

92538

I-02358/2015

4
17/13
21-25



5731/14
 पश्चिम बंगाल WEST BENGAL
 It is certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are part of this document. 468403

[Signature]
 District Sub-Registrar-IV
 Registrar U/S 7(2), of
 Registration Act 1908
 Alipore, South 24 Parganas
 17 MAR 2015

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

KNOW ALL MEN by these present that We, 1) AKLIMA MONDAL, (PAN-CDLPM9408C) wife of Late Nur Islam Mondal, 2) RAHATULLA MONDAL, (PAN-CPJPM2171J) 3) NAZRUL MONDAL, (PAN- BLXPM6135M) both sons of Late Nur Islam Mondal 4) NURNEHAR BIBI SARDAR, wife of Nasi Hossain Sardar, (PAN-FUNPS9624A) 5) NURJAHAN MONDAL, (PAN- CDLPM9410J) wife of Akbar Ali

17 MAR 2015

27236

No. Rs. 50/- Date.....

Name: M/s. Rajwada Developer

Address: 26, Mahamaya Mandir Road,
Ustia, Kalyan.

Vendor:

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kalyan - 27

50+10 = 60+



1087 17 MAR 2015



1088 17 MAR 2015



1089 17 MAR 2015
Naxal mandal



1090 17 MAR 2015



1091 17 MAR 2015



1092 17 MAR 2015

Identified by me
Bardhaman J. Das
(Alipore)
Alipore J. Das Const
Kalyan - 27



District Sub-Registrar-IV
Registrar (S/5 X/2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2015



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

87AA 582725

Mondal, both daughters of Late Noor Islam Mondal, all by religion –Muslim, by nationality- Indian, at present residing at Vill- Paikpara, P.O. Narendrapur, P.S. Sonarpur, Dist-24 Pgs South 6) **SAHABUDDIN MONDAL**, (PAN- CPEPM8971D) 7) **MD NURUDDIN MONDOL**, (PAN- ASUPM1446L)8) **AMINUDDIN MONDAL**, (PAN- CPEPM8970C) (no.6 to no.8) sons of Late Yad Ali Mondal, by religion –Muslim, by nationality- Indian, at present residing at Vill- Paikpara, P.S. Sonarpur, Dist-24 Pgs South, 9) **EASHAK ALI MONDAL**, (PAN- AOPPM3802H) son of Late Rajab Ali Mondal, by religion –Muslim, by nationality- Indian, at present residing at Vill- Uttar Kumrakhali, P.O. Narendra pur, P.S. Sonarpur, Dist-24 Pgs South, do hereby nominate, constitute and appoint **M/S.RAJWADA DEVELOPER**. (PAN- AARFR9646N), A

17 MAR 2015

27237

No.....Rs. 10/-Date.....
Name:.....M/S. Rajwada Developer.
Address:.....26, Mahanaya Mandir Road,
KOL-84.

V.C. No. 524/15 Vendor:.....
Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol - 27

Bikash Agari

1083
17/3/15

RAJWADA DEVELOPER

Bikash Agari
Partner



RAJWADA DEVELOPER 1085

Sayem Jaisa
Partner 17 MAR 2015

District Sub-Registrar-IV
Registrar, S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

17 MAR 2015

RAJWADA DEVELOPER 1086

Rajkumar Aggarwal
Partner 17 MAR 2015

Identified by me
Rohitashin Das
Alipore (F/1310/1312/2009)
Alipore Judges Court
17



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

Endorsement For Deed Number : I - 02358 of 2015
(Serial No. 02538 of 2015 and Query No. 1604L000005531 of 2015)

On 17/03/2015

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

Presented for registration at 21.25 hrs on :17/03/2015, at the Private residence by Bikash Agarwal ,
one of the Claimants.

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

Execution is admitted on 17/03/2015 by

1. Aklima Mondal, wife of Late Nur Islam Mondal , Paikpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife
2. Rahatulla Mondal, son of Late Nur Islam Mondal , Paikpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
3. Nazrul Mondal, son of Late Nur Islam Mondal , Paikpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
4. Nurmehar Bibi Sardar, wife of Nasi Hossain Sardar , Paikpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife
5. Nurjahan Mondal, wife of Akbar Ali Mondal , Paikpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife
6. Sahabuddin Mondal, son of Late Yad Ali Mondal , Ukhila Paikpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
7. Md Nuruddin Mondal, son of Late Yad Ali Mondal , Ukhila Paikpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
8. Amiuddin Mondal, son of Late Yad Ali Mondal , Ukhila Paikpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
9. Eashak Ali Mondal, son of Late Rajab Ali Mondal , Uttar Kumrakhali, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
10. Bikash Agarwal
Developer/partner, M/s Rajwada Developer, 26 Mahamaya Mandir Rd Mahamayatala Garia,
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084,
, By Profession : Business
11. Parveen Agarwal
Developer/partner, M/s Rajwada Developer, 26 Mahamaya Mandir Rd Mahamayatala Garia,
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084,
, By Profession : Business
12. Raj Kumar Agarwal
Developer/partner, M/s Rajwada Developer, 26 Mahamaya Mandir Rd Mahamayatala Garia,
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084,
, By Profession : Business



(Tidip Misra)

DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 of 2

18/03/2015 16:22:00



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

Endorsement For Deed Number : I - 02358 of 2015



Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700084, duly represented by its Partneres namely, 1) **SRI PARVEEN AGARWAL**, (PAN- AGPPA1802M) 2) **SRI BIKASH AGARWAL**, (PAN- AHAPA8484B) and 3) **SRI RAJ KUMAR AGARWAL**, (PAN- AHAPA8485A), all sons 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-700084 and also at "Narendra Baban", Kamalgazi, P.O. Narendrapur, P.S. Sonarpur, District-South 24-Parganas, Kolkata- 700 103, to be my true and lawful **ATTORNEY** to do and execute all or any of the following acts and deeds for me and on my behalf.

WHEREAS WE the sole and absolute owner of **ALL THAT** piece and parcel of land hereditament and premises containing by estimation an area of **67 Satak/2 Bigha 1 Satak** be the same a little more or less and comprised in (R.S. Dag No.2307, L.R. Dag No.2300, R.S. Khatian No.440, L.R. Khatian No.578, **27 Satak**, shali) + (R.S. Dag No.2295, L.R. Dag No.2286, appertaining to R.S. Khatian No.639/1, L.R.Khatian No.587 **21** satak, shali)+(R.S. Dag No.2306, L.R. Dag No.2299, appertaining to R.S. Khatian No. 639/1, L.R.Khatian No.587 **11** satak, danga)+(R.S. Dag No.2295/2953, appertaining to R.S. Khatian No. 639/1, **08** satak, doba) and situate within Mouza- Ukhilapaikpara, J.L. No.56, R.S. No.147, Touzi No.109, within Ward No.26 of Rajpur Sonarpur Municipality, Dist- South 24 Parganas, the description of which are fully and particularly referred in the Schedule hereunder:

AND WHEREAS WE have on 17.03.2015 executed an Agreement for Development of my property known as **ALL THAT** piece and parcel of danga land hereditament and premises containing by estimation an area of **67 Satak/2 Bigha 1 Satak** be the same a little more or less and comprised in (R.S. Dag No.2307, L.R. Dag No.2300, R.S. Khatian No.440, L.R. Khatian No.578, **27 Satak**, shali) + (R.S. Dag No.2295, L.R. Dag No.2286, appertaining to R.S. Khatian No.639/1, L.R.Khatian No.587 **21** satak,



- 1093
Mel-Nuz-Vobli Mondal



- 1094
৩৩৫৫-১৩৫৫৩৩৩৫



- 1095
Eashakali Mondal



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act, 1908
Alipore, South 24 Parganas


17 MAR 2015

shali)+(R.S. Dag No.2306, L.R. Dag No.2299, appertaining to R.S. Khatian No. 639/1, L.R.Khatian No.587 11 satak, danga)+(R.S. Dag No.2295/2953, appertaining to R.S. Khatian No. 639/1, 08 satak, doba) and situate within Mouza- Ukhilapaikpara, J.L. No.56, R.S. No.147, Touzi No.109, within Ward No.26 of Rajpur Sonarpur Municipality, Dist- South 24 Parganas, with **M/S.RAJWADA DEVELOPER**. (PAN-AARFR9646N), A Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700084, duly represented by its Partneres namly, 1) **SRI PARVEEN AGARWAL**, 2) **SRI BIKASH AGARWAL** and 3) **SRI RAJ KUMAR AGARWAL**, all sons 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-700084 and also at "Narendra Baban", Kamalgazi, P.O. Narendrapur, P.S. Sonarpur, District-South 24-Parganas, Kolkata- 700 103, developers herein;

AND WHEREAS due to our personal reasons and preoccupation it has become difficult for me to look after the affairs of my above property personally and hence these presents;

1. To enter into the said premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.
2. To apply before the Rajpur Sonarpur Municipality and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the building plans for the construction of the new building at the said premises and for the said purpose, to sign such applications, maps, plans, and representations as may be necessary and as the said Attorneys shall think and deem fit and proper after submission of the original plans.




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2015

3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the completion and other certificates from the Rajpur Sonarpur Municipality, Fire Brigade authorities, WBSEDCL and/or other authorities and for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect.
4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think, fit and proper and to make payment of their fees and charges, however, the owner shall not be responsible either for the payment of such fees and charges and for the terms and conditions with the Architects, engineers, and the contractors nor shall bear any liability whatsoever.
5. To apply for and obtain steel, bricks, cements and other construction materials in our names and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owner either financially or otherwise.
6. To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plan and construction of the new building at the said premises on account of the owners of the said premises without making any liability upon the owners.
7. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all authorities and/or persons including the Rajpur Sonarpur Municipality in respect of the said premises.




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

17 MAR 2015

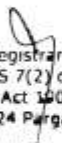
8. To appear before the Rajpur Sonarpur Municipality and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.
9. To be mentioned here that the title deeds regarding the land not to deposit anywhere as mortgage.
10. To pay all outgoing, including Municipality taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.
11. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility without making the owners liable therefore.
12. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof at the compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceeding aforesaid before any civil or criminal court, provided however the Developers shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2015

13. To sign, verify, declare, and/or affirm plaints, written statements, petitions, verifications, objections, cross-objections, counter claim, applications for revision, review, new trial, or stay or of whatsoever nature, memorandum of appeal, swear affidavits, and to do generally all other acts, deeds, and things as the said attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the said premises.
14. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.
15. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of flats etc. along with proportionate share of land and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises. It is made clear that possession to the intending purchaser shall not be made until the owner's allocation is delivered.





District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
At South 24 Parganas
17 MAR 2015

16. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's allocation only.

17. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed by me or by my Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development dated

18. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized




District Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allore, South 24 Parganas
17 MAR 2015

in respect of the developer's allocation only after handing over possession of the entire owner's allocation to the owner in the said building together with the common areas as mentioned in the development dated.

19. To receiver all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and properties and building and flats /apartments/ spaces/portions/car parking spaces in the Said Building in respect of the developer's allocation only.

20. This Power of Attorney shall remain alive till the completion of the project and it is made clear that this power of attorney is granted for the purpose of the jobs, which will be carried out for constructing the said building at the said premises by the said Attorney at his own costs all the jobs mentioned hereinabove will be done by the attorney and agent herein at his sole risk and responsibility and under no circumstances the appointers shall be held responsible for any transaction, financial obligations/liabilities, misdeeds on the part of the attorney and agent herein. Besides the attorney shall do all acts in terms of the development agreement dated

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which I myself could have done lawfully under my own hand and seal if personally present **AND** I do hereby ratify and confirm and agree to ratify and confirm all



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas
17 MAR 2015

and whatsoever the said Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE

(SAID PREMISES)

ALL THAT piece and parcel of land hereditament and premises containing by estimation an area of **67 Satak/2 Bigha 1 Satak** be the same a little more or less and comprised in (R.S. Dag No.2307, L.R. Dag No.2300, R.S. Khatian No.440, L.R. Khatian No.578, **27 Satak**, shali) +(R.S. Dag No.2295, L.R. Dag No.2286, appertaining to R.S. Khatian No.639/1, L.R.Khatian No.587 **21** satak, shali)+(R.S. Dag No.2306, L.R. Dag No.2299, appertaining to R.S. Khatian No. 639/1, L.R.Khatian No.587 **11** satak, danga)+(R.S. Dag No.2295/2953, appertaining to R.S. Khatian No. 639/1, **08** satak, doba) and situate within Mouza- Ukhilapaikpara, J.L. No.56, R.S. No.147, Touzi No.109, within Ward No.26 of Rajpur Sonarpur Municipality, Dist- South 24 Parganas, butted and bounded as follows: -

On the North: 24 ft wide road

On the South: R.S. Dag No.2278

On the East: R.S. Dag No.2305 & 2308

On the West: 24 ft wide road and R.S. Dag No.2291



[Signature]
District Sub-Registrar-Iv
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2015

WITNESS WHEREOF we hereby execute this General Power of Attorney on this the 17th day of March 2015.

SIGNED, SEALED AND DELIVERED

By the APPOINTER herein at Kolkata

In the presence of:

1. Indrani Bhattacharya
Bachopgash, 101-103

2. অর্পিতা বসু
নং ২০ নং
৩৩ নং
১: ২৪ নং

1. অর্পিতা বসু
2. রাশি কান্ত
3. Nazim Mondal
4. নূরুল হক শরীফ
5. আবুল কালাম
6. আশী কান্ত
7. Md. Nur Uddin Mondal
8. ...
9. Eashak Mondal

EXECUTANT

RAJWADA DEVELOPER
Ajay Kumar
Partner

RAJWADA DEVELOPER
Bilal Agawal
Partner

RAJWADA DEVELOPER
Rajkumar Agawal
Partner

Drafted by me and
Prepared in my chamber

[Signature]
Advocate

Alipore Judges' Court
Kolkata - 700 027.






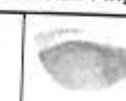





ATTORNEY














District Sub-Registrar-iv
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

3.7 MAK 2015












12

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Signature: <i>Handwritten signature</i>	left hand					
	right hand					












Name
Signature *Handwritten signature*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Signature: <i>Handwritten signature</i>	left hand					
	right hand					

Name
Signature *Handwritten signature*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Signature: <i>Handwritten signature</i>	left hand					
	right hand					

Name
Signature *Handwritten signature*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Signature: <i>Handwritten signature</i>	left hand					
	right hand					

Name
Signature *Handwritten signature*



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
37 MAY 2015

13



3

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
Signature *[Handwritten signature]*



3

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
Signature *[Handwritten signature]*



3
Mad. Nurul Kabir Mondal

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
Signature *Mad. Nurul Kabir Mondal*



3
[Handwritten signature]

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
Signature *[Handwritten signature]*



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alibore, South 24 Parganas.
37 MAR 2015

H

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Signature Eashokalingam

	Thumb	1 st finger	Middle Finger	Ring	Small Finger
left hand					
right hand					



Name RAJU
Signature Raju

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name BISHASH AGARWAL
Signature Bishash Agarwal

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name RAJKUMAR AGARWAL
Signature Rajkumar Agarwal

Finger




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
17 MAR 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 2885 to 2904
being No 02358 for the year 2015.



(Tridip Misra) 25-March-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal