

9810/16

I 03071/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V.C. case no. 394/16

V 857171

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

A-1-33675/16
10/09/16, 12-30

Additional District Sub-Registrar,
Garia South 24 Parganas

22 SEP 2016

DEVELOPMENT POWER

KNOW ALL MEN BY THESE PRESENTS that BETWEEN (1) MR. HASMUKH PAREKH, (PAN- AFTPP2385R), 2) MR. JAYSUKH PAREKH, (PAN- AFGPP4149C), both are sons of Shantilal Parekh, 3) MR. MEHUL PAREKH, (PAN- AIDPP5714F), son of Mr. Jaysukh Parekh and (4) MR. NIKHIL PAREKH, (PAN- AKJPP5964B), son of Mr. Hasmukh Parekh, all by faith- Hindu, by occupation- Business, by Nationality- Indian, all are residing at 5/1, Russel Street, P.S. Shakespear Sarani, Kolkata- 700 071, do hereby SEND GREETINGS :-

নং 257 তার 05/09/16 মূল 100%
খরিকার Mr. Hasmukh Parakh
সং 5/1 Russel Street, Kal-71

শফর কুমার সরকার
সচিবালয় ভেজার
সোনামপুর এ.ডি.এস.আর অফিস
নং ৩৪ পল্লভদা

Boikal Agam



V.e.T.i-977

RAJWADA DEVELOPER

Boikal Agam
Partner



V.e.T.i-978

Jalankh



V.e.T.i-979
Meh Palu



V.e.T.i-980
Chanz



Hasmukh Parakh
V.e.T.i-981

Somenath Chakrabarty
8/10 Dale Dulal Chakrabarty
Alipore D.R. Office
P.O. & P.S. Alipore
Kad. 27, Deed writer



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Additional District Sub-Registrar,
Calcutta South 24 Parganas

10 SEP 2016

WHEREAS the Principals/Executants herein together with one Sri Joydeep Majumder, son of Late Manik Majumder purchased **ALL THAT** piece and parcel of land measuring more or less 6 Cottahs 8 Chittak 10 Sq.ft. (the split up of the land being :- 2 Cottahs 9 Chittaks in R.S. Dag No. 3178 under R.S. Khatian No. 491 and 1 Chittak 10 Sq.ft. in R.S. Dag No. 3186 under R.S. Khatian No. 419 and 2 Chittaks in R.S. Dag No. 3175 under R.S. Khatian No. 492 and 3 Cottahs 12 Chittaks in R.S. Dag No. 3182 under R.S. Khatian No. 492 respectively) lying and situate at Mouza- Barhansfartabad, J.L. No. 47, comprised in R.S. Dag Nos. 3178, 3186, 3175 & 3182 appertaining to R.S. Khatian Nos. 491, 419 & 492 under P.S. Sonarpur, District South 24-Parganas from the then owner Sri Ashoke Kumar Roy, son of Sri Radhika Ranjan Roy of 12/1, Mahendra Roy Lane, P.S. Karaya, Kolkata- 700 046, which was duly registered on 22/06/2007 before the office of the A.R.A.- I at Kolkata and recorded in its Book No. I, Volume No. 1, Pages from 1 to 19, Being No. 07485 for the year 2007. It was clearly stated that said Principals/Executants herein purchased 75% and said Joydeep Majumder purchased 25% out of the said land measuring more or less 6 Cottahs 8 Chittaks 10 Sq.ft.

AND WHEREAS thus by virtue of the aforesaid Deed said MR. HASMUKH PAREKH, MR. JAYSUKH PAREKH, MR. MEHUL PAREKH and MR. NIKHIL PAREKH, the Principals/ Executants herein became the absolute joint owners of the land measuring more or less 4 Cottahs 14 Chittaks 7.5 Sq.ft. and the said Joydeep Majumder became the absolute owner of the land measuring more or less 1 Cottah 10 Chittaks 2.5 Sq.ft. out of the aforesaid purchased land measuring more or less 6 Cottahs 8 Chittaks 10 Sq.ft.

AND WHEREAS said Joydeep Majumder while had been enjoying his aforesaid purchased landed property measuring more or less 1 Cottah 10 Chittaks 2.5 Sq.ft. he sold, conveyed and transferred the same unto and in favour of said MR. HASMUKH PAREKH, MR. JAYSUKH PAREKH, MR. MEHUL PAREKH and MR. NIKHIL PAREKH, the Owners herein by and under a Deed of Sale which was executed on 16/04/2010 and duly



(Handwritten signature)

Additional District Sub-Registrar,
Garia South 24 Parganas

10 SEP 2016

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registered on 25/05/2010 before the office of the A.R.A.- I at Kolkata and recorded in its Book No. 1, CD. Volume No. 13, Pages from 2534 to 2548, being No. 05079 for the year 2010.

AND WHEREAS thus by virtue of aforesaid two separate Deeds said MR. HASMUKH PAREKH, MR. JAYSUKH PAREKH, MR. MEHUL PAREKH and MR. NIKHIL PAREKH, the Principals/Executants herein became the absolute joint owners of the land measuring more or less 6 Cottahs 8 Chittaks 10 Sq.ft. lying and situate at Mouza- Barhansfartabad, J.L. No. 47, comprised in R.S. Dag Nos. 3178, 3186, 3175 & 3182 appertaining to R.S. Khatian Nos. 491, 419 & 492 and they recorded their names in the Revisional Settlement Records of Rights now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 28, under P.S. Sonarpur, District South 24-Parganas (hereinafter called the SAID PREMISES) fully described in the Schedule hereunder written and enjoying the same free from all encumbrances.

AND WHEREAS with a view to develop the land premises mentioned in the Schedule hereunder written after demolishing the existing structure and to have a new construction made on the land of the premises in accordance with a sanctioned plan to be obtained from the Rajpur-Sonarpur Municipality two separate Agreements were executed and registered on 13th day of December, 2013, before the office of the A.R.A.- I at Kolkata and recorded in its Book No. 1, CD Volume No. 21, Pages from 10529 to 10547, Being No. 11355 for the year 2013 and another was recorded in Book No. 1, CD. Volume No. 21, Pages from 10548 to 10566, Being No. 11356 for the year 2013 between MR. HASMUKH PAREKH, MR. JAYSUKH PAREKH, MR. MEHUL PAREKH and MR. NIKHIL PAREKH, the Principals/Executants herein and one "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 Partners namely, (1) **RAJENDRA KUMAR AGARWAL** (since deceased), son of Late Bhagirath Mal Agarwal, (2) **SRI PARVEEN AGARWAL**, (3) **SRI BIKASH AGARWAL** and (4) **SRI RAJ KUMAR AGARWAL**, 2-4 are




Additional District Sub-Registrar,
Garia South 24 Parganas

10 SEP 2018

-(4) :-

sons of Rajendra Kumar Agarwal (since deceased), all by faith-Hindu, by Nationality-Indian, by occupation- Business, residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084 District South 24-Parganas, with the terms as mentioned therein and the Principals/Executants herein also executed and registered two General Power of Attorneys on 11th day of December, 2013 before the office of the A.R.A.-III at Alipore and recorded in its Book No. IV, CD. Volume No. 13, Pages from 1704 to 1714, Being No. 08730 for the year 2013 and in Book No. IV, CD. Volume No. 13, Pages from 1693 to 1703, Being No. 08729 for the year 2013 unto and in favour of said RAJENDRA KUMAR AGARWAL (since deceased), son of Late Bhagirath Mal Agarwal, residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084, District South 24-Parganas, one of the Partner of the said Partnership Firm "M/S. RAJWADA GROUP".

AND WHEREAS one of the Partner and authorised signatory of the said "M/S. RAJWADA GROUP" namely RAJENDRA KUMAR AGARWAL, died intestate on 01/01/2015 and after such death of said Rajendra Kumar Agarwal the aforesaid Power of Attorney Nos. 08730 & 08729 for the year 2013 was automatically cancelled and the said Partnership Firm "M/S. RAJWADA GROUP", reconstituted the said partnership firm and thereafter the said M/S. RAJWADA GROUP, represented by its authorised signatory SRI BIKASH AGARWAL, son of Late Rajendra Kumar Agarwal, cancelled the said two Development Agreements which were executed and registered on 13th day of December, 2013, before the office of the A.R.A.-I at Kolkata and recorded in its Book No. I, CD Volume No. 21, Pages from 10529 to 10547, Being No. 11355 for the year 2013 and another was recorded in Book No. I, CD. Volume No. 21, Pages from 10548 to 10566, Being No. 11356 for the year 2013 and the cancellation of said Development Agreement was registered on 17/04/2015 before the office of the D.S.R.- IV at Alipore vide Deed No. 03008 for the year 2015.

AND WHEREAS in this circumstances the Principals/Executants herein, for develop their said property mentioned in the **SCHEDULE** hereunder written, entered into an another



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Additional District Sub-Registrar,
Garia South 24 Parganas

10 SEP 2018

-(5) :-

Agreement for Development registered on 17/04/2015 before the office of the D.S.R.- IV, and recorded in Book No. I, Being No. 03011 for the year 2015 with M/S. RAJWADA DEVELOPER, a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084, duly represented by its Partners namely, (1) SRI PARVEEN AGARWAL, (2) SRI BIKASH AGARWAL and (3) SRI RAJ KUMAR AGARWAL, all are sons of Late Rajendra Kumar Agarwal, all are by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084 and also at "Narendra Baban", Kamalgazi, P.O. Narendrapur, P.S. Sonarpur, District-South 24-Parganas, Kolkata- 700 103, as the Developer with the terms as mentioned therein to construct multi-storied building according to modern test, design and architecture in accordance with the building plan to be sanction by the authority of Rajpur-Sonarpur Municipality.

AND WHEREAS the said Principals/Executants herein executed and registered a Development Power of Attorney unto and in favour of said M/S. RAJWADA DEVELOPER on 17/04/2015, registered before the office of the D.S.R.- IV at Alipore vide Deed No. 03012 for the year 2015.

AND WHEREAS thereafter we the said Principals/Executants herein, due to some mistake in the said Development Power of Attorney, we revoke the said Development Power of Attorney No. 03012 for the year 2015 on 10/09/2016 before the office of the A.D.S.R. Garia vide Deed No. 00969 for the year 2016.

AND WHEREAS we, the Principals/Executants 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.



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Additional District Sub-Registrar,
Garia South 24 Parganas

10 SEP 2016

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSTH that, the Principals/Executants herein, do hereby appoint the said "M/S. RAJWADA DEVELOPER", 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, as the lawful Constituted Attorney for the Principal/Executant 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 multi storied buildings in several block 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 Plan, Building Plan, Revised Plans, Documents, Statements, Papers, Undertakings, Declarations may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities.
4. To appear and represent on behalf of the Principals/Executants 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.



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Additional District Sub-Registrar,
Garia South 24 Parganas

30 SEP 2018

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5. To pay fees obtain sanction, modification and such other orders and permissions from the necessary authorities on behalf of the Principals/Executants as required for sanction, 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/Executants before all authorities for fixation and/or finalisation of the annual valuation of the said Premises and for that purpose to



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Additional District Sub-Registrar,
Garha South 24 Parganas

0 SEP 2016

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- sign, 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 enter into agreement for sale for transfer of the Developer's allocation mentioned in the said development agreement with the person or persons and receive advance or earnest money by granting receipts thereof and to register such agreements for sale for transfer of the Developers' allocation as required on behalf of the said owners.
 13. To receive consideration money, sale proceed and/or in connection with the construction agreement from the prospective buyers or persons in respect of the Developers' allocation in the building of the said premises and to grant proper and effectual receipt thereof.
 14. To execute and register necessary documents, including deed of sale in respect of the flat/flats, shop/shops along with proportionate undivided share of the land and car parking space in respect of the Developers' allocation in the said building at the said premises.
 15. To negotiate with any intending purchaser or purchasers of the flat/flats, shop/shops on the said land morefully described in the Schedule hereunder written and if required, our said Attorney shall have every right (save and except owners' allocation in the said building) to execute, enter into any agreement for sale and/or register the same of the said flat/flats, garage/garages, car parking spaces together with the undivided proportionate share of land before the Addl. District Sub-Registrar, District Sub-Registrar's Office and Office of the Registrar of Assurances, Kolkata and to receive earnest money and/or booking money and/or any part payment thereof and acknowledge the receipt of the same at the risk and responsibility of our said Attorney in respect of the Developers' allocated portion of the building as per the said development agreement dated 17/04/2015 but the



4

Additional District Sub-Registrar,
Garia South 24 Parganas

10 SEP 2016

said Attorney shall have no right to sell, convey and/or transfer in any manner the owners allocated portion as per the said Development Agreement, and the said building plan already sanctioned by the authority of the Rajpur-Sonarpur Municipality.

16. 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.
17. To collect or part payment of consideration from the intending persons of flats alongwith the proportionate share of land on behalf of the Principals/Executants as per said Development Agreement dated 17/04/2015 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.
18. 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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Additional District Sub-Registrar,
Garia South 24 Parganas

10 SEP 2016

19. 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.
20. 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.
21. 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.
22. 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.
23. To comprise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
24. 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.
25. 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.
26. 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



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Additional District Sub-Registrar,
Garia South 24 Parganas

10 SEP 2018

mentioned in the Development agreement dated 17/04/2015 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.

27. To be mentioned here that the Developer shall be entitled to mortgage the land as well as the Unit alongwith proportionate share of land for obtaining the project finance to the extent of the Developer's Allocation by creating an equitable charge and/or mortgage however without depositing the original Deeds.

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 Principal/ Executant would personally present.

AND the Principals/Executants 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 17/04/2015.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 6 Cottahs 8 Chittaks 10 Sq.ft. along with a Tile shed structure measuring more or less 100 Sq.ft. lying and situate at Mouza- Barhansartabad, J.L. No. 47, R.S. 7, Touzi No. 109, Pargana- Medanmallah, comprised in R.S. Dag Nos. 3178, 3186, 3175 & 3182 appertaining to R.S. Khatian Nos. 491, 419 & 492 now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 28, P.S. Sonarpur, A.D.S.R. at Garia, District South 24-Parganas.



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Additional District Sub-Registrar,
Garia South 24 Parganas

10 SEP 2019

BUTTED AND BOUNDED

- On the North : Part of Dag No. 3178.
On the South : Part of Dag No. 3178.
On the East : Part of Dag No. 3186 and Dag No. 3175.
On the West : 8 ft. wide common passage.

IN WITNESS WHEREOF the above named Principals/Executants have hereunto set and subscribed our hands on the 10th day of September Two Thousand Sixteen.

SIGNED & DELIVERED

In presence of

WITNESSES :-

1. Angana Pal
26, Mahamaya Mandir Road
Kolkata - 700089

Hannu Ratan
J.P. Pal
Meharaj
Chowdhury

2. Debanjan Sarkar
26, Mahamaya Mandir Road
Kolkata - 700084

SIGNATURE OF THE PRINCIPALS

RAJWADA DEVELOPER

Rajwada
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.



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Additional District Sub-Registrar,
Garia South 24 Parganas

0 SEP 2019



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. GARIA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16291009336451/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.








Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Hasmukh Parekh 5/1, Russel Street, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071	Principal			 10/9/16
2	Mr Jaysukh Parekh 5/1, Russel Street, P.O:- Shakespeare Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071	Principal			 10/9/16
3	Mr Mehul Parekh 5/1, Russel Street, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071	Principal			 10/9/16



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Additional District Sub-Registrar,
Garia South 24 Parganas

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Nikhil Parekh 5/1, Russel Street, P.O.- Shakespeare Sarani, P.S.- Shakespeare Sarani, Kolkata, District- Kolkata, West Bengal, India, PIN - 700071	Principal			 10/9/16
5	Mr Bikash Agarwal 26, Mahamaya Mandir Road, Mahamayatala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Attorney [M/ S. Rajwada Developer]			 10/9/16
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Somenath Chakraborty Son of Late Dulal Chakraborty Alipore D R Office, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mr Hasmukh Parekh, Mr Jaysukh Parekh, Mr Mehul Parekh, Mr Nikhil Parekh, Mr Bikash Agarwal			 10/9/16

(Abhinav Bera)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
GARIA

South 24-Parganas, West
Bengal

Additional District Sub-Registrar,
Garia South 24 Parganas



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Additional District Sub-Registrar,
Garcia South 24 Parganas



Hand

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Left Hand					
Right Hand					

NAME - Hemantkumar Pasurke

SIGNATURE Hemantkumar Pasurke



Jaysukh

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Right Hand					

NAME - JAYSUKH PAREKH

SIGNATURE Jaysukh



Mehul Parekh

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Right Hand					

NAME - MEHUL JAYSUKH PAREKH

SIGNATURE Mehul Parekh



Nikhil

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Left Hand					
Right Hand					

NAME - NIKHIL PAREKH

SIGNATURE Nikhil



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Additional District Sub-Registrar,
Garia South 24 Parganas

30 SEP 2016



Bikal

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Left Hand					
Right Hand					

NAME - BIKASH ALARUN

SIGNATURE Bikal Agari

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Left Hand					
Right Hand					

NAME -

SIGNATURE

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

NAME -

SIGNATURE

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Left Hand					
Right Hand					

NAME -

SIGNATURE



Additional District Sub-Registrar,
Garia South 24 Parganas

10 SEP 2018

Major Information of the Deed

Deed No :	I-1629-03071/2016	Date of Registration	9/12/2016 12:23:48 PM
Query No / Year	1629-1000336451/2016	Office where deed is registered	
Query Date	09/09/2016 11:19:32 AM	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		
[0139] Sale, Development Power of Attorney			
Set Forth value	Market Value		
Rs. 5/-	Rs. 1,06,70,438/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,100/- (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: Barhans Fartabad

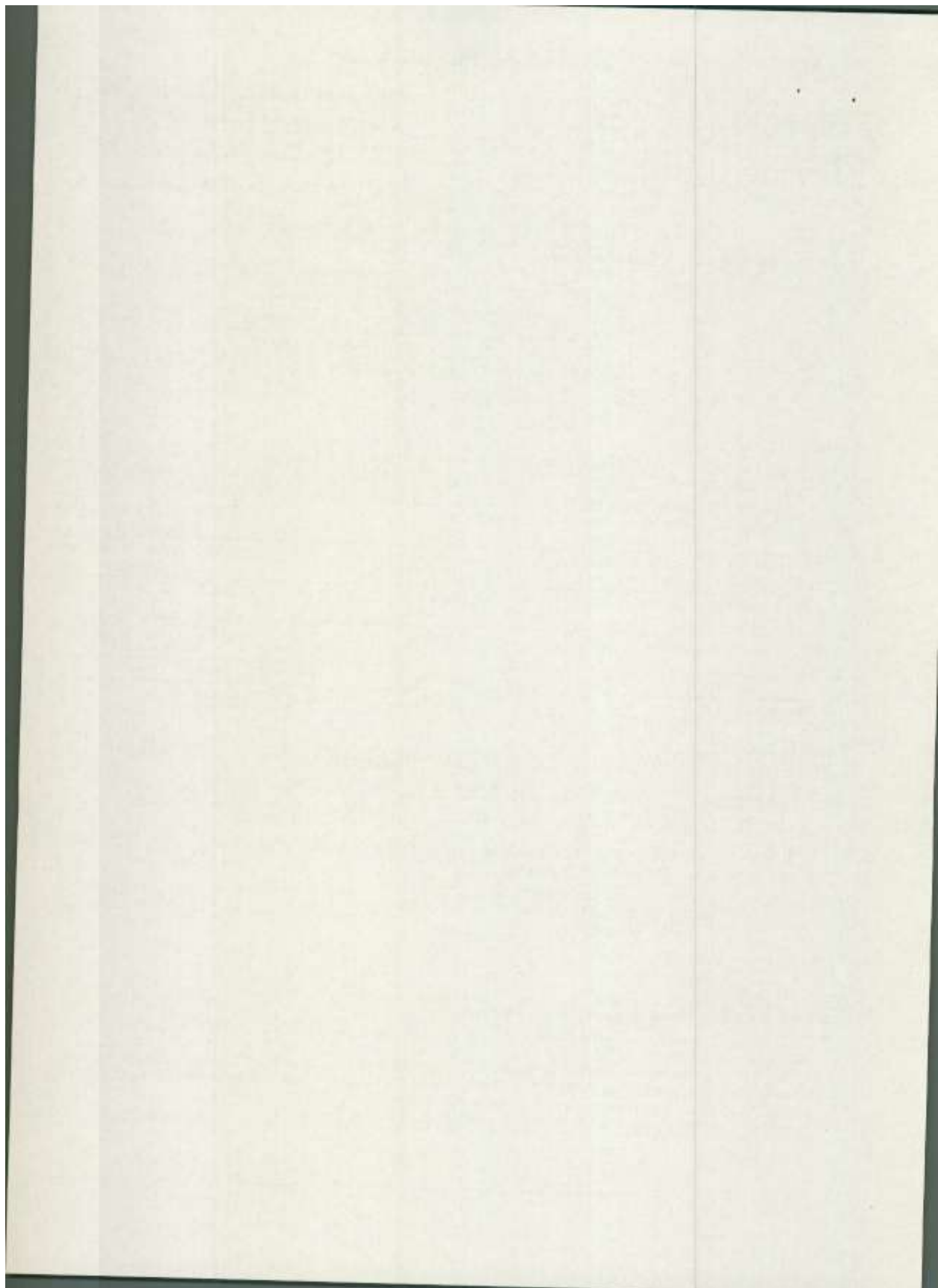
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3178	RS-491	Bastu	Bastu	2 Katha 8 Chatak 10 Sq Ft	1/-	41,06,438/-	Width of Approach Road: 8 Ft.
L2	RS-3186	RS-419	Bastu	Bastu	2 Katha	1/-	32,67,000/-	Width of Approach Road: 8 Ft.
L3	RS-3175	RS-492	Bastu	Bastu	1 Katha	1/-	16,33,500/-	Width of Approach Road: 8 Ft.
L4	RS-3182	RS-492	Bastu	Bastu	1 Katha	1/-	16,33,500/-	Width of Approach Road: 8 Ft.
TOTAL :					10.7479Dec	4 /-	106,40,438 /-	
Grand Total :					10.7479Dec	4 /-	106,40,438 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Hasmukh Parekh Son of Mr Shantilal Parekh 5/1, Russel Street, P.O.- Shakespeare Sarani, P.S.- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 10/09/2016 , Admitted by: Self, Date of Admission: 10/09/2016 ,Place : Pvt. Residence



On 09-09-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,06,70,438/-



Abhijit Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 10-09-2016

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

Presented for registration at 12:30 hrs on 10-09-2016, at the Private residence by Mr Bikash Agarwal ..

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

Execution is admitted on 10/09/2016 by 1. Mr Hasmukh Parekh, Son of Mr Shantilal Parekh, 5/1, Russel Street, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business, 2. Mr Jaysukh Parekh, Son of Mr Shantilal Parekh, 5/1, Russel Street, P.O: Shakespeare Sarani, Thana: Shakespear Sarani, , South 24-Parganas, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business, 3. Mr Mehul Parekh, Son of Mr Jaysukh Parekh, 5/1, Russel Street, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business, 4. Mr Nikhil Parekh, Son of Mr Hasmukh Parekh, 5/1, Russel Street, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business

Identified 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

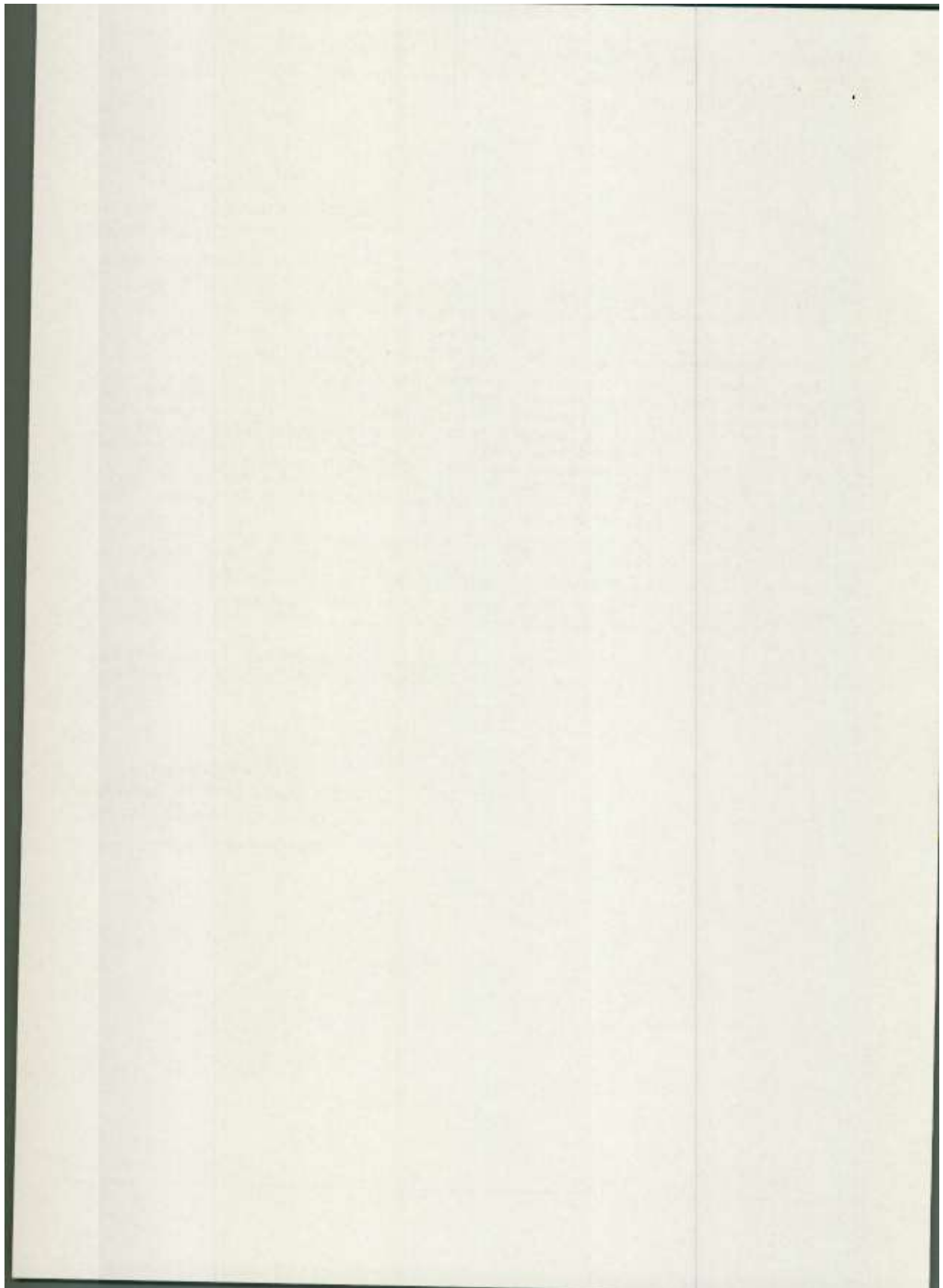
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 10/09/2016 by Mr Bikash Agarwal authorised signatory, M/ S. Rajwada Developer, 26, Mahamaya Mandir Road, Mahamayatala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified 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



Abhijit Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal



2	Mr Jaysukh Parekh Son of Mr. Shantilal Parekh 5/1, Russel Street, P.O.- Shakespeare Sarani, P.S.- Shakespear Sarani, District:- South 24-Parganas, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 10/09/2016 , Admitted by: Self, Date of Admission: 10/09/2016 ,Place : - Pvt. Residence
3	Mr Mehul Parekh Son of Mr Jaysukh Parekh 5/1, Russel Street, P.O.- Shakespeare Sarani, P.S.- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIDPP5714F, Status :Individual, Executed by: Self, Date of Execution: 10/09/2016 , Admitted by: Self, Date of Admission: 10/09/2016 ,Place : - Pvt. Residence
4	Mr Nikhil Parekh Son of Mr. Hasmukh Parekh 5/1, Russel Street, P.O.- Shakespeare Sarani, P.S.- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKJPP5964B, Status :Individual, Executed by: Self, Date of Execution: 10/09/2016 , Admitted by: Self, Date of Admission: 10/09/2016 ,Place : - Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/ S. Rajwada Developer 26, Mahamaya Mandir Road, Mahamayatala, P.O.- Garia, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Status :Organization

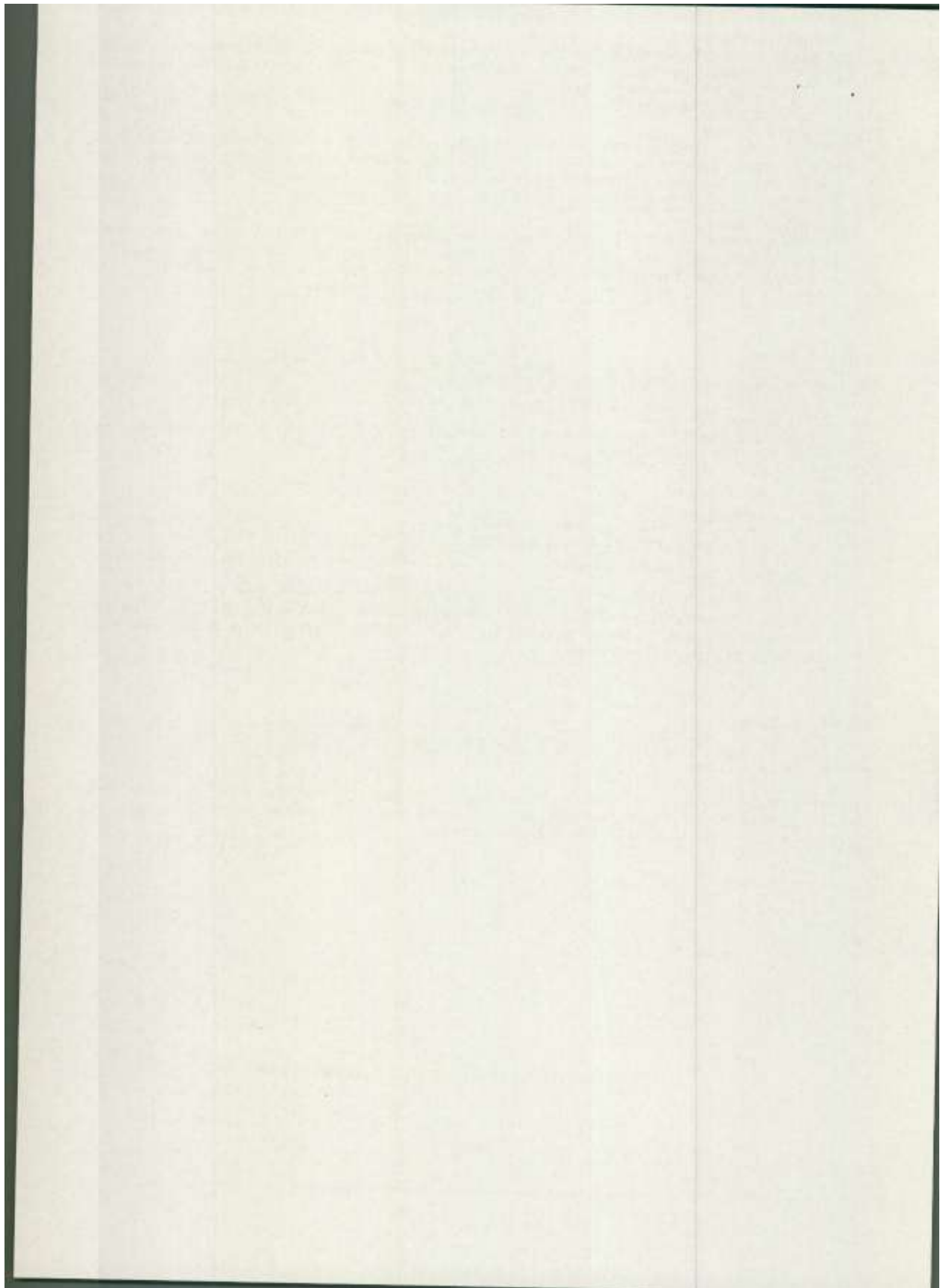
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Bikash Agarwal 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, Status : Representative, Representative of : M/ S. Rajwada Developer (as authorised signatory)

Identifier Details :

Name & address	
Mr Somenath Chakraborty Son of Late Dulal 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 Hasmukh Parekh, Mr Jaysukh Parekh, Mr Mehul Parekh, Mr Nikhil Parekh, Mr Bikash Agarwal	

Endorsement For Deed Number : I - 162903071 / 2016



On 12-09-2016

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 : 48 (g) of Indian Stamp Act 1899.

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. 20,000/- and Stamp Duty paid by Draft Rs 20,000/-, by Stamp Rs 100/-

Description of Stamp

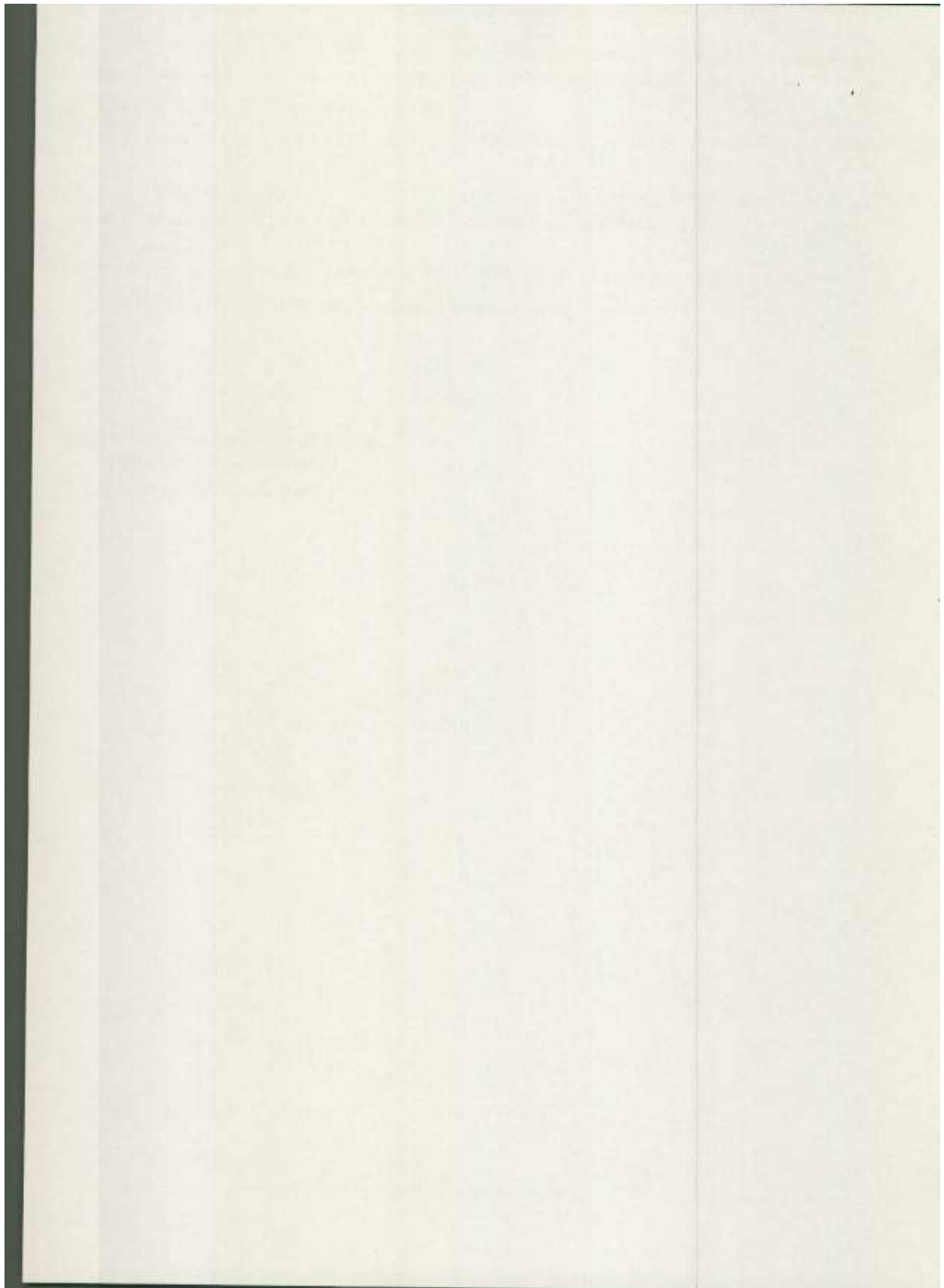
1. Stamp: Type: Impressed, Serial no 257, Amount: Rs. 100/-, Date of Purchase: 05/09/2016, Vendor name: S K Sarkar

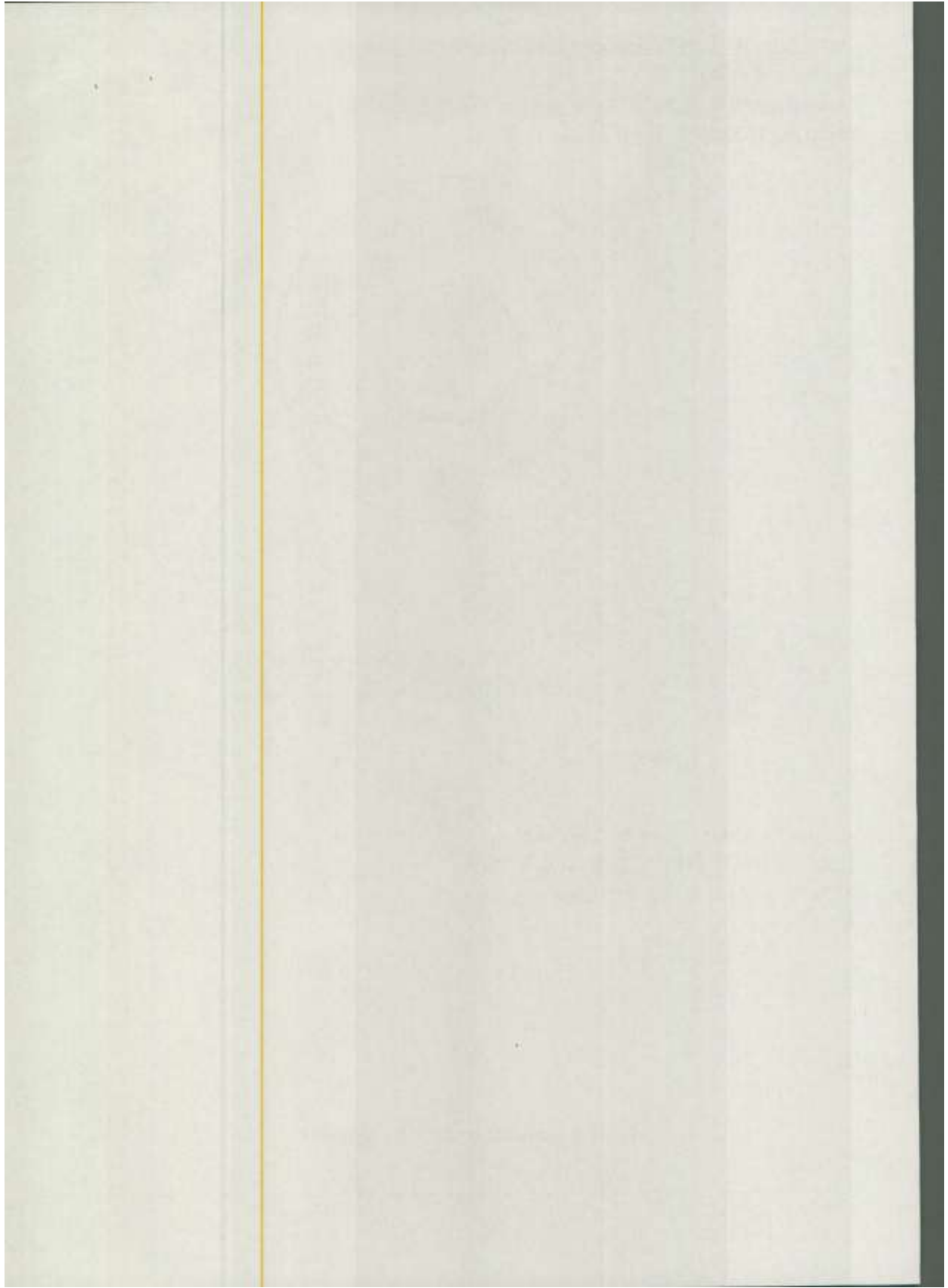
Description of Draft

1. Draft (8554) No: 902802000442, Date: 09/09/2016, Amount: Rs. 20,000/-, Bank: STATE BANK OF INDIA (SBI), MAHAMAYATALA



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 65642 to 65663
being No 162903071 for the year 2016.



Digitally signed by ABHIJIT BERA
Date: 2016.09.14 11:36:43 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 9/14/2016 11:36:43 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)
