

S- 4149 EMD NO-1684(i)

T-3751/2020.

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Q. NO. 8001412954/2020.

AB 597696

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar,
Sonarour, South 24 Parganas

[Signature]
03/11/2020

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DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

1. **Date:** 3rd day of November, 2020 (TWO THOUSAND TWENTY).
2. **Nature of document:** Development Power of Attorney.

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বিস্বাস Bikash Agarwal.

Rb No Mahaganaya Mandir Rd.

তাপস হালদার স্ট্যাম্প ভেঙার
সোনারপুর, এ.টি. সাব রেজিস্ট্রার অফিস

Garia, Kolkata



Identified by me
Subhasit Ghosh

son of Mr. Jaydeb Ghosh
1154, N.S.C Bose Road
Kolkata - 700103
Private Service

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Sonarpur
South 24 Parganas

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3. Parties:

3.1 Grantors/Principals : (1) AHIBARAM REALTY PRIVATE LIMITED (PAN: AALCA0519N), (2) ACRONYM RESIDENCY PRIVATE LIMITED (PAN: AALCA0561E), (3) ARION ABASAN PRIVATE LIMITED (PAN: AALCA2192D), (4) AROHIT DEVELOPERS PRIVATE LIMITED (PAN: AALCA0520D), (5) DESHANTAR SUPPLIERS PRIVATE LIMITED (PAN: AAECD4319A), (6) ESCALATED DEVELOPERS PRIVATE LIMITED (PAN: AADCE1987G), (7) GOLDENYATRA HOUSING PRIVATE LIMITED (PAN: AAECG9846M), (8) GREENIMAGE TRADING PRIVATE LIMITED (PAN: AAECG9456F), (9) JIBANJYOTI VINCOM PRIVATE LIMITED (PAN: AACCJ9559J), (10) PRABUDDHA MERCHANTS PRIVATE LIMITED (PAN: AAGCP8626A), (11) SUBHLIFE ABASAN PRIVATE LIMITED (PAN: AASCS2130C), (12) WARMTH MERCHANTS PRIVATE LIMITED (PAN: AABCW3090L), (13) DREAMLIFE COMPLEX PRIVATE LIMITED (PAN: AAECD4322P), (14) NASHIB INFRASTRUCTURE PRIVATE LIMITED (PAN: AAECN1775A), (15) SAPNANKUR TRADING PRIVATE LIMITED (PAN: AASCS2126G), (16) SWAPNABHUMI INFRA-PROJECTS PRIVATE LIMITED (PAN: AASCS2114C), all are incorporated under Companies Act, 1956, all have registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office -Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, all are represented by one of their Directors namely **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 - Narendrapur (formerly Sonarpur), Kolkata - 700084, District - South 24-Parganas, West Bengal, (17) ACRONYM ENCLAVE PRIVATE LIMITED (PAN: AALCA0556B), (18) ANANNAT DEVELOPERS PRIVATE LIMITED (PAN: AALCA1052E), (19) ARROWSPACE CONCLAVE PRIVATE LIMITED (PAN: AALCA0515A), (20) ASRE REALTY PRIVATE LIMITED, (PAN: AALCA1053F), (21) ASTAVINAYAK HOUSING PRIVATE LIMITED (PAN: AALCA0554D), (22) AVINANDAN TRADING PRIVATE LIMITED (PAN: AALCA1429K), (23) BINAMOTI VINCOM PRIVATE LIMITED (PAN: AAFCB2365M), (24) DILIGENT NIRMAN PRIVATE LIMITED (PAN: AAECD4380P), (25) GREENHIGH ABASAN PRIVATE LIMITED (PAN: AAECG9455G), (26) GREENHIGH TRADING PRIVATE LIMITED (PAN: AAECG9474D), (27) MISTVALLEY TRADECOM PRIVATE LIMITED (PAN: AAICM2448R), (28) SAMREEK TRADECOM PRIVATE LIMITED (PAN: AASCS2128J), (29) SOMANSH CONCLAVE PRIVATE LIMITED (PAN: AASCS2129K), (30) ZEALOUS NIRMAN PRIVATE LIMITED (PAN: AAACZ6146M), all are incorporated under Companies Act, 1956, all have registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, all are represented by one of their Directors namely **MRS. SARALA AGARWAL (PAN - ACXPA0964A)**, wife of Late Rajendra Kumar Agarwal, by religion - Hindu, by occupation - Housewife, by Nationality - Indian, residing at at 2052, Chakgaria, Upohar Condoville, Panchasayar, Post Office - Panchasayar, Police Station - Survey park, Kolkata - 700 094, District - South-24 Parganas, West Bengal, (31) ADMIRABLE COMMERCIAL PRIVATE LIMITED (PAN: AALCA1060E), (32) AEROHEIGHT HOUSING PRIVATE LIMITED (PAN: AALCA0512H), (33) ALOKBARSHA TRADECOM PRIVATE LIMITED (PAN: AALCA0641D), (34) ARMOURD CONSTRUCTION PRIVATE LIMITED (PAN:



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AALCA0513G), (35) CITISPACE TRADERS PRIVATE LIMITED (PAN: AAFCC0514R), (36) DEVOTION REALCON PRIVATE LIMITED (PAN: AAECD4379G), (37) MOONTREE SUPPLIERS PRIVATE LIMITED (PAN: AAICM2798N), (38) SANCTITY RESIDENCY PRIVATE LIMITED (PAN: AASCS2113F), all are incorporated under Companies Act, 1956, all have registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, all are represented by one of their Directors namely **MRS. RESHMI BHOWMICK (PAN- BLJPB4081N)**, wife of Mr. Bikash Agarwal, by religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 3/141A, Vidyasagar Upanibesh, Post Office - Naktala, Police Station - Bansdroni, Kolkata - 700047, District - South-24 Parganas, West Bengal, **(39) AGORISE INFRASTRUCTURE PRIVATE LIMITED (PAN: AALCA0514B), (40) ARCAVA NIRMAN PRIVATE LIMITED (PAN: AALCA0562H), (41) PARDARSHI MARKETING PRIVATE LIMITED (PAN: AAGCP8604G),** all are incorporated under Companies Act, 1956, all have registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, all are represented by one of their Directors namely **MR. PAWAN AGARWAL (AFXPA0641R)**, son of Mr. Babulal Agarwal, by religion - Hindu, by occupation - Business, by Nationality - Indian, residing at Flat No. - E 121, 4 Sight Model Town Complex, 437 Madhya Baliya, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South-24 Parganas, West Bengal, **(42) EVERSHP NIRMAN PRIVATE LIMITED (PAN: AADCE2165J), (43) SIDDHIBHUMI NIRMAN PRIVATE LIMITED (PAN: AASCS2330J), (44) RAVIJYOTI MERCHANTS PRIVATE LIMITED (PAN: AAGCR1253H), (45) SONARTARI HOUSING PRIVATE LIMITED (PAN: AASCS2329D), (46) SWAPNADEEP PROJECTS PRIVATE LIMITED (PAN: AASCS3529F),** all are incorporated under Companies Act, 1956, all have registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, all are represented by one of their Directors namely **MRS. PAROMITA CHAKRABORTY (PAN - AJHPC2883K)**, wife of Mr. Parveen Agarwal, by religion - Hindu, by occupation - Business, by Nationality - Indian, residing at J/104, Baghajatin Station Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, District - South-24 Parganas, West Bengal,

3.2 Attorney:

M/S. RAJWADA REALTECH (PAN - ABBFR3670H), a registered Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South-24 Parganas, represented by its Partners namely, **(1) PARVEEN AGARWAL (PAN - AGPPA1802M) (AADHAAR NO. 683800972303), and (2) BIKASH AGARWAL (PAN - AHAPA8484B) (AADHAAR NO. 272383048531),** both sons of Late Rajendra Kumar Agarwal, both by occupation - Business, both by Religion - Hindu, both by Nationality - Indian, both residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, the Partners No. 1 namely Parveen Agarwal, duly represented by his Constituted Attorney Sri Bikash Agarwal, the partner No. 2 herein, appointed nominated and constituted by virtue of a General Power of Attorney registered on 22nd July, 2020



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in the office of the Additional District Sub-Registrar at Garia in Book No. IV, Volume No. 1629-2020, Pages from 6843 to 6860, Being No. 336 for the year 2020.

4. Subject Matter: Grant of powers in respect of **ALL THAT** the land measuring more or less **73.804 Decimal** equivalent to **2 Bigha 4 Cottah 10 Chittack 23 Sq. Ft.** be the same a little more or less comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana - Medanmalla, under R.S. Dag Nos. 2666, 2665, 2664, 2667, 1071, 1068, 1067, 1066 and 1073 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552, 706, 703, 702, 701 and 708, under R.S. Khatian Nos. 422/1, 126, 842, 330, 336, 760 and 331, split up of the aforesaid lands are hereunder:

SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL	NATURE OF LAND
1	2666	422/1	2551	7.36	SHALI
2	2665	126	2550	8.28	
3	2664	842	2549	5.47	
4	2667	330	2552	10.12	
5	1071	331	706	0.34	
6	1068	331	703	0.834	
7	1067	336	702	2.76	
8	1066	422/1	701	4.6	SHALI
9	1073	760	708	34.04	SHALI
TOTAL				73.804	

under L.R. Khatian Nos. 2247, 2710, 2276, 2589, 2296, 2251, 2706, 2281, 2718, 2300, 2260, 2708, 2255, 2716, 2264, 2262, 2712, 2282, 2266, 2709, 2294, 2268, 2288, 2261, 2711, 2284, 2273, 2714, 2267, 2252, 2721, 2257, 2263, 2283, 2719, 2279, 2259, 2717, 2287, 2286, 2277, 2280, 2715, 2295, 2258, 2248, 2289, 2275, 2265, 2274, 2250, 2249, 2713, 2299, 2245, 2270, 2253, 2707, 2271, 2720, 2269 and 2278, within the limits of Rajpur-Sonarapur Municipality, Municipal **Holding No. 282**, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, Matri Bhaban Road, District - South 24-Parganas, West Bengal, more fully described in the **SCHEDULE** hereto and hereafter called the "**Said Property**".

5. Background:

5.1. WHEREAS We, the principals hereto, are the absolute joint Owners of **ALL THAT** the land measuring more or less **73.804 Decimal** equivalent to **2 Bigha 4 Cottah 10 Chittack 23 Sq. Ft.** be the same a little more or less comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana - Medanmalla, under R.S. Dag Nos. 2666, 2665, 2664, 2667, 1071, 1068, 1067, 1066 and 1073 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552, 706, 703, 702, 701 and 708, under R.S. Khatian Nos. 422/1, 126, 842, 330, 336, 760 and 331, split up of the aforesaid lands are hereunder:



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7	1067	336	702	2.76	
8	1066	422/1	701	4.6	SHALI
9	1073	760	708	34.04	SHALI
TOTAL				73.804	

under L.R. Khatian Nos. 2247, 2710, 2276, 2589, 2296, 2251, 2706, 2281, 2718, 2300, 2260, 2708, 2255, 2716, 2264, 2262, 2712, 2282, 2266, 2709, 2294, 2268, 2288, 2261, 2711, 2284, 2273, 2714, 2267, 2252, 2721, 2257, 2263, 2283, 2719, 2279, 2259, 2717, 2287, 2286, 2277, 2280, 2715, 2295, 2258, 2248, 2289, 2275, 2265, 2274, 2250, 2249, 2713, 2299, 2245, 2270, 2253, 2707, 2271, 2720, 2269 and 2278, within the limits of Rajpur-Sonarapur Municipality, Municipal **Holding No. 282**, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, Matri Bhaban Road, District - South 24-Parganas, West Bengal, together with 500 sq. ft. tile shed structure with cemented flooring, **TOGETHER WITH** all easement rights benefits, facilities and other advantages attached thereto and have been possessing and enjoying the same on payment of rents and taxes hereof to the authority concerned.

5.2. AND WHEREAS in order to construct a multistoried building on the aforesaid land more fully mentioned in the **SCHEDULE** hereunder written and hereinafter referred to as the "**Said Property**" We have entered into an Agreement for Development with the Developer, **M/S. RAJWADA REALTECH**, a registered Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South-24 Parganas, represented by its Partners namely, **(1) PARVEEN AGARWAL** and **(2) BIKASH AGARWAL**, both sons of Late Rajendra Kumar Agarwal, both by occupation - Business, both by Religion - Hindu, both by Nationality - Indian, both residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, the Partners No. 1 namely Parveen Agarwal, duly represented by his Constituted Attorney Sri Bikash Agarwal, the partner No. 2 herein, appointed nominated and constituted by virtue of a General Power of Attorney registered on 22nd July, 2020 in the office of the Additional District Sub-Registrar at Garia in Book No. IV, Volume No. 1629-2020, Pages from 6843 to 6860, Being No. 336 for the year 2020, and the said Agreement for Development was duly registered on 03.11.2020 in the office of the Additional District Sub-Registrar at Sonarpur, South-24 Parganas, recorded in Book No. - I, Volume No. 1608-2020, Being No. 3739 for the year 2020 on certain terms and conditions inter alia stated

Parveen Chakraborty.



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therein and in terms of the said Development Agreement the Developer will construct building as per the building plan to be sanctioned by the Rajpur-Sonarapur Municipality and after completion of construction of the said building the Developer herein and therein will hand over and deliver Owners' Allocation as per terms of the said agreement for Development dated 03.11.2020 to the owners and the Developer will be entitled to sale, transfer and convey the Developer's Allocation including the undivided share of land in the said Property and along with various common areas in the said Property to the intending purchaser/s after obey in accordance with the terms of the said Agreement for Development dated 03.11.2020 upon receiving the consideration thereof and for the purpose of the said construction and to sale the Developer's Allocation, We do and each of us doth hereby appoint the said Developer as our Attorney to do all acts, deeds matters and things in our name and on our behalf mentioned hereafter in respect of my property mentioned in the **SCHEDULE** hereunder written.

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 premises and to hold and possess the said property and take all actions, for commercially exploiting and developing the said premises, 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 register Agreement for sale at any registration office in the state of West Bengal for their share of allocation in terms with the Development Agreement.
- 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/Panchayet, 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 Principal and/or on their behalf and to take delivery of the said permission from the Concerned Departments and/or Authorities of the



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Rajpur-Sonarpur Municipality and others. The Attorney is hereby authorized to sign on the Building Plan and / or any deviation / addition / alteration of the same for submitting the same before the Rajpur-Sonarpur 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-Sonarpur 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-Sonarpur 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-Sonarpur 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.
- 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



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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 as per the terms of Development Agreement for obtaining Financial Accommodation.
- 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.
- 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 Revisional 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 written in the agreement for development dated 03.11.2020 only morefully described in the schedule hereunder written and 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.



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- 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.
- 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/or Panchayet 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 manage and supervise the administration of the said property.



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- 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 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 the land measuring more or less **73.804 Decimal** equivalent to **2 Bigha 4 Cottah 10 Chittack 23 Sq. Ft.** be the same a little more or less comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana - Medanmalla, under R.S. Dag Nos. 2666, 2665, 2664, 2667, 1071, 1068, 1067, 1066 and 1073 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552, 706, 703, 702, 701 and 708, under R.S. Khatian Nos. 422/1, 126, 842, 330, 336, 760 and 331, split up of the aforesaid lands are hereunder:

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2	2665	126	2550	8.28	
3	2664	842	2549	5.47	
4	2667	330	2552	10.12	
5	1071	331	706	0.34	



↑
Addl. Dist.-Sub Registrar
Sonapatna
South 24 Parganas

03 NOV 2020

6	1068	331	703	0.834	
7	1067	336	702	2.76	
8	1066	422/1	701	4.6	SHALI
9	1073	760	708	34.04	SHALI
TOTAL				73.804	

under L.R. Khatian Nos. 2247, 2710, 2276, 2589, 2296, 2251, 2706, 2281, 2718, 2300, 2260, 2708, 2255, 2716, 2264, 2262, 2712, 2282, 2266, 2709, 2294, 2268, 2288, 2261, 2711, 2284, 2273, 2714, 2267, 2252, 2721, 2257, 2263, 2283, 2719, 2279, 2259, 2717, 2287, 2286, 2277, 2280, 2715, 2295, 2258, 2248, 2289, 2275, 2265, 2274, 2250, 2249, 2713, 2299, 2245, 2270, 2253, 2707, 2271, 2720, 2269 and 2278, within the limits of Rajpur-Sonarapur Municipality, Municipal **Holding No. 282**, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, Matri Bhaban Road, "Rajwada Global City", District - South 24-Parganas, West Bengal, together with 500 sq. ft. tile shed structure with cemented flooring together with all easements rights and appurtenances thereto attached being butted and bounded in the manner as follows:-

- ON THE NORTH** : By land in R.S. Dag Nos. 1055, 1052, 1049, 1048, 1075 and 232;
- ON THE EAST** : By land in R.S. Dag Nos. 267, 270, 269, 1080, 1079, 2675, 2672, 2663 and Municipal Road;
- ON THE SOUTH** : By 30 ft. wide Municipal Road;
- ON THE WEST** : By land in R.S. Dag Nos. 1061, 1062, 1064, 2627, 2628 and 2634.

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. Subhojit Ghosh
1153, NSE Dakh Rd
Kat-103
2. Wasim Bin Mondal
1153, NSE Dakh Rd
Kat-100/03



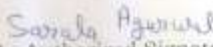
Addl. Dist. Sub Registrar
South 24 Parganas

03 NOV 2020

2.


As Authorized Signatory / Director

AHIBARAM REALTY PRIVATE LIMITED
ACRONYM RESIDENCY PRIVATE LIMITED
ARION ABASAN PRIVATE LIMITED
AROHIT DEVELOPERS PRIVATE LIMITED
DESHANTAR SUPPLIERS PRIVATE LIMITED
ESCALATED DEVELOPERS PRIVATE LIMITED
GOLDENYATRA HOUSING PRIVATE LIMITED
GREENIMAGE TRADING PRIVATE LIMITED
JIBANJYOTI VINCOM PRIVATE LIMITED
PRABUDDHA MERCHANTS PRIVATE LIMITED
SUBHLIFE ABASAN PRIVATE LIMITED
WARMTH MERCHANTS PRIVATE LIMITED
DREAMLIFE COMPLEX PRIVATE LIMITED
NASHIB INFRASTRUCTURE PRIVATE LIMITED
SAPNANKUR TRADING PRIVATE LIMITED
SWAPNABHUMI INFRA-PROJECTS PRIVATE LIMITED


As Authorized Signatory / Director

ACRONYM ENCLAVE PRIVATE LIMITED
ANANNAT DEVELOPERS PRIVATE LIMITED
ARROWSPACE CONCLAVE PRIVATE LIMITED
ASRE REALTY PRIVATE LIMITED
ASTAVINAYAK HOUSING PRIVATE LIMITED
AVINANDAN TRADING PRIVATE LIMITED
BINAMOTI VINCOM PRIVATE LIMITED
DILIGENT NIRMAN PRIVATE LIMITED
GREENHIGH ABASAN PRIVATE LIMITED
GREENHIGH TRADING PRIVATE LIMITED
MISTVALLEY TRADECOM PRIVATE LIMITED
SAMREEK TRADECOM PRIVATE LIMITED
SOMANSH CONCLAVE PRIVATE LIMITED
ZEALOUS NIRMAN PRIVATE LIMITED



Add. Dist. Sub Registrar
Sonarpur
South 24 Parganas

03 NOV 2020

Rashmi Bhowmik

As Authorized Signatory / Director

ARMoured CONSTRUCTION PRIVATE LIMITED
ADMIRABLE COMMERCIAL PRIVATE LIMITED
DEVOTION REALCON PRIVATE LIMITED
MOONTREE SUPPLIERS PRIVATE LIMITED
SANCTITY RESIDENCY PRIVATE LIMITED
AEROHEIGHT HOUSING PRIVATE LIMITED
ALOKBARSHA TRADECOM PRIVATE LIMITED
CITISPACE TRADERS PRIVATE LIMITED

Ravish Agarwal

As Authorized Signatory / Director

AGORISE INFRASTRUCTURE PRIVATE LIMITED
ARCAVA NIRMAN PRIVATE LIMITED
PARDARSHI MARKETING PRIVATE LIMITED

Parvati Chakraborty

As Authorized Signatory / Director

EVERSHIP NIRMAN PRIVATE LIMITED
RAVIJYOTI MERCHANTS PRIVATE LIMITED
SONARTARI HOUSING PRIVATE LIMITED
SWAPNADEEP PROJECTS PRIVATE LIMITED
SIDDHIBHUMI NIRMAN PRIVATE LIMITED

SIGNATURE OF GRANTORS/PRINCIPALS

Parveen Agarwal
As self & Lawful Constituted
Attorney of Rajwada Realestate
Partner Parveen Agarwal

SIGNATURE OF ATTORNEY

Drafted by

Aishu Das

Advocate

Atipara Judges' Court

Kolkata - 700027

F/1646/2012



↖
Addl. Dist. Sub Registrar
Sonapat
South 24 Parganas

03 NOV 2020



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

NAME BIKASH AGARWAL

SIGNATURE



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

NAME SARALA AGARWAL

SIGNATURE



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

NAME RESHMI BHOWMICK

SIGNATURE



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

NAME PAWAN AGARWAL

SIGNATURE



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

03 NOV 2020



Paromita Chakraborty

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

NAME PAROMITA CHAKRABORTY

SIGNATURE Paromita Chakraborty

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

NAME

SIGNATURE

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

NAME

SIGNATURE

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

NAME

SIGNATURE



1
Add. Dist. Sub Registrar
Sonarpur
South 24 Parganas

03 NOV 2020

आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



आयकर खाते नंबर
Tax Account Number
BHTPG3160J

QR Code

आयकर विभाग
Tax Department

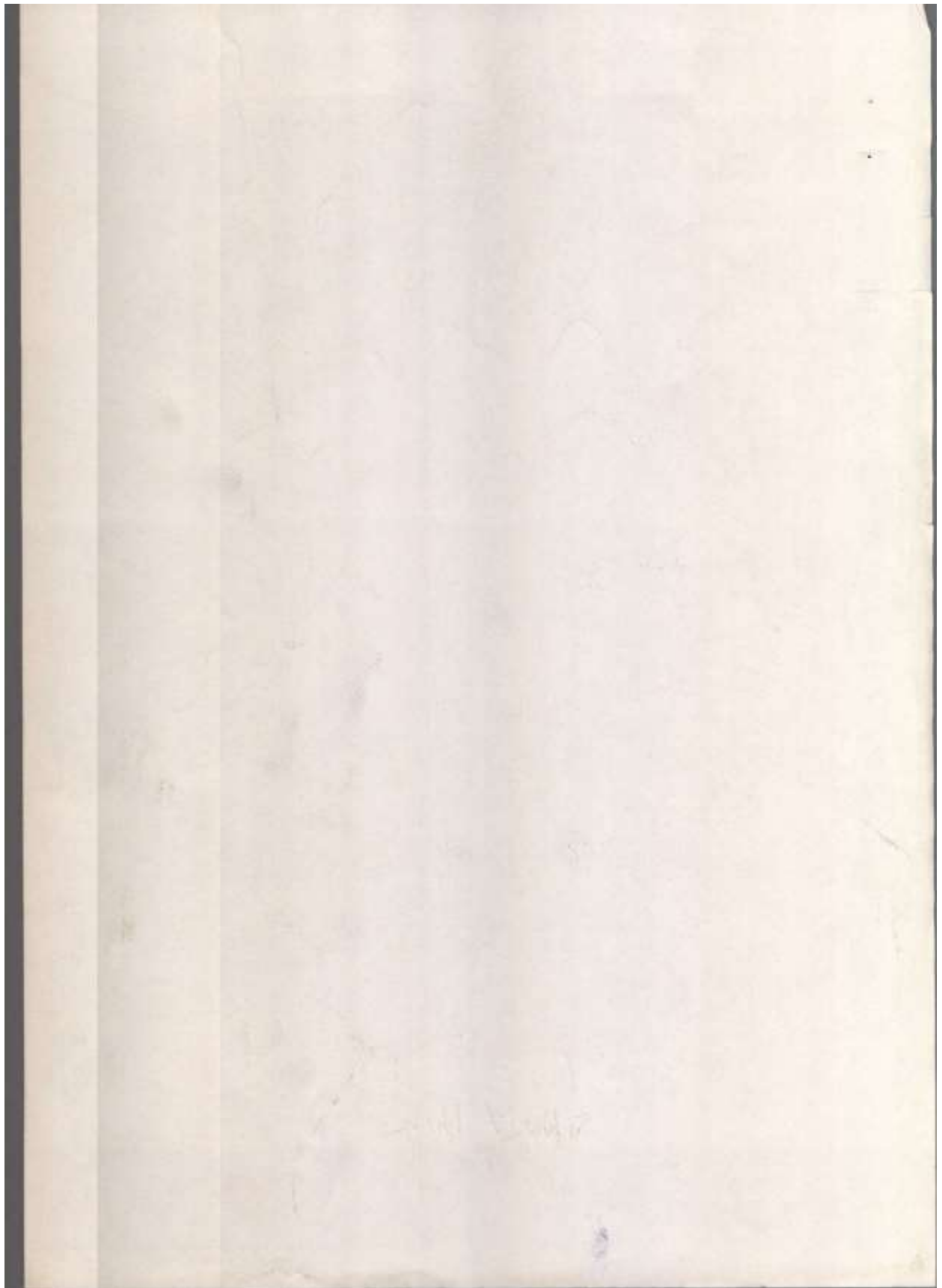
आयकर विभाग
Tax Department

भारत सरकार
GOVT. OF INDIA

आयकर खाते नंबर
Tax Account Number

आयकर विभाग
Tax Department

Subhasit Ghosh

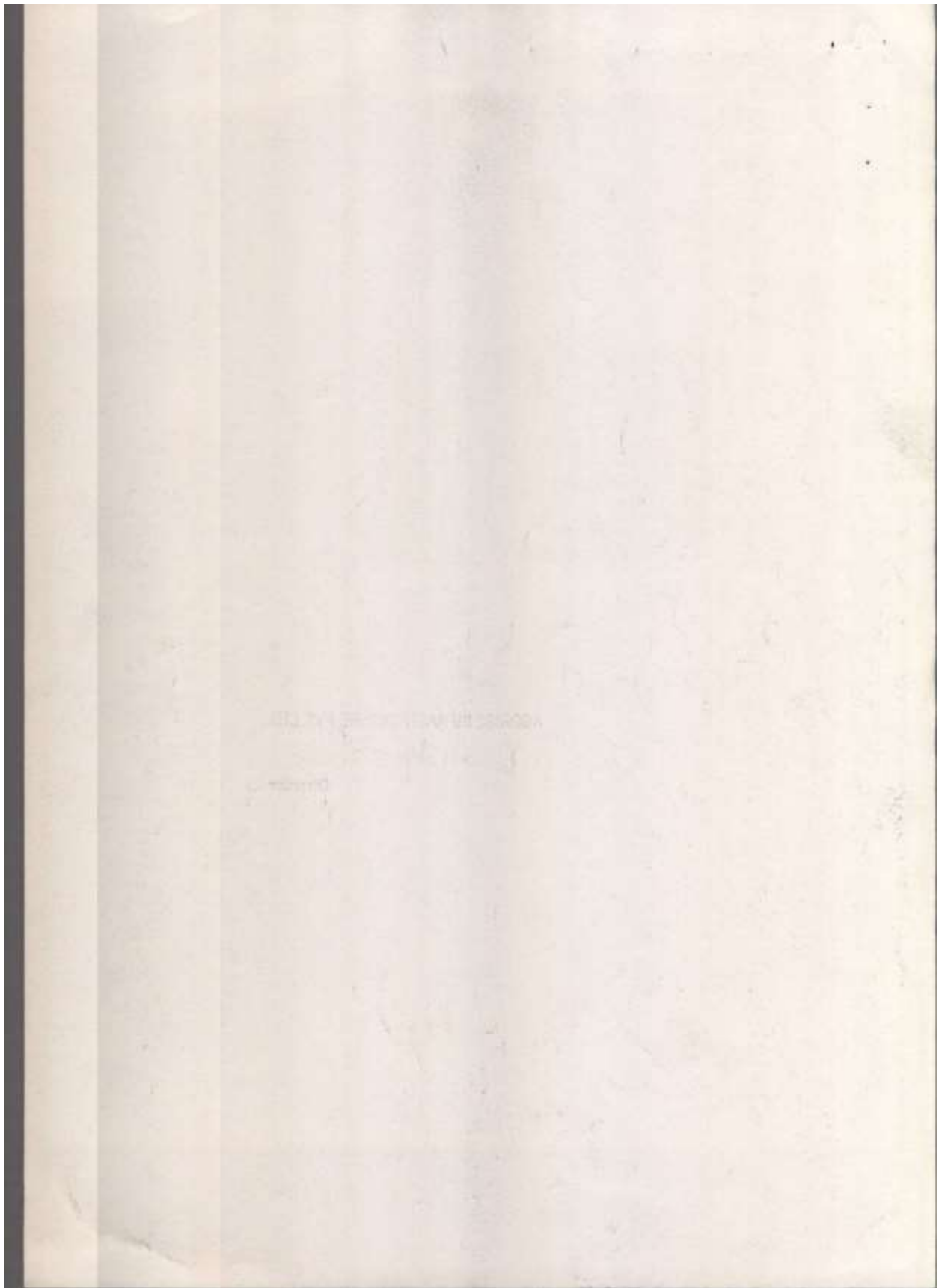




AGORISE INFRASTRUCTURE PVT. LTD.

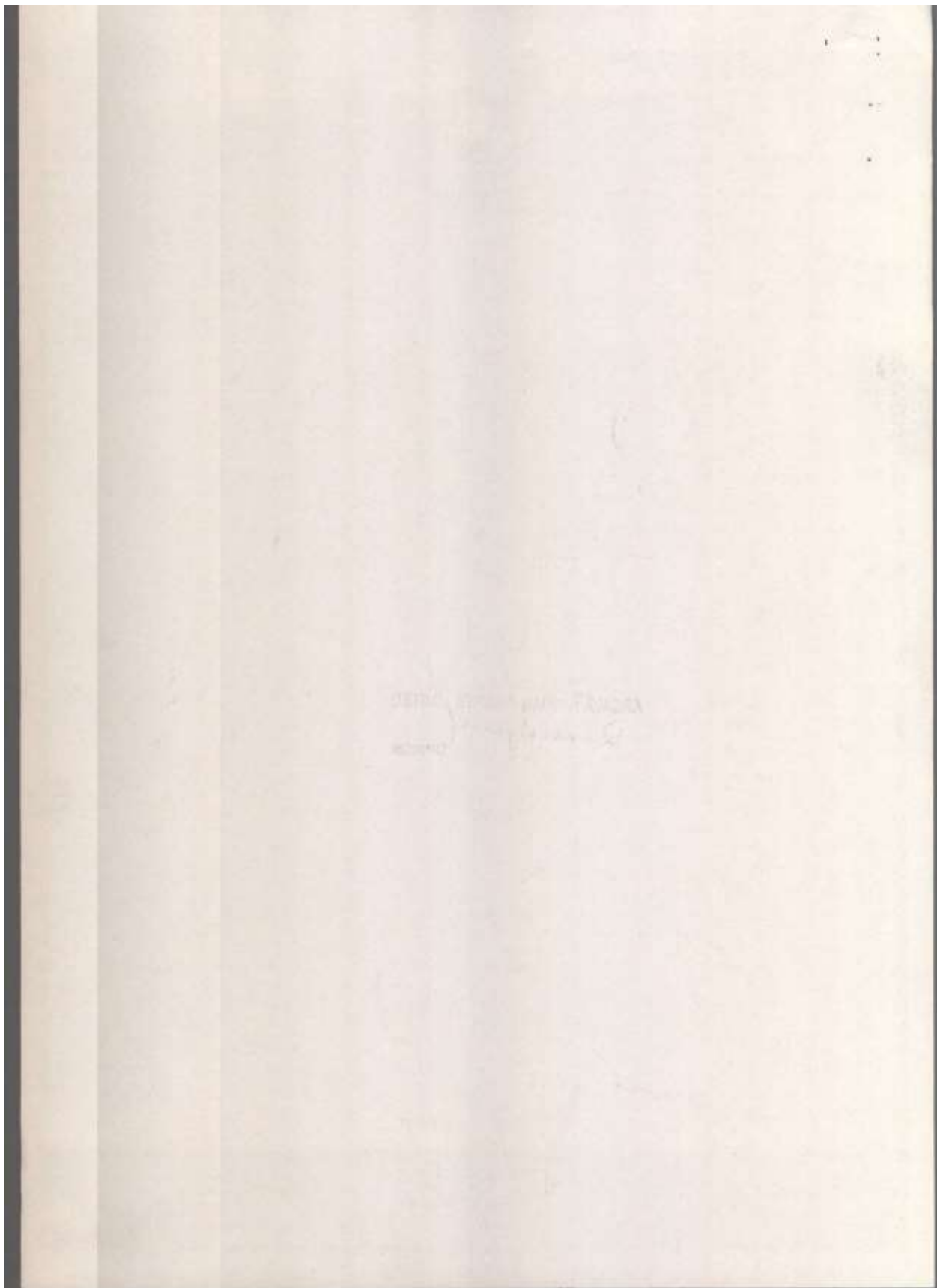
Pavan Agorise

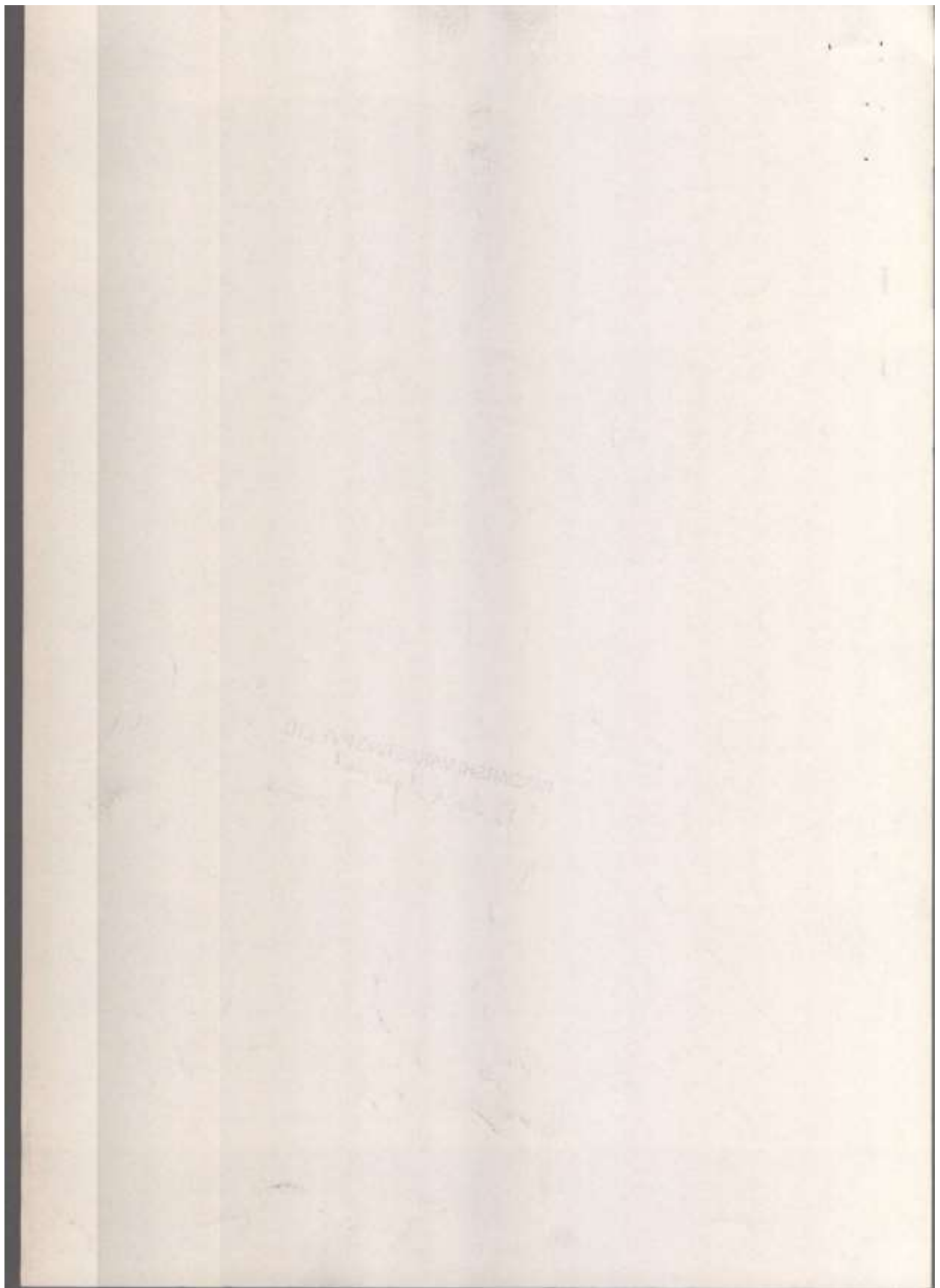
Director





ARCAVA NIRMAN PRIVATE LIMITED
Raman Aggarwal
Director







भारत सरकार

Unique Identification Authority of India
Government of India

आधारक नाम / Enrollment No.: 1088/23180/01228

To
रवि अग्रवाल
Ravi Agrawal
B/G, Baski Agrawal
Flat E, 121A Sigm Model Town Complex 437 Mahipal
State
Near Khudran Metro Station
Gurgaon
District
Sector-14, South 14 Faridkot
Gurgaon, Haryana 122004
MUMUM0047

REGISTRATION

UNIQUE ID



MUMUM0047



आपका आधार क्रमांक / Your Aadhaar No. :

6896 1598 8134

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

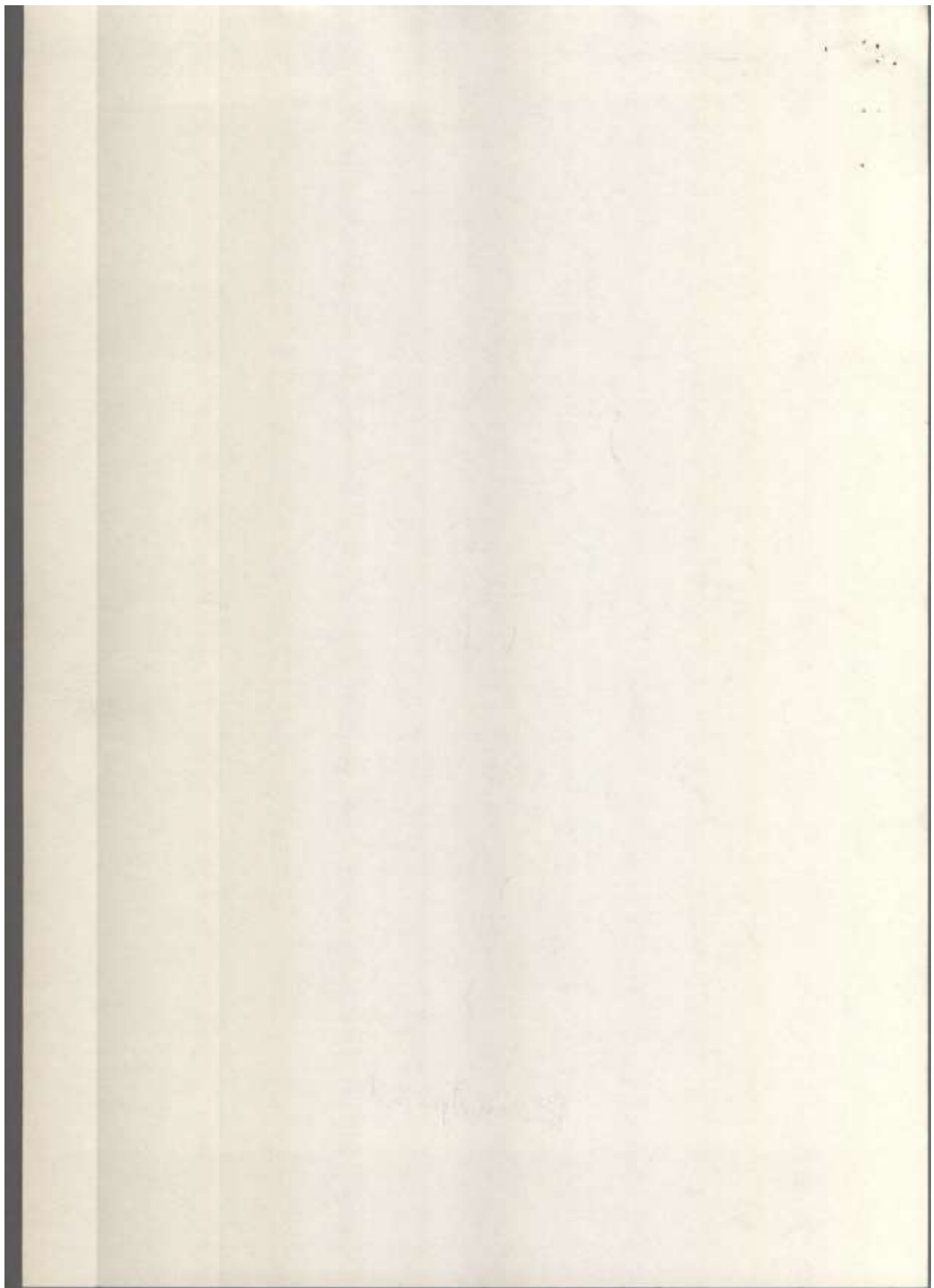


रवि अग्रवाल
Ravi Agrawal
जन्म तिथि / DOB : 18/02/1981
पुरुष / Male

6896 1598 8134

मेरा आधार, मेरी पहचान

Ravi Agrawal



आयकर विभाग
INCOME TAX DEPARTMENT

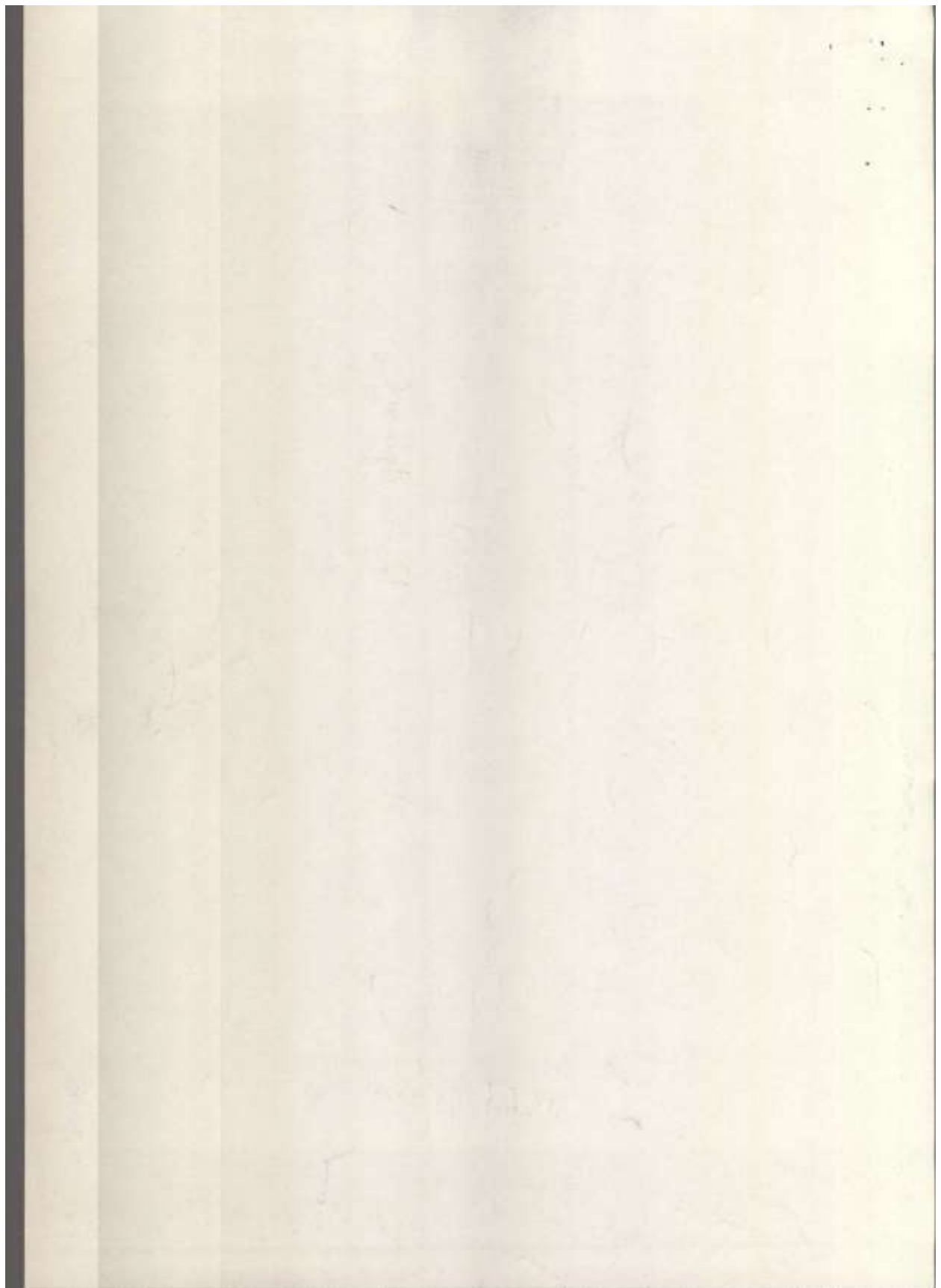
भारत सरकार
GOVT. OF INDIA

PAWAN AGARWAL
BAMBULAL AGARWAL
180201981
PAN Number / Account Number
AFXPAD064TR

Pawan Agarwal
Signature



Pawan Agarwal

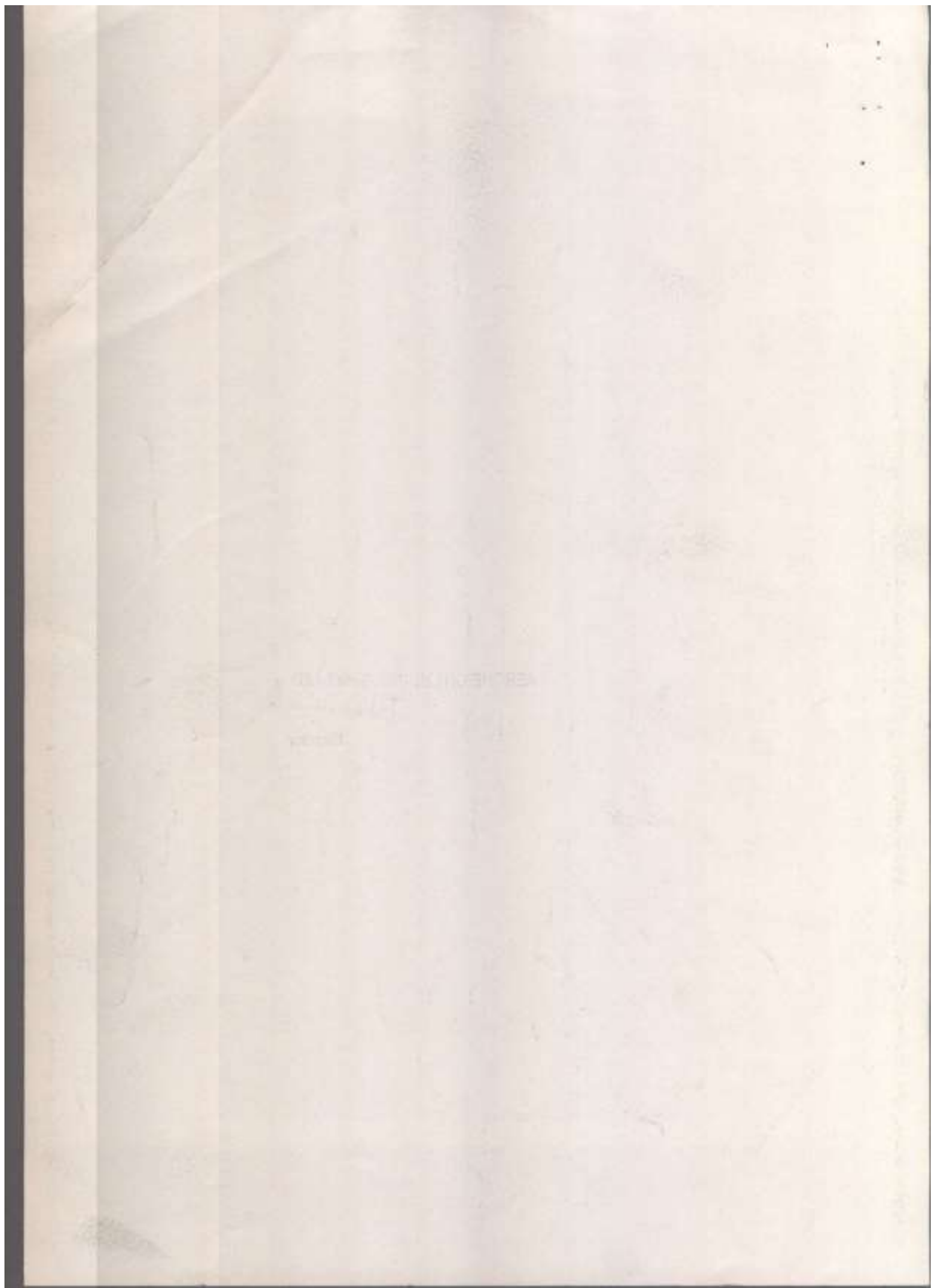




AEROHEIGHT HOUSING PVT. LTD.

Reshmi Bhawanick

Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALOKBARSHA TRADECOM PRIVATE
LIMITED



1509/2012

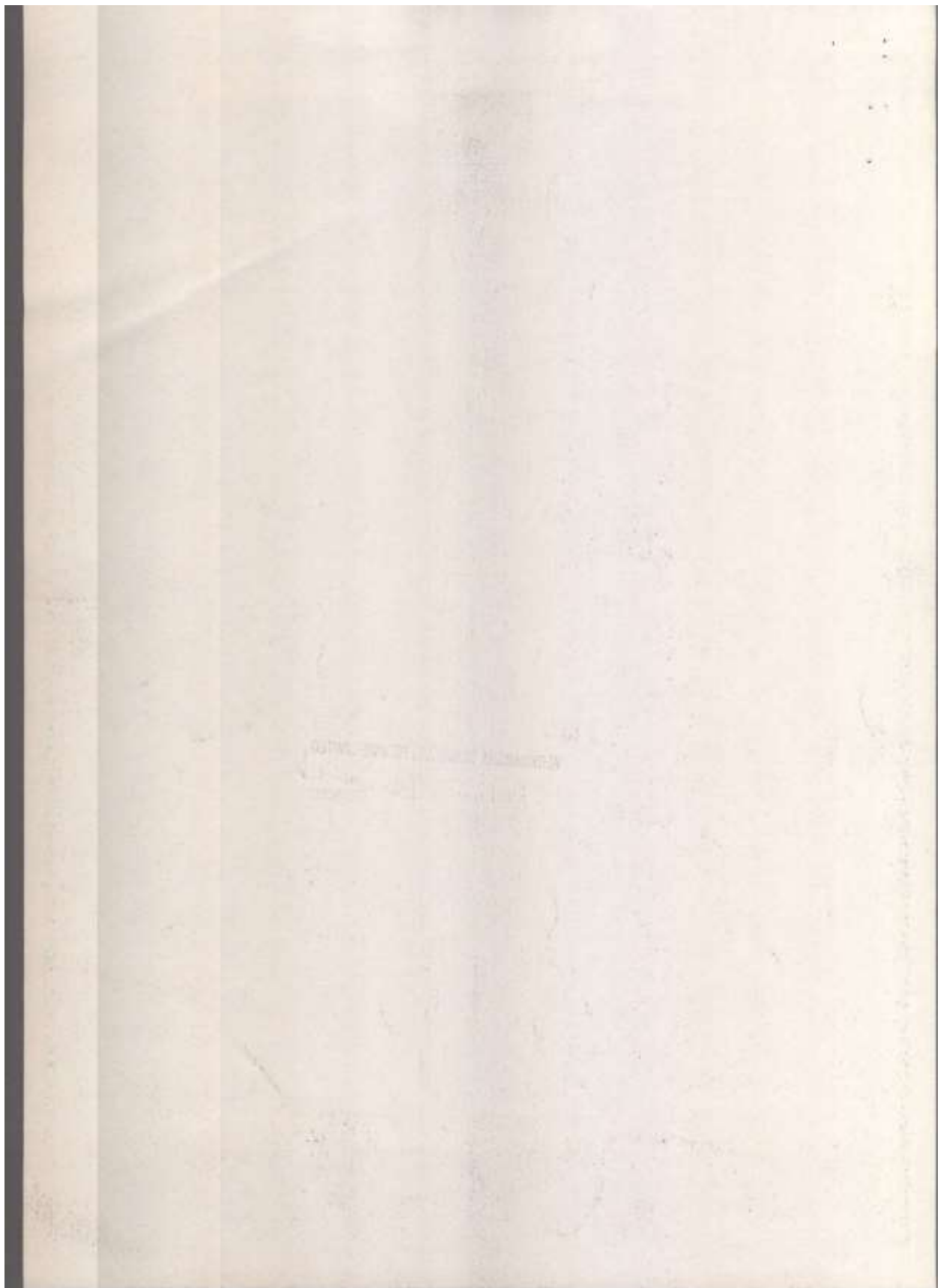
Particulars of accounts for 2012

AALCA0641D

1511/2012

ALOKBARSHA TRADECOM PRIVATE LIMITED

Reshmi Bhowmick
Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

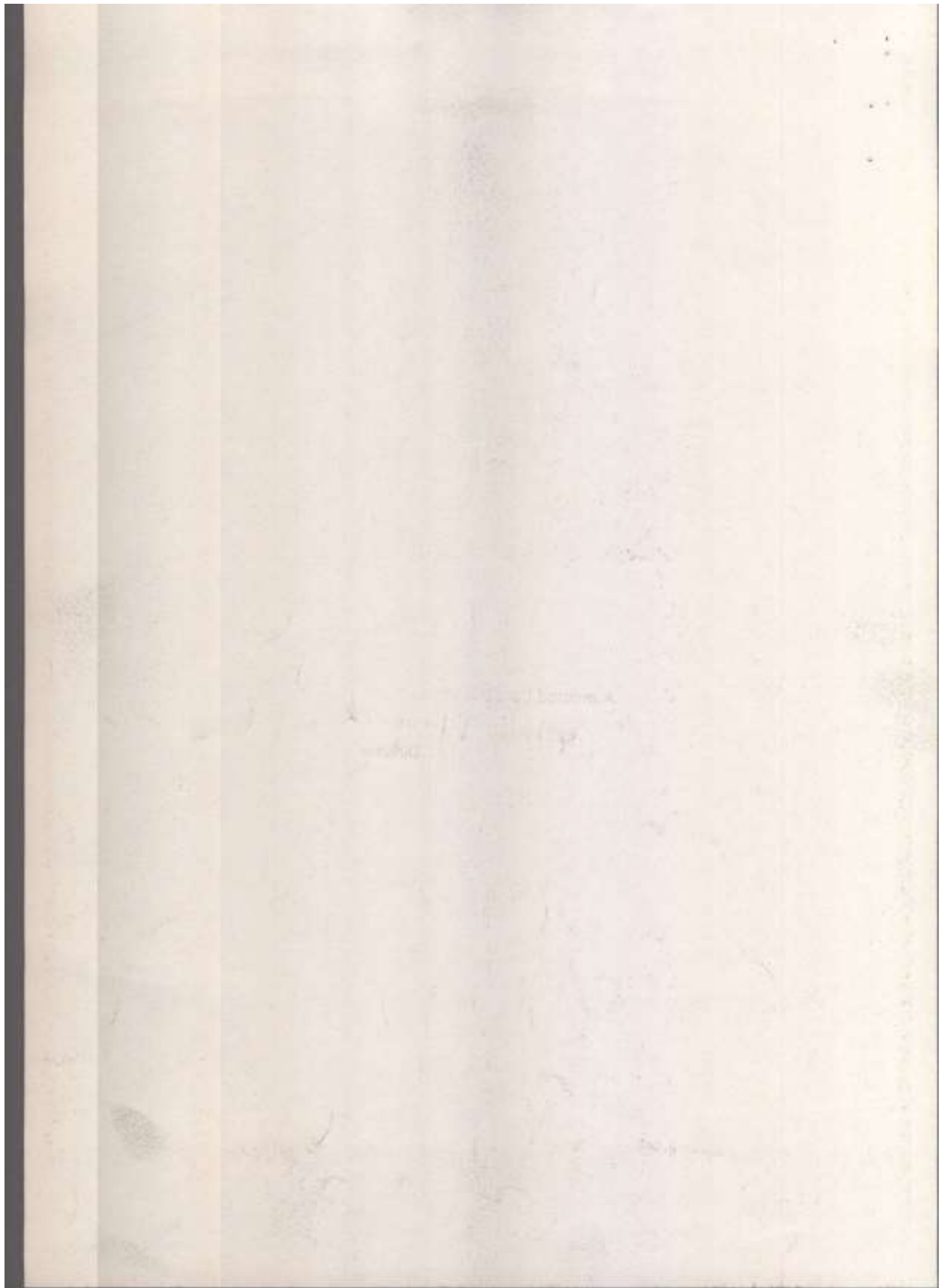
ARMoured-CONSTRUCTION PRIVATE LIMITED

04/09/2012
Permanent Account Number

AALCA0513G



Armoured Construction Pvt. Ltd.
Rashmi Bhowmik
Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

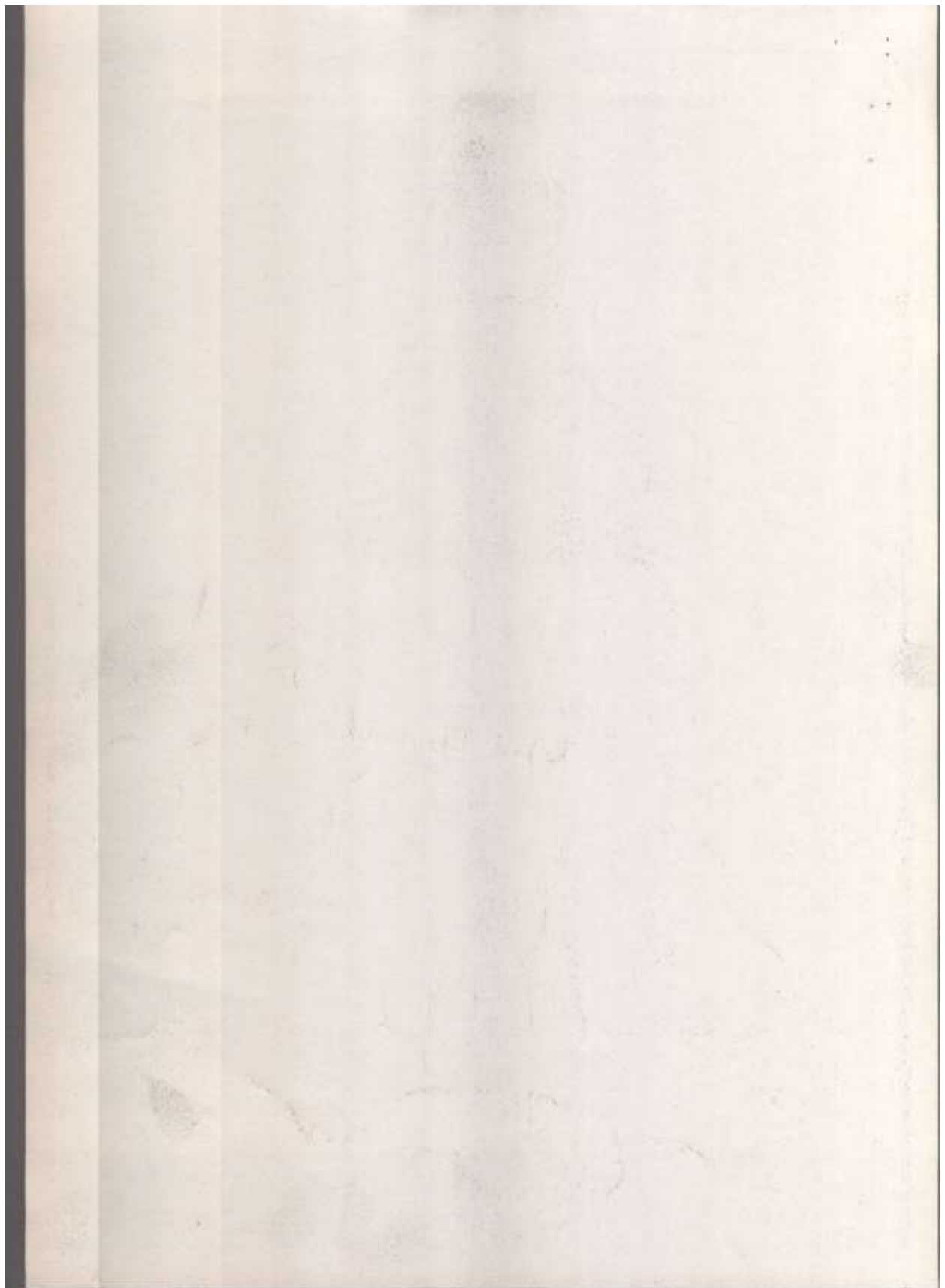
CITISPACE TRADERS PRIVATE
LIMITED

10/08/2012
Permanent Account Number
AAFC00514R



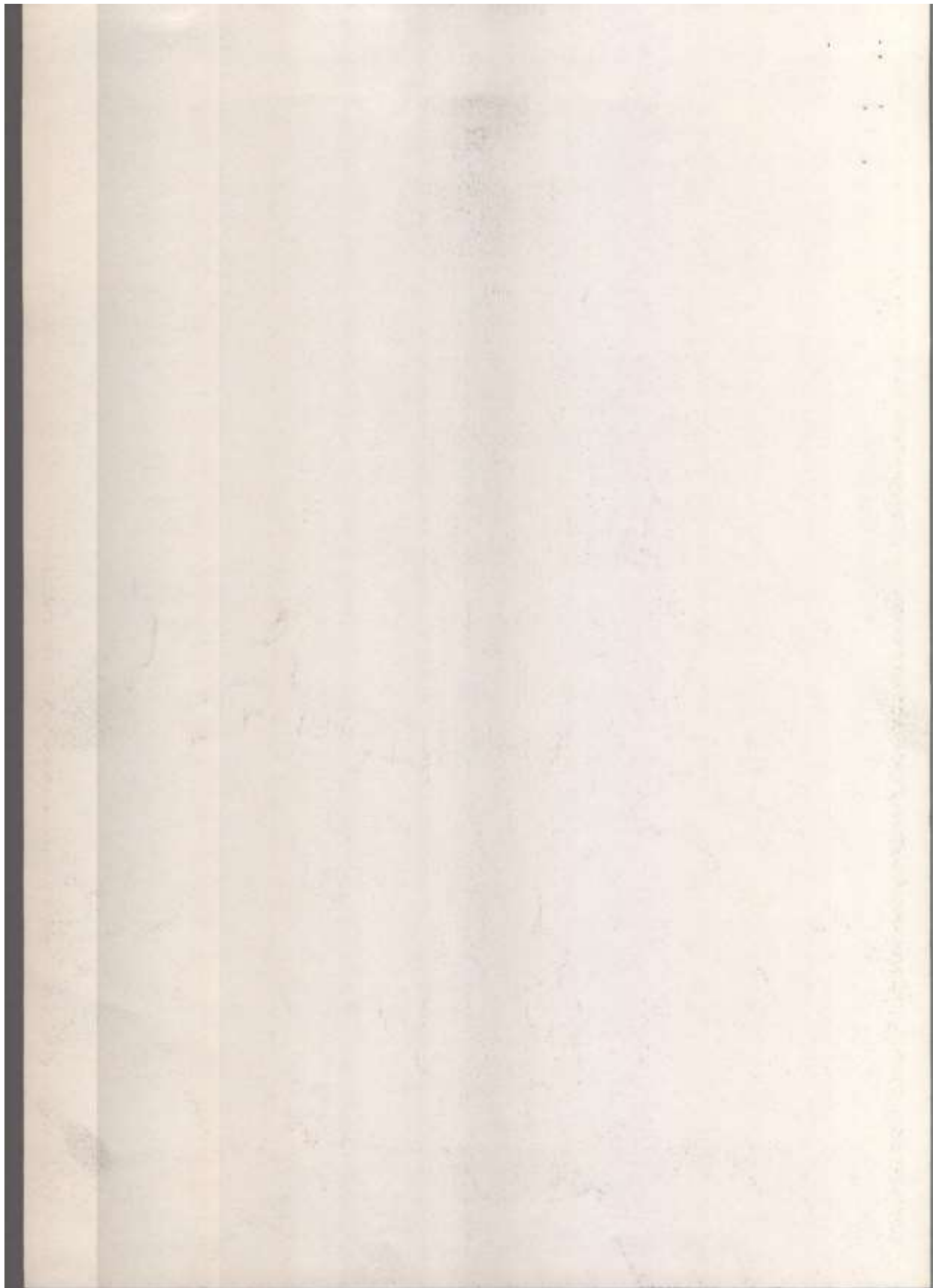
Citispacetraders Pvt. Ltd.

Rashmi Bhoswick
Director





Devotion Realcon Pvt. Ltd.
Rashmi Bhowmik
Director



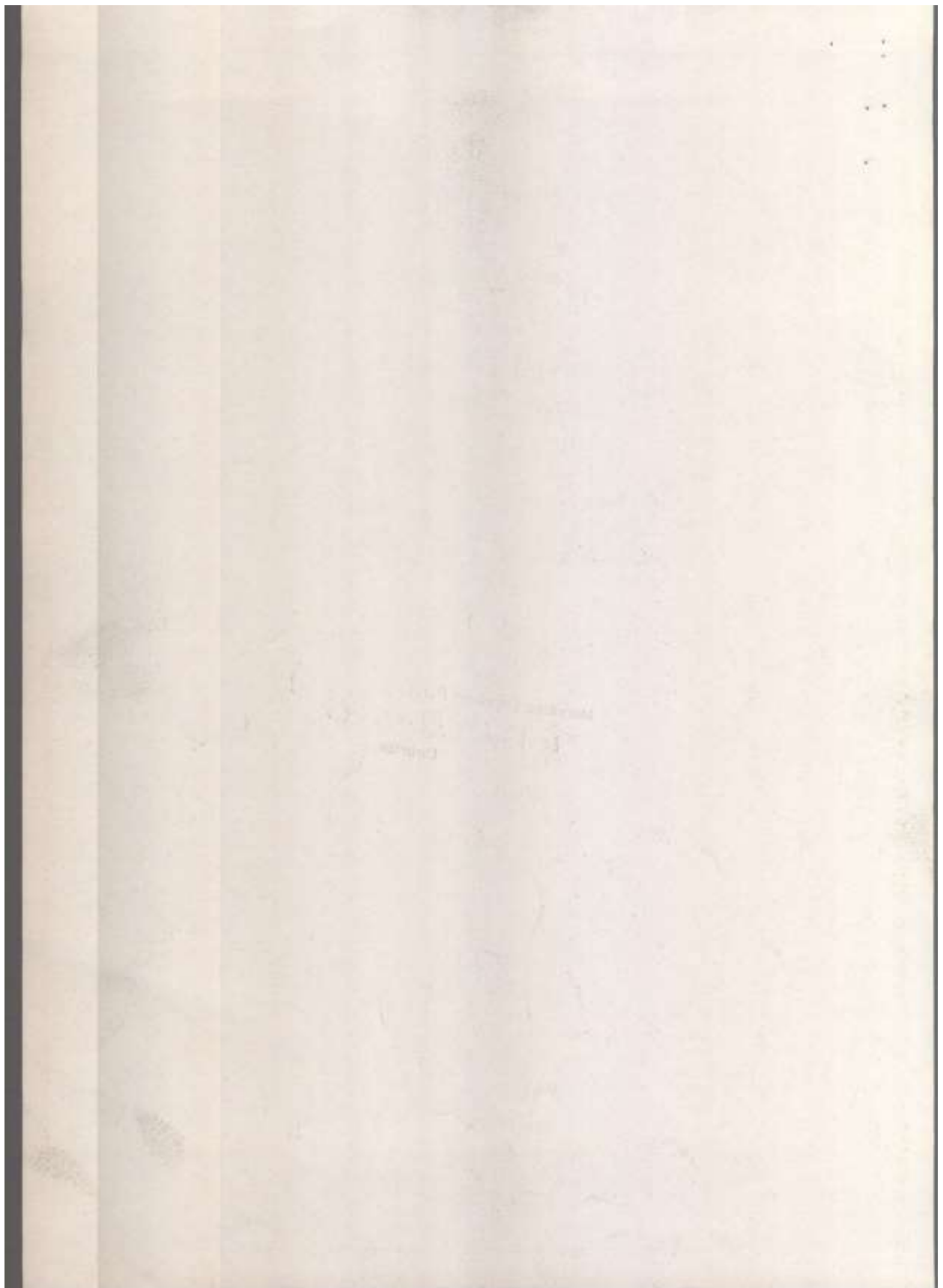
आयकर विभाग
INCOME TAX DEPARTMENT
MOONTREE SUPPLIERS PRIVATE
LIMITED

भारत सरकार
GOVT. OF INDIA

10/09/2012
Permanent Account Number
AAJCM2798N



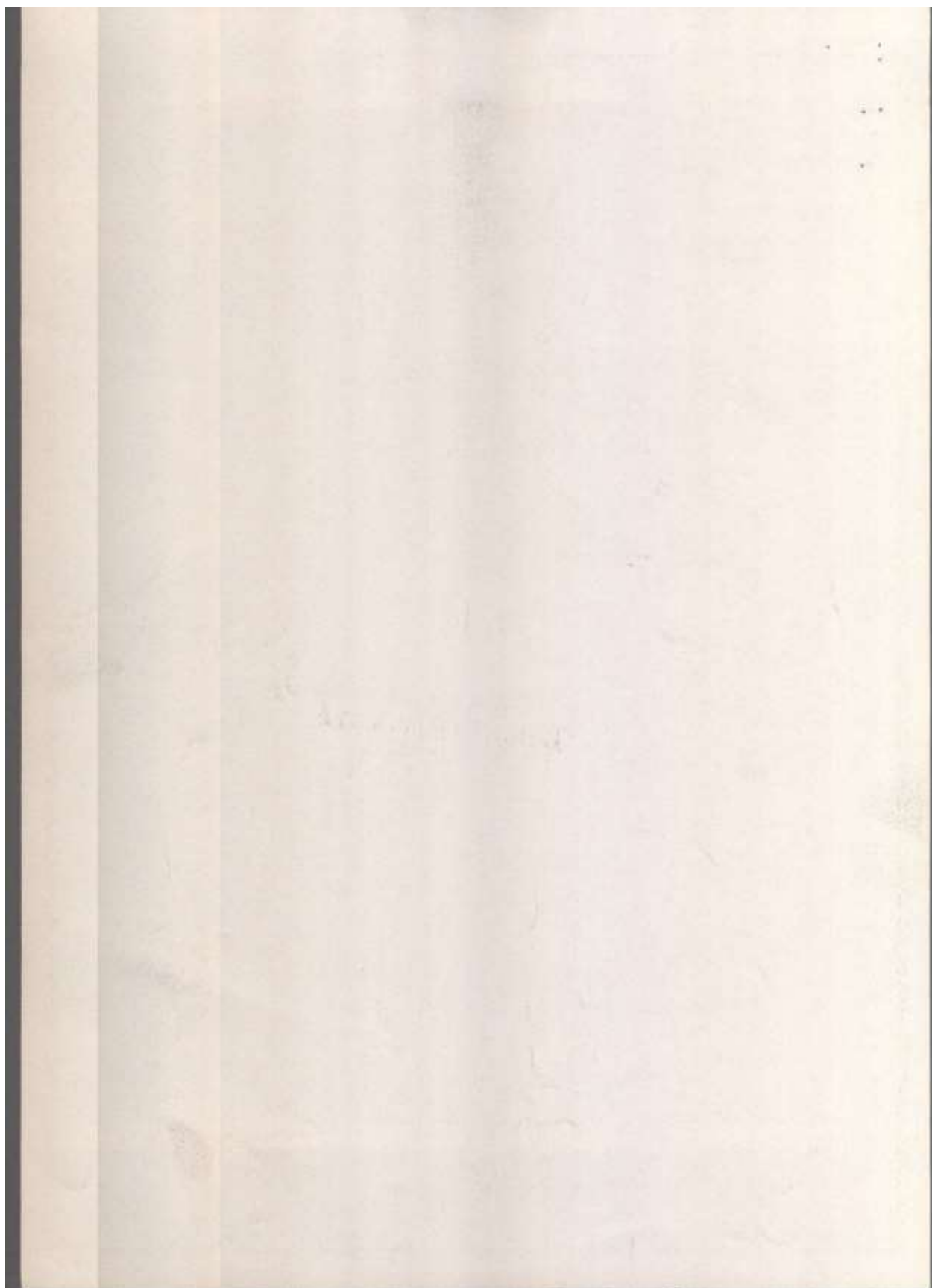
Moontree Suppliers Pvt. Ltd.
Reshmi Bhawanick
Director





Sanctity Residency Pvt. Ltd.

Rashmi Bhownick
Director





Admirable Commercial Pvt. Ltd.

Reshmi Bhowmik
Director

Administrative Services
Department
2020

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রেশমী ভৌমিক

Reshmi Bhowmick

পিতা : রঞ্জিত কুমার ভৌমিক

Father : Ranjit Kumar Bhowmick

জন্মতারিখ / DOB : 23/03/1990

মহিলা / Female



4673 2420 6581

আধার - সাধারণ মানুষের অধিকার



ভারতের অনন্য পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

3/141A, বিদ্যাসাগর উপনিবেশ,
নাকতলা, নাকতলা, কোলকাতা,
পশ্চিমবঙ্গ, 700047

Address:

3/141A, VIDYASAGAR
UPANIBESH, Naktala, Naktala,
Kolkata, West Bengal, 700047

4673 2420 6581



1947
1800 300 1947

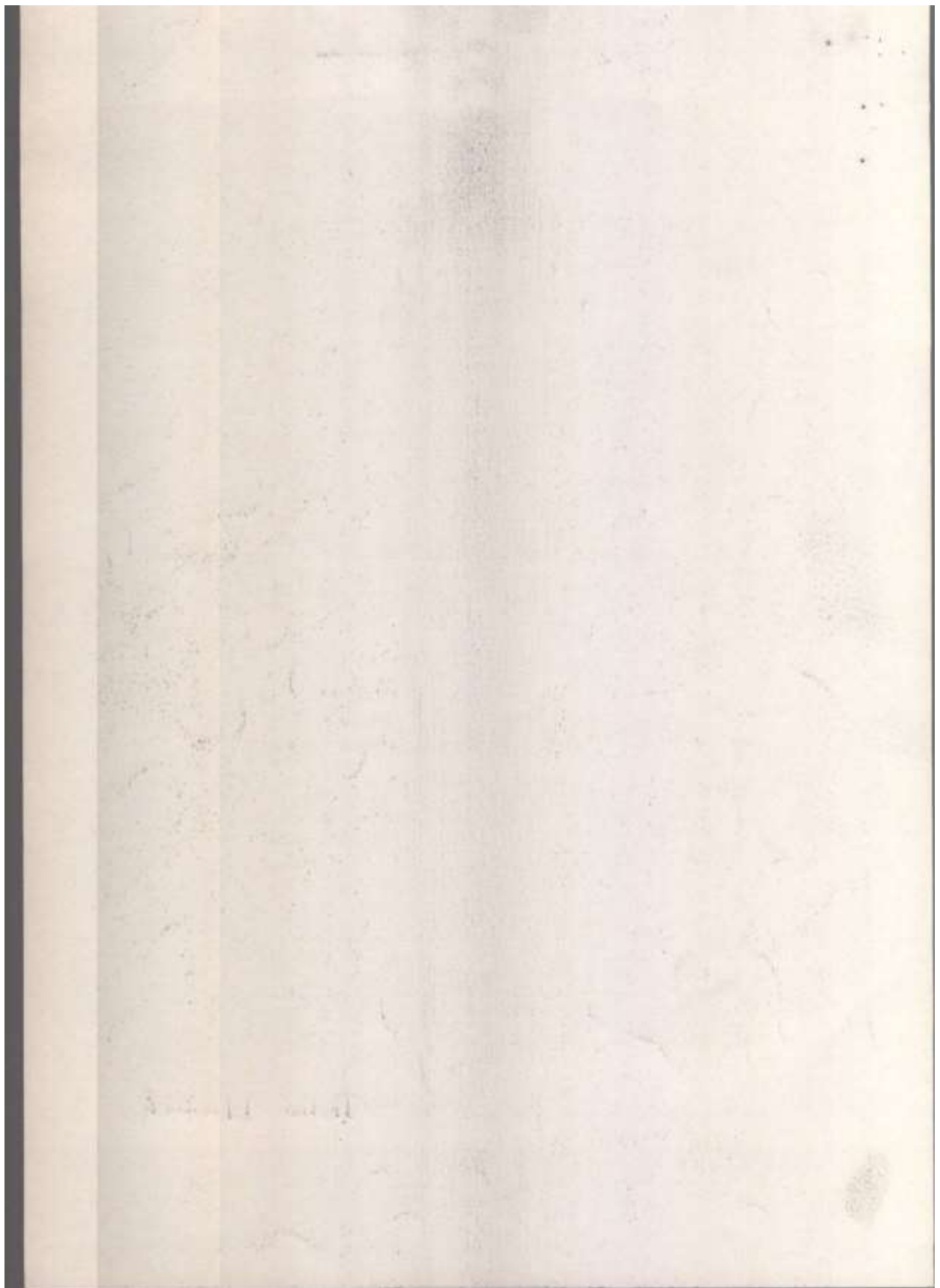


help@uidai.gov.in



www.uidai.gov.in

Reshmi Bhowmick



आयकर विभाग

INCOME TAX DEPARTMENT

RESHMI BHOWMICK

RANJIT KUMAR BHOWMICK

23/03/1990

Permanent Account Number

BIJPB4081N

Reshmi Bhowmick

Signature

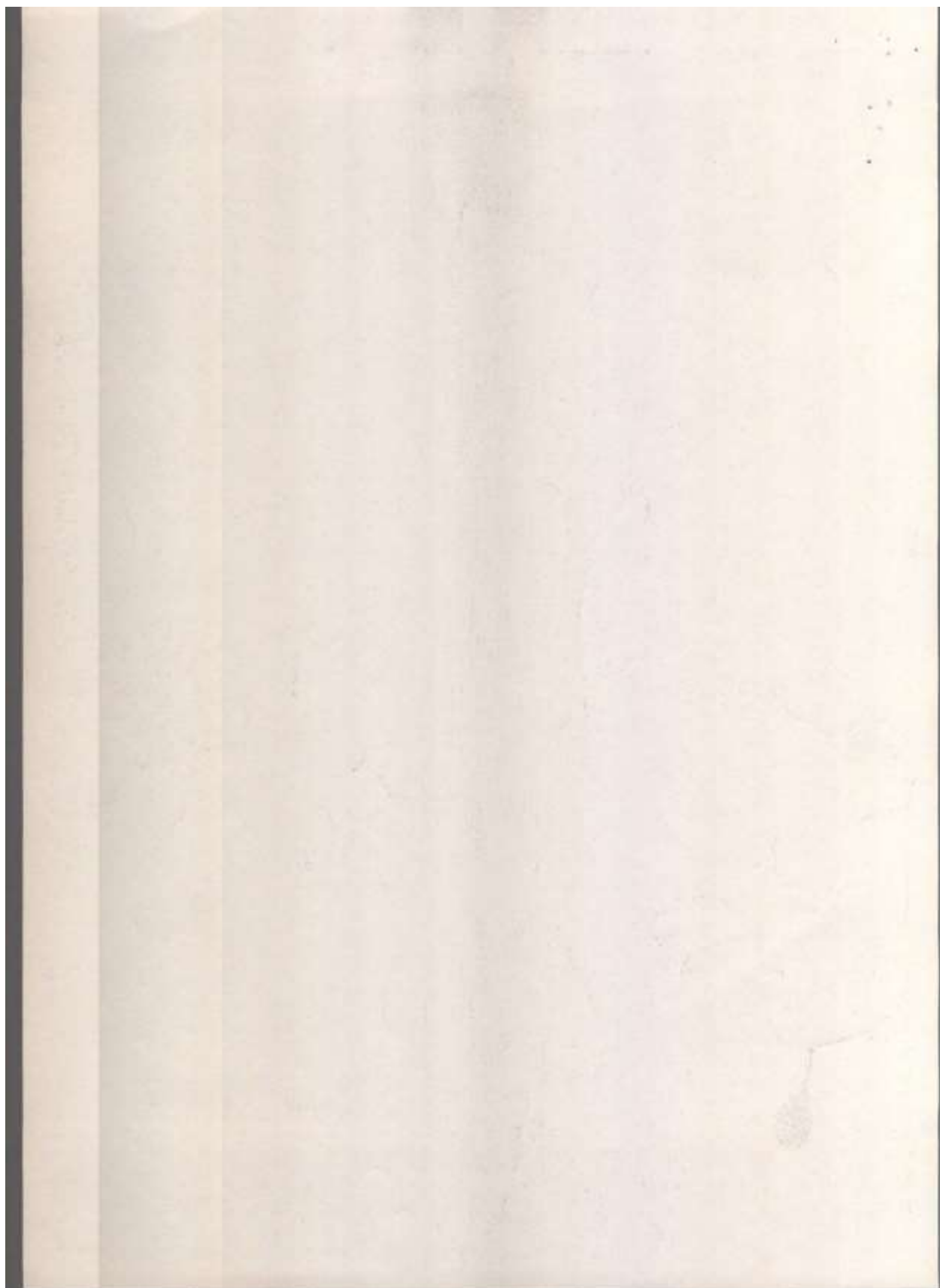


भारत सरकार

GOVT. OF INDIA



Reshmi Bhowmick



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

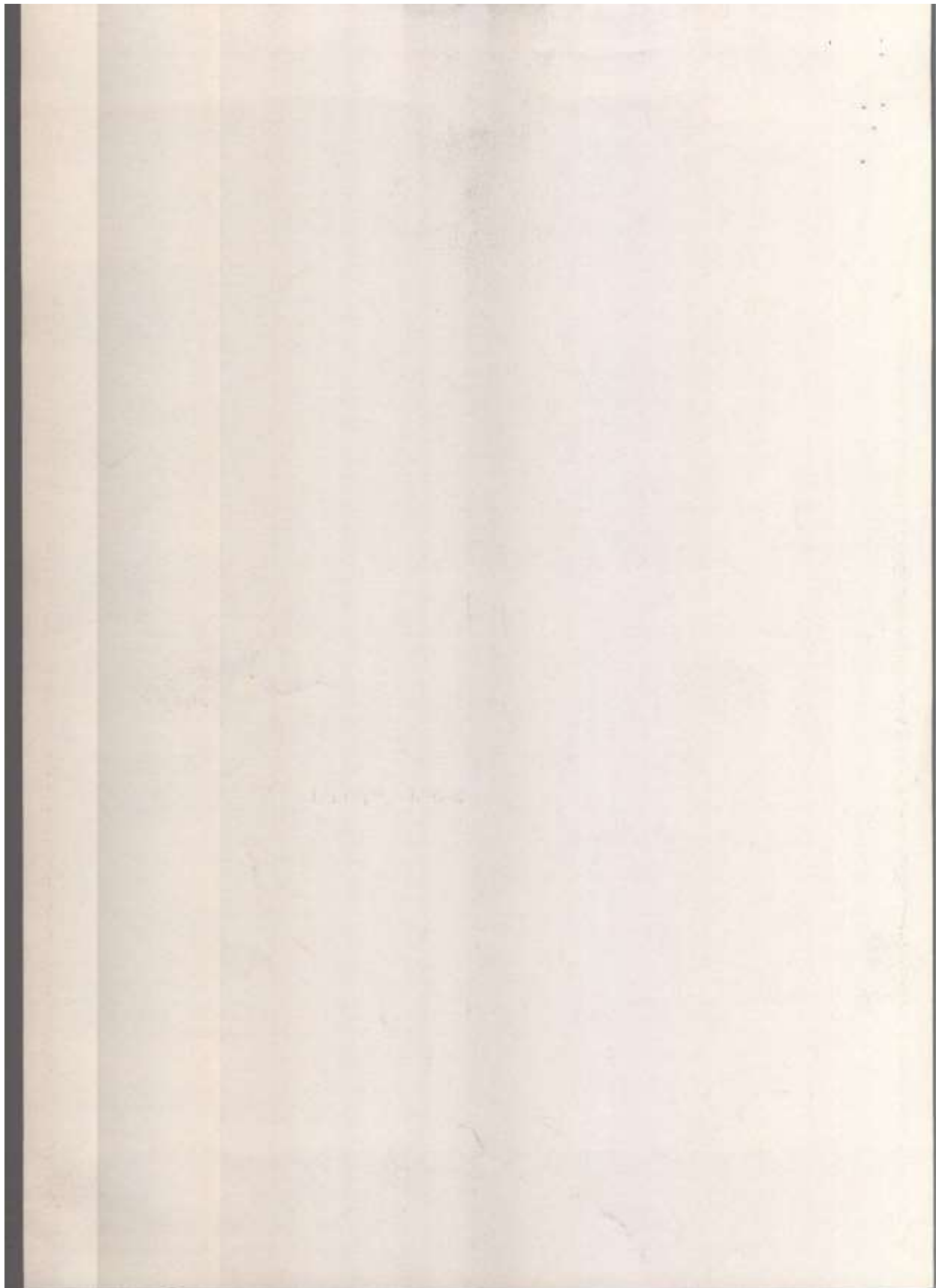
ACRONYM ENCLAVE PRIVATE LIMITED

04/09/2012
Remittance Account Number
AALCA0556B



ACRONYM ENCLAVE PVT. LTD.

Sarabj Aggarwal
Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANANNAT DEVELOPERS PRIVATE
LIMITED

04/09/2012
Reconciliation Account Number

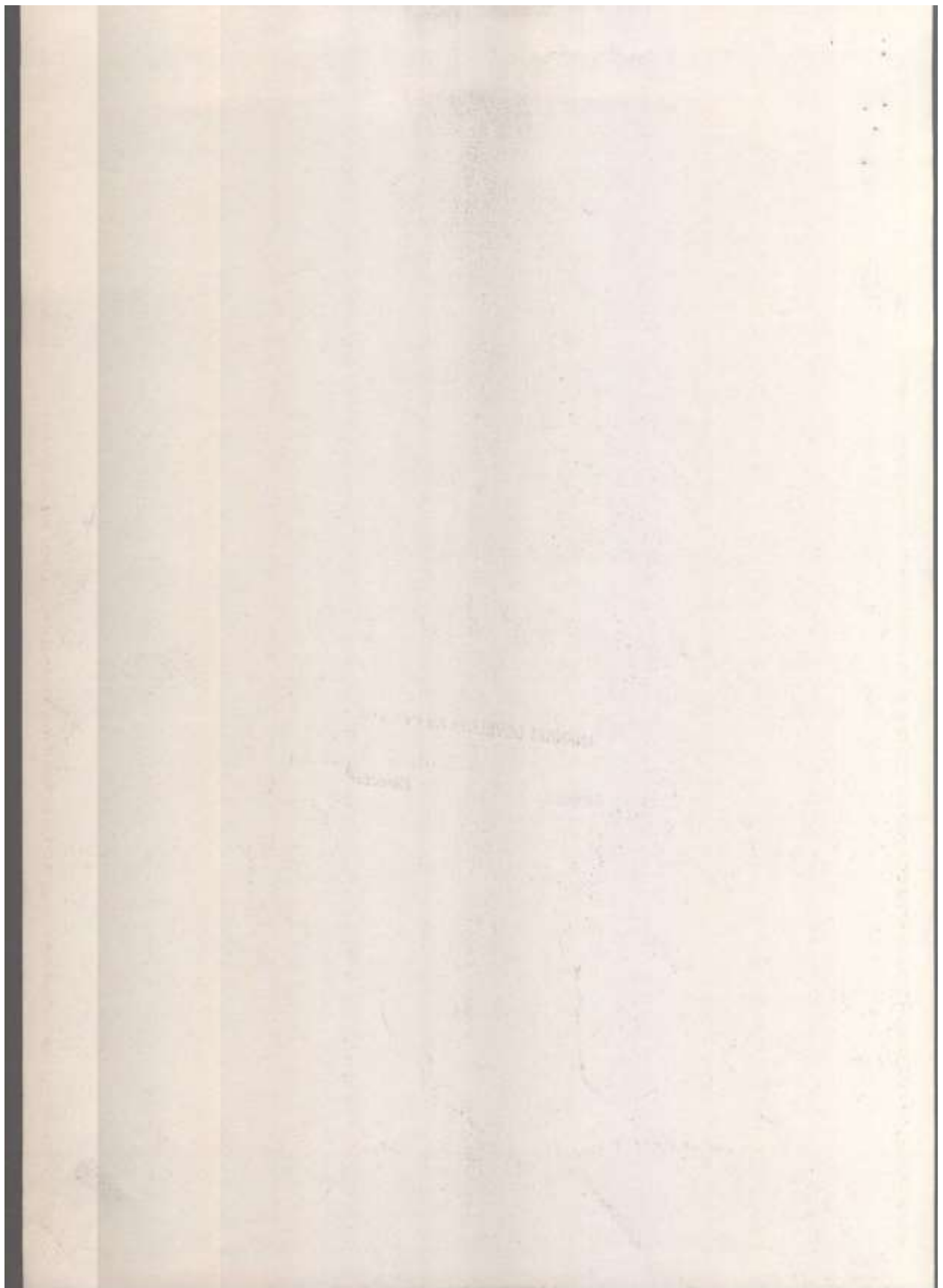
AALCA1052E



9412002

ANANNAT DEVELOPERS PVI. LTD.

Sonalika Agarwal
Director





ARROWSPACE CONCLAVE PVT. LTD

Saraha Agarwal
Director

AFROSWACKS SINGAPORE PVT LTD

1960

जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASRE REALTY PRIVATE LIMITED

14/09/2012
Depositor's Account Number

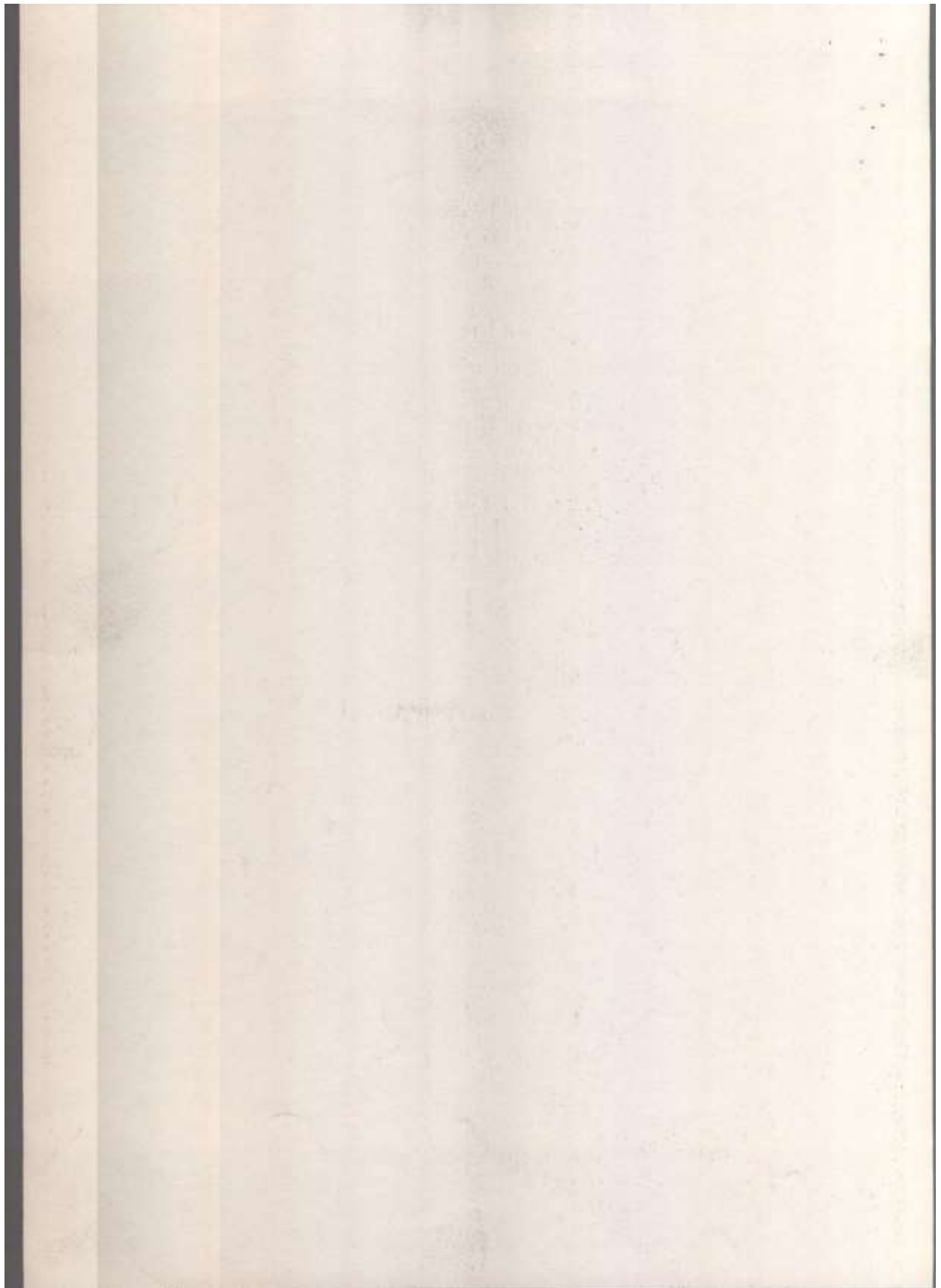
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04/02/2012

Asre Realty Pvt. Ltd.

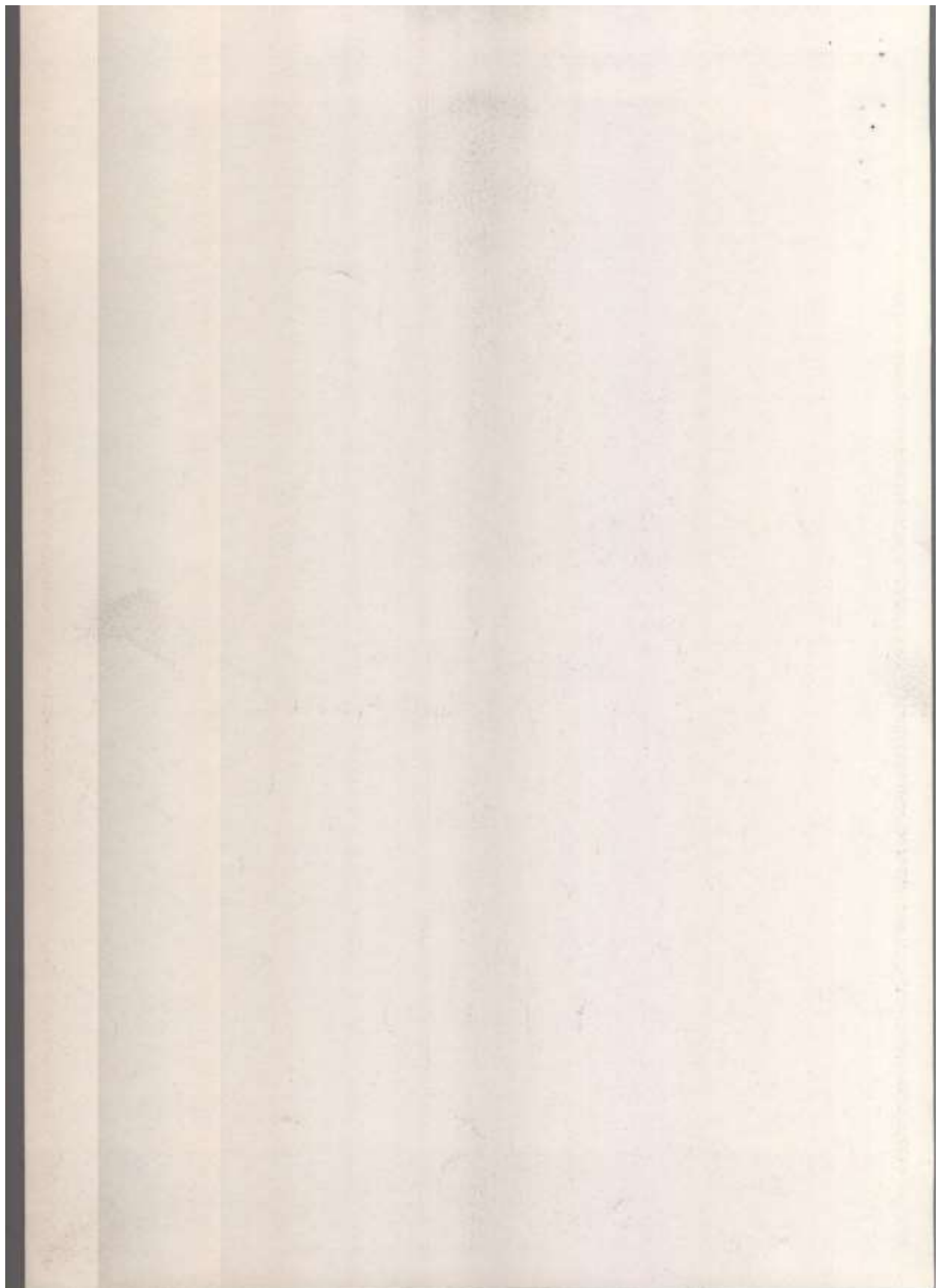
Suresh Agrawal
Director





ASTAVINAYAK HOUSING PVT. LTD.

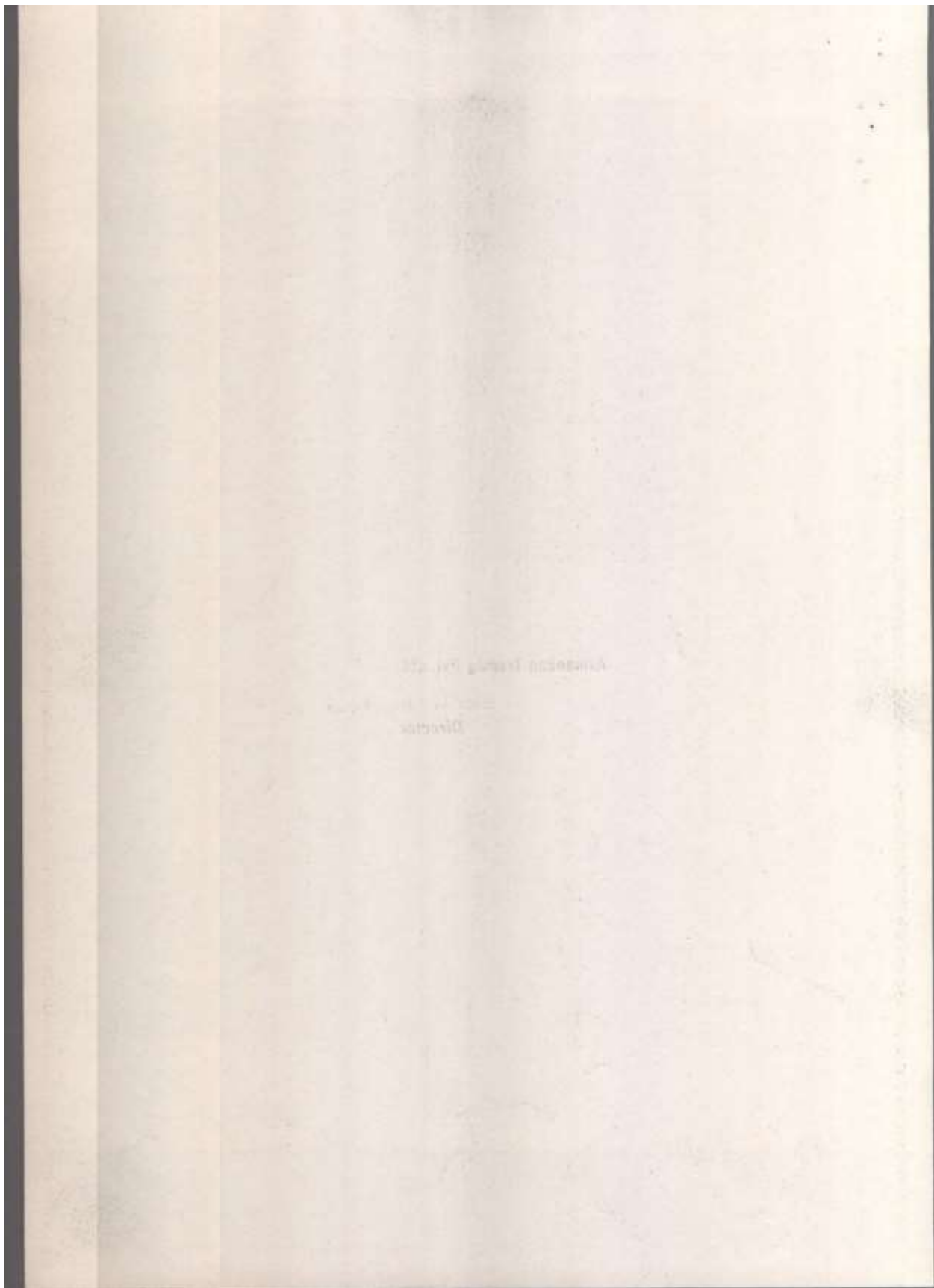
Satvati Agarwal
Director





Avinandan Trading Pvt. Ltd.

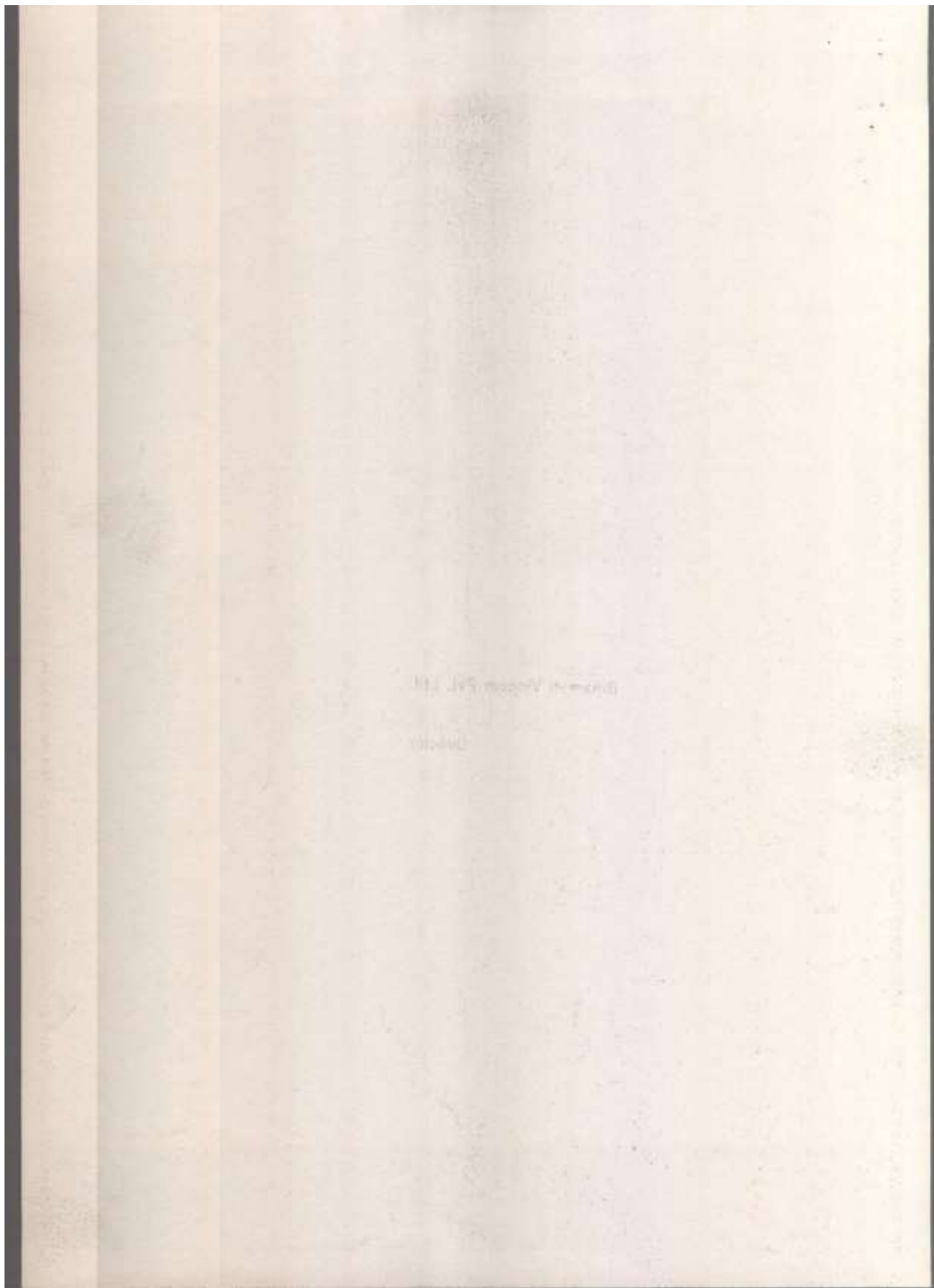
Sattala Agalwal
Director





Binamoti Vincom Pvt. Ltd.

Sarabh Agarwal
Director





Diligent Nirman Pvt. Ltd.

Satish Agarwal
Director

Director
Bureau of Prisons

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GREENHIGH ABASAN PRIVATE
LIMITED

04/09/2012
Permanent Account Number

AAECC084650



GREENHIGH ABASAN PVT. LTD.

Sarika Agarwal
Director

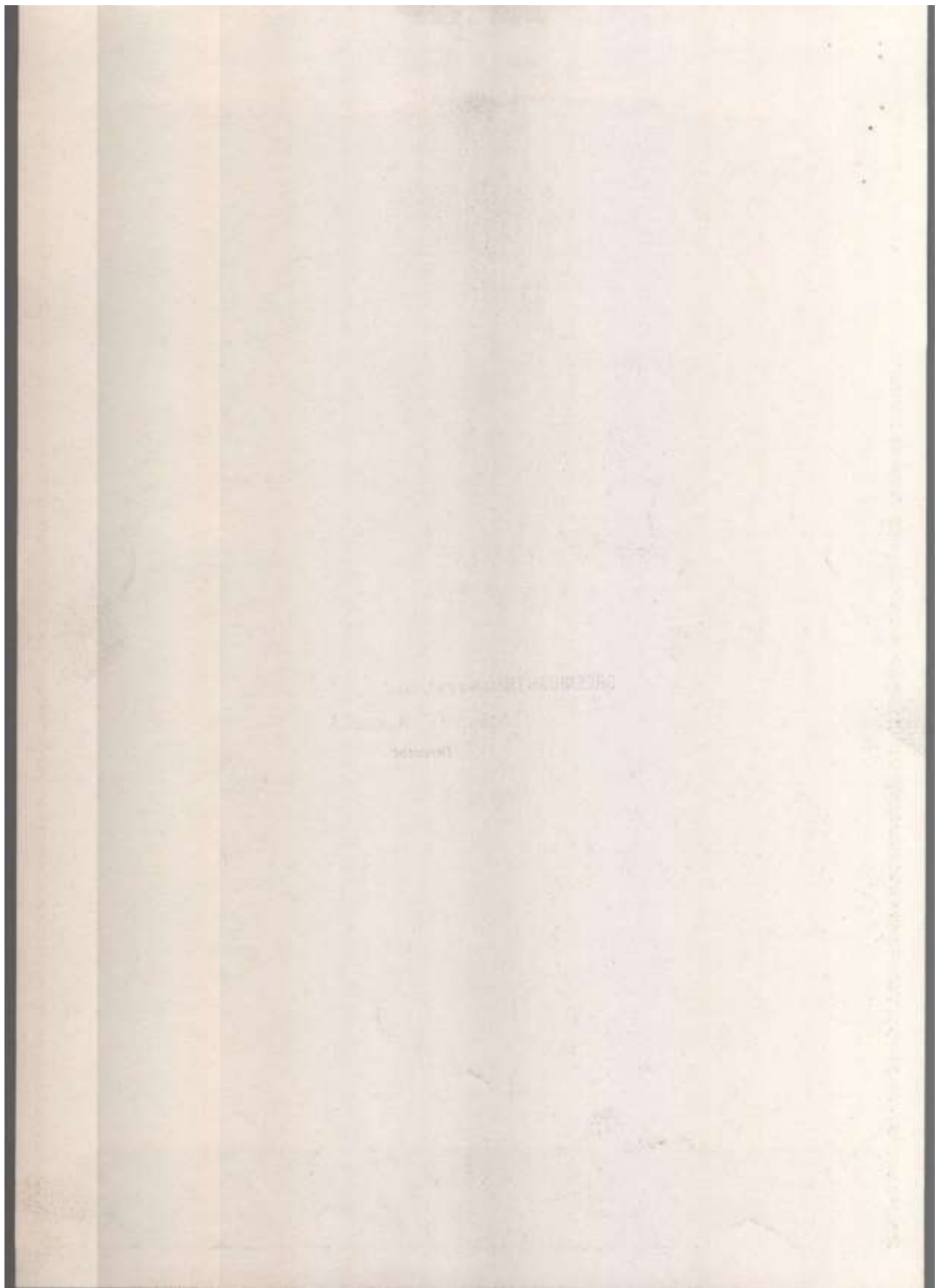
GREENHORN ASSAULT LTD.

CHICAGO



GREENHIGH TRADING PVT. LTD.

Saurabh Agarwal
Director





MISTVALLEY TRADECOM PVT. LTD.

Sarala Agarwal
Director

MISTAKE BY THE COMPANY BUT THE

1-1-1994



SAMREEK TRADECOM PVT. LIL



Sandeep Agarwal
Director

