

00473

R-00457/2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 646281

Notarized that the document is a genuine
a registration, the signature sheets and
the endorsement sheets attached with
the document are part of this document

A/m
[Signature]

21 JAN 2014
22 JAN 2014

DEVELOPMENT POWER

KNOW ALL MEN BY THESE PRESENTS that we, (1) SMT. SIKHA SENGUPTA, (having PAN- FHWPS4385E), wife of Late Kalyan Kumar Sengupta, by occupation- Housewife, (2) SRI ARIJIT SENGUPTA, (having PAN- CXBPS2248N), son of Late Kalyan Kumar Sengupta, by occupation- Service, both are permanently residing at Pratapgarh, P.O. Narendrapur, P.S. Sonarpur, Kolkata- 700 103, presently residing at Flat No. B-3/D, Rajwada Estate, 66, N.S.C. Bose Road, P.O. Garia, P.S. Sonarpur, Kolkata- 700 084, (3) ANTARA MUKHERJEE, (having PAN- BJQPM2156M), wife of Mr. Debasish Mukherjee,

নং ৭০২ ডায় ১৫-০১-১৭ মূল্য ১০০/-
খরিদকার: Smt Anjiet Sengupta
সং: Patalganga, Sonarpur; K-1-103

শঙ্কর কুমার সরকার
স্ট্যাম্প ডেভার
সোনারপুর এ্যা.ডি.এস.আর অফিস
দক্ষিণ ২৪ পরগনা

X
Sikha Sen Gupta
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21 JAN 2014



Sikha Sen Gupta
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Anjiet Sen Gupta
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Antara Mukherjee
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Sanchani Roy Chaudhuri

daughter of Late Kalyan Kumar Sengupta, by occupation- Service, residing at Flat No. 09, Ava Apartment, 130, B.M. Banerjee Road Bylane, Belghoria, Kolkata- 700 056, (4) SANCHARI RAY CHAUDHURI, wife of Rarijan Ray Chaudhuri, daughter of Late Kalyan Kumar Sengupta, by occupation- Housewife, residing at Flat No. 302, Sangam Apartment, 159 & 160, Barracah Road, Secretariat Colony, Kilpauk, Chennai, PIN- 600010, Tamil Nadu, all are by faith- Hindu, by Nationality- Indian, do hereby SEND GREETINGS :-

WHEREAS we, (1) SMT. SIKHA SENGUPTA, (2) SRI ARIJIT SENGUPTA, (3) ANTARA MUKHERJEE and (4) SANCHARI RAY CHAUDHURI, joint owners of land measuring 8 Katha 2 Chatak, be more or less, in R.S. Dag No. 413, L.R. Dag No. 432 appertaining R.S. Khatian No. 1532 coming from Khatian No. 623, L.R. Khatian No. 104 of Mouza - Kumrakhali, J.L. No. 48, A.D.S.R. Sonarpur, Ward No. 27 under Rajpur Sonarpur Municipality, P.S. Sonarpur, District South 24 Parganas absolutely and forever.

AND WHEREAS we, intend to develop the said land by raising multistoried building thereon and approached M/S RAJWADA GROUP, a Partnership Firm, Office at 26, Mahamaya Mandir Road, Mahamayatala, P.S. Sonarpur, Kolkata- 700 084, District - South 24 Parganas (South) to undertake the plan development on the said land.

AND WHEREAS total area of land measuring 8 Katha 2 Chatak, be more or less, in R.S. Dag No. 413, L.R. Dag No. 432 appertaining R.S. Khatian No. 1532 coming from Khatian No. 623, L.R. Khatian No. 104 of Mouza - Kumrakhali, J.L. No. 48, A.D.S.R. Sonarpur, Ward No. 27 Rajpur Sonarpur Municipality, P.S. Sonarpur, District South 24 Parganas fully mentioned in the SCHEDULE hereunder written.

AND WHEREAS we, (1) SMT. SIKHA SENGUPTA, (2) SRI ARIJIT SENGUPTA, (3) ANTARA MUKHERJEE and (4) SANCHARI RAY CHAUDHURI, with such intention entered an Development agreement executed on 17/01/2014 and registered on 20/01/2014 with the Developer, namely M/S RAJWADA GROUP, a Partnership Firm, having its Office at



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RAJWADA GROUP
Handwritten signature
Partner 21 JAN 2014

*Copy to: Dewaji
S/o, Late Rabinlal Dewaji
Pratapnagar, Narandrapur
Kolkata-700103.
Source - Retired Govt. Officer*



21 JAN 2014

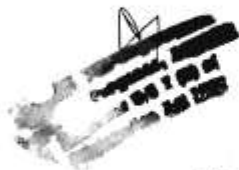
26, Mahamaya Mandir Road, Mahamayatala, P.S. Sonarpur, Kolkata- 700 084, District - South
24 Parganas for such purpose under the terms and conditions mentioned therein.

AND WHEREAS the said Development Agreement was registered executed on
17/01/2014 and registered on 20/01/2014 in the office of the D.S.R.- IV, at Alipore, South
24-Parganas in Being No. 352 for the year 2014.

AND WHEREAS we, (1) **SMT. SIKHA SENGUPTA**, (2) **SRI ARIJIT SENGUPTA**, (3)
ANTARA MUKHERJEE and (4) **SANCHARI RAY CHAUDHURI**, due to some difficulties and
not in position to look after the said property mentioned herein above personally and it is
therefore thought fit and expedient to appoint Constituted Attorney for looking after the said
property and day to day work of the development process.

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSTH that (1) **SMT.**
SIKHA SENGUPTA, (2) **SRI ARIJIT SENGUPTA**, (3) **ANTARA MUKHERJEE** and (4)
SANCHARI RAY CHAUDHURI, do hereby appoint "**M/S. RAJWADA GROUP**", a Partnership
Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia,
P.S. Sonarpur, Kolkata- 700 084, duly represented by its authorised signatory **SRI**
RAJENDRA KUMAR AGARWAL, son of Late Bhagirath Mal Agarwal, by faith- Hindu, by
Nationality- Indian, by occupation-Business, residing at 26, Mahamaya Mandir Road,
Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084, 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 for sanction it and also obtain the said
sanctioned building plan from the said Municipality.



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- (4) :-

- iv. To construct multi-storied building on the said land in accordance with the sanction plan consisting of several flats, shop rooms, garage etc. and sell the same to the different purchaser or purchasers.
- v. To apply before The Rajpur Sonarpur Municipality 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.
- vi. To represent us in any office, courts, Tribunals, Municipal Corporation / Municipality and Police Stations under our knowledge.
- vii. To appoint any Solicitor or Advocate on our behalf and to Sign/execute, Vakalatnama for that purpose having discussion with us.
- viii. To appoint any labour/s, mazdoor/s, electricians, technical expert/s, engineer/ surveyor and plan maker.
- ix. To appoint any sweeper/s, security Guard/s etc. in the said building.
- x. 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 keeping us aware of.
- xi. To compromise, compound or withdraw cases or be non suited or to refer to arbitration all disputes and differences.
- xii. To enter into any agreement for sale with the purchaser or purchasers relating to the said property of Developer's allocation.
- xiii. To receive from the intending purchaser or purchasers any earnest money and/ or advance or advance and also the balance or purchase money on completion of such sale or sale sand to give good, valid receipt.



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-(5) :-

- xiv. To sign and execute other document/s including agreement for sale and Deed of Conveyance in connection with the said property.
- xv. To present any deed or Deeds for 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 said property wholly or partly as fully and effectually in all respect and also shall give possession to the said purchaser or purchasers according the condition laid into the development agreement.
- xvi. 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.

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 I agree to ratify and confirm all and whatsoever acts, deeds and things lawfully done by our Attorney by virtue of these presents.

SCHEDULE ABOVE REFERRED TO

ALL THAT Bastu land measuring 8 Katha 2 Chatak togetherwith 100 Sq.ft. tin shed structure standing thereon in R.S. Dag No. 413, L.R. Dag No. 432 appertaining R.S. Khatian No. 1532 coming from Khatian No. 623, L.R. Khatian No. 104 of Mouza- Kumrakhali, J.L. No. 48, A.D.S.R. Sonarpur, Ward No. 27 under Rajpur Sonarpur Municipality, P.S. Sonarpur, District South 24 Parganas butted and bounded as follows :-



[Handwritten signature]
21 JAN 2014

-(6)-

ON THE NORTH : Part of R.S. Dag No. 412 & 8ft wide passage
ON THE ~~SOUTH~~ ^{EAST} : Land of Dewanjees.
ON THE ~~EAST~~ ^{SOUTH} : Part of R.S. Dag No. 413 & 12ft wide passage
ON THE WEST : Part of R.S. Dag No. 404 & 8ft wide passage

Dated this Day of January, Two Thousand and Fourteen.

IN WITNESS WHEREOF the Parties have put their respective signature hereto the

day, month and year first above written. 17/1/2014

SIGNED & DELIVERED

In presence of

WITNESSES :-

1. *Jagan Kumar Dwaji*
Antagonist; Narendrapur
KOL- 700103.

2. *Somenath Chakraborty*
Alipur D.R. Office
KOL-27.

Sikha Sen Gupta
Amit Sen Gupta
Antara Mukherjee
Sanchari Roy Chaudhuri.

SIGNATURE OF THE PRINCIPALS

RAJWADA GROUP
Rajwada Kumar Dasgupta
Partner

SIGNATURE OF THE ATTORNEY

Drafted by :-

Somenath Chakraborty
(SOMENATH CHAKRABORTY)
Deed Writer (ALP/130),
Alipore District Registrar Office
Kolkata- 700 027.

Printed by :-












Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.



[Handwritten signature]
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21 JAN 2014

SPECIMEN FORM FOR TEN FINGER PRINTS













































										
						Little	Ring	Middle	Fore	Thumb
						(Left Hand)				
										
(Right Hand)										
PHOTO										
						(Left Hand)				
(Right Hand)										
PHOTO										
						(Left Hand)				
(Right Hand)										
PHOTO										
						(Left Hand)				
(Right Hand)										

Signature



21 JAN 2014

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p><i>Sikha Sen Gupta</i></p>	<p><i>Sikha Sen Gupta</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
(Left Hand)						
 Thumb		 Fore	 Middle	 Ring	 Little	
(Right Hand)						
 <p><i>Anujit Sen Gupta</i></p>	<p><i>Anujit Sen Gupta</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
(Left Hand)						
 Thumb		 Fore	 Middle	 Ring	 Little	
(Right Hand)						
 <p><i>Antara Mukherjee</i></p>	<p><i>Antara Mukherjee</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
(Left Hand)						
 Thumb		 Fore	 Middle	 Ring	 Little	
(Right Hand)						
 <p><i>Sonam Ray Choudhury</i></p>	<p><i>Sonam Ray Choudhury</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
(Left Hand)						
 Thumb		 Fore	 Middle	 Ring	 Little	
(Right Hand)						



An
[Signature]

21 JAN 2014



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

Endorsement For Deed Number : I - 00457 of 2014
(Serial No. 00473 of 2014 and Query No. 1604L000000799 of 2014)

On 21/01/2014

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

Presented for registration at 19.40 hrs on :21/01/2014, at the Private residence by Sikha Sengupta , one of the Executants.

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

Execution is admitted on 21/01/2014 by

1. Sikha Sengupta, wife of Late Kalyan Kr Sengupta , Pratapgarh, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Hindu, By Profession : House wife
2. Arijit Sengupta, son of Late Kalyan Kr Sengupta , Pratapgarh, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Hindu, By Profession : Service
3. Antara Mukherjee, wife of Debasish Mukherjee , Ava Apt 130 B M Banerjee Rd Bylane Belghoria, Flat No:09, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056, By Caste Hindu, By Profession : Service
4. Sanchari Ray Chaudhuri, wife of Ranjan Ray Chaudhuri , Sangam Apt 159 & 160 Barracah Rd Secretariat Colony, District:-Chennai, TAMIL NADU, India, , By Caste Hindu, By Profession : House wife
5. Rajendra Kumar Agarwal
Developer, M/s Rajwada Group, 26 Mahamaya Mandir Rd Mahamayatala Garia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.
, By Profession : Business

Identified By Tapan Kumar Dewanji, son of Late Rabindralal Dewanji, Pratapgarh Narendrapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Hindu, By Profession: Retired Person.

Executed by Attorney

Execution by

1. Rajendra Kumar Agarwal, Representative of
Developer, M/s Rajwada Group, 26 Mahamaya Mandir Rd Mahamayatala Garia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.
,as the constituted attorney of 1. Parveen Agarwal 2. Bikash Agarwal 3. Raj Kumar Agarwal is admitted by him.

Identified By Tapan Kumar Dewanji, son of Late Rabindralal Dewanji, Pratapgarh Narendrapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Hindu, By Profession: Retired Person.

On 22/01/2014



Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



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

Endorsement For Deed Number : I - 00457 of 2014
(Serial No. 00473 of 2014 and Query No. 1604L000000799 of 2014)

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

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

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 22/01/2014

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 22/01/2014)

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.-36,86,246/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1375 to 1387
being No 00457 for the year 2014.



(Tridip Misra) 29 January-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal