

SL. No 0101000970/2023

1015/2023
6-0101000970/2023

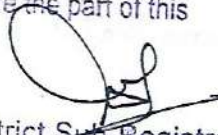


पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AH 052208

POWER OF ATTORNEY BY LANDLORDS IN FAVOUR OF DEVELOPERS

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


District Sub-Registrar
Bankura

24 FEB 2023

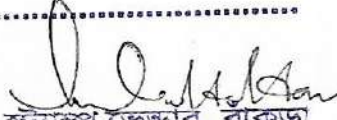
27 FEB 2023

KNOW ALL MEN BY THESE PRESENTS, We, (1) Sri Uttam Kumar Samanta, Son of – Narayan Samanta, by religion – Hindu, by occupation – Business, having residence at – Katjuridanga, Bankura under P.O. – Kenduadihi, Dist – Bankura,

23/2/2023
19/45
P. Baran Pal

Asit
Baran
Pal


ক্রমিক নং 3601 ইং তাং 23.02.2023
নাম Samanta InfraCon Pvt. Ltd.
বাস Katjuridanga
Bankura জেলা Bankura
100/-


স্বাক্ষর, ভাণ্ডার, বাকুড়া


Uttam Kumar Samanta





Uttam Kumar Samanta



District Sub-Registrar
Bankura

23 FEB 2023

 Ven 189
Debashree Samanta


 Ven 190
Madan Mohan Samanta.


 Ven 191
Raj Kumar Samanta.

 Ven 192
Samanta Infracon Private Limited
Katjuridanga, Bankura

Uttam Kumar Samanta
Director

BiPlab Sutrachon
S/o Sri Ramdhan Sutrachon
VII Panchbaga
P.O. Kenuadilhi
P.S + Dist - Bankura

 Ven 193

 Ven 194

(2) Smt. Deboshri Samanta, wife of – Sri Uttam Kumar Samanta, by religion – Hindu, by occupation – Business, having residence at – Katjuridanga, P.O. – Kenduadihi under P.S. & Dist – Bankura.

(3) Sri Madan Mohon Samanta, Son of – Narayan Samanta, by religion – Hindu, by occupation – Business, having residence at – Gumai, P.O. – Pratappur, P.S. – Panskura, Dist – Purba Medinipur.

(4) Sri Rajkumar Samanta, Son of – Sri Madan Mohan Samanta, by religion – Hindu, by occupation – Business, having residence at – Gumai, P.O. – Pratappur, P.S. – Panskura, Dist – Purba Medinipur.

SEND GREETINGS:

WHEREAS we absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land specifically shown with red ink in the map attached as part of this development agreement measuring 13.12 decimal land in plot no. 16, 33.88 decimal land in plot no. 17 and 18.62 decimal land in plot no. 19 classified as Bastu of Khudsole Mouza having JL no. 228 under P.S. & Dist – Bankura under P.S. & Dist – Bankura, more particularly described in the Schedule hereunder written.

AND WHEREAS a of Development Agreement, has been executed by us as owner of the ONE PART with the **SAMANTA INFRACON PRIVATE LIMITED**, having its registered office at Katjuridanga , P.O. Kenduadihi , Police Station and District Bankura - 722102 in the State of West Bengal , represented by its Managing Director **UTTAM KUMAR SAMANTA**, son of Sri Narayan Samanta , an Indian inhabitant, by religion - Hindu , by occupation - business, is resident of - Katjuridanga , P.O. Kenduadihi , Police Station and District Bankura - 722102 in the State of West Bengal; to construct multistoried apartment over and upon the schedule below property;

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District Sub-Registrar
Bankura

23 FEB 2023

AND WHEREAS in accordance to mutual consent and understanding the Development Agreement registered at office of DSR, Bankura being no. 010100926 of the year 2023..

AND WHEREAS in pursuance of the said Development agreement, we have handed over physical possession of the said property to the developer upon which the developer should continue their possession and do development work lawfully.

AND WHEREAS we are granting Power of Attorney through this instrument in favour of developer to enable them to set the plans sanctioned by the Municipality and other appropriate authority and to start construction on the said land and to do all other acts and things, which we have agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT We (1) Sri Uttam Kumar Samanta, Son of – Narayan Samanta, by religion – Hindu, by occupation – Business, having residence at – Katjuridanga, Bankura under P.O. – Kenduadihi, Dist – Bankura, (2) Smt. Deboshri Samanta, wife of – Sri Uttam Kumar Samanta, by religion – Hindu, by occupation – Business, having residence at – Katjuridanga, P.O. – Kenduadihi under P.S. & Dist – Bankura, (3) Sri Madan Mohon Samanta, Son of – Narayan Samanta, by religion – Hindu, by occupation – Business, having residence at - Gumai, P.O. – Pratappur, P.S. – Panskura, Dist – Purba Medinipur, (4) Sri Rajkumar Samanta, Son of – Sri Madan Mohan Samanta, by religion – Hindu, by occupation – Business, do hereby nominate, constitute and **SAMANTA INFRACON PRIVATE LIMITED**, having its registered office at Katjuridanga , P.O. Kenduadihi , Police Station and District Bankura - 722102 in the State of West Bengal , represented by its Managing Director **UTTAM KUMAR SAMANTA**, son of Sri Narayan Samanta , an Indian inhabitant, by religion - Hindu , by occupation - business, is resident of - Katjuridanga , P.O. Kenduadihi , Police Station and District

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District Sub-Registrar
Bankura 23 FEB 2023

Bankura - 722102 in the State of West Bengal, as our Attorney, to act as our true and lawful attorney in our name and on our behalf to do all and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our name:-

1. To sanction plan from competent authority for constructing multistoried apartment over and upon the schedule below plot of land.
2. To construct multistoried apartment over and upon the schedule below plot of land.
3. To develop the land by constructing multistoried building upon the said land.
4. To apply, for permission/exemption from the Competent Authority, from any authority/ authorities under the provisions of law by putting signature on our behalf.
5. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of our said Attorney(s) for the purpose of constructing the buildings on the said property to Panchayet/ Municipality and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of our said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the Panchayet/ Municipal and other authorities.
6. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and

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District Sub-Registrar
Bankura

23 FEB 2023

payable for or on account of the said property from the date of the said agreement onwards.

7. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or Panchayet or Municipality and/or Town Planning Authorities and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.

8. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as our said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges thereof to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.

9. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, the Municipality and/or City Survey Officer and/or Police Authorities for

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District Sub-Registrar
Bankura

23 FEB 2023

the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.

10. To deal and correspond with Zilla Parisad/ Panchyet/ Municipality including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:

(a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as our said Attorney(s) may require;

(b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property;

(c) To deal with the Panchyet/ Municipality or any other concerning authority and to get the assessment from the authority of the said property.

11. To appear and represent us before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of our said Attorney for or in connection with the development of the said property and to make such agreements arrived at such arrangement as may be conducive to the development work and completing the same.

12. To enter upon property at any time, affix board, put the barbed wire fencing or construct compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.

13. To represent before the public, local and/or private authorities in respect of the development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.

14. To deal with the correspondence with the Electric department and others for obtaining electric connection including execution of lease deed

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District Sub-Registrar
Bankura

23 FEB 2023

in respect of any portion of the said property for the purpose of enabling the Electric Supply to put up and erect an electric sub-station for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.

15. To empower on our behalf and in our name and to represent our interest before the City Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Municipal/ Panchyet Rates and Taxes, Town Planning Authorities, Commissioner of Police and Panchyet/ Municipality and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever.

16. To make applications for connections, electric supply and other incidental requirements which may be required for the purpose of development of the aforesaid property.

17. To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to me.

18. To apply for refund of deposits made or to be made with the Panchyet/Municipality, State Electricity Board and other concerned Authorities and receive the said refunds.

19. To nominate, appoint, engage and authorize solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their

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District Sub-Registrar
Bankura 23 FEB 2023

appointments and pay their remuneration including special fees and charges.

20. To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or any other authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.

21. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent me in any Court of law and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign vakalatnama and/or authorisations on our behalf, but at their entire risk as to costs.

22. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent our in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public

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District Sub-Registrar
Bankura

23 FEB 2023

officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.

23. To make application to the authorities of the Panchayet/Municipality and such other private and public authorities for making availability of water, electricity, etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.

24. To make applications to the government or semi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same.

25. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.

26. To evict and take possession of the said property in occupation of the tenants, occupants or trespassers, if any in the said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as our attorney(s) shall deem fit either in our name or in the name of our attorneys and to collect and receive rents.

27. To mortgage the said property or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining a loan by the attorneys and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the attorneys think fit.

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District Sub-Registrar

Bankura

23 FEB 2023

28. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which we ourselves could have done for the completion of the said development work.
29. To attend and to represent me before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Panchayet, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
30. To do any act, deed or thing, as our said Attorney(s) may deem fit and proper and necessary in the best interest of ourselves and in the best interest of the said property.
31. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.
32. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.
33. To advertise in the newspapers for the sale of individual units of developer's allocation out of apartment building to be constructed upon the schedule below property and to enter into agreements for the sale with the prospective purchasers in respect of such flats/ units of developer's allocation by fixing price or consideration and upon such terms and conditions as our said Attorney(s) shall deem fit and proper for the same, receive advance in respect of developer's allocated portion and also to execute all such writings as may be necessary, and execute Agreements for sale in respect of the developer's allocated units and to do all such necessary acts and things as may be necessary or proper in that behalf.
34. Subject to fulfillment of obligations under the said agreement of development, through this power to attorney our appointed attorney hereby authorized to receive consideration in respect of developer's allocated

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District Sub-Registrar
Bankura

23 FEB 2023

units from the prospective buyers, sign and execute deed of sale to transfer developers allocated units to prospective buyer and for completion of sale for us and on our behalf, present any such conveyance(s) or deed of sale for registration, to admit execution and receiving of consideration before the Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which our said Attorney(s) shall consider necessary for conveying the developer's allocated unit to the purchaser or their nominee or nominees as fully and effectively in all respect as our empowered and authorized attorney.

35. To apply for no-objection certificate or necessary permissions from the Panchayet, Municipality, Fire Brigade Department for occupying the building and to do all acts, deeds or things for the said purpose.

36. To sign declarations as may be required under section 269UC Of the Income-tax Act, 1961 and application under section 230A(I) of Income-tax Act, 1961 and to appear before any tax authority on our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.

37. To sign, forms, documents and writing as may be require for the time being.

38. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as our attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and we hereby agree at all times to ratify and confirm whatever our attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of any of us our heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute our said attorney or their nominees with such powers as per their directions.

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District Sub-Registrar
Bankura

23 FEB 2023

39. And to do everything whatever which may be at the sole discretion of our said Attorney(s) deemed fit, or expedient for development of the said property and which we ourselves could do if personally present and as if this power had not been executed.

40. And generally to do and cause to be done all acts, deeds, matters and things as our said Attorney(s) shall think fit and proper for the purpose of completion of the project as per development agreed.

41. Upon the death or incapacity of any of the Executants , it shall be the responsibility of our successors and legal heirs to make additional power of attorney to that effect.

42. **AND WE THE ABOVE NAMED HEREBY AGREE AND UNDERTAKE** to ratify and confirm all and whatsoever the said attorney under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.

IN WITNESS WHERE OF we have hereunto set and subscribed our hands at Bankura on the 23rd day of February of 2023.

SCHEDULE

ALL THAT the piece and parcel of land appertain to Development Agreement registered at office of DSR, Bankura being no. 010100926 of the year 2023 measuring 12 decimal land in plot no. 16, 33.88 decimal land in plot no. 17 and 18.62 decimal land in plot no. 19 classified as Bastu of Khudsole Mouza having JL no. 228 near to Christandanga Road in Ward no. 11 of Bankura Municipality under P.S. & Dist – Bankura under P.S. & Dist – Bankura which stands in LR for as follows:-

Pl no	Kh no	Measurement
16	3537	3.82 decimal
16	3843	9.30 decimal
17	3493	33.88 decimal
19	3804	6.70 decimal
19	3878	5.2 decimal
19	3887	6.72 decimal

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District Sub-Registrar
Bankura

23 FEB 2023

IN WITNESS WHEREOF both the parties to this deed put their respective hand on the day, month and year first above written, after being well versed about the contents herein.

SIGNED AND DELIVERED by the OWNER & DEVELOPER at
Bankura

Passport photographs along with the finger prints of both the parties are contain in separate page, which will be treated as part of this deed.

Signature of the principal

Uttam Kumar Samanta
Jeeshri Samanta
Madan Mohan Samanta
Raj Kumar Samanta

Signature of the Attorney


Samanta Infracon Private Limited
Katjuridanga, Bankura

Uttam Kumar Samanta
Director

Drafted and prepared by me:-

Asit Baran Pal
Bankura.
Deed writers 2.No-88.

Type by:-

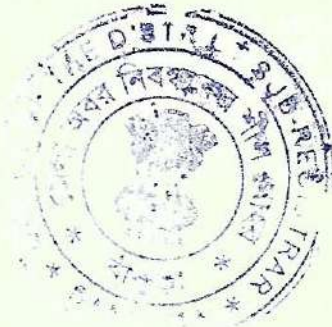

Sumanta Choudhury,

Bankura Court Bankura.

WITNESS

Biplab Sutrashar
S/o Sri Ramshan Sutrashar
11 Panchbaga
P.O - Kenduadihi
WB Dist - Bankura

SWARUP GHOSH
KALPAD GHOSH
HARYALARA
BANKURA



District Sub-Registrar
Bankura

23 FEB 2023



Uttam Kumar Samanta

बायम					
डानहात					

दाता / ग्रहीता नाम Uttam Kumar Samanta हाकर Uttam Kumar Samanta



Deboshri Samanta

	बृह्नासुल	तज्जनी	मध्यमा	अनामिका	कनिष्ठा
बायमहात					
डानहात					

दाता / ग्रहीता नाम Deboshri Samanta हाकर Deboshri Samanta



Madam Mohom Samanta

	बृह्नासुल	तज्जनी	मध्यमा	अनामिका	कनिष्ठा
बायमहात					
डानहात					

दाता / ग्रहीता नाम Madom Mohom Samanta हाकर Madom Mohom Samanta



Raj Kumar Samanta

	बृह्नासुल	तज्जनी	मध्यमा	अनामिका	कनिष्ठा
बायमहात					
डानहात					

दाता / ग्रहीता नाम Raj Kumar Samanta हाकर Raj Kumar Samanta



District Sub-Registrar
Bankura

23 FEB 2023



Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0101000071/2023	Date of Application	23/02/2023
Query No / Year	01018000498441/2023		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr Biplab Sutradhar		
Stampduty Payable	Rs.100/-		
Registration Fees Payable	Rs.74/-		
Applicant Name of the Visit Commission	Mr Biplab Sutradhar		
Applicant Address	Panchbaga Bankura		
Place of Commission	Katjuridanga Bankura, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102		
Expected Date and Time of Commission	23/02/2023 5:00 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 80/-, Total Fees Paid: 580/-		
Remarks			











Government of West Bengal

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

OFFICE OF THE D.S.R. BANKURA, District Name :Bankura







Signature / LTI Sheet of Query No/Year 01018000498441/2023

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	Shri Uttam Kumar Samanta Katjuridanga Bankura, City:- Bankura, P.O:- Kenduadihi, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN:- 722102	Principal			188 Uttam Kumar Samanta
2	Smt Deboshri Samanta Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN:- 722102	Principal			190 Deboshri Samanta
3	Shri Madan Mohan Samanta Village:- Gumai, P.O:- Pratappur, P.S:-Panskura, District:- Purba Midnapore, West Bengal, India, PIN:- 711221	Principal			191 Madan Mohan Samanta



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	Shri Rajkumar Samanta Village:- Gumai, P.O:- Pratappur, P.S:- Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 711221	Principal			192 Raj Kumar Samanta
5	Shri Uttam Kumar Samanta Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN:- 722102	Represent ative of Attorney [SAMANT A INFRACO N PRIVATE LIMITED]			193 Samanta Infracon Private Limited Katuridanga, Bankura Uttam Kumar Samanta Director
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Biplab Sutradhar Son of Shri Ramdhan Sutradhar Panchbaga, City:- Bankura, P.O:- Kenduadihi, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN:- 722102	Shri Uttam Kumar Samanta, Smt Deboshri Samanta, Shri Madan Mohan Samanta, Shri Rajkumar Samanta, Shri Uttam Kumar Samanta			194 Biplab Sutradhar

(Subhankar Pal)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R.
BANKURA

Bankura, West Bengal
District Sub-Registrar
Bankura

23 FEB 2023



Major Information of the Deed

Deed No :	I-0101-01015/2023	Date of Registration	27/02/2023
Query No / Year	0101-8000498441/2023	Office where deed is registered	
Query Date	23/02/2023 12:16:44 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Biplab Sutradhar Panchbaga, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9233220780, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 2,66,86,391/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 74/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010100926/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Chistandanga Road, Road Zone : (Ward no 11 -- Ward no 11) , Mouza: Khudshol, Pin Code : 722101

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-16	LR-3537	Bastu	Baide	3.82 Dec		15,53,520/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-16	LR-3843	Bastu	Baide	9.3 Dec		37,82,131/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-17	LR-3493	Bastu	Baide	33.88 Dec		1,37,78,344/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-19	LR-3804	Bastu	Baide	6.7 Dec		27,24,761/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-19	LR-3878	Bastu	Baide	5.2 Dec		21,14,740/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road, , Project Name :



L6	LR-19	LR-3887	Bastu	Baide	6.72 Dec		27,32,895/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			65.62Dec	0 /-	266,86,391 /-	
		Grand Total :			65.62Dec	0 /-	266,86,391 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Uttam Kumar Samanta (Presentant) Son of Shri Narayan Samanta Katjuridanga Bankura, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: arxxxxx6f, Aadhaar No: 25xxxxxxxx4137, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Pvt. Residence</p>
2	<p>Smt Deboshri Samanta Wife of Shri Uttam Kumar Samanta Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: fqxxxxx7k, Aadhaar No: 61xxxxxxxx5126, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Pvt. Residence</p>
3	<p>Shri Madan Mohan Samanta Son of Narayan Samanta Village:- Gumai, P.O:- Pratappur, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 711221 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: fdxxxxx9e, Aadhaar No: 50xxxxxxxx3768, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Pvt. Residence</p>
4	<p>Shri Rajkumar Samanta Son of Shri Madan Mohan Samanta Village:- Gumai, P.O:- Pratappur, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 711221 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: koxxxxx4j, Aadhaar No: 48xxxxxxxx7368, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Pvt. Residence</p>



Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAMANTA INFRACON PRIVATE LIMITED Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, PAN No.:: ABxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Uttam Kumar Samanta Son of Shri Narayan Samanta Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 25xxxxxxxx4137 Status : Representative, Representative of : SAMANTA INFRACON PRIVATE LIMITED (as Managing Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Biplab Sutradhar Son of Shri Ramdhan Sutradhar Panchbaga, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102			

Identifier Of Shri Uttam Kumar Samanta, Smt Deboshri Samanta, Shri Madan Mohan Samanta, Shri Rajkumar Samanta, Shri Uttam Kumar Samanta

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Uttam Kumar Samanta	SAMANTA INFRACON PRIVATE LIMITED-3.82 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Smt Deboshri Samanta	SAMANTA INFRACON PRIVATE LIMITED-9.3 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Shri Uttam Kumar Samanta	SAMANTA INFRACON PRIVATE LIMITED-33.88 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Smt Deboshri Samanta	SAMANTA INFRACON PRIVATE LIMITED-6.7 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Shri Rajkumar Samanta	SAMANTA INFRACON PRIVATE LIMITED-5.2 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	Shri Madan Mohan Samanta	SAMANTA INFRACON PRIVATE LIMITED-6.72 Dec



Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Chistandanga Road, Road Zone : (Ward no 11 -- Ward no 11) , Mouza: Khudshol, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 16, LR Khatian No:- 3537	Owner:উত্তম কুমার সামন্ত, Gurdian:নারায়ন চন্দ্র সামন্ত, Address:কাটজুড়িডাঙা কেন্দুয়াডিহী , Classification:বাইদ, Area:0.03820000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 16, LR Khatian No:- 3843	Owner:দেবশ্রী সামন্ত, Gurdian:উত্তম কুমার সামন্ত, Address:কাটজুড়িডাঙ্গা, কেন্দুয়াডিহি, বাঁকুড়া। , Classification:বাইদ, Area:0.09300000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 17, LR Khatian No:- 3493	Owner:উত্তম কুমার সামন্ত, Gurdian:নারায়ন সামন্ত, Address:কাটজুড়িডাঙ্গা কেন্দুয়াডিহি বাঁকুড়া, Classification:তড়া, Area:0.33880000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 19, LR Khatian No:- 3804		Owner Name not selected by applicant.
L5	LR Plot No:- 19, LR Khatian No:- 3878	Owner:রাজকুমার সামন্ত, Gurdian:মদন মোহন, Address:নিজ , Classification:তড়া, Area:0.05240000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 19, LR Khatian No:- 3887	Owner:মদন মোহন সামন্ত, Gurdian:নারায়ন , Address:গুমাই, প্রতাপপুর, পাঁশকুড়া, পূর্ব মেদিনীপুর, Classification:তড়া, Area:0.06720000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 010101015 / 2023

On 23-02-2023

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

Presented for registration at 19:45 hrs on 23-02-2023, at the Private residence by Shri Uttam Kumar Samanta , 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 2,66,86,391/-

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

Execution is admitted on 23/02/2023 by 1. Shri Uttam Kumar Samanta, Son of Shri Narayan Samanta, Katjuridanga Bankura, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by Profession Business, 2. Smt Deboshri Samanta, Wife of Shri Uttam Kumar Samanta, Katjuridanga, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by Profession Business, 3. Shri Madan Mohan Samanta, Son of Narayan Samanta, P.O: Pratappur, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 711221, by caste Hindu, by Profession Business, 4. Shri Rajkumar Samanta, Son of Shri Madan Mohan Samanta, P.O: Pratappur, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 711221, by caste Hindu, by Profession Business

Indetified by Shri Biplab Sutradhar, , Son of Shri Ramdhan Sutradhar, Panchbaga, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-02-2023 by Shri Uttam Kumar Samanta, Managing Director, SAMANTA INFRACON PRIVATE LIMITED, Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Shri Biplab Sutradhar, , Son of Shri Ramdhan Sutradhar, Panchbaga, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk



Subhankar Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

On 24-02-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74.00/- (E = Rs 42.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 74.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3601, Amount: Rs.100.00/-, Date of Purchase: 23/02/2023, Vendor name: Pranab Kumar Haldar



Subhankar Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal



On 27-02-2023

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.



Subhankar Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2023, Page from 17621 to 17645
being No 010101015 for the year 2023.



Digitally signed by SUBHANKAR PAL
Date: 2023.02.27 13:04:55 +05:30
Reason: Digital Signing of Deed.

(Subhankar Pal) 2023/02/27 01:04:55 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)



দাখিলকারক ও দাতা :

ফটো

	বৃদ্ধাসুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

দাতা / গ্রহীতা নাম..... স্বাক্ষর.....

ফটো

	বৃদ্ধাসুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

দাতা / গ্রহীতা নাম..... স্বাক্ষর.....

ফটো

	বৃদ্ধাসুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

দাতা / গ্রহীতা নাম..... স্বাক্ষর.....

ফটো

	বৃদ্ধাসুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

