

N-336/2020



INDIA NON JUDICIAL

ा अधिकारका पश्चिम बंगाल WEST BENGAL

AD 756212

2337939

GENERAL POWER OF ATTORNEY

Date: 22"day of ... July ... 2020 (TWO THOUSAND TWENTY).

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

> Additional District Sub-Registrar, Geria South 24 Parganas

02 " 700

Name Asish Das (AVX)
Address Di pore con f 40/-27
Value 100 F

Grad Center Vienter SAL 32.9 Sonarour A.D. S.R. O. rol.-150

Identified by me Wasim Porvez Mondal Harthin Mondal US2 NSE Bose Road October 700103



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Additional District Sub-Registre, Garla South 24 Pargarage

2 2 JUL 2020

22 10 000

KNOW BY ALL MEN BY THESE PRESENTS that I, SRI PARVEEN AGARWAL (PAN - AGPPA1802M) (AADHAAR NO. 683800972303), son of Late Rajendra Kumar Agarwal, by religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, District - South-24 Parganas, being the partner of M/S. RAJWADA REALTECH, (PAN - ABBFR3670H), a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Sonarpur, Kolkata 700 084, District - South-24 Parganas, constituted for the carrying on business Land purchase and sale, land development, building construction, sale of flats, shops, garages, commercial spaces etc. on ownership basis but we being engaged in our various other jobs. It is not possible for us to appear before any office to look after, manage, supervise and administer the said Firm either severally or jointly and to purchase, sell, transfer, lease, mortgage or otherwise alienate any property, flat, shop etc. being personally present, hence it is necessary and expedient for us to appoint an Attorney and we do hereby nominate, constitute, authorize and appoint my co-partner as well as my brother SRI BIKASH AGARWAL (PAN - AHAPA8484B) (AADHAAR NO. 272383048531), son of Late Rajendra Kumar Agarwal, by religion Hindu, by occupation - Business, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, District - South-24 Parganas, as my true and lawful ATTORNEY for me in my name and my behalf to do execute inter alia the following acts, deeds and things:-

- To look after, manage, conduct, supervise and to administer the said Partnership firm in my name and on my behalf.
- To negotiate for purchase any land or property with any person, firm, association at such rate my said Attorney shall deem fit and proper at any such terms and conditions.
- To enter into any agreement with any person, firms, association for construction of the multi-storied building under any terms and conditions my said Attorney shall think fit and proper in my name and on behalf of the said firm.



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Additional District Sub-Registrar, Garia South 24 Parganas

- 4. To execute deed of purchase in favour of the said firm for purchase of any land or property and to present the said deed or deeds before any Registering authority having jurisdiction and admit execution thereof and to have the said deeds registered on payment of the full consideration money and to receive the valid receipt thereof and verify all such deeds and documents for and on my behalf.
- 5. To appear and to act on my before any office or Department of the Govt. of West Bengal, B.L. & L.R.O. Collector, Municipality, Corporation, Local Board, Union Board, Police Office, Police Station, Revenue Department, Land Ceiling Authority and to represent me everywhere and to sign and verify all papers, forms, petitions, applications, receipts, vouchers etc. as and when required on putting his signature thereof.
- To sign and submit any application before any authority of the Govt. of West Bengal, Municipality, Corporation etc. in relation to the said Firm.
- To appear and to act on my behalf before any office either Govt.
 Semi Government, Government Body or any private concern and to represent me everywhere.
- To keep proper accounts of all expenditure and to maintain Books of account as are generally maintained in similar nature of business.
- To engage any staff or worker for proper and smooth management and administer of the said Partnership Firm.
- To operate and maintain the Bank account or accounts in the name of the Partnership firm.
- To deposit money and cheques and to withdraw money from the said Bank account or accounts of the Partnership Firm on putting his signature as and when such occasion shall arise.
- To renew Trade license in the name of the said Partnership Firm and to pay fees.



Additional District Sun-Registron
Garlat South 24 Pargana

- To pay the salary of staff, worker and to dismiss him /them at his
 own discretion and choice on behalf of the Partnership Firm.
- 14. To negotiate for sale, transfer, lease, mortgage the property of the said Partnership firm or any part thereof with any person, firm, association at such rate my said Attorney shall deem fit and proper.
- 15. To execute Development Agreement, Development Power of Attorney with the intending land owners, make applications, submit Building Plan before the Concerned Government Department/s and/or Authority/s and /or Office/s (including signing on the required papers and/or documents) for getting necessary permissions.
- 16. To enter into or make any agreement or contract with the intending buyer/buyers and to execute agreement for sale of the flats, spaces, shops etc, of the Partnership firm and to receive the earnest money from the said buyer/buyers and to sign and verify all the agreement or agreements and to grant valid receipt or discharge for the same.
- 17. To execute Deed of Conveyance(s) in favour of the intending buyer/buyers and to present the said deed(s) before any Registering authority having jurisdiction and admit execution thereof and to have the said deed(s) registered on receipt of the full consideration money thereof and to deposit the said money in the Partnership Firm account and to grant valid receipt or discharge for the same and to sign and verify all such deeds and documents for and on my behalf.
- 18. To defend contest and prosecute all cases, suits and proceeding if instituted by any person, firm, association or any authority and to protect /safeguard my interest in the Said property as well as the Partnership Firm.
- 19. To file plaint, written statements, verification, show cause petition, objection petition and to swear Affidavit and to submit the same before any Magistrate either Executive Magistrate, District



Additional District Sub-Registral, Garia South 24 Parganas

2 2 JUL 20/0

Magistrate, Judicial Magistrate or Before any Munsiff, Sub-Judge, District Judge, District Delegate etc.

- To prefer appeal, motion, revision etc. before any Higher Court against any order or Judgment passed by any Lower Court.
- To appoint Advocate, Pleader, Solicitor or any Agent to conduct all such cases, suits and proceedings and to discharge him/ them.
- 22. To file claim petition before the Land Acquisition Court in case of the property or part thereof is acquired or requisitioned by the Govt. of West Bengal for any scheme or alignment and to receive the compensation money as may be awarded by the Govt. in favour of the said firm.
- To carry into effect and perform all agreement and contract entered into by me with any person, firm, or association.

BE IT NOTED THAT this revocable Power of Attorney is being granted in favour of the said Attorney without any consideration and no right, title and interest is created in favour of the Attorney in respect of the property of the said firm and that the said Attorney shall not hereby obtain any right to make construction or development work on the property of the said firm and further that the entire sale proceeds, if any, arising out of any part of the property of the said firm, shall be deposited in the bank account of the said firm, irrespective of any condition.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management, administration and transfer of the property of the Partnership firm and all acts, deeds by my said Attorney shall be taken as my acts, deeds and things as I was personally present and done the same ourselves.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney which will be done by virtue of this Power of Attorney.





Additional District Sui-Registric, Garia South 24 Parganes

IN WITNESS WHEREOF, I, the above named Principal have hereunto set and subscribed my hands and seal on the day of Two Thousand Twenty.

SIGNED & DELIVERED

In presence of

WITNESSES:-

1. Subhoart Gholm 1159, NSC Base Rd Kal-103

2. Wase'm Conver Monde 1159, NSC Bose Road Med. 103

RAJWADA REALTECH

SIGNATURE OF THE PRINCIPAL

JAMA 1.

RAJWADA REALTECH Bien Bar

Partners

SIGNATURE OF THE ATTORNEY

Drafted by:

Advocate Allpone Fulger Court Kolhafa - +00027.





Additional District Suc-Registray, Garia South 24 Parganas

आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

ई- स्थायी लेखा संख्या काई e - Permanent Account Number (e-PAN) Card

ABBFR3670H

नाम / Name

RAJWADA REALTECH

मिगमन । गठन की तारीख । Date of Incorporation/Formation

12/06/2020



Signature Not Verified

Signed by Income Tax PAN Services Unit, UTITSL

Date : 15072020_005028 Reason : Document Signer Location : India

- Permanent Account Number (PAN) facilitate lineause Tox Department linking of various documents, including payment of taxes, assessment tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a baxpayer काजी लेका सकता (चैन) एक करराजा से संबंधित विकित प्रकार जो जो के विकास किया की आतमक होता है, जिसमें करों के पुणवर, आवस्त्र का अवस्ता, सुकार के मिलान और इलक्ट्रोनिक जानकारी का आसान समस्याध संबद्धाली आदि थी जामिल है ।
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RAJWADA REALTECH

Partners

RAJWADA REALTECH Silver

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भारत सरकार GOVT. OF INDIA

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13/05/2022

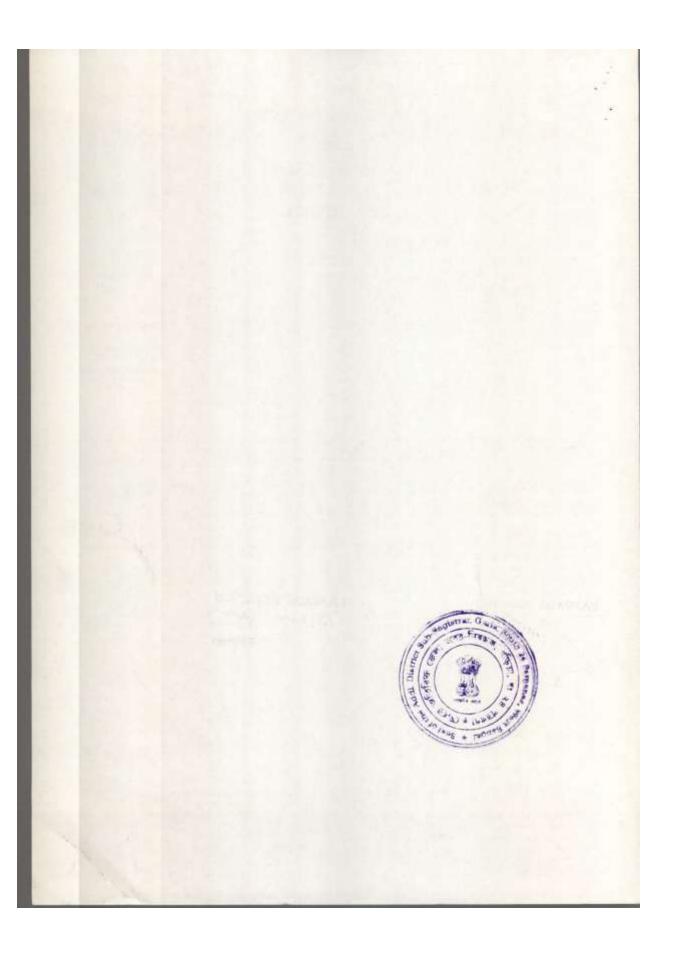
HAJWADA REALTECH

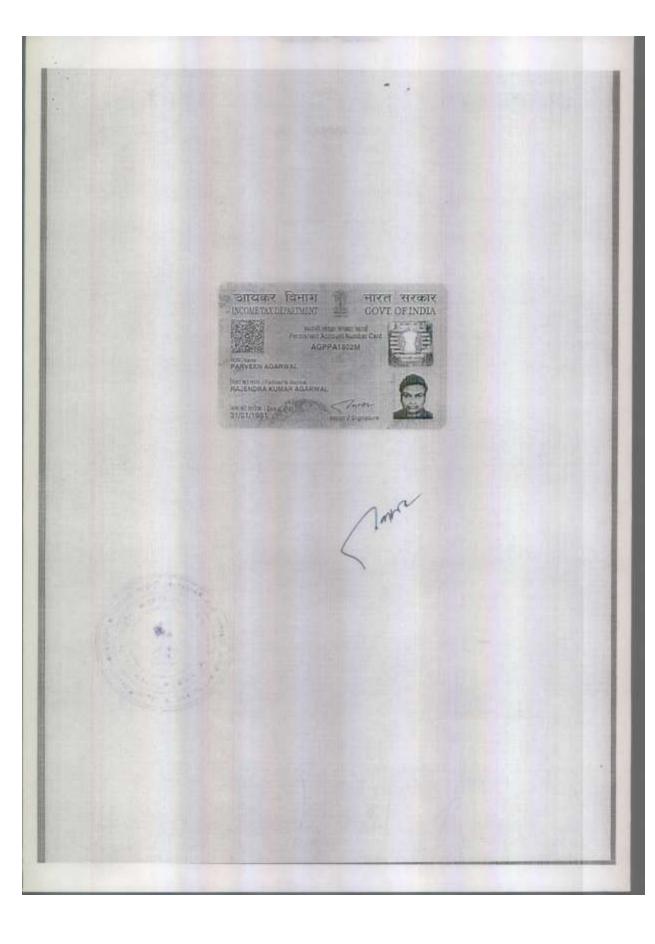
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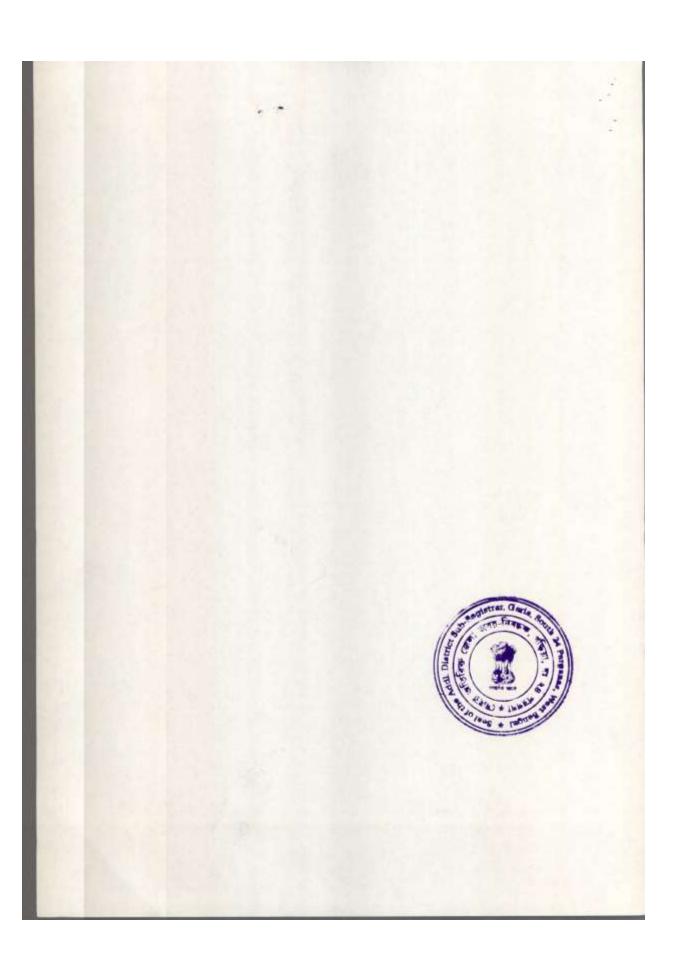
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ভারত সরকার Unique Identification Authority of India Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/17519/14468

To Parveen Agarwal পারতীণ আগারওয়ান

S/O: Rajendra Kumar Agarwal windsor GREENS FLAT NO C/3A 26 MHAMAYA MANDIR ROAD MAHAMAYATALA Rajpur Sonarpur (M) Garia, South 24 Parganas West Bengal - 700084



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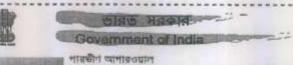


আপ্ৰার আধার সংখ্যা / Your Aadhaar No. :

6838 0097 2303

আধার – সাধারণ মানুষের অধিকার







Parveen Agarwal

अपराविप/DOB: 31/01/1981 TFF / Male

6838 0097 2303



সাধারণ মানুষের আধার







তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকছের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ
 করন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- আধার সারা দেশে মাল্য l
- 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.



अस्ति अविष्य वायकता Unique Identification Authority of India

ঠিকানা: /: বাজেন্দ্র কুমার আগারওয়ান উইন্ডান্ত শ্রীনস ফ্রাট নঃ স্থী/এ মহামায়া মন্দির বেচে, মহামারাওলা রাজপুর নোলারপুর (এম), গড়িবা দক্ষিণ ২৪ পরণানা, পক্তিম বম, Address: S/O: Rajendra Kumar Agarwal, Windsor GREENS FLAT NO C/3A, 26 MHAMAYA MANDIR ROAD, MAHAMAYATALA, Rajpur Sonarpur (M), South 24 Parganas, Garia, West Bengal, 700084

6838 0097 2303

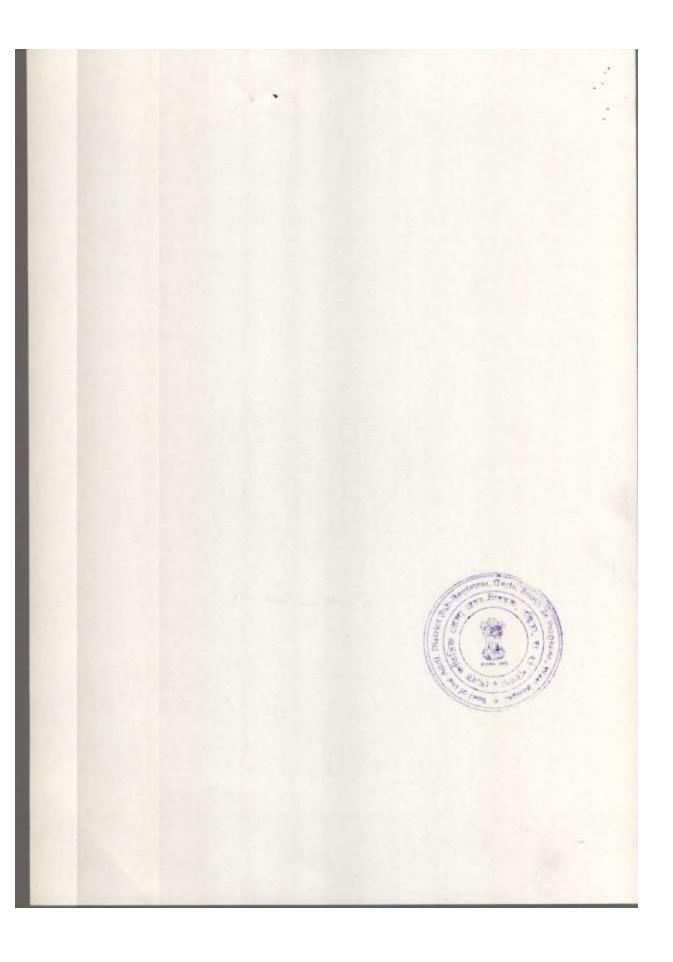








Willow Harry







ভারতীয় বিশিষ্ট শরিচ্য প্রাইকর্ণ

ভারত সরকার Unique Identification Authority of India Government of India

তানিকাভূঞ্জির আই ডি / Enrollment No.: 2010/17519/14469

To Bikash Agarwal বিভাগ আগারওয়াল

S/O: Rajendra Kumar Agarwal windsor GREENS FLAT NO C/3A 26 MAHAMAYA MANDIR ROAD MAHAMAYATALA Rajpur Sonarpur (M) Garia, South 24 Parganas West Bengal - 700084



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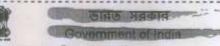
86130893



আপৰার আধার সংখ্যা / Your Aadhaar No. :

2723 8304 8531

আধার - সাধারণ মানুষের অধিকার





বিকাশ আগারতমান Bikash Agarwai

भागवाहिर/DOB 30/05/1982 শুरूप / Male

2723 8304 8531



RSHUM BOW



তথ্য

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

INFORMATION

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- আধার সারা দেশে মান্য I
- 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.



ভারতীয় বিশিষ্ট আরচ্ছ প্রাথকরণ Unique Identification Authority of India

ঠিকানা: /: থাজেন্দ্র কুমার আলারওয়ান উইভসর শ্রীনস ফ্লাট নঃ সী∤এ মধ্যমাথা মন্দির রোড, মহামাথাতনা রাজপুর মোনারপুর (এম), পড়িয়া দক্ষিণ ২৪ পরপনা, পড়িম বদ, Address: S/O: Rajendra Kumar Agarwal, windsor GREENS FLAT NO C/3A, 26 MAHAMAYA MANDIR ROAD, MAHAMAYATALA, Rajpur Sonarpur (M), South 24 Parganas, Garia, West Bengal, 700084





ভারত সরকার Unique Identification Authority of India

officerylas act fo / Enrollment No.: 2010/17503/05517

Wasim Parvez Mondal SIO Alausin Mondal SENIA MAJNER LASKAR PARA

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আপনার আখার সংখ্যা / Your Aadhaar No. :

6839 2984 9449

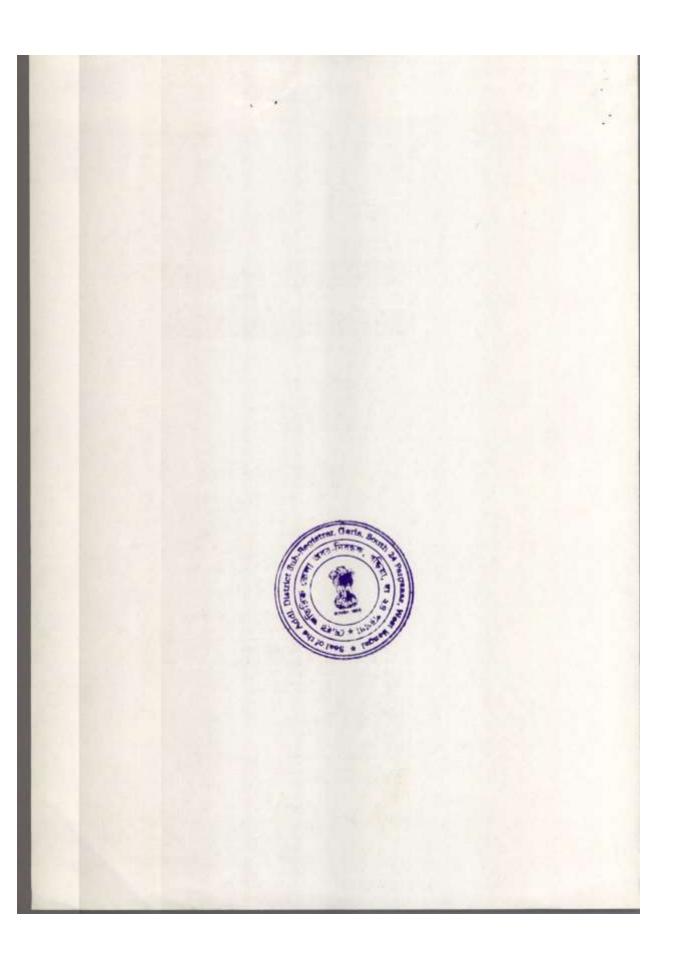
আধার - সাধারণ মালুষের অধিকার



Waster Pervaz Mondal Part : NetWest Nondal Part : NetWest Nondal

WYDERWOOD: 21/10/1992





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	Right Hand								

SIGNATURE



Additional District Sub-Registrar, Garia South 24 Parganas

2 JUL 2070

Major Information of the Deed

	William I.	Date of Registration	22/07/2020	
Deed No:	IV-1629-00336/2020	Office where deed is re	egistered	
Query No / Year	1629-3000833939/2020	1629-3000833939/2020		
The state of the s	20/07/2020 1:30:11 PM			
Query Date Applicant Name, Address & Other Details	Asish Das Alipore Judges Court Thana : Ali Mobile No.: 9674333519, Status		nas, WEST BENGAL,	
and the control of th		Additional Transaction		
Transaction	General Power of Attorney			
[4002] Power of Attorney, General Power of Attorney Set Forth value		Market Value Registration Fee Paid		
Rs. 100/- (Article:48(d))				
Remarks				

SI	ipal Details: Name,Address,Photo,Finger print and Signature
lo	Pentroch Destrock District South 24-Parganas, West
	Rajwada Realtech 26, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 26, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 26, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 26, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 26, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 26, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 26, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 26, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 26, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 26, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 27, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 28, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 29, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 29, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 20, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 20, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 20, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.S Sonarpur, DistrictSouth 24-Parganas, West 20, Mahamaya Mandir Road , Mahamayatala, P.O Garia, P.O. Gari

37	Name, Address, Photo, Finger	principle		Signature
NO	44	Photo	Finger Print	Signature
4	Name	-	1	
	Mr Bikash Agarwal (Presentant) Son of Late Rajendra Kumar Agarwal	ME		Birear Barry
	Status : Not Executed	22/07/2000	23/07/2000 23/07/2000	22/07/2020
		22/07/2000	33/01/2000	lindu, Occupation: Business, Citizen tus : Not Executed

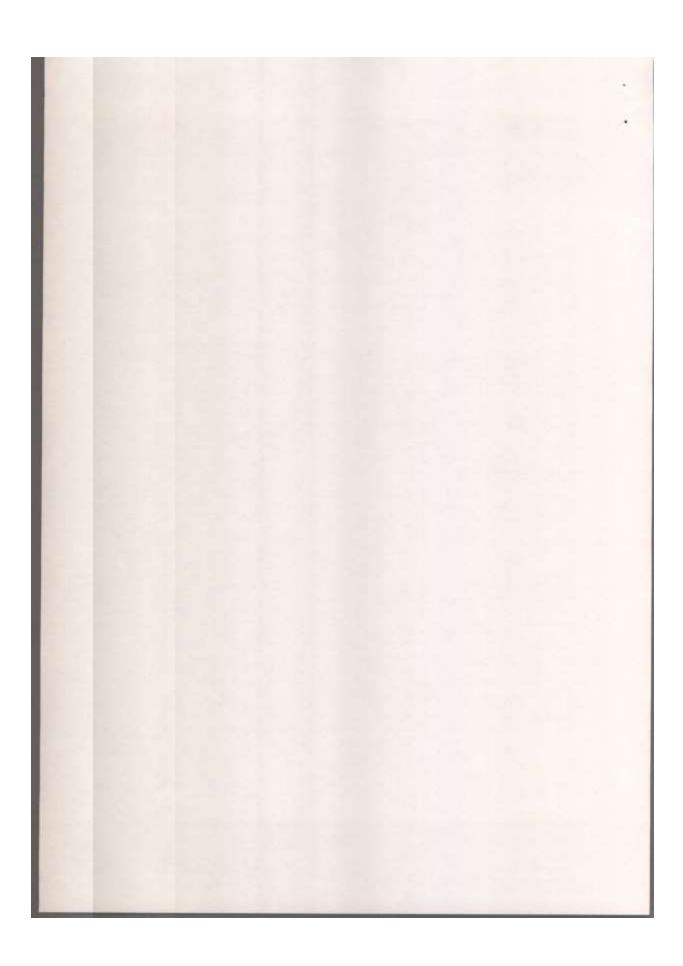


Representative Details:

	Name, Address, Photo, Finger p	nnt and orginal		Signature
0 1	Name	Photo	Finger Print	
	Mr Parveen Agarwal Son of Late Rajendra Kumar Agarwal Date of Execution - 22/07/2020, Admitted by: Self, Date of Admission: 22/07/2020, Place of Admission of Execution: Office	Ju 22 2020 2:16PM	(1) 210(25)	S AND EMPTOROR

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, Aadhaar No. 68xxxxxxxxx2303 Status: Representative, Representative of Rajwada Realtech (as partner) Jun 27 2020 2:16PM

dentifier Details :	Photo	Finger Print	Signature
Name	PERSONAL PROPERTY.	F (600) (500)	-1 O N I
Mr Washim Parvez Mondal Son of Mr. A Mondal 1159, N.S.C. Bose Road, P.O.: Narendrapur, P.S.: Sonarpur, District- South 24-Parganas, West Bengal, India,	(3)		Algen De Monte
PIN - 700103	Silver Control	22/07/2020	22/07/2020
	22/07/2020	22/01/2020	



Endorsement For Deed Number: IV - 162900336 / 2020

On 22-07-2020

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 13:37 hrs on 22-07-2020, at the Office of the A.D.S.R. GARIA by Mr. Bikash Agarwal

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

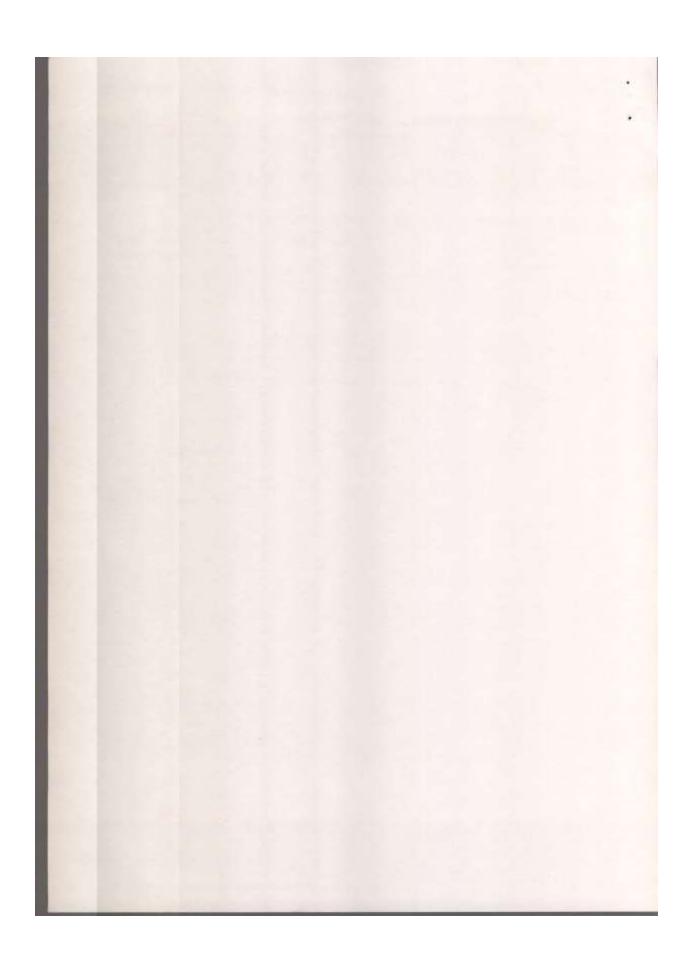
Execution is admitted on 22-07-2020 by Mr Parveen Agarwal, partner, Rajwada Realtech, 26, Mahamaya Mandir Road, Mahamayatala, P.O.- Garia, P.S.- Sonarpur, District -South 24-Parganas, West Bengal, India, PIN - 700084 Indetified by Mr Washim Parvez Mondal, ... Son of Mr A Mondal, 1159, N S C Bose Road, P.O: Narendrapur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

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/-Stamp: Type: Impressed, Serial no 252, Amount: Rs. 100/-, Date of Purchase: 02/07/2020, Vendor name: SABYASACHI DEB

Rita Lepcha 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 - IV Volume number 1629-2020, Page from 6843 to 6860 being No 162900336 for the year 2020.



Digitally signed by RITA LEPCHA Date: 2020.07.24 13:33:24 +05:30 Reason: Digital Signing of Deed.

(Rita Lepcha) 2020/07/24 01:33:24 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. GARIA West Bengal.

(This document is digitally signed.)