

13755/23

I - 13755/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 358277

S.No. 8003022179/2023  
1223 PM  
8/12/23

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

Addl. District Sub-Registrar  
Behala, South 24 Parganas  
08 DEC 2023

*(Signature)*

*Ruhu Koor*

**DEVELOPMENT POWER OF ATTORNEY**  
**RELATED WITH**  
**DEVELOPMENT AGREEMENT**  
**DATED 08/12/2023**

M/s. SAMANTA ENTERPRISE

*Ashu Samanta*

Proprietor

10093

06 DEC 2023

No. .... ₹ 100/- Date.....

Name : .....

Address : .....

Vendor : .....

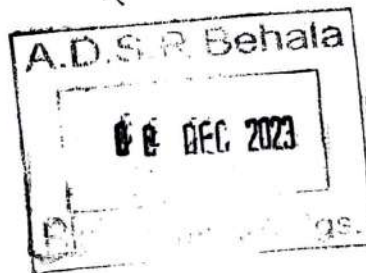
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOI-27

Kol-8,



Soham-kan

Son of - Sibnath Kan

37, Beda Chatterjee street  
KOL-700 009



### Major Information of the Deed

Deed No :	I-1607-13755/2023	Date of Registration	08/12/2023
Query No / Year	1607-8003022179/2023	Office where deed is registered	
Query Date	08/12/2023 11:58:00 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	T MANNA 2/1, K. C. ROAD, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 6290187396, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 33,85,997/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160713724/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :










District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) - ) , , Premises No: 34, , Ward No: 123 Pin Code : 700008

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 15 Chatak 11 Sq Ft	1/-	28,45,997/-	Width of Approach Road: 14 Ft., , Project Name :
Grand Total :				6.5221Dec	1/-	28,45,997 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1.	On Land L1	800 Sq Ft.	1/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	5,40,000 /-	



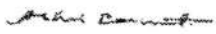


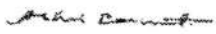


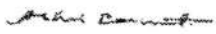
## Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs KUHU KAR</b>  Wife of SIBNATH KAR  Executed by: Self, Date of Execution: 08/12/2023  Admitted by: Self, Date of Admission: 08/12/2023, Place : Office </td> <td>  </td> <td>   Captured </td> <td>  </td> </tr> <tr> <td>08/12/2023</td> <td></td> <td>LTI 08/12/2023</td> <td>08/12/2023</td> </tr> </tbody> </table> <p>37, BECHU CHATTERJEE STREET,, City:- , P.O:- AMHARST STREET, P.S:-Amharst Street, District:- Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx2M, Aadhaar No: 55xxxxxxxx9154, Status :Individual, Executed by: Self, Date of Execution: 08/12/2023  Admitted by: Self, Date of Admission: 08/12/2023, Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs KUHU KAR</b> Wife of SIBNATH KAR Executed by: Self, Date of Execution: 08/12/2023 Admitted by: Self, Date of Admission: 08/12/2023, Place : Office		 Captured		08/12/2023		LTI 08/12/2023	08/12/2023
Name	Photo	Finger Print	Signature										
<b>Mrs KUHU KAR</b> Wife of SIBNATH KAR Executed by: Self, Date of Execution: 08/12/2023 Admitted by: Self, Date of Admission: 08/12/2023, Place : Office		 Captured											
08/12/2023		LTI 08/12/2023	08/12/2023										

## Attorney Details :




Sl No	Name, Address, Photo, Finger print and Signature
1	<b>SAMANTA ENTERPRISE</b> 72, BHUBAN MOHAN ROY ROAD,, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: AZxxxxxx7D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr ASHIS SAMANTA (Presentant)</b>  Son of Late KALYANMOY SAMANTA  Date of Execution - 08/12/2023, , Admitted by: Self, Date of Admission: 08/12/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>   Captured </td> <td>  </td> </tr> <tr> <td>Dec 8 2023 1:35PM</td> <td></td> <td>LTI 08/12/2023</td> <td>08/12/2023</td> </tr> </tbody> </table> <p>72, BHUBAN MOHAN ROY ROAD,, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx7D, Aadhaar No: 59xxxxxxxx5890 Status : Representative, Representative of : SAMANTA ENTERPRISE (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	<b>Mr ASHIS SAMANTA (Presentant)</b> Son of Late KALYANMOY SAMANTA Date of Execution - 08/12/2023, , Admitted by: Self, Date of Admission: 08/12/2023, Place of Admission of Execution: Office		 Captured		Dec 8 2023 1:35PM		LTI 08/12/2023	08/12/2023
Name	Photo	Finger Print	Signature										
<b>Mr ASHIS SAMANTA (Presentant)</b> Son of Late KALYANMOY SAMANTA Date of Execution - 08/12/2023, , Admitted by: Self, Date of Admission: 08/12/2023, Place of Admission of Execution: Office		 Captured											
Dec 8 2023 1:35PM		LTI 08/12/2023	08/12/2023										



Identifier Details :

Name	Photo	Finger Print	Signature
<b>SOHAM KAR</b> Son of SIGNATH KAR 37, BECHU CHATTERJEE STREET, City:- P.O. - AMHARST STREET, P.S:- Amharst Street, District:-Kolkata, West Bengal India PIN:- 700009		 Captured	
	08/12/2023	08/12/2023	08/12/2023

Identifier Of Mrs KUHU KAR, Mr ASHIS SAMANTA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs KUHU KAR	SAMANTA ENTERPRISE-6.52208 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs KUHU KAR	SAMANTA ENTERPRISE-800.00000000 Sq Ft

**Endorsement For Deed Number : I - 160713755 / 2023**

**On 08-12-2023**

**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.

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

Presented for registration at 13:23 hrs on 08-12-2023, at the Office of the A.D.S.R. BEHALA by Mr ASHIS SAMANTA

**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 33,85,497/-

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

Execution is admitted on 08/12/2023 by Mrs KUHU KAR, Wife of SIBNATH KAR, 37, BECHU CHATTERJEE STREET, P O AMHARST STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife

Identified by SOHAM KAR, , Son of SIBNATH KAR, 37, BECHU CHATTERJEE STREET, P.O: AMHARST STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Others

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

Execution is admitted on 08-12-2023 by Mr ASHIS SAMANTA, PROPRIETOR, SAMANTA ENTERPRISE, 72, BHUBAN MOHAN ROY ROAD,, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by SOHAM KAR, , Son of SIBNATH KAR, 37, BECHU CHATTERJEE STREET, P.O: AMHARST STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Others

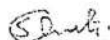
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 358277, Amount: Rs.100.00/-, Date of Purchase: 06/12/2023, Vendor name: Subhankar Das



Sourav Chakraborty  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 408345 to 408363

being No 160713755 for the year 2023.



Digitally signed by SOURAV CHAKRABORTY  
Date: 2023.12.15 16:33:54 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 15/12/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.



Kuhu Kar

**KNOW ALL MEN BY THESE PRESENTS, I, MRS. KUHU KAR (PAN ARCPK2212M & AADHAAR NO. 5573 0779 9154)**, Wife of Mr. Sibnath Kar and Daughter of Late Sudhanshu Ghose alias Sudhansu Ghosh, by Nationality Indian, by religion Hindu, by Occupation – Housewife, residing at 37, Bechu Chatterjee Street, Post Office Amharst Street, Police Station Amharst Street, Kolkata – 700009, West Bengal, hereinafter called and referred to as the **PRINCIPAL/EXECUTANT.**

**: SEND GREETINGS :**

**WHEREAS** the Executant herein being the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring **3 (Three) Cottahs 15 (Fifteen) Chittaks 11 (Eleven) Sq. ft.** be the same or a little more or less together with Cemented Flooring Two Storied Pucca residential Building totally measuring 800 Sq. ft. (more or less) Super Built up area standing thereon comprising Cemented Flooring Ground Floor having an area of 400 Sq. ft (more or less) and First Floor having an area of 400 Sq. ft (more or less) lying and situated in C. S. Dag No. 283 under C. S. Khatian No. 994 corresponding to R. S. Dag No. 283/448 under R. S. Khatian No. 3213 and L. R. Dag No. 283/448 under L. R. Khatian No. 1033 in Mouza Purba Barisha, J. L. No. 23 (new 123), R. S. No. 32, Touzi Nos. 1-6, 8-10, 12-16, Pargana Khaspur, Police Station Thakurpukur presently Haridevpur, District Sub-Registry Office at Alipore and Addl. District Sub-Registry Office at Behala and its **Municipal Premises No. 34, Vidya Sagar Sarani, within Ward No. 123 of The Kolkata Municipal Corporation and its mailing address 80, Silpara Road, Gopal Colony, M. M. Block, Police Station Thakurpukur presently Haridevpur, Kolkata – 700008 and its Assessee No. 41-123-18-0034-0 in the District of South 24 Parganas** along with right to enjoy the 14'-0" Wide K.M.C. Road on the Southern Side of the said property represented by its Proprietor **M/S. SAMANTA ENTERPRISE**, a sole Proprietorship Firm, having its Office at 72, Bhuban Mohan Roy Road, P.O. Barisha, Police Station Thakurpukur presently Haridevpur, Kolkata - 700008, District South 24 Parganas, represented by its sole Proprietor **MR. ASHIS SAMANTA (PAN AZKPS2967D & AADHAAR NO. 5963 3866 5890)**, Son of Late Kalyanmoy Samanta, by Nationality – Indian, by religion – Hindu, by Occupation – Business, residing at 72, Bhuban Mohan Roy Road, P.O. Barisha, Police Station Thakurpukur presently Haridevpur, Kolkata – 700008, District South 24 Parganas., on 08/12/2023

M/s. SAMANTA ENTERPRISE

*Ashis Samanta*

Proprietor



Kuhu Kar

with the terms and conditions incorporated in the said Development Agreement and the said Development Agreement duly registered in the Office of the Addl. District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, Deed No. 160713724 for the year 2023.

**AND WHEREAS** as per the terms and conditions of the said Development Agreement dated 08/12/2023 the owner of the said property i.e. the Executant herein decided to appoint **M/S. SAMANTA ENTERPRISE**, a sole Proprietorship Firm, having its Office at 72, Bhuban Mohan Roy Road, P.O. Barisha, Police Station Thakurpukur presently Haridevpur, Kolkata - 700008, District South 24 Parganas, represented by its sole Proprietor **MR. ASHIS SAMANTA (PAN AZKPS2967D & AADHAAR NO. 5963 3866 5890)**, Son of Late Kalyanmoy Samanta, by Nationality - Indian, by religion - Hindu, by Occupation - Business, residing at 72, Bhuban Mohan Roy Road, P.O. Barisha, Police Station Thakurpukur presently Haridevpur, Kolkata - 700008, District South 24 Parganas, as her Constituted Attorney who will do all acts, deeds, matters and things in respect of the development of the said property in pursuance of the said Development Agreement.

**NOW KNOW YE BY THESE PRESENTS** I, the said **MRS. Kuhu KAR (PAN ARCPK2212M & AADHAAR NO. 5573 0779 9154)**, Wife of Mr. Sibnath Kar and Daughter of Late Sudhanshu Ghose alias Sudhansu Ghosh, by Nationality Indian, by religion Hindu, by Occupation - Housewife, residing at 37, Bechu Chatterjee Street, Post Office Amharst Street, Police Station Amharst Street, Kolkata - 700009, West Bengal, do hereby nominate constitute and appoint **M/S. SAMANTA ENTERPRISE**, a sole Proprietorship Firm, having its Office at 72, Bhuban Mohan Roy Road, P.O. Barisha, Police Station Thakurpukur presently Haridevpur, Kolkata - 700008, District South 24 Parganas, represented by its sole Proprietor **MR. ASHIS SAMANTA (PAN AZKPS2967D & AADHAAR NO. 5963 3866 5890)**, Son of Late Kalyanmoy Samanta, by Nationality - Indian, by religion - Hindu, by Occupation - Business, residing at 72, Bhuban Mohan Roy Road, P.O. Barisha, Police Station Thakurpukur presently Haridevpur, Kolkata - 700008, District South 24 Parganas as my true and lawful Attorney for me in my name and on my behalf to do execute and perform inter alias the following acts, deeds, matters and things in respect of the property described in the Schedule hereunder written.

M/s. SAMANTA ENTERPRISE

*Ashis Samanta*

Proprietor

Kuldeep Kaur

1. To look after work, manage, control and supervise the affairs of my said property referred to in the Schedule hereunder written on my behalf.
2. To appoint plan maker or Architect, to prepare a Building plan and/or Building plans for construction of building on my said property and to sign on my behalf in the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and deed of Gift/s, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in my name and on my behalf and to collect and receive such Building plan or Building plans after sanction from The Kolkata Municipal Corporation.
3. To supervise the construction of the building or Buildings at **Municipal Premises No. 34, Vidya Sagar Sarani, within Ward No. 123 of The Kolkata Municipal Corporation and its mailing address 80, Silpara Road, Gopal Colony, M. M. Block, Police Station Thakurpukur presently Haridevpur, Kolkata – 700008 and its Assessee No. 41-123-18-0034-0 in the District of South 24 Parganas** morefully and particularly described in the Schedule hereunder written.
4. To plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.
5. To appear for and on my behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C. Ltd. and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. Offices and Police Stations and to sign on my behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other

M/s. SAMANTA ENTERPRISE

Ashu Samanta

Proprietor



Kuhu Kar

necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.

6. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning my said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.
7. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.
8. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building and give valid receipt and discharge for the same.
9. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.
10. To construct Building on the said plot of land or any amalgamated plot of land as per Building Plan to be obtained from The Kolkata Municipal Corporation.

M/s. SAMANTA ENTERPRISE

Ashu Samanta

Proprietor

Kuhu Kuru

11. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
12. To issue No-Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owner for the same.
13. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.
14. To sign and verify all plaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above matter/proceedings for and on my behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.
15. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.

M/s. SAMANTA ENTERPRISE

*Ashu Samanta*

Proprietor



Kuber Kar

16. To present any Agreement for Sale/Sales, Deed of conveyance or conveyances, Deed of Gift for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as I could do the same by myself and also present Deed of Gift for amalgamation, Deed of Exchange for amalgamation and present for registration the same before the registering authority.
17. To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, Deed of Gift, Deed of Gift for amalgamation, Deed of Amalgamation and all Deed of Conveyance or Conveyances or Agreement on my behalf in respect of Sale of the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be constructed on the said premises as mentioned in the Third Schedule of the said Development Agreement in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which I could do the same by myself.

**AND GENERALLY** to do all acts, deeds and things in connection with the aforesaid property or any part thereof and for better exercise of the Authorities herein contained which I could have lawfully done under my own hand and seal, if personally present.

AND I do hereby ratify and confirm all or whatsoever other act or acts my said Attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney NOTWITHSTANDING no express power in that behalf hereunder is provided.

M/S. SAMANTA ENTERPRISE

Ashis Samanta

Proprietor

Kulur Kaur

**THE SCHEDULE ABOVE REFERRED TO:**  
**(Description of the total property)**

**ALL THAT** piece and parcel of Bastu land measuring **3 (Three) Cottahs 15 (Fifteen) Chittaks 11 (Eleven) Sq. ft.** be the same or a little more or less together with Cemented Flooring **Two Storied Pucca residential Building** totally measuring **800 Sq. ft. (more or less)** Super Built up area standing thereon comprising Cemented Flooring Ground Floor having an area of **400 Sq. ft (more or less)** and First Floor having an area of **400 Sq. ft (more or less)** lying and situated in C. S. Dag No. 283 under C. S. Khatian No. 994 corresponding to R. S. Dag No. 283/448 under R. S. Khatian No. 3213 and L. R. Dag No. 283/448 under L. R. Khatian No. 1033 in Mouza Purba Barisha, J. L. No. 23 (new 123), R. S. No. 32, Touzi Nos. 1-6, 8-10, 12-16, Pargana Khaspur, Police Station Thakurpukur presently Haridevpur, District Sub-Registry Office at Alipore and Addl. District Sub-Registry Office at Behala and its **Municipal Premises No. 34, Vidya Sagar Sarani, within Ward No. 123 of The Kolkata Municipal Corporation and its mailing address 80, Silpara Road, Gopal Colony, M. M. Block, Police Station Thakurpukur presently Haridevpur, Kolkata - 700008 and its Assessee No. 41-123-18-0034-0 in the District of South 24 Parganas** along with right to enjoy the **14'-0"** Wide K.M.C. Road on the Southern Side of the said property and the total property is butted and bounded as follows:-

ON THE NORTH : By Trayee Apartment of Scheme Plot No. 227;

ON THE SOUTH : By 14'-0" Wide K.M.C. Road;

ON THE EAST : By Rashbehari Apartment of Scheme Plot No. 27;

ON THE WEST : By Ajit Apartment of Scheme Plot No. 29

M/s. SAMANTA ENTERPRISE

*Ash's samanta*

Proprietor



**IN WITNESS WHEREOF** both the parties hereunto set our hand and seal on this the  
 8<sup>th</sup> day of December 2023.

**WITNESSES :**

1. Soham-Kar  
 37, Becha Chatterjee  
 Street Kol-700009

Kuhu Kar

SIGNATURE OF THE EXECUTANT

2. Soumitra Mondal  
 Chopra Nagar  
 Lal - 700044

Accepted by

M/s. SAMANTA ENTERPRISES  
 Ashu Samanta

SIGNATURE OF THE ATTORNEY

Drafted & Prepared by me,

*Bimal Chakrabarti*  
 ADVOCATE BIMAL CH. LAHIRI, M.A., LL.B.  
 Alipore Judges' Court, Kolkata  
 Alipore Judges Court  
 Kolkata-700 027  
 Enrolment No.- WB/298/82

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name KUHU KAR

Signature Kuhu Kar



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name ASHISH SAMANTA

Signature Ashish Samanta

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....





**Government of West Bengal  
Directorate of Registration & Stamp Revenue**

**e-Assessment Slip**

Query No / Year	8003022179/2023	Office where deed will be registered
Query Date	08/12/2023 11:58:00 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	T MANNA 2/1, K. C. ROAD, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 6290187396, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 33,85,997/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160713724/2023	

**Land Details :**

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) -- ) , Premises No: 34 , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 15 Chatak 11 Sq Ft	1/-	28,45,997/-	Width of Approach Road: 14 Ft., , Project Name :
Grand Total :				6.5221Dec	1 /-	28,45,997 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	5,40,000 /-	



**Principal Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs KUHU KAR Wife of SIBNATH KAR37, BECHU CHATTERJEE STREET,, City:- , P.O:- AMHARST STREET, P.S:-Amharst Street, District:- Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No:: ARxxxxxx2M, Aadhaar No: 55xxxxxxxx9154, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Attorney Details :**

Sl. No	Name & address	Status	Execution Admission Details :
1	SAMANTA ENTERPRISE 72, BHUBAN MOHAN ROY ROAD,, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No:: AZxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr ASHIS SAMANTA Son of Late KALYANMOY SAMANTA72, BHUBAN MOHAN ROY ROAD,, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: AZxxxxxx7D, Aadhaar No: 59xxxxxxxx5890	SAMANTA ENTERPRISE (as PROPRIETOR)

**Identifier Details :**

Name & address
SOHAM KAR Son of SIBNATH KAR 37, BECHU CHATTERJEE STREET, City:- , P.O:- AMHARST STREET, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs KUHU KAR, Mr ASHIS SAMANTA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs KUHU KAR	SAMANTA ENTERPRISE-6.52208 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs KUHU KAR	SAMANTA ENTERPRISE-800.00000000 Sq Ft



te:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 07-01-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 07-01-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

AS- 3 of 3



माहतीय प्रविष्टि पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

३७, बेचु च्याटर्जी स्ट्रीट, राजा  
राम मोहन सरनी एस ३,  
कोलकाता,  
पश्चिमबंग - ७००००९

Address

37, BECHU  
CHATTERJEE STREET,  
Raja Ram Mohan  
Sarani S.O, Kolkata,  
West Bengal - 700009



1947  
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

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

Kuhu Kar



भारत सरकार



कूह कर

Kuhu Kar

जन्मतारीख / DOB: 02/03/1966

महिला / FEMALE



5573 0779 9154

आधार - साधारण मानुषेव अधिकार





Kuhu Kar

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASHIS SAMANTA

KALYANMOY SAMANTA

01/10/1966

Particulars of Account Number

AZKPS2867D

Signature



*Ashis Samanta*




*Ashis Samanta*



  
ভারত সরকার  
Government of India  
আশীষ সামন্ত  
Ashis Samanta  
পিতা : কল্যাণময় সামন্ত  
Father : Kalyanmoy Samanta  
জন্মতারিখ/DOB: 01/10/1966  
পুরুষ / Male  
5963 3866 5890  


আধার - সাধারণ মানুষের অধিকার

  
আধার  
ভারতীয় বিনিষ্ট পরিচয় প্রাধিকার  
Unique Identification Authority of India  
ঠিকানা: , ভুবন মোহন রায় রোড  
বড়িশা, পূর্ব বড়িশা, বড়িশা  
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,  
Address: 72, BHUBAN  
MOHAN ROY ROAD,  
BARISHA, Purba Barisha,  
South 24 Parganas, Barisha,  
West Bengal, 700008

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