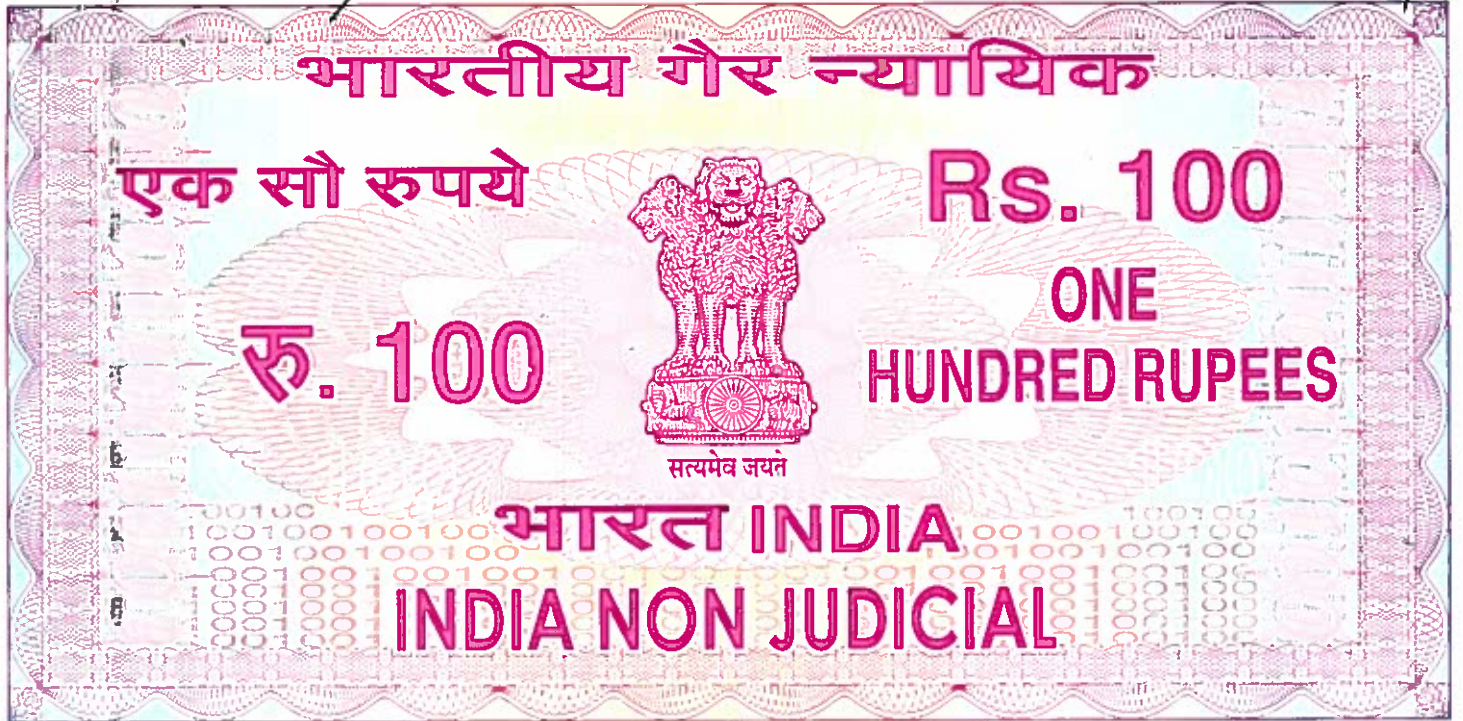


7870/24

2-2902/24



पश्चिम बंगाल WEST BENGAL

AS 744681

2-10/24
30/12/24
04/12/24

Jai Prakash Agrawal

M.

Rip Agrawal Buildtech
Partner

Rip Agrawal Buildtech
Partner

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this document
are part of the Document.

Additional District Sub-Registrar
BURDWAN

DEVELOPMENT POWER OF ATTORNEY

04 DEC 2024

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

1. **MR. JAI PRAKASH AGRAWAL**, S/o Ram Chandra Agarwal, by caste Hindu, by profession - Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin-713101; PAN: ACSPA4751A;

Sl. No. 4733. Sale Date 01.12.24
Sold To R.P. Aggarwal Buildtech.
Add. Bdm
Stamp fee 100/- 29 NOV 2024
This Stamp Paper Purchased From
Purba Bardhaman No. 1 No. 10
Stamp Vendor-SK SALAUDDIN
Sadar Registry Office, Purba Bardhaman
Licence No.-02/2011-12

Signature



Additional District Sub-Registrar
BURDWAN

04 DEC 2024

Jai Prakash Agrawal
Mira Agrawal

RJP Agrawal Buildtech
Rohit Agrawal
Partner

RJP Agrawal Buildtech
Jai Prakash Agrawal
Partner

2. **MRS. MIRA AGRAWAL**, W/o Mr. Jai Prakash Agrawal, by caste Hindu, by profession Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN. ASTPA8790L; **SEND GREETINGS:-**

WHEREAS the Executants/Executors of this Power of Attorney are the Owner of the immovable properties consisting of a plot of land with a construction and which is more particularly described in **Schedule** hereunder written.

AND WHEREAS Executants/Executors of this Power of Attorney being the Owner intended and proposed to develop the said **Schedule** mentioned property construction and erecting and constructing new multi-storied building with flats and car parking spaces therein and to utilize the land to aid and support the process of construction of the multi-storied residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities and intended to sell on ownership basis to the intending purchaser/purchasers.

AND WHEREAS in connection to such proposal, Executants/Executors of this Power of Attorney being the Owner had executed and registered Deed of Development Agreement being Deed No. I- 7892 for 2024 registered at the Office of the ADSR, Burdwan in favour of the Developer only being "**RJP AGRAWAL BUILDTECH**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 08, Sadhanpur Road, P.O. & City: Bardhaman, P.S. Bardhaman, District - Purba Bardhaman, West Bengal, Pin - 713104, PAN. ABIFR2288N, represented by its Partners namely 1. **MR. ROHIT AGRAWAL**, S/o Mr. Jai Prakash Agrawal, by caste Hindu, by profession Business, resident of Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN. AHCPA0292K and 2. **MR. JAI PRAKASH AGRAWAL**, S/o Ram Chandra Agarwal, by caste Hindu, by profession - Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN: ACSPA4751A; for Development and Construction of the said project over the **First Schedule** mentioned land and in the said Agreement the Executants/Executors of this Power of Attorney being the OWNER have already confirmed that for purpose of the said Agreement, one Registered Power of Attorney will be executed in favour of the Developer, i.e., the Holder of this Power

04 DEC 2024

Additional District Sub-Regional
BIRD WAM



Rib Adiswara, 11/11/2024

bsuwa

bsuwa

bsuwa



Mita Agrawal

Rjp Agrawal Buildtech


Partner

Rjp Agrawal Buildtech


Partner

of Attorney and for the same purpose Executants/Executors of this Power of Attorney being the OWNER are hereby executing this Power of Attorney.

AND WHEREAS Executants/Executors of this Power of Attorney being the OWNER are currently unable to attain and manage all matters regarding the construction and also regarding the other paper-works due to their health problem and also due other occupations and habitation issues.

AND WHEREAS due to the physical ailments and other businesses Executants/Executors of this Power of Attorney being the OWNER frequently reside out of the town which clearly disable Executants/Executors of this Power of Attorney being the Owner from appending their signature to various deeds, documents, consents and other instruments therefore Executants/Executors of this Power of Attorney being the OWNER appoint the DEVELOPER Firm namely "**RJP AGRAWAL BUILDTECH**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 08, Sadhanpur Road, P.O. & City: Bardhaman, P.S. Bardhaman, District – Purba Bardhaman, West Bengal, Pin - 713104, PAN. ABIFR2288N, represented by its Partners namely **1. MR. ROHIT AGRAWAL**, S/o Mr. Jai Prakash Agrawal, by caste Hindu, by profession Business, resident of Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN. AHCPA0292K and **2. MR. JAI PRAKASH AGRAWAL**, S/o Ram Chandra Agarwal, by caste Hindu, by profession - Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN: ACSPA4751A; as the attorney or agent of the Executant / Executor of this Power of Attorney being the Owner with full power to construct proposed new building/apartments by developing the same in the **First Schedule** mentioned land and thereafter stated on the behalf of the Executants/Executors of this Power of Attorney being the Owner and in the names of the Executants/Executors of this Power of Attorney being the Owner and which the said attorney have agreed to do and the same hereby been executed in regard to the terms to which Executants/Executors of this Power of Attorney being the Owner agreed upon as per the Deed of Development Agreement being Deed No. for 2024 registered at the Office of the DSR-I, Burdwan.

NOW KNOW ALL MEN BY THESE PRESENTS THAT, EXECUTANTS / EXECUTORS OF THIS POWER OF ATTORNEY BEING THE OWNERS NAMELY 1. MR. JAI PRAKASH AGRAWAL, S/o Ram Chandra Agarwal, by caste Hindu, by profession - Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road,

04 DEC 2024

Additional District Sub-Registrar
UDWA

✓



Additional District Sub-Registrar

(Signature)

Signature

Additional District Sub-Registrar

Jai Prakash Agrawal
Mira Agrawal

Rjp Agrawal Buildtech
Rohit Agrawal
Partner

Rjp Agrawal Buildtech
Jai Prakash Agrawal
Partner

Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN: ACSPA4751A; and 2. **MRS. MIRA AGRAWAL**, W/o Mr. Jai Prakash Agrawal, by caste Hindu, by profession Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN. ASTPA8790L; do hereby nominate constitute and appoint "**RJP AGRAWAL BUILDTECH**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 08, Sadhanpur Road, P.O. & City: Bardhaman, P.S. Bardhaman, District - Purba Bardhaman, West Bengal, Pin -713104, PAN. ABIFR2288N, represented by its Partners namely 1. **MR. ROHIT AGRAWAL**, S/o Mr. Jai Prakash Agrawal, by caste Hindu, by profession Business, resident of Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN. AHCPA0292K and 2. **MR. JAI PRAKASH AGRAWAL**, S/o Ram Chandra Agarwal, by caste Hindu, by profession - Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN: ACSPA4751A; to be his true & lawful Attorney with full authority & power to do and execute all acts, deeds and things mentioned below from and on behalf of them and in their names viz.

1. To work, manage, control and supervise the management of all and administer the properties of the Executants/Executors of this Power of Attorney being the OWNER as mentioned in below.
2. To sign all letters (including the written consent of the Executants/Executors of this Power of Attorney being the OWNER to the developer or prospective buyers or agreements with such prospective buyers) deeds, documents consents, applications, receipts and discharges for moneys received on the behalf of the Executants/Executors of this Power of Attorney being the Owners, assurances or any other instruments requiring the signature of the Executants/Executors of this Power of Attorney being the Owners.
3. To appear before the Burdwan Municipality and to do all acts deeds and things in relation to the completion of mutation in the names of the Executants/Executors of this Power of Attorney being the OWNER and to sign on giving acknowledgements receipt on behalf of the Executants/Executors of this Power of Attorney being the Owners.
4. For the more better and more effectual execution of the powers and authorities aforesaid, the attorney of the Executants/Executors of this Power

04 DEC 2024
Additional District Sub-Registrar
BUDWAN

✓



Digitally signed by Additional District Sub-Registrar, Budwan

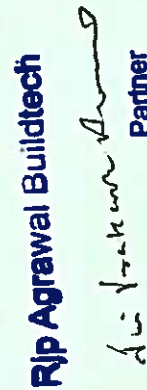
Page 1 of 1

Digitally signed by Additional District Sub-Registrar, Budwan


Nisha Agrawal

RJP Agrawal Buildtech

Partner

RJP Agrawal Buildtech

Partner

of Attorney being the OWNER shall be entitled to present and/or to acknowledge any of the various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the Owners, assurances or any other instrument requiring the signature of the Executants/Executors of this Power of Attorney being the OWNER before the Registrar, Notary, Oath, Commissioner or other public authorities as if the same was duly executed by the Executants/Executors of this Power of Attorney being the OWNER and to do and perform all or any other acts, deeds and things in connection therewith, as may be necessary or expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Executants/Executors of this Power of Attorney being the OWNER personally.

5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the Owners, assurances or any other instrument requiring the signature of the Executants/Executors of this Power of Attorney being the OWNER and signed by them under these presents and hand over the same for safe custody.
6. To present the Executants/Executors of this Power of Attorney being the OWNER if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immovable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on behalf of the Executants/Executors of this Power of Attorney being the OWNER for the purpose of conducting the litigations, if any, as the said attorney of the Executants/Executors of this Power of Attorney being the OWNER shall think fit and proper to do so, whether as plaintiff or defendant, or as appellant or respondent as the case may be.
7. To sign verify and affirm by affidavit, if the occasion so arises, of all plaints written statements, petitions, Memorandum of Appeal, Stay Applications and all other legal document for the purpose of filing the same in Court and to give all necessary instructions for the due prosecution or the defense of such litigation of the said immovable property specifically mentioned in the **First Schedule** hereinafter.

04 DEC 2024

Asst. Dir. of Sub-Regional
BUDWAM

7



ՀՀ ԴԱՐՈՒՄԻ ՆԱԽԱՐԱՐՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ

ՀՀ ԴԱՐՈՒՄԻ ՆԱԽԱՐԱՐՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ

ՀՀ ԴԱՐՈՒՄԻ ՆԱԽԱՐԱՐՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ

ՀՀ ԴԱՐՈՒՄԻ ՆԱԽԱՐԱՐՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ

[Signature]

[Signature]

Rip Agrawal Buildtech

[Signature]
Partner

Rip Agrawal Buildtech

[Signature]
Partner

8. For the aforesaid propose or any of them to do everything which is generally required to be done in connection with the signing or execution of any of the abovementioned documents usually to be done by the Executants/Executors of this Power of Attorney being the OWNER and to sign generally on behalf of any in our name including the approval of the said document or documents. Purchaser of flats may required if necessary and for that purpose the said attorney of the Executants/Executors of this Power of Attorney being the OWNER is hereby authorized and empowered to appear before the Registrar or Sub-Registrar or Joint- Registrar or Deeds and Assurances or any other registering authority officer of officers as occasioned shall or may require.
9. AND thereby ratify and confirm and agree to ratify and confirm and agree to whatsoever the attorney of the Executants/Executors of this Power of Attorney being the OWNER shall lawfully do or purport to do or cause to be done by virtue of these presents and the Executants/Executors of this Power of Attorney being the OWNER further agree and undertake that all the signatures executed by them on any indentures or deeds or documents or applications or receipts or discharges of money received on behalf of the Executants/Executors of this Power of Attorney being the OWNER or any other instrument requiring our signature in connection with and all acts, deeds and things in connection therewith and lawfully done by the said attorney of the Executants/Executors of this Power of Attorney being the OWNER shall be construed as being signed and/or executed by the Executants/Executors of this Power of Attorney being the OWNER and/or done by themselves.
10. To execute and effect all repairs, alterations, constructions major or minor, that may be deemed necessary for the purpose of maintenance of the property mentioned above and to engage labours, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for the same in the name of the Executants/Executors of this Power of Attorney being the Owners.
11. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
12. To enter into, make sign, execute and register and do all such things, contracts, agreements, receipts, deeds, payment assignments, transfers,

04 DEC 2024

Additional District Sub-Registrar
B U R D W A N



Digitized by srujanika@gmail.com

Baruer

13th Volume

Page


Divya Agrawal

Rip Agrawal Buildtech

Partner

Rip Agrawal Buildtech

Partner

conveyances, releases, assurances, instruments, notices and things and may be in the opinion of the said attorney necessary, usual or convenient for the exercise of any of the power herein conferred on the said attorney.

13. To prepare building plan, design work and to put signature on behalf of the Executants/Executors of this Power of Attorney being the OWNER as the lawful attorney of the Executants/Executors of this Power of Attorney being the OWNER in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in the name of the Executants/Executors of this Power of Attorney being the OWNER and on behalf of the Executants/Executors of this Power of Attorney being the OWNER in connection with the building plan or necessary modify the building plan and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, splayed corner, and strip of land relating thereto and receive the same from the said Burdwan Municipality or any other competent authority against acknowledgement receipt on behalf of the Executants/Executors of this Power of Attorney being the OWNER as the lawful attorney of the Executants/Executors of this Power of Attorney being the Owners.
14. To appear for and on behalf of the Executants/Executors of this Power of Attorney being the OWNER in office of the WBSEDCL, West Bengal Electricity Supply, Burdwan Municipality or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for and obtain permanent connection of water, electricity drainage and sewerage to the said premises.
15. To sign, execute and verify and file all complaints, suits, written statement, written objection, pleadings, application, complaints, memorandum of appeal, arose objection reply affidavit and sign all other papers to be filed before Civil Court, Criminal Court, administrative authorities Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on behalf of the Executants/Executors of this Power of Attorney being the Owners. And the Executants/Executors of this Power of Attorney being the OWNER do hereby

04 DEC 2024

Additional District Sub-Region
B U R D W A M



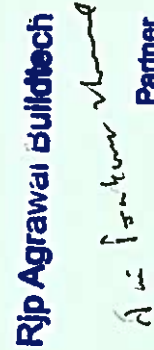
উপায়ুক্তস্বাক্ষরিত

১৫/১২/২৪

১৫/১২/২৪


Meera Agrawal


RJP Agrawal Buildtech
Partner


RJP Agrawal Buildtech
Partner

ratify, agree and undertake to ratify and conform all acts deeds the attorney of the Executants/Executors of this Power of Attorney being the OWNER shall lawfully do, execute, and perform or cause to be done executed or performed by virtue of power of attorney.

16. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board or any other local authority.
17. To appoint an architect and to get the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities concerned in respect of the proposed building.
18. To make necessary applications and signed all papers, to appear before the Burdwan Municipality, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities.
19. To develop and construct proposed building on the said plot and to utilize the land to aid and support the process of construction of the multistoried residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plans and according to specifications & other requirements of the Burdwan Municipality and for the purpose to imply contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.
20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.
21. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally/required for a building.
22. To pay any deposit and pay moneys required to be deposited with the Burdwan Municipality and other authorities for getting the plans sanctioned

Additional District Sub-Registrar
BURDWAN

04 DEC 2024

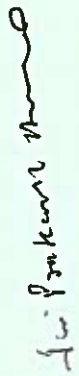
7



Sub-Registrar

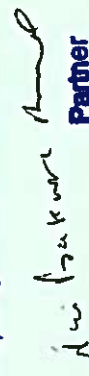
Sub-Registrar

Sub-Registrar


Nisha Agrawal

Rjp Agrawal Buildtech

Partner

Rjp Agrawal Buildtech

Partner

and for getting any water or electric and other conveniences necessary and to withdraw such deposit which are refundable.

23. To pay all the taxes to the concern authority relating to the said property until the completion of the building.
24. To file or defend any suit on behalf of the Executants/Executors of this Power of Attorney being the OWNER regarding the **First Schedule** mentioned property and sign, verify complaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any Court of law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on behalf of the Executants/Executors of this Power of Attorney being the Owners.
25. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
26. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
27. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgment receipt.
28. To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal or before any office whatsoever.
29. To apply for the inspection of and to inspect any Judicial records any records of any office or offices.
30. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of this present or to or in which the Executants/Executors of this Power of Attorney being the Owner are or may be party or any way interested.
31. To negotiate for sale of the **First Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount for the Owner's Allocation and Developer's Allocation.

04 DEC 2024

Additional District Sub-Registrar
B U R D W A M

✓



স্বাক্ষরিত

৬৭৭৭


RJP Agrawal

RJP Agrawal Buildtech

Partner

RJP Agrawal Buildtech

Partner

32. To execute, sign and enter into an agreement for sale on behalf of the Executants/Executors of this Power of Attorney in respect of the Owner's Allocation and Developer's Allocation and execute the agreement for sale by receiving the advance amount in respect of the Owner's Allocation and Developer's Allocation and to appear before the registering authority and presenting the same & shall admit execution and in respect of the Owner's Allocation and Developer's Allocation and to receive the consideration amount in respect of the Owner's Allocation and Developer's Allocation (as defined in the aforesaid registered Development Agreement) ^{so to deposit the said amount in the A/c of Owners. D}
33. To sign, admit and execute the sale deed in favour of the prospective purchasers in respect of the Owner's Allocation and Developer's Allocation and to receive consideration from them in respect of the Owner's Allocation and Developer's Allocation and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owners/executants in respect of the Owner's Allocation and Developer's Allocation (as defined in the aforesaid registered Development Agreement) and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount ^{so to deposit the amount in the account of the owners. D}
34. To receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount in respect of the Owner's Allocation and Developer's Allocation (as defined in the aforesaid registered Development Agreement) and to deposit the said amount in the Bank Accounts of the Developer which are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the **DEVELOPER** Firm incurred and made as per the terms and conditions of this Agreement and deposit all the remaining amount after all deduction from the consideration (received against the Owner's Allocation) in the account of the OWNERS.
35. To Register the agreement for Sale Deed and/or also Sale Deed in favour of the prospective purchasers in respect of the Owner's Allocation and Developer's Allocation in any Registering Office by representing the OWNER and by signing on their behalf and by admitting any document and deed on their behalf and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective

04 DEC 2024

Additional District Sub-Registrar
MURDWAN



RIJIV ADARSH

RIJIV

RIJIV ADARSH

RIJIV


Rishu Agrawal

Rishu Agrawal Buildtech

Partner

Rishu Agrawal Buildtech

Partner

purchasers and admit execution thereof on behalf of the owner/ executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNERS. ^{to deposit the said amount in the A/c of the owners}

36. To deliver the possession in favour of the buyer on behalf of the Executants/Executors of this Power of Attorney being the Owners.
37. Generally to Act as the Attorney or Agent of the Executants/Executors of this Power of Attorney being the Owner in relation to the matter aforesaid and all other matters in which the Executants/Executors of this Power of Attorney being the Owner may be interested or concerned and on behalf of the Executants/Executors of this Power of Attorney being the Owner to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Executants/Executors of this Power of Attorney being the Owner and/or themselves to do if personally present.

IN WITNESSES WHEREOF, the EXECUTORS, the POWER OF ATTORNEY HOLDER, WITNESSES after knowing the purpose and meaning of this deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on 4th Day of December, 2024.

THE SCHEDULE ABOVE REFEREED TO
(Property Details)

ALL THAT THE PIECE AND PARCEL OF LAND within Dist. Purba Barddhaman, P.S. Barddhaman, Mouza- Nari, J.L. No- 70, R.S. Plot No. 11 & 12 appertaining to R.S. Khatian No. 496 presently comprising to L.R. Plot No. 43 & 44 appertaining to L.R. Khatian Nos. 8431 & 8450 situated within the limit of Barddhaman Municipality of P.S. Barddhaman Sadar, Dist Purba Barddhaman being the developable land measuring an area of **1180.9313 Square Meters** (a little more or less) i.e., **12712 Sq. Ft.** (a little more or less) i.e., **17.65 Kathas** (a little more or less) [out of total Land of 32.6 Decimals from L.R. Plot No. 43 & 44 appertaining to L.R. Khatian Nos. 8431 & 8450] appertaining to present Holding No. "6" of Ward No. 6, Mahalla - Sadhanpur Road.

The Developable Land is 1180.9313 Square Meters (a little more or less) i.e., 12712 Sq. Ft. (a little more or less) out of total Land of 32.6 Decimals from L.R. Plot No. 43 & 44 appertaining to L.R. Khatian Nos. 8431 & 8450 as per sanction Plan being

04 DEC 2024

Additional District Sub-Registrar
Burdwan



Digitized by eGangotri

101

File Number 101/2024

Page 1

Building Permit Number: SWS-OBPAS/1201/2024/0816 Dated 12-09-2024 of
Burdwan Municipality

AND THE SAID PROPERTY IS BUTTED AND BOUNDED BY.

On the North: Property of Brambha Kumari Ashram;
On the South: 18 Ft Wide Municipality Road;
On the East: Property of Bijoy Balmiki; and
On the West: Property of Prasanna Kumar Singh:

DEVELOPEMT POWER OF ATTORNEY GIVEN FOR TOTAL AREA OF LAND:-

1180.9313 Square Meters (a little more or less) i.e., 12712 Sq. Ft. (a little more or less) as per sanction Plan being Building Permit Number: SWS-OBPAS/1201/2024/0816 Dated 12-09-2024 of Burdwan Municipality.

WITNESSES

1. Sh. Salir
Sh. L. Mural
Mevodishi. Burdwan
Porba Bardham.
713101.

Sh. Prakash Agrawal
Misa Agrawal

SIGNATURE OF THE EXECUTORS

2. Soumen Mukherjee
Nigam, Porba
Bardhaman.

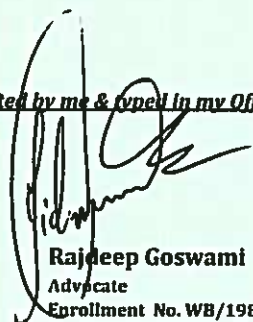
Rjp Agrawal Buildtech

Rajit Agrawal
Partner

Rjp Agrawal buildtech

Sh. Prakash Agrawal
Partner

Drafted by me & typed in my Office:-


Rajdeep Goswami
Advocate
Enrollment No. WB/1989/2011
Burdwan Dist. Judges Court

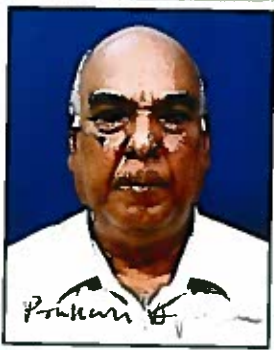
**SPECIMEN COPY OF SIGNATURE OF THE
POWER OF ATTORNEY HOLDER**

04 DEC 2024

Additional District Sub-Registrar
BUDWAN



Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Signature of the man

SIGNATURE

Signature of the man

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Signature of the woman

SIGNATURE

Signature of the woman



Additional District Sub-Registrar
BURDWAN

04 DEC 2024

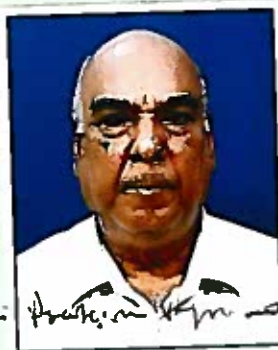
Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE

Rjp Agrawal Buildtech
RJP Agrawal
 Partner

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE

Rjp Agrawal Buildtech
RJP Agrawal
 Partner

Rip Agtswal Buldtech

Partner



Additional District Sub-Registrar
BURDWAN

Rip Agtswal Buldtech

04 DEC 2024

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEIPR2288N



नाम/Name
MR. ABRAR, BHILAI

06122023

निर्माण / प्रकल्प की तारीख
Date of Issuance / Formation
06/07/2023

आयकर विभाग
INCOME TAX DEPARTMENT
MIRA AGRAWAL



भारत सरकार
GOVT. OF INDIA

KRISHNA MURARI AGRAWAL

01/12/1954
Permanent Account Number
ASTPA8790L

Mira Agrawal

Signature





সারতসরকার
GOVERNMENT OF INDIA



মীরা আগরওয়াল

Mira Agarwal

জন্ম সাল / Year of Birth - 1954

মহিলা / Female



4881 7157 0002

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

W/O জয়প্রকাশ আগরওয়াল,
রেলওয়ে ডিজেল শেড মোড়,
১০, সাধনপুর রোড, বর্ধমান,
বর্ধমান, বর্ধমান, পশ্চিমবঙ্গ,
713101

Address:

W/O Jaiparakash Agrawal,
railway diesel shed more,
10, sadhanpur road, Burdwan -
I, Burdwan, Bardhaman, West
Bengal, 713101



1800 180 1804



http://uidai.gov.in



www.uidai.gov.in



P.O. Box No 1947
Bengaluru 560 001

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACSPA4751A



नाम /NAME

JAI PRAKASH AGARWAL

पिता का नाम /FATHER'S NAME

RAM CHANDRA AGARWAL

जन्म तिथि /DATE OF BIRTH

10-01-1947

हस्ताक्षर /SIGNATURE

Jai Prakash Agarwal

[Handwritten Signature]

आयकर आयुक्त, प.प.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



ভারত সরকার
GOVERNMENT OF INDIA



জয় প্রকাশ আগরওয়াল
Jai Prakash Agrawal
জন্ম সাল / Year of Birth : 1947
পুরুষ / Male



2845 3817 2245

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O রামচন্দ্র আগরওয়াল, রেশওয়ে
ডিজেল শেড মোড়, দশ. শাদনপুর
রোড, বর্ধমান, বর্ধমান, বর্ধমান,
পশ্চিমবঙ্গ, 713101

Address:

S/O Ramchandra Agrawal,
railway diesel shed more, .
10, shadanpur road, Burd-
wan - I, Burdwan, Barddham-
an West Bengal, 713101



1947
1800 180 1847



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947
Bengaluru-560 001



ভারত সরকার
Ministry of Information and Public Relations



রোহিত আগরওয়াল
Rohit Agrawal
জন্মতারিখ/DOB: 14/07/1988
পুরুষ/ MALE

Issue Date: 16/11/2011

3869 5046 9489

VID : 9189 5271 0480 6830

আমার আধার, আমার পরিচয়

Download Date: 25/06/2021



ভারত সরকার
Ministry of Information and Public Relations



ঠিকানা:
S/O জয় প্রকাশ আগরওয়াল, বর্ধমান ভবন, ১০
সাধনপুর রোড বর্ধমান, বর্ধমান, পশ্চিমবঙ্গ - 713101

Address:
S/O Jai Prakash Agrawal, burdwan bhawan,
10 sadhanpur road burdwan, Burdwan - I,
Bardhaman,
West Bengal - 713101



3869 5046 9489

VID : 9189 5271 0480 6830

1047

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ROHIT AGRAWAL

JAIPRAKASH AGRAWAL

04/06/1980

Permanent Account Number

AHGPB0292K

Rohit Agrawal

Signature



GOVT. OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

No. **WB-4120140252749**

Issue Dt. **25-08-2014**

Name : **SK SABIR**

S/DW of : **SK**

MORSED

Address : **NERODIGHI**

BURDWAN

FORM 7



713101 Blood Gr : **U** D O B : **24-10-1994**
Authorisation to drive the following vehicle class throughout India.

Vehi. Class	MCWG				
Issue Dt.	25-08-2014				
Vehi. Class					
Issue Dt.					

Valid Till	Non Transport	24-08-2034
	Transport	

New Issue
Ported on **26-11-2014**

SK Sabir

Holder's Signature

Licensing Authority

Burdwan

Major Information of the Deed

Deed No :	I-0203-07902/2024	Date of Registration	04/12/2024
Query No / Year	0203-8003077570/2024	Office where deed is registered	
Query Date	04/12/2024 3:00:31 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	RAJDEEP GOSWAMI Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9851858945, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 4,12,93,344/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020307892/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Sadhanpur Road, Mouza: Nari, , Ward No. 6 Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-43	LR-8431	Bastu	Bastu	18.7 Dec		2,36,86,673/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-44	LR-8431	Bastu	Bastu	12.3 Dec		1,55,80,004/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-44	LR-8450	Bastu	Bastu	1.6 Dec		20,26,667/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			32.6Dec	0 /-	412,93,344 /-	
		Grand Total :			32.6Dec	0 /-	412,93,344 /-	

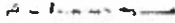
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Jai Prakash Agrawal (Presentant) Son of Ram Chandra Agrawal Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	Photo  04/12/2024	Finger Print  Captured LTI 04/12/2024	Signature  04/12/2024
Railway Diesel Shed More, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: acxxxxxx1a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				
2	Name Mrs Mira Agrawal Wife of Mr Jai Prakash Agrawal Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	Photo  04/12/2024	Finger Print  Captured LTI 04/12/2024	Signature  04/12/2024
Railway Diesel Shed More, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: asxxxxxx0l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RJP AGRAWAL BUILDTECH 08 Sadhanpur Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: abxxxxxx8n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Jai Prakash Agrawal Son of Ram Chandra Agrawal Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	Photo  Dec 4 2024 3:43PM	Finger Print  Captured LTI 04/12/2024	Signature  04/12/2024
	Railway Diesel Shed More, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx1a,Aadhaar No Not Provided Status : Representative, Representative of : RJP AGRAWAL BUILDTECH (as partner)			
2	Name Mr Rohit Agrawal Son of Jai Prakash Agrawal Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	Photo  Dec 4 2024 3:45PM	Finger Print  Captured LTI 04/12/2024	Signature  04/12/2024
	Sadhanpur Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx2k,Aadhaar No Not Provided Status : Representative, Representative of : RJP AGRAWAL BUILDTECH (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SK SABIR Son of Mr SK MORSED NERODIGHI, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	 04/12/2024	 Captured 04/12/2024	 04/12/2024
Identifier Of Mr Jai Prakash Agrawal, Mrs Mira Agrawal, Mr Jai Prakash Agrawal, Mr Rohit Agrawal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Jai Prakash Agrawal	RJP AGRAWAL BUILDTECH-18.7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Jai Prakash Agrawal	RJP AGRAWAL BUILDTECH-12.3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mira Agrawal	RJP AGRAWAL BUILDTECH-1.6 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Sadhanpur Road, Mouza: Nari, , Ward No. 6 Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 43, LR Khatian No:- 8431	Owner:জয় প্রকাশ অসমরওয়ার, Gurdian:রাসমচন্দ্র , Address:10 মাখনপুর রোড বর্ধমান, অমবাগান , Classification:বাড়, Area:0.18700000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 44, LR Khatian No:- 8431	Owner:জয় প্রকাশ অসমরওয়ার, Gurdian:রাসমচন্দ্র , Address:10 মাখনপুর রোড বর্ধমান, অমবাগান , Classification:বাড়, Area:0.12300000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 44, LR Khatian No:- 8450	Owner:শীরা অসমরওয়ার, Gurdian:জয় প্রকাশ, Address:মাখনপুর , Classification:বাড়, Area:0.01600000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020307902 / 2024

On 04-12-2024

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.

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

Presented for registration at 14:10 hrs on 04-12-2024, at the Office of the A.D.S.R. Bardhaman by Mr Jai Prakash Agrawal , one of the Executants.

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 4,12,93,344/-

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

Execution is admitted on 04/12/2024 by 1. Mr Jai Prakash Agrawal, Son of Ram Chandra Agrawal, Railway Diesel Shed More, P.O: Burdwan, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mrs Mira Agrawal, Wife of Mr Jai Prakash Agrawal, Railway Diesel Shed More, P.O: Burdwan, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Indetified by Mr SK SABIR, , , Son of Mr SK MORSED, NERODIGHI, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Business

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

Execution is admitted on 04-12-2024 by Mr Jai Prakash Agrawal, partner, RJP AGRAWAL BUILDTECH, 08 Sadhanpur Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr SK SABIR, , , Son of Mr SK MORSED, NERODIGHI, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Business

Execution is admitted on 04-12-2024 by Mr Rohit Agrawal, partner, RJP AGRAWAL BUILDTECH, 08 Sadhanpur Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr SK SABIR, , , Son of Mr SK MORSED, NERODIGHI, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4733, Amount: Rs.100.00/-, Date of Purchase: 04/12/2024, Vendor name: Sk Salauddin



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 204003 to 204031

being No 020307902 for the year 2024.



Digitally signed by SANJIT SARDAR

Date: 2024.12.18 13:56:41 +05:30

Reason: Digital Signing of Deed.

(Sanjit Sardar) 18/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.