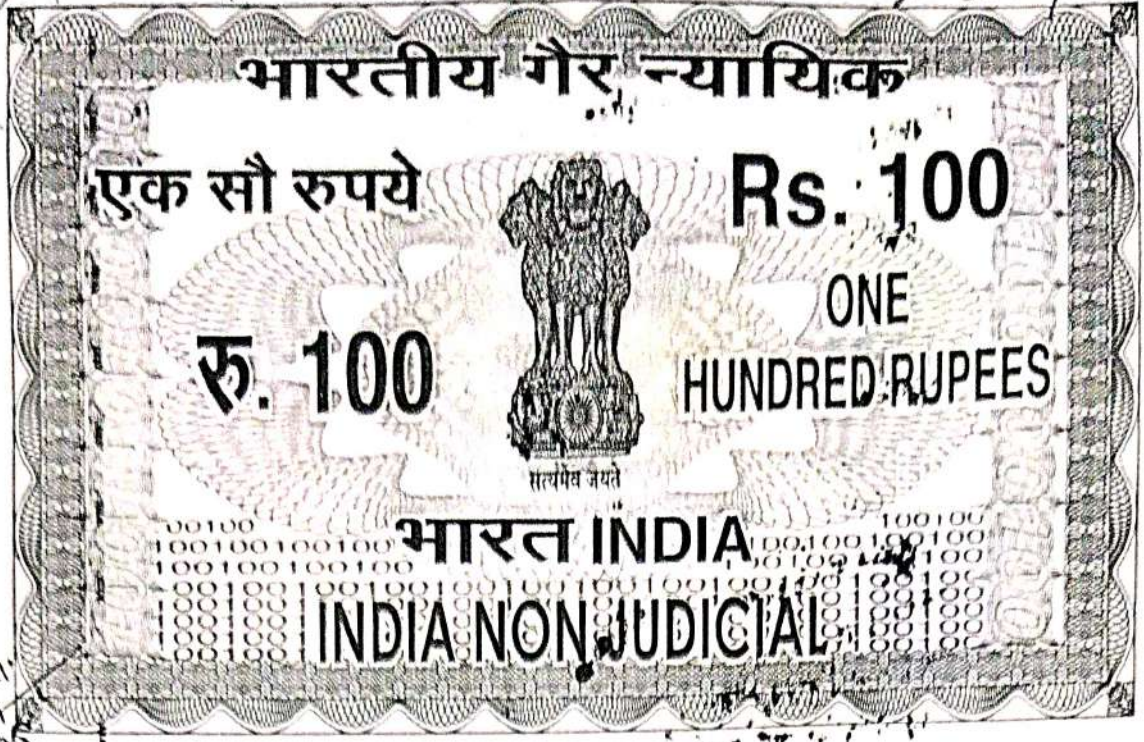


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that this document is admitted to Registration. The signature and the endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar Sealdah

24/11/22

POWER OF ATTORNEY

তারিখ: 1977 তারিখ 18-11-22

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16 NOV 2022

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✓ Mainak Dey VVTI 5463

✓ Mainak Dey VVTI 5464

✓ Suddar Samanta VVTI 5465

✓ Nil Ratan Samanta VVTI 5466

✓ Sibi Mitra

Identified by me
Subrata Das
02/11/2022



A.D.S.R., SEALDAH
23 NOV 2022
Dist. South 24 Parganas

KNOW ALL MEN BY THESE PRESENTS, Wo,

1. **MR. SUNDAR SAMANTA** having PAN ASOPS9233K and AADHAAR 9171 8839 9711, son of Late Ram Kinkar Samanta, by Profession – Retired Person, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata–700037, District – South 24 Parganas;
2. **MR. NIL RATAN SAMANTA** having PAN AUGPS9871D and AADHAAR 6500 4213 4458, son of Late Ram Kinkar Samanta by Profession – Self Employed, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata–700037, District – South 24 Parganas;
3. **MRS. PRITI MITRA** having PAN AIEPM1584F and AADHAAR 5183 5159 1378, wife of Mr. Mohon Lal Mitra and daughter of Late Ram Kinkar Samanta, by Profession – Retired Person, by Religion – Hindu, by Nationality – Indian, residing at Ashatala Apartment, Flat No. 2B, 39/1A, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station Tala, Kolkata–700037, District – South 24 Parganas;
4. **MISS. BINA SAMANTA** having PAN CWVPS0625N and AADHAAR 2155 1570 3985, daughter of Late Ram Kinkar Samanta, by Profession – Household, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata–700037, District 24 Parganas;
5. **MRS. MINA DUTTA** having PAN BIFPD1843L and AADHAAR 3840 5225 0838, wife of Mr. Parimal Dutta and daughter of Late Ram Kinkar Samanta, by Profession – Household, by Religion – Hindu, by Nationality – Indian, residing at Subash Bag Post Office – Birati, Police Station – Nimta, Pin – 700051, District – North 24 Parganas;
6. **MRS. CHHAYA SAMANTA** having PAN BJYPS7668Q and AADHAAR 9738 1189 7162, wife of Late Shib Chaitanya Samanta, by Profession – Housewife, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata – 700037, District – South 24 Parganas;
7. **MR. DEBKUMAR SAMANTA** having PAN AKVPS6826M and AADHAAR 6044 7420 6679, son of Late Shib Chaitanya Samanta, by Profession – Service/Business, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road,



VVTI
5467

✓ Deb Kumar Samanta



VVTI
5468

✓ Renuka Samanta



VVTI
5469

✓ Sonali Samanta



VVTI
5470

✓ Mina Dutta



VVTI
5471

✓ Ruba Prayag Samanta



VVTI
5472

✓ Chhaya Samanta



VVTI
5473

✓ Ajina Samanta



VVTI
5474

✓ Saman Baru

Subanta Das
BCH



A.D.S.R., SEALDAH
23 NOV 2022
Dist.-South 24 Parganas

Post Office – Belgachia, Police Station – Chitpur, Kolkata – 700037, District – South 24 Parganas;

8. **MR. SOMNATH SAMANTA** having **PAN BHHPS8400H** and **AADHAAR 8028 8089 2547**, son of Late Shib Chaitanya Samanta, by Profession – Service/Business, by Religion – Hindu, by Nationality – Indian, residing at 27/1/D, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata – 700037, District – South 24 Parganas;
9. **MRS. RENUKA SAMANTA** having **PAN BORPS6709C** and **AADHAAR 4263 9392 7604**, wife of Late Chaitanya Samanta, by Profession – Housewife, by Religion – Hindu, by Nationality – Indian, residing at Quarter No. 301, Fourth Floor, Post Office – Govindpur, Police Station – Govindpur, Pin – 831004, District – Purbi Singhbhum in the state of Jharkhand;
10. **MR. RUDRA PRAYAG SAMANTA** having **PAN AOGPS7793L** and **AADHAAR 3700 6728 1742**, son of Late Chaitanya Samanta, by Profession – Service/Business, by Religion – Hindu, by Nationality – Indian, residing at M-21, Ward No. 17, Harimarg, Madampura, Ajmer Road, Jaipur R.S, Post Office – Jaipur, Police Station – Jaipur, Pin – 302006 in the state of Rajasthan, **SEND GREETINGS.**

WHEREAS by virtue of a registered Deed of Conveyance written in Bengali vernacular made and executed on 23rd day of February, 1949 between one Debendra Krishna Mitter, son of Late Narendra Krishna Mitter, therein referred to as the Vendor of the one part and Ram Kinkar Samanta (since deceased), therein referred to as the Purchaser of the other part and registered in the office of the Sub-Registrar of Sealdah and recorded therein as Deed No. 275 in Book No. J, Volume No. 10, Pages 53 to 60, Bing No. 275 for the year 1949, wherein the said Vendor, Debendra Krishna Mitter being the lawful owner and for valuable consideration therein mentioned sold, conveyed, transferred, assigned and assured ALL THAT piece or parcel of land measuring more or less 3 (Three) Cottahs 6 (Six) Chittaks 21 (Twenty One) Sq. ft. being Lot No. 2/A as shown in the site plan annexed therein, lying and situated within the Mouza Kalidaha comprised in Collectorate Holding No. 288/A/2 in Division – I, Sub Division 16, Touzi No. 1298/2833, being premises no. 27R, Jiban Krishna Mitter Road, Kolkata – 700037, under the police station of Chitpur and in the District of 24 Parganas

(now South 24 Parganas), more fully set forth and described in the Schedule there under written unto and in favour of the said Purchaser, Ram Kinkar Samanta absolutely and forever.

AND WHEREAS by the strength of the aforesaid Deed of Conveyance, Ram Kinkar Samanta became the sole and absolute owner in respect of the aforesaid property and seized and possessed thereof, the said Ram Kinkar Samanta duly mutated his name in the record of the municipal limits of the Kolkata Municipal Corporation (formerly known as Calcutta Municipal Corporation) as the lawful owner thereof and his aforesaid land had recorded in his name vide Assessee No. 110030600630 in Ward no. 003 and known & recorded as Premises No. 27R, Jiban Mitter Road, Kolkata – 700037 (hereinafter referred to as the "Said Premises") and he started to pay due taxes from time to time directly in his name to the authority concerned since then.

AND WHEREAS during the course of his enjoyment of the said premises, the said Ram Kinkar Samanta constructed two storied brick built building upon the said premises after obtaining the sanctioned plan thereof and started to use the same as the residential building for himself and other members of his family.

AND WHEREAS the said Ram Kinkar Samanta during the course of his enjoyment of the aforesaid property and at the time of his death was a Hindu and governed by the Hindu Succession Act, 1956 died intestate on 01.01.1971 leaving behind him surviving his wife, Smt. Kalyani Samanta and four sons namely, (1) Sri Shib Chaitanya Samanta, (2) Sri Chaitanya Samanta, (3) Sri Sundar Samanta, (4) Sri Nil Ratan Samanta and three daughters namely, (1) Smt. Mina Dutta, (2) Smt. Priti Mitter, (3) Miss Bina Samanta as his only legal heirs and successors to inherit his aforesaid property in equal share. Accordingly above named legal heirs of deceased, Ram Kinkar Samanta jointly became the owners of the said land measuring more or less 3 (Three) Cottahs 6 (Six) Chittaks 21 (Twenty One) Square Feet together with two storied building thereon being Premises No. 27R, Jiban Krishna Mitter Road, Kolkata – 700037 by way of laws of inheritance and became each entitled to an undivided 1/8th share in the aforesaid property.

AND WHEREAS during the course of their joint enjoyments of the aforesaid property, the said Smt. Kalyani Samanta died intestate on 06.04.2005 leaving behind her

surviving her above named four sons and three daughters as her only legal heirs and successors to inherit her undivided 1/8th share in the aforesaid property in equal share thus the said (1) Sri Shib Chaitanya Samanta, (2) Sri Chaitanya Samanta, (3) Sri Sundar Samanta, (4) Sri Nil Ratan Samanta, (5) Smt. Mina Dutta, (6) Smt. Priti Mitter, (7) Miss Bina Samanta, the Owners herein jointly became the owners of the aforesaid property by way of law of inheritance and became each entitled to an undivided 1/7th share in the aforesaid property.

AND WHEREAS the Owners are now seized and possessed of and/or other wise well and sufficiently entitled to the said land measuring more or less 3 (Three) Cottahs 6 (Six) Chittaks 21 (Twenty One) Square Feet together with two storied building thereon being Premises No. 27R, Jiban Krishna Mitter Road, Kolkata – 700037 (more fully and clearly described in the First Schedule written hereunder and herein after referred to as the "Said Property"), which is free from all encumbrances and liabilities and except the Owners herein there are no other person or person have any right, title, interest or claim to the said property.

AND WHEREAS the said building became old and dilapidated and it requires to be demolished and as such the Owners for their better enjoyments of the said property desire to construct a multi storied building thereon after demolishing the old existing building from the said land but due to paucity of fund and lack of experience for construction of multi storied building they were unable to fulfill their said desire and as such they were in search of a person or persons or firm, who can fulfill the said desire of the Owners therein by constructing a multi storied building upon the said property on the basis of the plan to be sanctioned by the concerned authority of the Kolkata Municipal Corporation.

AND WHEREAS, now desire to develop the landed property, the Owners therein entered into a **Development Agreement dated 23rd day of February, 2015** with the "M.P. Enterprise" having its place of business at 181/5, A.P.C. Road, Post Office – Shyambazar, Police Station – Shyampukur, Kolkata – 700004 under some terms and condition mentioned therein, which was duly registered in the office of the **Additional District Sub-Registrar Sealdah, copied in Book No.- I, CD Volume No.- 2, Pages from 3326 to 3358, Being No. – 00672 for the year 2015** and the Owners therein also executed a **Development Power of Attorney dated 23rd day of February, 2015,**

duly registered in the office of the **Additional District Sub-Registrar Sealdah**, copied in **Book No.- I, CD Volume No.- 2, Pages from 3359 to 3379, Being No. - 00673 for the year 2015.**

AND WHEREAS, remained in possession thereof, said Sib Chaitanya Samanta died intestate on 13.03.2016, leaving behind him surviving wife, Chhaya Samanta and two sons namely, Debkumar Samanta and Somnath Samanta as his legal heirs and successors as per the provision of Hindu Succession Act. 1956 and became the collectively owners of undivided share of the property left by deceased Sib Chaitanya Samanta.

AND WHEREAS, after the death of Sib Chaitanya Samanta, his legal heirs and successors Chhaya Samanta and two sons namely, Debkumar Samanta and Somnath Samanta made and executed another **Development Power of Attorney dated 30th day of June, 2016**, duly registered in the office of the **Additional District Sub-Registrar Sealdah**, copied in **Book No.- I, Volume No.- 1606-2016, Pages from 54258 to 54282, Being No. - 160601879 for the year 2016**

AND WHEREAS, thereafter said owners mutated their names in the office of the Kolkata Municipal Corporation having **Assessee No. 110030600630** and paying relevant taxes thereof.

AND WHEREAS, thereafter said Chaitanya Samanta died intestate on 05.06.2017, leaving behind him surviving wife, Renuka Samanta and only son, Rudra Prayag Samanta and one married daughter, Priyanta Ghosh as his legal heirs and successors to inherit the undivided share of the property left by deceased Chatanya Samanta as per the operation of Hindu Succession Act. 1956.

AND WHEREAS, by virtue of a Deed of Gift dated 24.06.2017, duly registered with the office of the Additional Registrar of Assurances - I, Kolkata copied in **Book No.- I, Volume No.- 1901-2017, Pages from 124753 to 124778, Being No.- 190103880 for the year 2017**, said Priyanta Ghosh gifted her undivided 1/21st share of land measuring an area about 116.71 Sq.ft. together with structure measuring an area of 81 Sq.ft. (40 Sq.ft. more or less on the Ground Floor and 41 Sq.ft. more or less on the First Floor) unto and in favour of her mother, Renuka Samanta. By way of this Deed of Gift and

own undivided share of property, said Renuka Samanta became the co-owner of undivided 233.42 Sq.ft. of land together with 162 Sq.ft. of structure.

AND WHEREAS, after the death of aforesaid two owners, the present Owners of the said agreement approached to the Developer, M.P. Enterprise to start the development work of the building of the land, but due to unavoidable circumstances, the Developer could not start the development work and both the parties mutually agreed to Cancel the Development Agreement and revoke the Development Power of Attorney.

AND WHEREAS, by mutual consent of both the parties, they entered into a Cancellation of Development Agreement dated 06.09.2017, duly registered in the office of the Additional District Sub-Registrar Sealdah copied in Book No.- 1, Volume No.- 1606-2017, Pages from 74890 to 74941, Being No.- 160602520 for the year 2017 and subsequently both the parties entered into revocation of two Power of Attorneys dated 06.09.2017, duly registered in the office of the Additional District Sub-Registrar Sealdah copied in Book No.- IV, Volume No.- 1606-2017, Pages from 7792 to 7822, Being No.- 160600400 for the year 2017 and Book No.- IV, Volume No.- 1606-2017, Pages from 7823 to 7848, Being No.- 160600401 for the year 2017 respectively.

AND WHEREAS, the Principals hereby declare that the said plot of land is free from all encumbrances, charges, liens, lispendens, attachments, claims, demands, acquisitions and requisitions in any manner and the LAND OWNER(S) have good marketable title thereto.

AND WHEREAS, we, the Principal(s) herein are the collectively Owners in respect of the property and seized and possessed of and/or otherwise well and sufficiently entitled **ALL THAT** piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of **03 (three) Cottahs 06 (six) Chittacks 21 (twenty one) Sq.ft.** be the same a little more or less, together with a cemented flooring old dilapidated two storied building thereon having a total covered area of **1701 Sq.ft. (850 Sq.ft. on the Ground Floor & 851 Sq.ft. on the First Floor)** including all easement rights and appurtenances thereto lying situate at and being Premises No. 27R, Jiban Krishna Mitter Road, Kolkata - 700037 having Assessee No. under the Police Station

of Chitpur in Ward No. 003 within the limits of Kolkata Municipal Corporation, Borough No. I, in the jurisdiction of Additional District Sub-Registration Office at Sealdah in the District of South 24 Parganas, particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the "SAID PROPERTY.

AND WHEREAS, by virtue of a Development Agreement dated 22.11.2022, duly registered in the office of the Additional District Sub-Registrar at Sealdah in Book No. I, Volume No. 1606-2022, Being No. 5772 for the year 2022 made between we, the Principal(s) herein therein referred to as the Owners of the One Part and **N I R M A N** having PAN AARFN7848N, a Partnership Firm, having its registered office at 302/9, Swamiji Sarani, Post Office – Sreebhumi, Police Station – Lake Town, Kolkata – 700048, District – North 24 Parganas, being represented by its Partners namely, (1) **MR. MAINAK DEY** having PAN BCMPD6993A and AADHAAR NO. 4371 2725 9926, son of Sri Babul Krishna Dey, residing at 302/9, Swamiji Sarani, Post Office – Sreebhumi, Police Station – Lake Town, Kolkata – 700048, District – North 24 Parganas and (2) **MR. SAURAV BASU** having PAN BGXPB6501M and AADHAAR NO. 3959 3900 3365, son of Mr. Sailendra Nath Basu, residing at 79/1, T.C. Road, P.O. & P.S. – New Alipur, Kolkata – 700 053, Dist.– South 24 Parganas, both by faith – Hindu, by Nationality – Indian, by Occupation – Business, therein referred to as the Developers of the Other Part, we the Principal(s) herein, desire to develop the said Property more particularly mentioned and described in the First Schedule hereunder written through the said Developers upon such terms and conditions as contained therein the said Development Agreement.

AND WHEREAS, at the treaty of the said Development Agreement we, the Principal(s) herein, have agreed to execute a Development Power of Attorney in favour of the **NIRMAN**, (Developers) as it may direct in order to enable to get sanction of the building plan/additional/ revised/modified plan/Completion Certificate from the Kolkata Municipal Corporation and/or other concerned Authority and construction of the proposed building, booking and sale of the Developer's Allocation and all matters ancillary thereto and to sign on the said proposed building plan to be sanctioned from the said municipal authority, additional / revised / modified plan / completion certificate and all other concerned documents as may be required for development of the said Property on our behalf and in our names and to sign on the sanctioned building plan/ additional / revised / modified plan on our behalf and in our name and to do all other

acts, deeds and things in relation to the development of the said Property and every part thereof.

AND WHEREAS, the Developers has requested us to grant the said Development Power of Attorney in favour of the said Developers and which we hereby done and executed by these presents.

NOW KNOW YOU AND THESE PRESENTS WITNESSETH that we the Principal(s) herein, do hereby nominate, constitute and appoint, **(1) MR. MAINAK DEY**, son of Sri Babul Krishna Dey, residing at 302/9, Swamiji Sarani, Post Office – Sreebhumi, Police Station – Lake Town, Kolkata – 700048, District – North 24 Parganas and **(2) MR. SAURAV BASU**, son of Mr. Sailendra Nath Basu, residing at 79/1, T.C. Road, P.O. & P.S. – New Alipur, Kolkata – 700 053, Dist.– South 24 Parganas, both by faith – Hindu, by Nationality – Indian, by Occupation – Business, both are partner of the said **NIRMAN**, a Partnership Firm, having its registered office at 302/9, Swamiji Sarani, Post Office – Sreebhumi, Police Station – Lake Town, Kolkata – 700048, District – North 24 Parganas, to be our true and lawful constituted Attorneys for and on behalf to do and execute and perform all or any of the following acts, deeds, matters and things viz.

- 1) To hold, occupy, defend possession of the said Property or any part or parts thereof on our behalf as the said Attorney may deem fit and proper.
- 2) To prepare and to get sanctioned building plan/additional/revised/ modified plan/completion certificate from the Kolkata Municipal Corporation and/or any appropriate authority for development of the said Property particularly mentioned and described in the First Schedule hereunder written and to amend or modify the same and to obtain the said plan from the Kolkata Municipal Corporation and other concerned authorities and further to submit proposals from time to time for the amendments of such Building Plan to the said Municipal Authority and other concerned authorities for the purpose of obtaining approval to such amendments and to sign on the said plan and any other documents as may be required for development of the said Property particularly mentioned and described in the First Schedule hereunder written on our behalf and in our names.

- 3) To enter upon the said Property or any part or parts thereof either alone or along with others for the purpose of commencing construction work on the said Property and erecting the proposed Building thereon.
- 4) To supervise the development work in respect of the said proposed Building on the said Property and to carry out and/or to get carried out through Contractors or Sub-Contractors and/or in such manner as may be determined by the said Attorneys and to erect the construction of the building comprised of the said Property in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of West Bengal, Kolkata Municipal Corporation, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.
- 5) To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and in all its Departments, Kolkata Municipal Corporation and/or Town Planning Department and other concerned authorities in connection with the development of the said Property.
- 6) To appear before the Kolkata Municipal Corporation and / or any other concerned Government Office for any purpose in respect of the said Property and also the said proposed Building, if required, on our behalf and/or in our names as may deem fit and proper by the said Attorneys.
- 7) To appear and represent us before all concerned authorities and parties as may be necessary in connection with the development of the said Property as aforesaid.
- 8) To appoint from time to time Architects etc., R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said Property as also construction of building thereon comprised of the said Property and to pay their fees, consideration moneys, salaries and/ or wages and to sign all plans on building owner's where necessary.
- 9) To appoint any Agent to sell the Developer's Allocation and every part thereof particularly mentioned and described in the Development Agreement on any terms and conditions as the said Attorneys may deem fit and proper.

- 10) To pay various deposits to the Kolkata Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said Property and construction of the building thereon the said Property and to claim refund of such deposits so paid by the Attorneys and to give valid and effectual receipts on behalf of us in connection with the refund of such deposits.
- 11) To approach the officers of the Kolkata Municipal Corporation for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the development of the said Property and construction of building thereon in the said Property and also to obtain water connection and all other service connections to the building to be constructed.
- 12) To make necessary applications to the Calcutta Electric Supply Corporation Ltd. (CESC Ltd) for obtaining electric point for the said Property and the said Building to be constructed thereon.
- 13) To make necessary representations including filing of complaints and appeals before the Assessor and Collector of Kolkata Municipal Corporation and other concerned authorities in regard to the fixation of rateable value in respect of the building on the said Property and/or any portion thereof by the Assessor and Collector of Kolkata Municipal Corporation.
- 14) To apply from time to time for modifications of the Building Plan in respect of the building to be constructed on the said Property.
- 15) To apply for and obtaining water connection for the building to be constructed on the said Property and/or Occupation and Completion Certificate in respect of the said Building from the Kolkata Municipal Corporation and other concerned authorities.
- 16) To give such letters and writings and/or undertakings as may be required from time to time by the Kolkata Municipal Corporation and/or other concerned authorities for the purpose of carrying out the development work in respect of the said Property.
- 17) To give necessary letters, writings and undertaking to the Kolkata Municipal Corporation, Fire Brigade Department and / or any other Government authority for

occupying the said Building comprised in the said proposed Building and / or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said proposed Building to be constructed thereon the said Property.

- 18) To do all other acts, deeds, matters and things in respect of the said Property described in the First Schedule hereunder written including to represent before and correspond with the Kolkata Municipal Corporation and other concerned authorities for any of the matters relating to the proposed Building to be constructed on the said Property and any other matters pertaining to the said Property.
- 19) To hold and defend possession, manage and maintain the said Property and the said proposed Building or any part or parts thereof from time to time and conduct all correspondence relating to the said Property with any person or persons authority or authorities.
- 20) To enter into Agreement or Agreements for Sale of the flats, units, shops, car parking spaces and other areas together with the undivided impartible proportionate share or interest in the land underneath the said Building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation at the said Building mentioned in the Development Agreement to any intending Purchaser or Purchasers.
- 21) To receive from the intending Purchaser or Purchasers full consideration money and/or any earnest money and/or advance or advances and also the balance of consideration money at or before the completion of such sale of the flats, units, shops, car parking spaces and other areas together with undivided impartible proportionate share or interest in the land underneath the said Building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer,s allocation and to give good, valid receipt and discharge for the same which will protect the Purchaser or Purchasers without seeing the application of the money.

- 22) Upon such receipt as aforesaid in our names and as our acts and deeds to sign, execute and deliver any Agreement for Sale, Conveyance or Conveyances in relation to the Developer's Allocation in favour of the said Purchaser or Purchasers or his/her/ nominees or assignees.
- 23) To Sign and execute all documents and other deeds, instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Developer's Allocation or any part or parts thereof as I could do ourselves.
- 24) To present any such Agreement for Sale, Deed of Conveyance or Conveyances or any other Deeds or Documents for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Agreement, Conveyance etc. registered and to do all acts, deeds and things which the said Attorneys shall consider necessary for conveying the Developer's Allocation at the said Property or any part or parts thereof particularly mentioned and described in the Development Agreement to the said Purchaser or Purchasers save and except the Owner's Allocation particularly mentioned and described in the Second Schedule hereunder written as fully and effectually in all respects as I could do the same ourselves.
- 25) To ask, receive and realize from all Occupiers or Purchasers of flats, units, shops, car parking spaces and other areas, charges, expenses, rates, cesses and other sums due or that might become due and payable by him/her/it/them and on non-payment to take appropriate steps for realization thereof.
- 26) To accept writ or summons or other legal processes or notices, to appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us and in connection therewith file appeals or revision or representation and appoint Advocates and Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats, units, shops, car parking spaces and other areas or spaces pertaining to the Developer's Allocation.
- 27) To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit,

proceeding, appeal, revision, review before any Officer, Authority, Court, Tribunal, Magistrate or any other person for and on behalf of us.

- 28) To receive from any person, officer, authority, Tribunal or Court any document, money or other things and give release and receipt therefore.
- 29) To do and perform generally all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
- 30) To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.
- 31) **We**, the Principal(s) herein, do hereby agreed to ratify and confirm whatsoever the said Attorney shall do in relation to the said Property by virtue of these presents and **We**, the Principal(s) do hereby further declare that **We** will not do anything inconsistent with this Development Power of Attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of 03 (three) Cottahs 06 (six) Chittacks 21 (twenty one) Sq.ft. be the same a little more or less, together with a cemented flooring old dilapidated two storied building thereon having a total covered area of 1701 Sq.ft. (850 Sq.ft. on the Ground Floor & 851 Sq.ft. on the First Floor) including all easement rights and appurtenances thereto lying situate at and being Premises No. 27R, Jiban Krishna Mitter Road (also known as Jiban Krishna Mitra Road), Kolkata – 700037 having Assessee No. 1100300600630 under the Police Station of Chitpur in Ward No. 003 within the limits of Kolkata Municipal Corporation, Borough No. I, in the jurisdiction of Additional District Sub-Registration Office at Sealdah in the District of South 24 Parganas, which is butted and bounded as follows:–

ON THE NORTH : Premises No. 27/X, Jiban Krishna Mitter Road;
ON THE SOUTH : Premises No. 27/1/8, Jiban Krishna Mitter Road;
ON THE EAST : 12 Ft. Wide Corporation Road;
ON THE WEST : 22, Shahid Colony.

IN WITNESS WHEREOF We, the Principal(s) and the constituted Attorneys herein both have set and subscribed our respective hands and seals on this _____ day of _____, Two Thousand Twenty Two (2022).

SIGNED, SEALED AND DELIVERED
in the presence of :-

1. *Toupti Samanta*
27/R J.K. Mitra Road
cal- 37

2. *Subarna Ghosh Samanta*
27/1/1D J.K. MITRA ROAD
KOLKATA - 37

- ✓ *Swarna Samanta*
- ✓ *Nil Ratan Samanta*
- ✓ *Preruka Samanta*
- ✓ *Rudra Prayag Samanta*
- ✓ *Chhaya Samanta*
- ✓ *Somnath Samanta*
- ✓ *Deb Kumar Samanta*
- ✓ *Pooja Mitra*
- ✓ *Mina Dutta*
- ✓ *Bhargya Samanta*

.....
SIGNATURE OF THE PRINCIPALS

Sourav Bose

For M/s. NIRMAN

Yainak Dey
Partner

.....
POWER ACCEPTED BY THE ATTORNEYS

Drafted by:

Subrata Das, Advocate
Sealdah Court, Kolkata - 700 014
Enrolment No.- WB 1358/2001

SIGNATURE OF THE
EXECUTANTS/PRESENTANTS

SPECIMEN FORM FOR TEN FINGER PRINTS



Mainak Jey

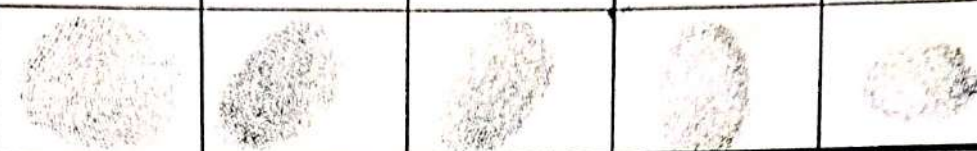
LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB
--------	------	--------	------	-------



RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE
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LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB
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RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE
-------	------	--------	------	--------



Sameer Bann

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB
--------	------	--------	------	-------



RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE
-------	------	--------	------	--------



Sundar Sawante

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB
--------	------	--------	------	-------



RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE
-------	------	--------	------	--------



NilRatan Somant

SIGNATURE OF THE EXECUTANTS/PRESENTANTS

SPECIMEN FORM FOR TEN FINGER PRINTS



Riti Mitra

LEFT HAND

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



Bine Samanta

LEFT HAND

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



Mina Dutta

LEFT HAND

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



Chhaya Samanta

LEFT HAND

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



SIGNATURE OF THE EXECUTANTS/PRESENTANTS

SPECIMEN FORM FOR TEN FINGER PRINTS



Abhishek Kumar Samanta

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE



P. H. Saha

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE



Reena K. Samanta

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE



Rudra Prayag Samanta

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE







Government of West Bengal

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







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

Signature / LTI Sheet of Query No/Year 16068003323513/2022







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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUNDAR SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:- , P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Principal			<i>Sundar Samanta</i> 23/11/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr NIL RATAN SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, Jadu Mitra Lane, City:- , P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Principal			<i>Nil Ratan Samanta</i> 23/11/22



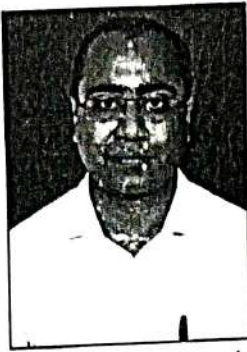



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs PRITI MITRA JIBAN KRISHNA MITTER ROAD, Flat No: 2B, 39.1A, City:- , P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Principal			<i>Priti Mitra</i> 23/11/22
4	Miss BINA SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:- , P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Principal			<i>Bina Samanta</i> Mina Dutta 23/11/22
5	Mrs MINA DUTTA SUBASH BAG, City:- , P.O:- BIRATI, P.S:- Nimta, District:-North 24- Parganas, West Bengal, India, PIN:- 700051	Principal			<i>Mina Dutta</i> 23/11/22



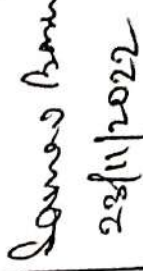



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mrs CHHAYA SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:- , P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Principal			<i>Chhaya Samanta</i> 23/11/22
7	Mr DEBKUMAR SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:- , P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Principal			<i>Deb Kumar Samanta</i> 23/11/22
8	Mr SOMNATH SAMANTA JIBAN KRISHNA MITTER ROAD, 27/1/D, City:- , P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Principal			<i>Somnath Samanta</i> 23/11/22

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mrs RENUKA SAMANTA FOURTH FLOOR,, Flat No: 301, City:- , P.O:- GOVINDPUR, P.S:- GOBINDPUR, District:- Purbi Singhbhum, Jharkhand, India, PIN:- 831004	Principal			<i>Renuka Samanta</i> 23/11/22
10	Mr RUDRA PRAYAG SAMANTA WARDNO. 17, HARIMARG. MADAMPURA, AJMER ROAD, JAIPUR R.S, Block/Sector: M-21, City:- , P.O:- JAIPUR, P.S:-AMER, District:- Jaipur, Rajasthan, India, PIN:- 302006	Principal			<i>Rudra Prayag Samanta</i> 23/11/22
11	Mr MAINAK DEY SWAMIJI SARANI, 302/9, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Representative of Attorney [NIRMAN]			<i>Mainak Dey</i> 23.11.2022

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
12	Mr SAURAV BASU T.C. ROAD, 79/1, City:- , P.O:- NEW ALIPUR, P.S:-New Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700053	Represent ative of Attorney [NIRMAN]			 23/11/2022
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subrata Das Son of Late S Das Sealdah Civil Court, City:- Not Specified, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	Mr SUNDAR SAMANTA, Mr NIL RATAN SAMANTA, Mrs PRITI MITRA, Miss BINA SAMANTA, Mrs MINA DUTTA, Mrs CHHAYA SAMANTA, Mr DEBKUMAR SAMANTA, Mr SOMNATH SAMANTA, Mrs RENUKA SAMANTA, Mr RUDRA PRAYAG SAMANTA, Mr MAINAK DEY, Mr SAURAV BASU			 23/11/22

(Amitava Ghosal)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SEALDAH
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No	I-1606-05822/2022	Date of Registration	24/11/2022
Deed No/Year	1606-8003323513/2022	Office where deed is registered	
Deed Date	23/11/2022 1:05:08 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subrata Das Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9874920811, Status : Advocate		
Transaction	Additional Transaction		
(0138) Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,13,35,146/-		
Stamp duty 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]:- 160605772/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jibankrishna Mitra Road, , Premises No: 27R, , Ward No: 003 Pin Code : 700037

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 6 Chatak 21 Sq Ft	1/-	1,01,86,971/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				5.6169Dec	1 /-	101,86,971 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S 1	On Land L1	1701 Sq Ft.	1/-	11,48,175/-	Structure Type: Structure
Gr. Floor, Area of floor : 850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 851 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1701 sq ft	1 /-	11,48,175 /-	

Principal Details :

Name, Address, Photo, Finger print and Signature

- 1 **Mr SUNDAR SAMANTA**
Son of Late RAM KINKAR SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:- , P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ASxxxxx3K, Aadhaar No: 91xxxxxxx9711, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence
- 2 **Mr NIL RATAN SAMANTA**
Son of Late RAM KINKAR SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, Jadu Mitra Lane, City:- , P.O:- BELGACHIA, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUxxxxx1D, Aadhaar No: 65xxxxxxx4458, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence
- 3 **Mrs PRITI MITRA**
Wife of Mr MOHAN LAL MITTER JIBAN KRISHNA MITTER ROAD, Flat No: 2B, 39.1A, City:- , P.O:- BELGACHIA, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: Alxxxxx4F, Aadhaar No: 51xxxxxxx1378, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence
- 4 **Miss BINA SAMANTA**
Daughter of Late RAM KINKAR SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:- , P.O:- BELGACHIA, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CWxxxxx5N, Aadhaar No: 21xxxxxxx3985, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence
- 5 **Mrs MINA DUTTA**
Wife of Mr PARIMAL DUTTASUBASH BAG, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Blxxxxx3L, Aadhaar No: 38xxxxxxx0838, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence
- 6 **Mrs CHHAYA SAMANTA**
Wife of Late CHAITANYA SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:- , P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJxxxxx8Q, Aadhaar No: 97xxxxxxx7162, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence
- 7 **Mr DEBKUMAR SAMANTA**
Son of Late SHIB CHAITANYA SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:- , P.O:- BELGACHIA, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxx6M, Aadhaar No: 60xxxxxxx6679, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022
, Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence

9	<p>Mr SOMNATH SAMANTA Son of Late SHIB CHAITANYA SAMANTA JIBAN KRISHNA MITTER ROAD, 27/1/D, City:- , P.O:- BELGACHIA, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BHxxxxx0H, Aadhaar No: 80xxxxxxxx2547, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022 Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence</p>
9	<p>Mrs RENUKA SAMANTA Wife of Late CHAITANYA SAMANTA FOURTH FLOOR,, Flat No: 301, City:- , P.O:- GOVINDPUR, P.S:- GOBINDPUR, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BOxxxxx9C, Aadhaar No: 42xxxxxxxx7604, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022 Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence</p>
10	<p>Mr RUDRA PRAYAG SAMANTA Son of Late CHAITANYA SAMANTA WARD NO. 17, HARIMARG. MADAMPURA, AJMER ROAD, JAIPUR R.S, Block/Sector: M-21, City:- , P.O:- JAIPUR, P.S:-AMER, District:-Jaipur, Rajasthan, India, PIN:-302006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxx3L, Aadhaar No: 37xxxxxxxx1742, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022 Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>NIRMAN SWAMIJI SARANI, 302/9, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: AAxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr MAINAK DEY (Presentant) Son of Mr BABUL KRISHNA DEY SWAMIJI SARANI, 302/9, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxx3A, Aadhaar No: 43xxxxxxxx9926 Status : Representative, Representative of : NIRMAN (as PARTNER)</p>
2	<p>Mr SAURAV BASU Son of Mr SAILENDRA NATH BASU T.C. ROAD, 79/1, City:- , P.O:- NEW ALIPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxx1M, Aadhaar No: 39xxxxxxxx3365 Status : Representative, Representative of : NIRMAN (as PARTNER)</p>

Other Details :

Subrata Das
 Late S Das
 Entally Civil Court, City:- Not Specified,
 Entally, P.S:-Entally, District:-South
 Parganas, West Bengal, India, PIN:-
 751014

Photo	Finger Print	Signature

Identifier Of Mr SUNDAR SAMANTA, Mr NIL RATAN SAMANTA, Mrs PRITI MITRA, Miss BINA SAMANTA, Mrs MINA DUTTA, Mrs CHHAYA SAMANTA, Mr DEBKUMAR SAMANTA, Mr SOMNATH SAMANTA, Mrs RENUKA SAMANTA, Mr RUDRA PRAYAG SAMANTA, Mr MAINAK DEY, Mr SAURAV BASU

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUNDAR SAMANTA	NIRMAN-0.561688 Dec
2	Mr NIL RATAN SAMANTA	NIRMAN-0.561688 Dec
3	Mrs PRITI MITRA	NIRMAN-0.561688 Dec
4	Miss BINA SAMANTA	NIRMAN-0.561688 Dec
5	Mrs MINA DUTTA	NIRMAN-0.561688 Dec
6	Mrs CHHAYA SAMANTA	NIRMAN-0.561688 Dec
7	Mr DEBKUMAR SAMANTA	NIRMAN-0.561688 Dec
8	Mr SOMNATH SAMANTA	NIRMAN-0.561688 Dec
9	Mrs RENUKA SAMANTA	NIRMAN-0.561688 Dec
10	Mr RUDRA PRAYAG SAMANTA	NIRMAN-0.561688 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUNDAR SAMANTA	NIRMAN-170.10000000 Sq Ft
2	Mr NIL RATAN SAMANTA	NIRMAN-170.10000000 Sq Ft
3	Mrs PRITI MITRA	NIRMAN-170.10000000 Sq Ft
4	Miss BINA SAMANTA	NIRMAN-170.10000000 Sq Ft
5	Mrs MINA DUTTA	NIRMAN-170.10000000 Sq Ft
6	Mrs CHHAYA SAMANTA	NIRMAN-170.10000000 Sq Ft
7	Mr DEBKUMAR SAMANTA	NIRMAN-170.10000000 Sq Ft
8	Mr SOMNATH SAMANTA	NIRMAN-170.10000000 Sq Ft
9	Mrs RENUKA SAMANTA	NIRMAN-170.10000000 Sq Ft
10	Mr RUDRA PRAYAG SAMANTA	NIRMAN-170.10000000 Sq Ft

Endorsement For Deed Number : I - 160605822 / 2022

2022

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

presented for registration at 17:25 hrs on 23-11-2022, at the Private residence by Mr MAINAK DEY ..

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

Execution is admitted on 23/11/2022 by 1. Mr SUNDAR SAMANTA, Son of Late RAM KINKAR SAMANTA, JIBAN KRISHNA MITTER ROAD, 27R, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Retired Person, 2. Mr NIL RATAN SAMANTA, Son of Late RAM KINKAR SAMANTA, JIBAN KRISHNA MITTER ROAD, 27R, Road: Jadu Mitra Lane, , P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Others, 3. Mrs PRITI MITRA, Wife of Mr MOHAN LAL MITTER, JIBAN KRISHNA MITTER ROAD, Flat No: 2B, 39.1A, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Retired Person, 4. Miss BINA SAMANTA, Daughter of Late RAM KINKAR SAMANTA, JIBAN KRISHNA MITTER ROAD, 27R, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 5. Mrs MINA DUTTA, Wife of Mr PARIMAL DUTTA, SUBASH BAG, P.O: BIRATI, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Others, 6. Mrs CHHAYA SAMANTA, Wife of Late CHAITANYA SAMANTA, JIBAN KRISHNA MITTER ROAD, 27R, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 7. Mr DEBKUMAR SAMANTA, Son of Late SHIB CHAITANYA SAMANTA, JIBAN KRISHNA MITTER ROAD, 27R, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Others, 8. Mr SOMNATH SAMANTA, Son of Late SHIB CHAITANYA SAMANTA, JIBAN KRISHNA MITTER ROAD, 27/1/D, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Others, 9. Mrs RENUKA SAMANTA, Wife of Late CHAITANYA SAMANTA, FOURTH FLOOR,, Flat No: 301, P.O: GOVINDPUR, Thana: GOBINDPUR, , Purbi Singhbhum, JHARKHAND, India, PIN - 831004, by caste Hindu, by Profession House wife, 10. Mr RUDRA PRAYAG SAMANTA, Son of Late CHAITANYA SAMANTA, WARDNO. 17, HARIMARG. MADAMPURA, AJMER ROAD, JAIPUR R.S, Sector: M-21, P.O: JAIPUR, Thana: AMER, , Jaipur, RAJASTHAN, India, PIN - 302006, by caste Hindu, by Profession Others

Indetified by Mr Subrata Das, , Son of Late S Das, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-11-2022 by Mr MAINAK DEY, PARTNER, NIRMAN, SWAMIJI SARANI, 302/9, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr Subrata Das, , Son of Late S Das, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 23-11-2022 by Mr SAURAV BASU, PARTNER, NIRMAN, SWAMIJI SARANI, 302/9, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr Subrata Das, , Son of Late S Das, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 24-11-2022

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.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,13,35,146/-

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

Stamp: Type: Impressed, Serial no 1977, Amount: Rs.100.00/-, Date of Purchase: 18/11/2022, Vendor name: Ranjita Paul

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 174963 to 174994

being No 160605822 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.12.01 15:15:54 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 2022/12/01 03:15:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)