

PSLNO-964/24

I-2696/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 959884

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. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA

20 JUN 2024

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THIS PRESENT THAT WE,

1
Dilip Kumar Sutta



V.C.T.D
165

V.C.T.D.
188

07 MAR 2024

N.C.T. 2
173

$$\frac{N.C.T.D}{175}$$

Munish Saraf.
8/0. Palsan Kr. Saraf.
Vill - Bandhgora.
Post - Amlagora.
PS - Garbeta.
Dist - West Midnapore.
Pin - 721121.

Bamunda (Sanat Kumara
Samanta)

N.C.T.F
176

V.C.T.D
174

Mikis Lomant

V.C.T.F
177

144
Anita Bhalla
Joc Maria Bhalla
D. Bhalla
Banking
Arya



• पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 617681

1. **SRI SANAT KUMAR SAMANTA, son of Late Sushil Kumar Samanta, PAN NO.ALMP54619N, Aadhaar No.2952 4881 5955, by Religion/faith-Hindu, by profession- Service, at present residing at A-131, Arjun Park, Post office- Mukundapur, Police Station- Narendrapur P.S. Kolkata-700099, District-South 24-Parganas, State-West Bengal.**
2. **SRI SUBHRO SAMANTA, son of Late Sushil Kumar Samanta, by Religion/faith - Hindu, PAN- APUPS4471C,Aadhaar No.5603 0543 5823,by profession- Service, at present residing at - 204A, Sri Ram Kunj Apartment, Road No- 4, Mahesh Nagar, Post office- Kesri Nagar, Police Station- Patliputra P.S., District- Patna- 800 024 State- Bihar.**
3. **SRI MIHIR SAMANTA, son of Late Dipak Samanta, PAN- CHFPS6500R, Aadhaar No.-7482 6901 5204, by Religion/faith - Hindu, by profession- Service, at present residing at - 204A, Sri Ram Kunj Apartment, Road No- 4, Mahesh Nagar, Post office- Kesri Nagar, Police Station- Patliputra P.S., District- Patna- 800 024 State- Bihar.**

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Having Permanent residence of the All the Owners are Bailapara (Near State Bank Of India), Post Office- Bishnupur, Police Station- Bishnupur P.S., District - Bankura, Pin Code-722122, State-West Bengal.

Hereinafter referred to as the **EXECUTANTS / PRINCIPALS** (which term or expression shall include their respective legal heirs, heiresses and representative) of the **FIRST PART**.

AND

"BISHNUPUR HIGHRISE LLP" (PAN No.- **AAVFB7204J**), a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act, 2008, having - a Partnership firm having office at BISHNUPUR SREEMOYEE AUTOMOBILES (YAMAHA SHOW ROOM), RASIKGANJA, P.O.-BISHNUPUR DIST- BANKURA, PIN- 722122 represented by its partners namely-

1. SRI ANKUR LODHA. PAN- ABYPL1796P Aadhar- 5163 5499 3115 S/o Lt. Kamal Kishore Lodha, by cast- Hindu, by profession- Business residing at Salboni, P.O.+ P.S.- Salboni. Dist.- PaschimMedinipur, Second PARTY (each of them hereinafter called the Partner).

2. SRI ASHIS KUMAR MAKUR. PAN- AECPM5704M Aadhar no- 7012 5921 6018 S/o Bankim Chandra Makur, by cast- Hindu, by profession- Business residing at Rasikganj, Bishnupur Dist.- Bankura, (each of them hereinafter called the Partner).

Silip Kumar Dutta



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Hereinafter called the **ATTORNEY** on the other part

WITNESSETH

That the LANDOWNERS/ FIRST PARTY are the owners of 0.011Acre of their Bastu property within Mouza- Bishnupur Municipality, J.L. No. - 101, L.R. Plot No. 10011 as in schedule below hereinafter referred as '**Said Property**'. The '**Said Property**' previously belonged to Lt. Bangalakshmi Samanta (Expired on 30th December 1992) whileshe possessedthe schedule mentioned property.She used to exercise her rights, title interest and possession over the same and used to pay rent.Thereafter her death, her Husband (Shri Sushil Kumar Samanta) and three sons became the owners.Thereafter, the death of Sri Sushil Kumar Samanta (Expired on 25.06.2011) and his eldest son Sri Dipak Kumar Samanta (Expired on 25.04.2007) following are the present owner(Of 0.011 Acre): 1. Sanat Kumar Samanta (Second son of Late Smt. Bangalakshmi Samanta and Late Sri Sushil Kumar Samanta) 2. Sri Subhro Samanta (Youngest son of Late Smt. Bangalakshmi Samanta and Late Sri Sushil Kumar Samanta)and 3. Sri Mihir Samanta (son of Late Sri Dipak Samanta).They being the only legal heirs of the said property in equal share and remained in possession of the same jointly. The names of the LANDOWNERS / FIRST PARTY have been

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recorded in the L.R.R.O.R as owner's possessors of the land and they have been paying rents to the State of West Bengal against receipts and are paying taxes to the Municipality.

AND

Acceptance by the landowner : The Landowners of the below scheduled property desire to develop the said property by construction of a multi-storied building as per plan approved by the competent authority concerned but the owners did not have the sufficient fund for the said development work and for that reason, the owners approached the developer i.e. 2nd part of this deed and the developer, after considering the proposal of the land owners decided to construct a multi-storied building on the schedule bellow property.

And therefore the landowner and the developer herein have already entered into an development agreement, registered at the office of the A.D.S.R Bishnupur having deed no I - 951/2024, Vol no 0103, page 60893 to 60934.

AND

THAT the ATTORNEY is a skilled developer of multi-storied building for both commercial and residential and they are desirous to develop the property




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and the PRINCIPALS intended to make construction of a multi-storied building including both commercial and residential rooms and accordingly to develop over the land as mentioned in the Schedule- 'I' below through the Developers. The ATTORNEY on proper enquiry became satisfied about the ownership of the PRINCIPAL of the land in question and there is now no dispute in between the parties hereunto about the land in question and the PRINCIPAL on being satisfied about the genuineness of the qualitative activities of the ATTORNEY, have agreed to appoint the ATTORNEY for construction of the said multi-storied commercial / residential building on their land under certain terms and conditions. Accordingly WE, the PRINCIPALS, have entered into a development agreement with the ATTORNEY thereby authorising and allowing the ATTORNEY to develop, construct and build multi-storied building there with provisions for residential and commercial use. We have delivered possession of our property to our ATTORNEY for the development purpose and now we further authorize our ATTORNEY to do the following works:-

1. Enter into the property, measure the same, demarcate the same by putting pillars and posts. —
2. Take away all the rubbish at their own cost and expenses. —
3. To construct the multi-storied building both commercial and residential by taking delivery of the land in question into their possession with all rights of making permanent construction therein at their own cost and expenses exclusively. —




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BISHNUPUR, BANKURA

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4. Apply for getting compatibility certificate from development authority & for that purpose deposit fees, prepare plans and maps, apply, sign & comply all formalities, ✓
5. That our ATTORNEY will get development plan and building plan sanctioned by the Municipality and development authority and if in future there is any change or increase or decrease in the floor area ratio our ATTORNEY shall do the same as per their convenience. ✓
6. That for the purpose of such construction they will appoint architect/Civil Engineer/structure engineer for the purpose of drawing and preparing plans, designs, drains and elevations of the intended building complex with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard. ✓
7. That our ATTORNEY shall submit the building plan prepared by the said architect/Civil Engineer/structure engineer to the Municipality and development authority and other authorities in the name of the Builder/ATTORNEY. ✓
8. To appoint engineer and to have surveyed and the soil tested of the said land/premises and for that to make all correspondence with them and do all other acts, deeds & things. ✓
9. To prepare site plan by engaging qualified engineer approved from Municipality. ✓
10. To Prepare and get approved the plan for construction of multistoried commercial cum residential complex from appropriate authorities. ✓
11. To sign, execute and submit all papers, documents, statement, undertaking, declarations and plans as may be required to have the sanctioned plan modified and/or altered by the appropriate authority for construction of building or buildings on the said premises. ✓

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12. To appear and represent the owners before the appropriate authorities in connection with the sanction, modification and/or alteration of the plans. /
13. To pay fees, obtain such orders & permissions from the necessary authorities as be expedient for modification and/or alteration of plans and also to submit and take delivery of the title deeds concerning the said premises and other papers and documents as be required by the appropriate authorities. /
14. To receive the refund of the excess amount of fees, if any paid for the purpose of modification and/or alteration of the plan to any authority or authorities. /
15. To develop the said premises by making construction of such type of building/flats thereon in accordance with the sanctioned plan and as per specified materials mentioned in the development agreement. /
16. To enter into any Agreement with bank or private persons regarding sale of the flats, shops etc., take advance, deposit the same in bank account, constructing the flats and shops allocate those for sale only in respect of the Developer's Allocation. /
17. The power hereby given includes the authority to the ATTORNEY to sell, transfer, lease rent and/or enter into agreement for sale and transfer on lease rent of various constructed units viz. apartments, shops, garage etc., and to execute deeds, documents, present the same for registration, fix up valuation, receive consideration money, grant receipt only in respect of Developer's allocation. /
18. That the said ATTORNEY shall be able to appear before Municipal Authority, development authority, Fire Service, Local Police, B.L. & L.R.O. Office and all concerned offices for the purpose of deposit fees, make application, arrange for inspection of the site and all other necessary work for completing the project. /




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19. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or that connections of any other utility in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, application, documents and plans and do all other deeds and things as may be deemed fit and proper by the said attorney. ✓
20. To appear and represent the owners before all authorities for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit all papers and documents and all other acts, deeds things as the said ATTORNEY may deem fit and proper.
21. To file and submit declaration, statements, applications, and/or returns to the necessary authorities in connection with the matters therein contained. ✓
22. To appear and represent the owner before Notary Public, Registrar of Assurances, Magistrate and other officer or officers of authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfect all deeds, instruments and writings executed and signed by the said attorney in any manner concerning the various flats / apartments / shops / garage / units forming part of the developer's allocation.
23. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of these matters concerning the said premises or any part thereof including acquisition and/or requisition in respect of the said premises or any part thereof by any state or central authority and if thought fit to compromise, settle, refer to arbitration, abandon submit

Dilip Kumar Sutta




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to judgment or become non-suited in any action or proceedings as aforesaid before any Court, Civil / Revenue / Land Acquisition Department.

24. To appear in any Suit or Appeal or Misc. Case or any case either Civil if filed against us by anybody and to contest the same by appointing Lawyer, Advocate or Law Clerks and to file any Civil Cases or Appeal or Revision or Review or J. Misc. Case in our name.
25. For all or any purpose hereinbefore stated to appear and represent the owners before all authorities having jurisdiction and to sign all papers, documents, affidavits, etc. to give meaningful effect to the development agreement.

AND

To do all acts, deeds, things concerning the authorities hereby granted in respect of the said premises which we the owners could have done lawfully under our own hand and seal personally.

AND

To do all other acts necessary for regular and peaceful construction of multi-storied building.

AND

We do hereby ratify and confirm and agree to ratify and confirm all and whatever our said ATTORNEY or our substitute or substitutes and/or delegate or delegates shall lawfully do or cause to be done in or about the premises aforesaid;

AND

ALL such things, acts and deeds so to be done by our ATTORNEY shall be construed to be our own act;

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AND

This development power of attorney would ceased to be in force soon after the whole selling process flats/garage/shops etc. of the projects is completed ✓

We promise to ratify the same in future. ✓

In witness whereof We, the PRINCIPALS, do hereby subscribe our hands and seals on the 7th day of March 2024 in physically fit and mentally alert condition. ✓

SCHEDULE- 'I'

Total Land of the PRINCIPALS/OWNERS FIRST PARTY which is handed

over to the ATTORNEY/DEVELOPER SECOND PARTY as mentioned

above

Within Dist- Bankura, P.S.- Bishnupur,

Mouza-Bishnupur Municipality, J.L. No. 101,

L.R. Khatian Nos. 30360, 30363, 11959/1, 12871/1

L.R. Plot No. -10011

Measuring 0.11 Acre

Kh no- 12871/1..... 0.037 Acre. ✓

Kh no- 11959/1..... 0.037 Acre. ✓

Kh no- 30363..... .. 0.009 Acre. ✓

Kh no- 30360 0.027 Acre. ✓

The property is butted and bounded by:

On the North: Owners land

On the South: By 25' Feet width metal road ✓

On the East: 10 Feet width metal road ✓

On the west: Land of Tushar Duari ✓



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ADDL. DIST. SUB-REGISTRAR
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07 MAR 2024



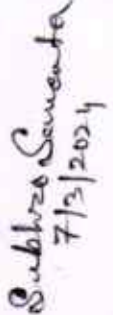
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 01038000648438/2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Sanat Kumar Samanta A-131 Arjun Park, City:- Not Specified, P.O:- Mukundapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 706099	Principal	 Sanat Kumar Samanta		 Sanat Kumar Samanta 7/3/24
2	Shri Subhro Samanta 204A Sri Ram Kunj Apartment Road No -4 Mahesh Nagar, City:- Not Specified, P.O:- Kesri Nagar, P.S:- PATLIPUTRA, District:- Patna, Bihar, India, PIN:- 800024	Principal	 Subhro Samanta		 Subhro Samanta 7/3/2024



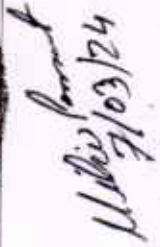
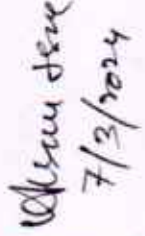
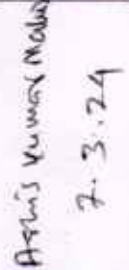
Department of Revenue
Government of India
Ministry of Revenue
Department of Revenue
Ministry of Revenue
Government of India

Sl. No.	Name of the Person	Age	Sex	Religion
1	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]
2	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]



ADDL. DIST. SUB-REGISTRAR
RISHNUPUR, BANKURA
07 MAR 2024

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
3	Shri Mihir Samanta 204A Sri Ram Kunj Apartmentroad No 4, Mahesh Nagar, City:- Not Specified, P.O:- Kesri Nagar, P.S:- PATLIPUTRA, District:- Patna, Bihar, India, PIN:- 800024	Principal			 7/03/24
4	Shri Ankur Lodha Salbani, City:- Not Specified, P.O:- Shalbani, P.S:-Salbani, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101	Represent ative of Attorney [BISHNUP UR HIGHRI S E LLP]			 7/3/2024
5	Shri Ashis Kumar Makur Rasikganj Bishnupur, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Represent ative of Attorney [BISHNUP UR HIGHRI S E LLP]			 7.3.24

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Manish Saraf Son of Paban Kumar Saraf Village:- Radhanagar, P.O:- Amlagora, P.S:- Garbeta, District:- Paschim Midnapore, West Bengal, India, PIN:- 721121	Shri Sanat Kumar Samanta, Shri Subhro Samanta, Shri Mihir Samanta, Shri Ankur Lodha, Shri Ashis Kumar Makur			Manish Saraf 7/3/24
2	Shri Sanjoy Bhattacharjee Son of Late Niranjana Bhattacharjee Basantitola Bishnupur, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Shri Sanat Kumar Samanta, Shri Subhro Samanta, Shri Mihir Samanta, Shri Ankur Lodha, Shri Ashis Kumar Makur			Sanjoy Bhattacharjee 7/3/24

(JOYDEEP

MUKHOPADHYAY)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BISHNUPUR

Bankura, West Bengal

ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA

07 MAR 2024

Major Information of the Deed

Deed No :	I-0103-02696/2024	Date of Registration	20/06/2024
Query No / Year	0103-8000648438/2024	Office where deed is registered	
Query Date	07/03/2024 3:35:07 PM	A.D.S.R. BISHNUPUR, District: Bankura	
Applicant Name, Address & Other Details	Rash Mohan Bhattacharyay Bishnupur, Thana : Bishnupur, District : Bankura, WEST BENGAL, PIN - 722122, Mobile No. : 9932315161, 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 : 5], [4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 1,75,60,124/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 150/- (Article:48(g))	Rs. 77/- (Article:E, E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 010300951/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, Pin Code : 722122

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-10011	LR-30360	Commercial Bastu	2.7 Dec		43,10,213/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-10011	LR-30363	Commercial Bastu	0.9 Dec		14,36,737/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-10011	LR-11959/1	Commercial Bastu	3.7 Dec		59,06,587/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-10011	LR-12871/1	Commercial Bastu	3.7 Dec		59,06,587/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :		11Dec	0 /-	175,60,124 /-	
		Grand Total :		11Dec	0 /-	175,60,124 /-	



Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Sanat Kumar Samanta Son of Late Sushil Kumar Samanta A-131 Arjun Park, City:- Not Specified, P.O:- Mukundapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.: alxxxxxx9n, Aadhaar No: 29xxxxxxxx5955, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence
2	Shri Subhro Samanta Son of Late Sushil Kumar Samanta 204A Sri Ram Kunj Apartment Road No -4 Mahesh Nagar, City:- Not Specified, P.O:- Kesri Nagar, P.S:-PATLIPUTRA, District:-Patna, Bihar, India, PIN:- 800024 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.: apxxxxxx1c, Aadhaar No: 56xxxxxxxx5823, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence
3	Shri Mihir Samanta Son of Late Dipak Samanta 204A Sri Ram Kunj Apartmentroad No 4, Mahesh Nagar, City:- Not Specified, P.O:- Kesri Nagar, P.S:-PATLIPUTRA, District:-Patna, Bihar, India, PIN:- 800024 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.: chxxxxxx0r, Aadhaar No: 74xxxxxxxx5204, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BISHNUPUR HIGHRISE LLP BISHNUPUR SREEMOYEE AUTOMOBILES(YAMAHA SHOW ROOM) RASIKGANJA, City:- Bishnupur, P.O:- BISHNUPUR, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 , PAN No.: AAxxxxxx4J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Ankur Lodha (Presentant) Son of Late Kamal Kishore Lodha Salbani, City:- Not Specified, P.O:- Shalbani, P.S:-Salbani, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.: abxxxxxx6p, Aadhaar No: 51xxxxxxxx3115 Status : Representative, Representative of : BISHNUPUR HIGHRISE LLP (as Partner)
2	Shri Ashis Kumar Makur Son of Bankim Chandra Makur Rasikganj Bishnupur, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.: aexxxxxx4m, Aadhaar No: 70xxxxxxxx6018 Status : Representative, Representative of : BISHNUPUR HIGHRISE LLP (as partner)



Identifier Details :

Name	Photo	Finger Print	Signature
Manish Saraf Son of Paban Kumar Saraf Village:- Radhanagar, P.O:- Amlagora, P.S:-Garbeta, District:-Paschim Midnapore, West Bengal, India, PIN:- 721121			
Identifier Of Shri Sanat Kumar Samanta, Shri Subhro Samanta, Shri Mihir Samanta, Shri Ankur Lodha, Shri Ashis Kumar Makur			
Shri Sanjoy Bhattacharjee Son of Late Niranjana Bhattacharjee Basantitola Bishnupur, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122			
Identifier Of Shri Sanat Kumar Samanta, Shri Subhro Samanta, Shri Mihir Samanta, Shri Ankur Lodha, Shri Ashis Kumar Makur			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Mihir Samanta	BISHNUPUR HIGHRISE LLP-2.7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Mihir Samanta	BISHNUPUR HIGHRISE LLP-0.9 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Subhro Samanta	BISHNUPUR HIGHRISE LLP-3.7 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Sanat Kumar Samanta	BISHNUPUR HIGHRISE LLP-3.7 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, Pin Code : 722122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 10011, LR Khatian No:- 30360	Owner:শ্রীমতী বসন্ত, Gurdian:শ্রীমতী বসন্ত, Address:বিশ্বনাথ, Classification:বসন্ত, Area:0.02700000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 10011, LR Khatian No:- 30363	Owner:শ্রীমতী বসন্ত, Gurdian:শ্রীমতী বসন্ত, Address:বিশ্বনাথ, Classification:বসন্ত, Area:0.00900000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 10011, LR Khatian No:- 11959/1	Owner:শ্রীমতী বসন্ত, Gurdian:শ্রীমতী বসন্ত, Address:বিশ্বনাথ, Classification:বসন্ত, Area:0.03700000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 010302696 / 2024

On 07-03-2024

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

Presented for registration at 17:48 hrs on 07-03-2024, at the Private residence by Shri Ankur Lodha ..

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 1,75,60,124/-

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

Execution is admitted on 07/03/2024 by 1. Shri Sanat Kumar Samanta, Son of Late Sushil Kumar Samanta, A-131 Arjun Park, P.O: Mukundapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Retired Person, 2. Shri Subhro Samanta, Son of Late Sushil Kumar Samanta, 204A Sri Ram Kunj Apartment Road No -4 Mahesh Nagar, P.O: Kesri Nagar, Thana: PATLIPUTRA, , Patna, BIHAR, India, PIN - 800024, by caste Hindu, by Profession Service, 3. Shri Mihir Samanta, Son of Late Dipak Samanta, 204A Sri Ram Kunj Apartmentroad No 4, Mahesh Nagar, P.O: Kesri Nagar, Thana: PATLIPUTRA, , Patna, BIHAR, India, PIN - 800024, by caste Hindu, by Profession Service

Indetified by Shri Sanjoy Bhattacharjee, , Son of Late Niranjana Bhattacharjee, Basantitola Bishnupur, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Others

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

Execution is admitted on 07-03-2024 by Shri Ankur Lodha, Partner, BISHNUPUR HIGHRISE LLP, BISHNUPUR SREEMOYEE AUTOMOBILES(YAMAHA SHOW ROOM) RASIKGANJA, City:- Bishnupur, P.O:- BISHNUPUR, P.S:- Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122

Indetified by Shri Sanjoy Bhattacharjee, , Son of Late Niranjana Bhattacharjee, Basantitola Bishnupur, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Others

Execution is admitted on 07-03-2024 by Shri Ashis Kumar Makur, partner, BISHNUPUR HIGHRISE LLP, BISHNUPUR SREEMOYEE AUTOMOBILES(YAMAHA SHOW ROOM) RASIKGANJA, City:- Bishnupur, P.O:- BISHNUPUR, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN- 722122

Indetified by Shri Sanjoy Bhattacharjee, , Son of Late Niranjana Bhattacharjee, Basantitola Bishnupur, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Others

JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

On 11-03-2024

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 77.00/- (E = Rs 77.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 77/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2024 4:07PM with Govt. Ref. No: 192023240414986958 on 07-03-2024, Amount Rs: 77/-, Bank: SBI EPay (SBIEPay), Ref. No. 3355994718237 on 07-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 150/- and Stamp Duty paid by Stamp Rs 150.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2091, Amount: Rs.100.00/-, Date of Purchase: 07/03/2024, Vendor name: Sankar Banerjee

2. Stamp: Type: Impressed, Serial no 2092, Amount: Rs.50.00/-, Date of Purchase: 07/03/2024, Vendor name: Sankar Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2024 4:07PM with Govt. Ref. No: 192023240414986958 on 07-03-2024, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 3355994718237 on 07-03-2024, Head of Account


JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

On 20-06-2024

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.


JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal



THE DISTRICT MAGISTRATE
DISTRICT OF ...
...

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0103-2024, Page from 108510 to 108535
being No 010302696 for the year 2024.



Digitally signed by JOYDEEP MUKHOPADHYAY
Date: 2024.06.20 18:29:10 +05:30
Reason: Digital Signing of Deed.

(JOYDEEP MUKHOPADHYAY) 20/06/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

