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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 152546

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

2/12/25 F26-1-8  
01/09/16, 12-42

*[Signature]*  
 Additional District Sub-Registrar,  
 Garia South 24 Parganas  
 01 SEP 2016  
 DEVELOPMENT POWER

KNOW ALL MEN BY THESE PRESENTS that we, (1) SRI SURAJIT DEBNATH, son of Late Gopal Debnath and Late Chumki Debnath nee Chakraborti, by faith- Hindu, by Nationality- Indian, by occupation- Service, permanently residing at 2B, Ramani Chatterjee Road, P.O. & P.S. Gariahat, Kolkata- 700 029 and presently residing at Rosedale Garden Complex, Tower- II, 12D, Action Area III, BLK- III, Newtown, Rajarhat, Kolkata- 700 160 and (2) SMT. NANDINI CHAKRABORTY, daughter of Dr. P.K. Chakraborty, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at

*[Signature]*  
 Nandini Chakraborty

নং 1478 তার 22/08/16 খুল 10ম -

খরিদার श्री. Sujit Ghosh  
সং 2 B. Ramani Chatterjee Road, Kal-29

শফর কুমার সরকার  
স্ট্যাম্প ডেজার  
সোনামপুর এ্যা.ডি.এস.আর অফিস  
মহ ১৪ পরগণা



Additional District Sub-Registrar,  
Garia South 24 Parganas

01 SEP 2016

Somenath Chakraborty  
Siddhanta Saha Chakraborty  
Alipore D-R office  
P.O. & P.S. Alipore  
Kal-27  
See@meiloz

-( 2 ):-

2B, Ramani Chatterjee Road, P.S. Gariahat, Kolkata- 700 029, do hereby **SEND**

**GREETINGS :-**

**WHEREAS** one Smt. Chumki Debnath, wife of Sri Gopal Debnath purchased **ALL THAT** piece and parcel of Bastu land measuring more or less 3 Cottahs together with structure standing thereon lying and situate at Mouza- Kumrakhali, J.L. No. 48, comprised in R.S. Dag No. 1543 appertaining to R.S. Khatian No. 738 & 740, P.S. Sonarpur, District South 24-Parganas, from the then lawful owner SMT. SWAPNA CHOWDHURY, wife of Sri Deb Kumar Chowdhury of 23, Moor Avenue, P.S. Regent Park, Kolkata- 700 040, District South 24-Parganas, by and under a Deed of Sale (Bengali Kobala) which was duly registered on 11/05/1987 before the office of the District Sub-Registrar at Alipore and recorded in its Book No. 1, Volume No. 138, Pages from 283 to 292, Being No. 7320 for the year 1987.

**AND WHEREAS** said Smt. Chumki Debnath after purchasing the aforesaid property became the sole and absolute owner of the aforesaid area of land measuring more or less 3 Cottahs together with structure standing thereon lying and situate at Mouza- Kumrakhali, J.L. No. 48, comprised in R.S. Dag No. 1543 appertaining to R.S. Khatian No. 738 & 740, P.S. Sonarpur, District South 24-Parganas and being enjoying the same said Smt. Chumki Debnath died intestate on 11/04/2011 and her husband Gopal Debnath pre deceased her, leaving behind her only son SRI SURAJIT DEBNATH, the Executant/Principal No. 1 herein as his legal heir and successor.

**AND WHEREAS** by virtue of inheritance said SRI SURAJIT DEBNATH, the Executant/ Principal No. 1 herein became the sole and absolute owner of the land measuring more or less 3 Cottahs together with structure standing thereon lying and situate at Mouza- Kumrakhali, J.L. No. 48, comprised in R.S. Dag No. 1543 appertaining to R.S. Khatian No. 738 & 740, P.S. Sonarpur, District South 24-Parganas.

*Chumki Debnath*

*Nandini Chatterjee*





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Additional District Sub-Registrar,  
Garia South 24 Parganas

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-: ( 3 ) :-

**AND WHEREAS** Smt. Nandini Chakraborty, Executrix/Principal No. 2 herein purchased **ALL THAT** piece and parcel of Bastu land measuring more or less 4 Cottahs together with structure standing thereon lying and situate at Mouza- Kumrakhali, J.L. No. 48, comprised in R.S. Dag No. 1543 appertaining to R.S. Khatian No. 738 & 740, P.S. Sonarpur, District South 24-Parganas, from the then lawful owner said SMT. SWAPNA CHOWDHURY, wife of Sri Deb Kumar Chowdhury of 23, Moor Avenue, P.S. Regent Park, Kolkata- 700 040, District South 24-Parganas, by and under a Deed of Sale (Bengali Kobala) which was duly registered on 11/05/1987 before the office of the District Sub-Registrar at Allpore and recorded in its Book No. I, Volume No. 127, Pages from 416 to 426, Being No. 7319 for the year 1987.

**AND WHEREAS** said Smt. Nandini Chakraborty after purchasing the aforesaid property became the sole and absolute owner of the aforesaid area of land measuring more or less 4 Cottahs together with structure standing thereon lying and situate at Mouza- Kumrakhali, J.L. No. 48, comprised in R.S. Dag No. 1543 appertaining to R.S. Khatian No. 738 & 740, P.S. Sonarpur, District South 24-Parganas.

**AND WHEREAS** said Sri Surajit Debnath and Smt. Nandini Chakraborty the Principals herein jointly mutaed their names before the Rajpur-Sonarpur Municipality vide Holding No. 352, Dakshin Kumrakhali, regarding their total land measuring more or less 7 Cottahs together with structure standing thereon lying and situate at Mouza- Kumrakhali, J.L. No. 48, comprised in R.S. Dag No. 1543 appertaining to R.S. Khatian No. 738 & 740, P.S. Sonarpur, District South 24-Parganas.

**AND WHEREAS** thus the said Sri Surajit Debnath and Smt. Nandini Chakraborty, the Principals herein became the joint owners of the land measuring more or less 7 Cottahs together with structure standing thereon lying and situate at Mouza- Kumrakhali, J.L. No. 48, comprised in R.S. Dag No. 1543 appertaining to R.S. Khatian No. 738 & 740, within the limits of the Rajpur-Sonarpur Municipality, Ward No. 27, Holding No. 352,

*Nandini Chakraborty*

*Nandini Chakraborty*



*a*

Additional District Sub-Registrar,  
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- ( 4 ) -

Dakshin Kumrakhalli, P.S. Sonarpur, District South 24-Parganas, hereinafter called the "said Property" morefully described in the Schedule hereunder written, and jointly enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly without any interruption, claim or demand whatsoever.

**AND WHEREAS** said (1) **SRI SURAJIT DEBNATH** and (2) **SMT. NANDINI CHAKRABORTY**, Principals herein, intend to develop the said land by raising multistoried building complex thereon but due to lack of experience as well as paucity of fund approached "**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 BIKASH AGARWAL**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation-Business, residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084, one of the Partner out of 3 no partners, to undertake the plan development on the said land.

**AND WHEREAS** with such intention, the Principals herein, entered into an agreement on 01/09/2016 with the Developer, namely "**M/S. RAJWADA GROUP**", for such purposes under the terms and conditions mentioned therein.

**AND WHEREAS** the said Development Agreement was registered on 01/09/2016 in the office of the A.D.S.R. at Garia vide Deed No. 02974/16 for the year 2016.

**AND WHEREAS** we, the Principals herein, due to personal difficulties and not in position to look after the said property mentioned herein above 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.

*Sd/-*

*Nandini Chakravorty*



*(Handwritten mark)*

Additional District Sub-Registrar,  
Garla South 24 Parganas

07 SEP 2016



**NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSTH** that, (1) **SRI SURAJIT DEBNATH** and (2) **SMT. NANDINI CHAKRABORTY**, the Principals herein, 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, District South 24-Parganas, as the lawful Constituted Attorney for the Principals and on behalf of the Principals to do the following acts, deeds and things :-

1. To enter into hold and defend possession of the said property as described in the Schedule hereunder written and every part thereof and also to manage and maintain the said holding and every part thereof.
2. To look after and to control all the affairs for the development or the said property and construction of a multi storied building thereon as per sanctioned Building Plan to be sanctioned by the Rajpur-Sonarpur Municipality or other Government Authority at the cost of the Developer.
3. To execute and submit all Development 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.
4. To appear and represent on behalf of the Principals on or before any necessary authorities including The Rajpur-Sonarpur Municipal Authority, Fire Brigade, West Bengal Police, Necessary Departments of Government of West Bengal, Kolkata Municipal Corporation in connection with the sanction, modification and/or alteration of Development Plans for the above mentioned property.
5. To pay fees obtain sanction, modification and such other orders and permissions from the necessary authorities on behalf of the Principals as required for sanction,

*S. Debnath*

*Nandini Chakraborty*



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Additional District Sub-Registrar,  
Garia South 24 Parganas

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modification and/or alteration of the Development Plans and also to submit and take delivery of title deeds concerning the said Premises and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.

6. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
7. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said Premises, as the said Attorney shall think fit and proper.
8. To apply for obtaining electricity, gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said premises and/or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority/authorities and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney.
9. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said Premises as aforesaid and the attorney shall remain financially liable for such purchase.
10. To pay all rate, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises, or any part thereof.
11. To appear and represent the Principals before all authorities for fixation and/or finalisation of the annual valuation of the said Premises and for that purpose to sign,

*Nandini Chakraverty*



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Additional District Sub-Registrar,  
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execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

12. To negotiate with others for giving possession of the flats in lieu of proper considerations sum strictly on the Developer's Allocation excluding the Owners' Allocation in the proposed building on the said holding along with proportionate share of land at any terms and conditions as the said Attorney shall think fit and proper as per said Development Agreement and not violating the Clause of the Development Agreement. It is noted that the Developer shall hand over the owners' allocation first and thereafter the Developer shall hand over the Developer's allocation to the intending Purchasers.
13. To collect or part payment of consideration from the intending persons of flats alongwith the proportionate share of land on behalf of the Principals as per said Development Agreement dated 01/09/2016 only on the Developer's allocation excluding the Owners' Allocation as mentioned herein by not violating the Clause of the Development Agreement and immediate after completing the Owners' Block and handing over the Owners' Allocation and grant receipt in favour of the interested person/persons who are interested to take possession of the Flat/Flats/garage/ garages etc. in lieu of satisfactory consideration.
14. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the Flats/Garages on Developer's Allocation excluding Land Owners' Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation to any Third Party or Parties at any consideration price to be fixed up only by the Developer as per the said Development Agreement and by not violating the Clause of the Development Agreement.

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Nandini Chakraverty



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Additional District Sub-Registrar,  
Garia South 24 Parganas

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15. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said Developer's Allocation of the said proposed building alongwith the proportionate share of land at the said premises or any part thereof and for that purpose to sign and execute all deeds, instruments and documents as the said Attorney shall think fit and proper as per said Development Agreement and by not violating the Clause of the Development Agreement.
16. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
17. To receive part or full consideration sum against the entire Developer's Allocation from the intending Purchasers and acknowledge the receipt of the same and enter into sale Agreement on behalf of the Principals/Executants.
18. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said Premises.
19. To comprise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
20. To sign declare and/or affirm any plaints, written statements petitions, affidavits, verifications, vokalatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
21. To deposit and withdraw free, documents and moneys in and from any Court or Courts and/or other person or persons or authority and given valid receipts and discharged thereof.

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Additional District Sub-Registrar,  
Garia South 24 Parganas

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22. Immediate after completion of Owners' Allocation of the proposed and the Developer shall hand over the such allocation first to the Owners within the stipulated period as mentioned in the Development agreement dated 01/09/2016 and thereafter the developer shall sell its allocation to any Third Party and execute and register the such Deed of Conveyance to any Third Party or parties in exchange of reasonable money consideration for which the Owners shall not remain liable in any means.

**AND GENERALLY TO** act as the Attorney in relation to all matters touching the said Premises and on behalf of the Principals/Executants to do all instruments, acts, nature, deeds and things as fully and effectually as we would do if the said Principals would personally present.

**AND** the Principals hereby ratify and confirm and agree or undertake and whatsoever the said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue at these presents including such confirming and other works till the completion of the whole deal/ transaction as per Agreement dated 01/09/2016.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bastu land measuring more or less 7 Cottahs together with 200 sq.ft tin shed structure standing thereon comprised in R.S. Dag No. 1543 appertaining to R.S. Khatian No. 738 & 740 of Mouza- Kumrakhali, J.L. No. 48, Touzi No. 260, R.S. No. 131, Pargana- Medanmalla, Ward No. 27, Holding No. 352, Dakshin Kumrakhali, under Rajpur- Sonarpur Municipality, Police Station and A.D.S.R.O at Sonarpur, District- South 24 Parganas, butted and bounded as follows:-

*W. Singh*

*Nandini Chatterjee*



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Additional District Sub-Registrar,  
Garia South 24 Parganas

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-( 10 ) :-

ON THE NORTH : Part of R.S. Dag No. 1543.  
ON THE EAST : 40 ft. wide main road.  
ON THE SOUTH : 8 ft. wide common passage.  
ON THE WEST : R.S. Dag No. 1538.

IN WITNESS WHEREOF the above named Principals have hereunto set and subscribed our hands on the 1<sup>st</sup> day of ~~September~~ two Thousand Sixteen.

SIGNED & DELIVERED

In presence of

WITNESSES :-

1. *Sataps Aich*  
26 Mahamaya Mandir  
Road. Kol - 84

2. *Angana Pal*  
26, Mahamaya Mandir Road  
Kol - 700084

*Nandini Chakravorty*  
SIGNATURE OF THE PRINCIPALS

*Pradip Baidya* RAJWADA GROUP  
Partner

\_\_\_\_\_  
SIGNATURE OF THE ATTORNEY

Drafted by :-

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

Printed by :-

*Pradip Baidya*  
(PRADIP BAIDYA)  
Sonarpur.



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Additional District Sub-Registrar,  
Garia South 24 Parganas

07 SEP 2018





Sw

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

NAME - SWRAJIT DEBNATH

SIGNATURE



Nandini Chakravorty

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

NAME - NANDINI CHAKRAVORTY

SIGNATURE NANDINI CHAKRAVORTY



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Left Hand					
Right Hand					

NAME - BISWAJIT NARWAL

SIGNATURE

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

NAME - .....

SIGNATURE .....



*[Handwritten signature]*

Additional District Sub-Registrar,  
Garia South 24 Parganas

01 SEP 2016

### Major Information of the Deed

Deed No :	I-1629-02978/2016	Date of Registration	9/1/2016 12:49:40 PM
Query No / Year	1629-1000327521/2016	Office where deed is registered	
Query Date	01/09/2016 12:36:27 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somenath Chakraborty Alipore D R Office, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831205950, Status : Deed Writer		
Transaction	Additional Transaction		
<b>[0138] Sale, Development Power of Attorney after Registered Development Agreement</b>			
Set Forth value	Market Value		
Rs 2/-	Rs. 58,35,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :




District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Kumrakhal

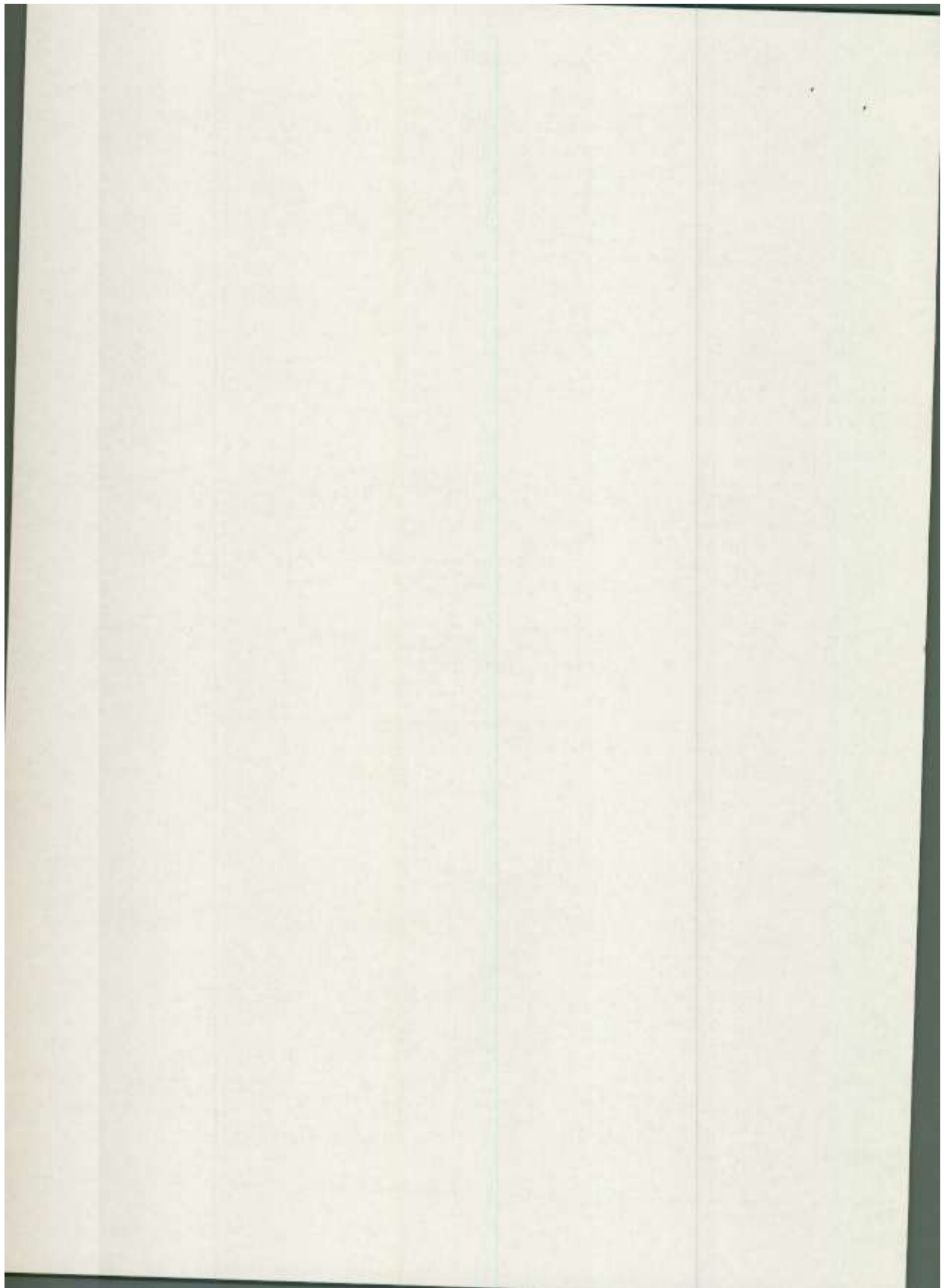
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-1543	RS-738	Bastu	Bastu	7 Katha	1/-	57,75,000/-	Width of Approach Road: 40 Ft.
<b>Grand Total :</b>					<b>11.55Dec</b>	<b>1/-</b>	<b>57,75,000 /-</b>	

#### Structure Details :



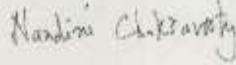
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1/-</b>	<b>60,000 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	<b>Mr Surajit Debnath</b> Son of Late Gopal Debnath Executed by: Self, Date of Execution: 01/09/2016 , Admitted by: Self, Date of Admission: 01/09/2016 ,Place : Office	 <small>01/09/2016</small>	 <small>LT 01/09/2016</small>	 <small>01/09/2016</small>
Rosedale Garden Complex, Tower I I, 12 D, Action A, P.O:- Rajarhat, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700160 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AFCPD7020E, Status :Individual				





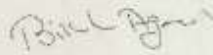


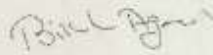


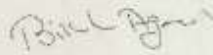


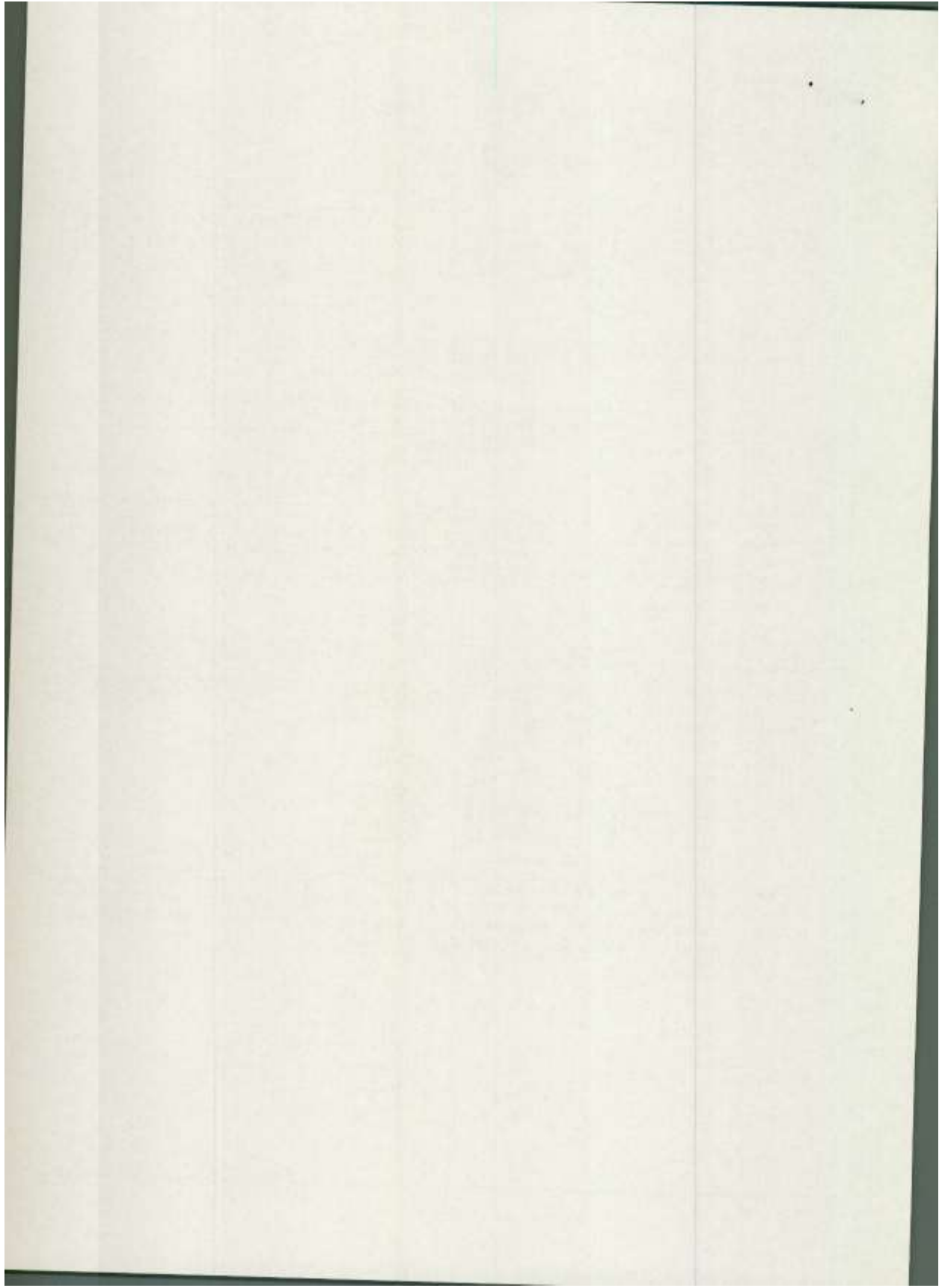
2	Name	Photo	Fingerprint	Signature
	<b>Mrs Nandini Chakraborty</b> Daughter of Dr P K Chakraborty Executed by: Self, Date of Execution: 01/09/2016 , Admitted by: Self, Date of Admission: 01/09/2016 ,Place : Office			
		01/09/2016	LTI 01/09/2016	01/09/2016
2 B, Ramani Chatterjee Road, P.O:- Gariahat, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADQPC8512L, Status :Individual				

**Attorney Details :**




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/s. Rajwada Group</b> 26, Mahamaya Mandir Road, Mahamayatala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India. PIN - 700084 PAN No. AALFR5460J, Status :Organization
2	<b>Mr Parveen Agarwal Partner Of Ms Rajwada Group</b> Son of Late Rajendra Kumar Agarwal 26, Mahamaya Mandir Road, Mahamayatala, 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, PAN No. AGPPA1802M, Status :Individual
3	<b>Mr Raj Kumar Agarwal Partner Of Ms Rajwada Group</b> Son of Late Rajendra Kumar Agarwal 26, Mahamaya Mandir Road, Mahamayatala, 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, PAN No. AHAPA8485A, Status :Individual

**Attorney Details :**

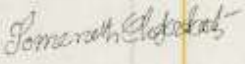
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Bikash Agarwal</b>            Son of Late Rajendra Kumar Agarwal            Date of Execution - 01/09/2016, , Admitted by: Self, Date of Admission: Sep 1 2016 , Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Sep 1 2016 12:52PM</td> <td>LTI Sep 1 2016 12:52PM</td> <td>Sep 1 2016 12:53PM</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Bikash Agarwal</b> Son of Late Rajendra Kumar Agarwal Date of Execution - 01/09/2016, , Admitted by: Self, Date of Admission: Sep 1 2016 , Place of Admission of Execution: Office					Sep 1 2016 12:52PM	LTI Sep 1 2016 12:52PM	Sep 1 2016 12:53PM
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	Sep 1 2016 12:52PM	LTI Sep 1 2016 12:52PM	Sep 1 2016 12:53PM										
26, Mahamaya Mandir Road, Mahamayatala, 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, PAN No. AHAPA8484B, Status : Attorney, Attorney of : Mr Parveen Agarwal Partner Of Ms Rajwada Group, Mr Raj Kumar Agarwal Partner Of Ms Rajwada Group													



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Bikash Agarwal</b> Son of Late Rajendra Kumar Agarwal Date of Execution - 01/09/2016, Admitted by: Self, Date of Admission: Sep 1 2016, Place of Admission of Execution: Office	 <small>Sep 1 2016 12:52PM</small>	 <small>L1 Sep 1 2016 12:52PM</small>	 <small>Sep 1 2016 12:52PM</small>
26, Mahamaya Mandir Road, Mahamayatala, 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, PAN No. AHAPA8484B, Status : Representative, Representative of : M/s. Rajwada Group				

**Identifier Details :**

Name & address	
Mr Somenath Chakraborty Son of Late Dulai Chakraborty Alipore D R Office, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, Identifier Of Mr Surajit Debnath, Mrs Nandini Chakraborty, Mr Bikash Agarwal, Mr Bikash Agarwal	01/09/2016
	

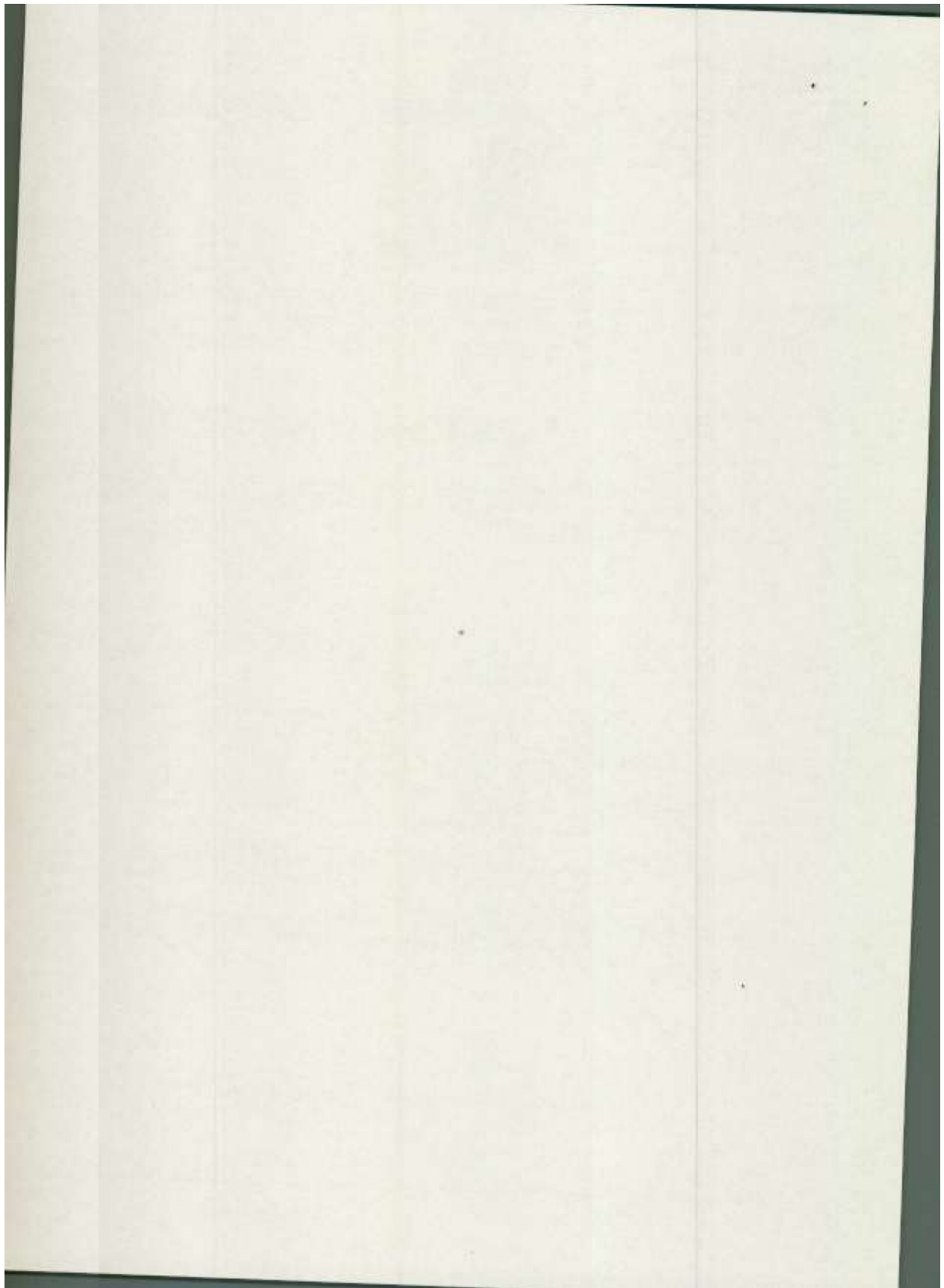
**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Surajit Debnath	M/s. Rajwada Group-1.925 Dec,Mr Parveen Agarwal Partner Of Ms Rajwada Group-1.925 Dec,Mr Raj Kumar Agarwal Partner Of Ms Rajwada Group-1.925 Dec
2	Mrs Nandini Chakraborty	M/s. Rajwada Group-1.925 Dec,Mr Parveen Agarwal Partner Of Ms Rajwada Group-1.925 Dec,Mr Raj Kumar Agarwal Partner Of Ms Rajwada Group-1.925 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Surajit Debnath	M/s. Rajwada Group-33.3333 Sq Ft,Mr Parveen Agarwal Partner Of Ms Rajwada Group-33.3333 Sq Ft,Mr Raj Kumar Agarwal Partner Of Ms Rajwada Group-33.3333 Sq Ft
2	Mrs Nandini Chakraborty	M/s. Rajwada Group-33.3333 Sq Ft,Mr Parveen Agarwal Partner Of Ms Rajwada Group-33.3333 Sq Ft,Mr Raj Kumar Agarwal Partner Of Ms Rajwada Group-33.3333 Sq Ft

Endorsement For Deed Number : I - 162902978 / 2016





On 01-09-2016

**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 - 46 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:42 hrs on 01-09-2016, at the Office of the A.D.S.R. GARIA by Mr Bikash Agarwal.

**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 58,35,000/-

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

Execution is admitted on 01/09/2016 by 1. Mr Surajit Debnath, Son of Late Gopal Debnath, Rosedale Garden Complex, Tower I I, 12 D, Action A, P.O: Rajarhat, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700160, by caste Hindu, by Profession Service, 2. Mrs Nandini Chakraborty, Daughter of Dr P K Chakraborty, 2 B, Ramani Chatterjee Road, P.O: Gariahat, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mr Somenath Chakraborty, Son of Late Dulal Chakraborty, Alipore D R Office, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Deed Writer

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

Execution is admitted on 01/09/2016 by Mr Bikash Agarwal

Indetified by Mr Somenath Chakraborty, Son of Late Dulal Chakraborty, Alipore D R Office, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Deed Writer

**Executed by Attorney**

1. Execution by Mr Bikash Agarwal, Son of Late Rajendra Kumar Agarwal, 26, Mahamaya Mandir Road, Mahamayatala, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as the constituted attorney of 1. Mr Parveen Agarwal Partner Of Ms Rajwada Group 26, Mahamaya Mandir Road, Mahamayatala, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Mr Raj Kumar Agarwal Partner Of Ms Rajwada Group 26, Mahamaya Mandir Road, Mahamayatala, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by Mr Somenath Chakraborty, Son of Late Dulal Chakraborty, Alipore D R Office, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Deed Writer

2. Execution by Mr Bikash Agarwal, Son of Late Rajendra Kumar Agarwal, 26, Mahamaya Mandir Road, Mahamayatala, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as the constituted attorney of 1. Mr Parveen Agarwal Partner Of Ms Rajwada Group 26, Mahamaya Mandir Road, Mahamayatala, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Mr Raj Kumar Agarwal Partner Of Ms Rajwada Group 26, Mahamaya Mandir Road, Mahamayatala, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by Mr Somenath Chakraborty, Son of Late Dulal Chakraborty, Alipore D R Office, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Deed Writer

**Payment of Fees**

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/-

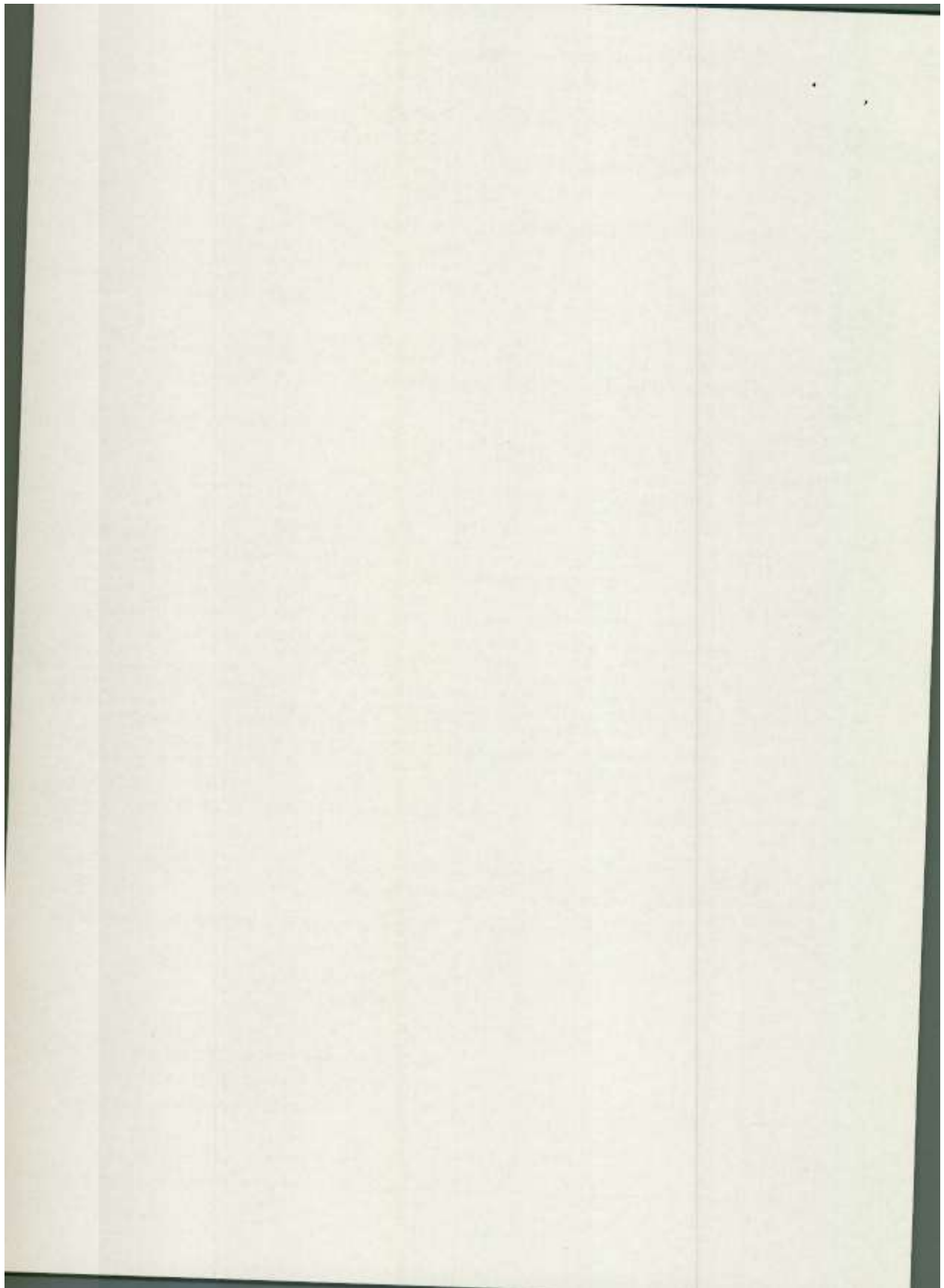
Description of Stamp

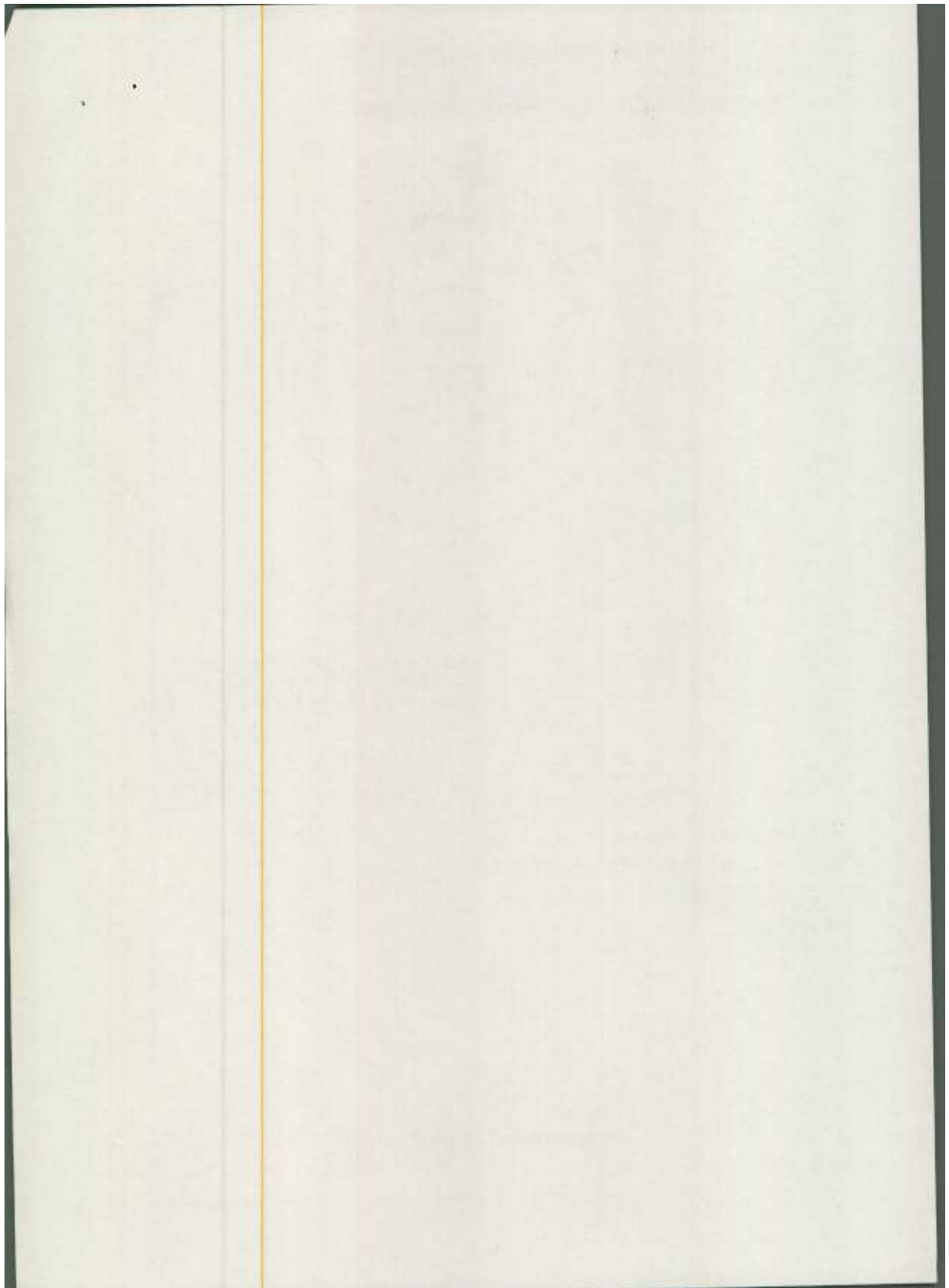
1. Stamp: Type: Impressed, Serial no 1478, Amount: Rs. 100/-, Date of Purchase: 22/08/2016, Vendor name: S K Sarkar



**Abhijit Bera**  
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 - I  
Volume number 1629-2016, Page from 63413 to 63429  
being No 162902978 for the year 2016.



Digitally signed by ABHIJIT BERA  
Date: 2016.09.02 11:01:56 +05:30  
Reason: Digital Signing of Deed.

(Abhijit Bera) 9/2/2016 11:01:56 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)

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