

2155

I-2147/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 899739

AN  
08-04-22

Q. 8001100098/2022

Document is admitted to registration. The Signature and the Endorsement sheet attached to this document are part of the document.

*Robin Prantaha San*  
Additional District Sub Registrar  
Sadar, Paschim Medinipur  
08 APR 2022

*Robin Prantaha San*

**DEVELOPMENT POWER OF ATTORNEY IN  
CONNECTION WITH THE DEVELOPMENT  
AGREEMENT DEED NO. 2133 /2022 OF A.D.S.R.-  
PASCHIM MEDINIPUR**

**THIS DEVELOPMENT POWER OF ATTORNEY made on 8<sup>th</sup> day  
of April, TWO THOUSAND TWENTY TWO (2022)**

*Somen Samanta*

*Somen Samanta*

544

07 APR 2022 100.00

07 APR 2022

07 APR 2022 Soumen Samanta

07 APR 2022 BE-75 Bidhannagar East

07 APR 2022 Midnapur

07 APR 2022



08 APR 2022



*R.*



*Soumen Samanta*

**KNOW ALL PERSONS BY THIS PRESENTS THAT I, SRI BRIJESH DAS** [having PAN :**AEVPD7237H**], [having Aadhaar No : **314930992607**], son of Sri Anadi Bhushan Das, by Occupation-Merine Engineer, by Faith-Hindu, by Nationality-Indian, residing at Deshbandhu Nagar, P.O. & P.S. - Medinipore, District - Paschim Medinipore, Pin - 721101 in the state of West Bengal, India, **SEND GREETINGS**, herein Executant.

**WHEREAS** by a Development Agreement dated 8<sup>th</sup> April 2022 registered in office of **A.D.S.R, Midnapur at Paschim Medinipore, Vide Deed No. 2133 for the year 2022** enter into a Development Agreement by and between myself and one developer "**SOUMEN SAMANTA**", [having PAN : **AQJPS6132J**], a proprietorship concern, having its office at BE-75, Bidhannagar East, P.O. & P.S. - Medinipore, District - Paschim Medinipore, Pin - 721101, West Bengal Represented by its Proprietor **SRI SOUMEN SAMANTA**, [having PAN : **AQJPS6132J**], [having Aadhaar No . [6429 0838 1586], son of Late Balai Samanta, by Faith - Hindu, by Occupation-Business, by Nationality-Indian, residing at BE-75, Bidhannagar East, P.O. & P.S. - Medinipore, District - Paschim Medinipore, Pin - 721101, West Bengal for development of the scheduled property mentioned hereunder on

*Brijesh Das*

*Soumen Samanta*

*Soumen Samanta*

the terms and conditions contain therein including owner's allocation as well as the Developer's Allocation.

**AND WHEREAS** for the purpose of completing the said project and effectually, I have decided to appoint said "**SOUMEN SAMANTA**", represented by its Proprietor **SRI SOUMEN SAMANTA**, son of Late Balai Samanta to be my lawful attorney in my name and on my behalf for the purpose of Developing and completion of the said project.

**NOW KNOW YE BY THIS PRESENTS I, SRI BRIJESH DAS** [having PAN : **AEVPD7237H**], [having Aadhaar No : **314930992607**], son of Sri Anadi Bhushan Das, by Occupation- Merine Engineer, by Faith-Hindu, by Nationality-Indian, residing at Deshbandhu Nagar, P.O. & P.S. - Medinipore, District - Paschim Medinipore, Pin - 721101, do hereby appoint and nominate and constitute the said "**SOUMEN SAMANTA**", [having PAN : **AQJPS6132J**], a proprietorship concern, having its office at BE-75, Bidhannagar East, P.O. & P.S. - Medinipore, District - Paschim Medinipore, Pin - 721101, West Bengal Represented by its Proprietor **SRI SOUMEN SAMANTA**, [having PAN : **AQJPS6132J**], [having Aadhaar No [6429 0838 1586], son of Late Balai Samanta, by Faith - Hindu, by Occupation- Business, by Nationality-Indian, residing at BE-75, Bidhannagar East, P.O. & P.S. - Medinipore, District - Paschim Medinipore,

*Brijesh Das*

*Soumen Samanta*

*Anadi Bhushan Das*

Pin - 721101, West Bengal is the **proprietor** of "**SRI SOUMEN SAMANTA**", [having PAN : **AQJPS6132J**], a proprietorship concern, having its office at BE-75, Bidhannagar East, P.O. & P.S. - Medinipore, District - Paschim Medinipore, Pin - 721101, West Bengal Represented by its Proprietor **SRI SOUMEN SAMANTA**, [having PAN : **AQJPS6132J**], [having Aadhar No . [6429 0838 1586], son of Late Balai Samanta, by Faith - Hindu, by Occupation-Business, by Nationality-Indian, residing at BE-75, Bidhannagar East, P.O. & P.S. - Medinipore, District - Paschim Medinipore, Pin - 721101, West Bengal, to be my true and lawful attorney to do the following acts, deeds, matters, things that is to say :-

1. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and to obtain valid discharges in respect thereof.
2. To appear and represent me before all authorities including those under the **Medinipore Municipality** for fixation and / or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submits acts, deed sand things as the said attorney may deem fit and proper.

*Soumen Samanta*

*Soumen Samanta*

3. To pay fees, obtain modification and such other order and permissions from the necessary authorities as to be expedient for sanction/modification and/or the building plans and to submit and take delivery the same and title deeds concerning the said premises and also to sign and execute all papers and documents as may be required by the necessary authorities i.e. from **Medinipore Municipality** and Fire Brigade Authorities.
4. To prepare plan or revised plan/fresh plan on the said land or any portion thereof and to submit the same with the **Medinipore Municipality**, to have the same sanctioned approved, modified and/ or altered and in connection therewith to make necessary applications, give undertakings, pay fees, sign and such revised/fresh plans on my behalf, if necessary for the purpose of obtaining sanction and permissions as to be expedient.
5. To apply for and obtain electricity, water, sewerage, drainage other connection of any other utility to the said premises and for that purpose to sign, execute and submit all papers applications documents and plans as and when required and as may be deemed fit and proper by the said attorneys.

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6. To appoint and retain solicitors, advocates, pleaders and such appointments and retainers from time to time to revoke and other again to appoint as occasion shall arise.
7. To execute, sign and present all kinds of suits, complaints, written statements, affidavits, applications, vakalatnama etc. In proper courts of law and offices for my properties in which I am entitled to proceed in all the proceedings filed in my name and on my behalf in regard to the construction work.
8. To take possession of the land in question after obtaining sanctioned plan from **Medinipore Municipality** to start process for development and /or construction.
9. To appoint any Architecture Engineer and/ or designer for the purpose of the preparation of building plan, sketches, schemes design, drawing, specification and map or soil testing as per **Medinipore Municipality** rules and regulation in respect of land in question for construction of the new building.
10. To appoint workmen, mistry, labour and building contractor for construction of the proposed building.

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11. To hand over and deliver the possession of the owner's allocation area newly constructed building as per Development Agreement.
12. To enter into agreement with any purchaser or purchasers for selling of Developer's Allocation.
13. To sell, transfer, convey and assign any part of Developer's Allocation with proportionate share of land as indicated and mentioned in the Development Agreement entered into between me and the said attorney and to sign, execute and to present- the deeds of sale or other before the Registering Authority or Registrar or Sub-Registrar by my attorney and to admit the execution thereof in my name or on my behalf which I could present for registration before Registration Office of Govt. of West Bengal on my behalf for Developer's Allocation of the proposed constructed building.

**AND** I do hereby ratify and confirm that whatever my said attorney shall do or cause to be done severally or jointly, shall be deemed to have been done by me and I undertake to ratify and confirm all the acts and deeds to be done by him in future, relating to development of my said property.

**AND GENERALLY** to do execute and perform any other act or acts, deed or deeds matter or matters or things whatsoever which

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*Soumen Samanta*

in the opinion of my said attorney ought to be done executed and performed in relation to my said property as stated hereunder or any incidental there to as fully and effectually as I myself could do the same if I were personally present.

**SCHEDULE REFERRED AS ABOVE**

**ALL THAT** piece and parcel of bastu land area of land 4488 sqft. i.e. = 0.1030 acre lying and situated at Mouza - Cantonment Barpathar, R.S Khatian 19, Mutated L.R. Khatian No. 262, R.S Dag No. 234, Mutated L.R. Dag No. 234(P), J.L. No. 168, P.S. -Midnapur (Kotwali), Medinipore Municipality by noted Holding No. 180, Ward No. 03, Mahalla/Street - Barpathar Cantonment, District - Paschim Medinipore, the said property is/was recorded in L.R. Parcha record in the name of said and the rent has been paying to the collector of the District Paschim Medinipur, which is butted and bounded as follows :

ON THE NORTH : Municipal Road (62 ft. Wide more or less)

ON THE SOUTH : Property of P.L. Hemrom.

ON THE EAST : Municipal Road ( 14 ft. wide more or less)

ON THE WEST : Property of Atindra Kumar Jana

**IN WITNESS WHEREOF** I, the Executant: hereto subscribed my hands on the 8<sup>th</sup> day April of 2022.

*Smedal Ash.*

*Rijita*

*Soumen Samanta*

**SIGNED SEALED AND DELIVERED  
BY THE EXECUTANT IN PRESENCE OF**

**WITNESSES:**

1. Debabrata Samant   
S/o Late Ram chandra Samant **SIGNATURE OF THE EXECUTANT**  
Vill P.O - Abash.  
P.S - Midnapur.  
Dist - Paschim Medinipur.

2. Ajit Sahoo  
Kshudiram Nagar  
Midnapore.

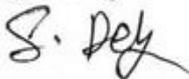
  
**I ACCEPT THE POWER**

  
**SIGNATURE OF THE ATTORNEY**

**Drafted by :-**

Swadesh Kumar Mandal  
Advocate  
Judges' Court, Midnapore,  
Regd. No - WB/1330/81

**Typed by :**



This Deed has been type in 9 pages including stamp paper and one extra page annexed with this Deed which content both hands finger impressions of the Executant & Attorney



These are my left hand finger impression



These are my right hand finger impression



Above both hands finger print impression are of mine

*Richard*

These are my left hand finger impression



These are my right hand finger impression



Above both hands finger print impression are of mine

*Soumen Samanta*

## Major Information of the Deed

Deed No :	I-1003-02147/2022	Date of Registration	08/04/2022
Query No / Year	1003-8001100098/2022	Office where deed is registered	
Query Date	08/04/2022 2:00:19 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Debabrata Pramanik Abash,Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 7001538814, Status :Deed Writer		
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. 5,00,000/-	Rs. 1,12,29,697/-		
Stampduty 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]:- 100302133/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Cantanment Barpathar Municipal Road, Mouza: Cantanment Barpathar, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-234	RS-262	Commerci al	Vastu	10.3 Dec	5,00,000/-	1,12,29,697/-	Width of Approach Road: 62 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>10.3Dec</b>	<b>5,00,000 /-</b>	<b>112,29,697 /-</b>	

**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Brijesh Das (Presentant)</b> Son of Shri Anadi Bhushan Das Executed by: Self, Date of Execution: 08/04/2022 , Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Office	 <small>08/04/2022</small>	 <small>LTI 08/04/2022</small>	 <small>08/04/2022</small>
Deshbandhunagar, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aexxxxxx7h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/04/2022 , Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>SOUMEN SAMANTA</b> BE-75, Bidhannagar East, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: AQxxxxxx2H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Soumen Samanta</b> Son of Late Balai Samanta Date of Execution - 08/04/2022, , Admitted by: Self, Date of Admission: 08/04/2022, Place of Admission of Execution: Office	 <small>Apr 8 2022 2:28PM</small>	 <small>LTI 08/04/2022</small>	 <small>08/04/2022</small>
BE-75, Bidhannagar East, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Buddhist, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2J,Aadhaar No Not Provided Status : Representative, Representative of : SOUMEN SAMANTA (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Debabrata Pramanik</b> Son of Late Ram Chandra Pramanik Abash, City:- , P.O:- Abash, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102			
	08/04/2022	08/04/2022	08/04/2022
Identifier Of Shri Brijesh Das, Soumen Samanta			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Brijesh Das	SOUMEN SAMANTA-10.3 Dec

**Endorsement For Deed Number : I - 100302147 / 2022**

**On 08-04-2022**

**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.

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

Presented for registration at 12:19 hrs on 08-04-2022, at the Office of the A.D.S.R. MIDNAPORE by Shri Brijesh Das ,Executant.

**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 1,12,29,697/-

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

Execution is admitted on 08/04/2022 by Shri Brijesh Das, Son of Shri Anadi Bhushan Das, Deshbandhunagar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Service

Indetified by Shri Debabrata Pramanik, , , Son of Late Ram Chandra Pramanik, Abash, P.O: Abash, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 08-04-2022 by Soumen Samanta, Proprietor, SOUMEN SAMANTA, BE-75, Bidhannagar East, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Shri Debabrata Pramanik, , , Son of Late Ram Chandra Pramanik, Abash, P.O: Abash, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Deed Writer

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 544, Amount: Rs.100/-, Date of Purchase: 07/04/2022, Vendor name: Shri Satyacharan Ghosh

*Rabindranath Sau*

**RABINDRANATH SAU  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. MIDNAPORE  
Paschim Midnapore, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1003-2022, Page from 49770 to 49785**

**being No 100302147 for the year 2022.**



**(RABINDRANATH SAU) 2022/04/11 05:45:46 PM**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. MIDNAPORE**

**West Bengal.**

**(This document is digitally signed.)**