-84

Vendor: .....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol - 27





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

25 MAR 2015









Identifiedly  
Bodhisatwa Baran  
(Advocate) (F/1010/1312/2009)  
Alipore Police Court,  
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	<i>Bikash Agarwal</i> 25/3/15

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Pawan Kumar Gutgutia Address -Radha Nagar Rd, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self	 25/03/2015	 LTI 25/03/2015	<i>Pawan K Gutgutia</i>
2	Nirmala Devi Gutgutia Address -Radha Nagar Rd, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self	 25/03/2015	 LTI 25/03/2015	<i>Nirmala Devi Gutgutia</i>
3	Amisha Gutgutia Address -Radha Nagar Rd, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self	 25/03/2015	 LTI 25/03/2015	<i>Amisha Gutgutia</i>
4	Bikash Agarwal Address -Windsor Greens 26 Mahamayatala 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	 LTI	<i>Bikash Agarwal</i>

Name of Identifier of above Person(s)

Bodhisatwa Basu  
Alipore Police Court F 1310/1312/09, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700027



Name of Identifier with Date

*Bodhisatwa Basu*  
25/3/15



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 impressive 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 Agarwal ,Claimant.

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

Execution is admitted on 25/03/2015 by

1. 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
2. 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
3. Amisha Gutgutia, daughter of Pawan Gutgutia, Radha Nagar Rd, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, By Caste Hindu, By Profession : Business
4. Bikash Agarwal  
Partner, M/s Rajwada Group, 26 Mahamayatala, Madlic Rd, Mahamayatala Garia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700084  
, By Profession : Business

Identified By Bodhisatwa Basu, son of Late Nripote, Police Court F 1310/1312/09, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, 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 : I - 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 Panchayet + 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.



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**AND WHEREAS** thus said **SRI PAWAN KUMAR GUTGUTIA ,SMT. NIRMALA DEVI GUTGUTIA** and **MISS AMISHA 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 Cottahas 05 Chittaks 37 Sq.ft. of R.S. Dag No.842, R.S. Khatian No.45 of Ranchandrapur Mouza, J.L. No.58, under Bon Hooghly I No. Gram Panchayet + 04 Cottahas 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



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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 THEREFORE KNOW YE AND THESE PRESENTS WITNESSTH** that, **SRI. 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 :-

- i. To develop the said land by way of constructing of a multistoried building thereon.
- ii. To pay all municipal arrear taxes, Government rents and all other dues/outstanding payment.
- iii. To make and also prepare the new site plan and building plan and submit the same to The Rajpur Sonarpur Municipality/ Bon Hooghly I No. Gram Panchayet for sanction it and also obtain the said sanctioned building plan from the said concern authority.



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- 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.
- v. 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.
- vii. To represent us in any office, courts, Tribunals, Municipal Corporation/ Municipality/Panchayet and Police Stations.
- viii. To appoint any Solicitor or Advocate on our behalf and to sign/ execute, Vakalatnama for that purpose.
- ix. To appoint any labour/s, mazdoor/s, electrician/s, technical expert/s, engineer/surveyor and plan maker.
- x. 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.



  
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- 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.
- xvi. 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.



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**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 Chittaks 37 Sq.ft.** (the split up the land and Mouza being:- 12 Cottahas 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 Cottahas 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



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25 MAY 2015



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

Two thousand Fifteen.

**SIGNED SEALED & DELIVERED**

in presence of

WITNESSES :-

1. Navjyoti Agarwal  
 Navjyoti Agarwal  
 Navjyoti Agarwal  
 No. 103

Basu & Co. (PAN-ADNPO24441M)  
 Anshu Gupta (PAN-AFSP027178J)  
 Manmata Devi Hattiguti (PAN-ADNPO24440L)
2. Sasim K Kundal  
 Vill-Samali  
 P.O.- Bishnupur  
 KOL- 104

SIGNATURE OF PRINCIPALS

*Billal Agarwal*  
 As Lawfully Self & Constituted Attorney of  
 Rajwada Group Partners  
 1) Parveen Agarwal  
 2) Rajkumar Agarwal

SIGNATURE OF ATTORNEY

Drafted by me :-  
*Badhishat Banerjee*  
 Alipore Judges Court,  
 Kolkata- 700 027.












10/11

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25 MAR 2015

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	left hand					
	right hand					












Name .....  
 Signature *Arimala Devi*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....  
 Signature *Arisara Arisara*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....  
 Signature *Arun K. Arun*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....  
 Signature *Arun K. Arun*



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25 MAR 2015

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