

(3) 2319242/21.

IV- 0014/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 760252

01/12/21
12:10 P.M.

SL-3800/2021

Certified that the documents is admitted for registration & the endorsement sheet/s and the signature sheet/s attached with this document are the part of this document

Addl. Dist. Sub-Registrar
Kolaghat, Purba Medinipur

01 DEC 2021

**POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

THIS POWER OF ATTORNEY is made on this 30th day of November in the year of Two Thousand and Twenty one (2021) for appointment of-

SMT BANDANA SAMANTA, PAN-BUUPS8807A w/o Sri Sahadev Samanta, residing at Village- Jadupur, P.O- Khanyadihi, P.S.-Panskura, Dist- Purba Medinipur, PIN- 721641, by Caste Hindu, by Profession Business person, as the true and lawful attorney of behalf of the executant of this deed.

Kartik Mondal.

২৭৬

ক্রমিক নং.....

টাকা ১০০০.....

ইং তার ১২ - ১১ - ২০২১.....

বাংলা স্বাক্ষরিত মূল.....

গ্রাম আকুলিয়া..... থানা কোলাঘাট.....

পোঃ- মেহরা.....

জেলা- পূর্ব মেদিনীপুর.....

ভেতর আমী কল স্বাক্ষরিত মূল.....

এ. ডি. এস. আর. অফিস, কোলাঘাট

লাইসেন্স নং- ৪/৯২ পব (মাগনীপুর)



Addl. Dist. Sub-Registrar
Kolaghat, Purba Medinipur

01 DEC 2021

WHEREAS I, SRI. KARTIK MONDAL, PAN-AQJPM8618B, S/O Basudam Mondal, residing at Vill- Andulia, P.O.- Mecheda, P.S- Kolaghat, DIST- Purba Medinipur, PIN 721137, by Caste-Hindu, by profession Cultivation, am seized and possesses or otherwise well and sufficiently entitled all that at present Bastu land measuring an area of more or less of 14.500 Decimal at Mouza- Kakdihi, J.L. No.- 05, Plot No.- 386, P.S.- Kolaghat under the limit of Santipur-I No. Gram Panchayet, Dist.- Purba Medinipur, hereinafter referred to as the "Said land" which is more fully and particularly mentioned and described in the schedule hereinafter written and I am now enjoying the same free from all encumbrances paying rent & taxes regularly for the said land.

AND WHEREAS I, with a view to develop my said land by raising a construction of a G+4 multistoried building have executed a bilateral Memo of Development Agreement with the aforesaid Bandana Samanta on 25.11.2021 and duly registered at A.D.S.R. Kolaghat, for fulfillment of my desire of development with the terms and conditions embodied in the said agreement.

AND WHEREAS, in the circumstances it is necessary and also expedient for me to appoint and engage the said developer Bandana Samanta as my true and lawful attorney for me, in my name and on my behalf to do all acts, deeds and things on my behalf for the purpose of development of the said property.

NOW KNOW ALL MEN BY THESE PRESENTS, I Kartik Mondal, S/O- Late Basudam Mondal, Vill- Andulia, P.O.- Mecheda,

Kartik Mondal.



S:- Kolaghat, DIST- Purba Midinipur, PIN 721137, by Caste-Hindu, by profession Cultivation, do hereby and hereunder nominate, constitute and appoint BANDANA SAMANTA, w/o Sri Sahadev Samanta, residing at Village- Jadupur, P.O- Khanyadihi, P.S.-Panskura, Dist- Purba Medinipur, PIN-721641, by Caste Hindu, by Profession Business, as my true and lawful attorney in my name and on my behalf to do and execute and perform or cause to be done, execute and perform all or any of the following acts, deeds, matters and things in respect of the property mentioned in the schedule herein below:-

1. To work manage, control and supervise the management of all and administer the Schedule mentioned property written hereunder being the piece and parcel of 'Bastu' land measuring and area of more or less of 14.5 decimal at Mouja- Kakdihi, Plot No.- 386, R.S. Khatian No.- 310, L.R. Khatian No.- 206, J.L. No.- 05, P.S.- Kolaghat, Dist.- Purba Medinipur under the limit of Santipur-I Gram Panchayet, Dist.- Purba Medinipur by whatsoever manner or way.
2. To apply, submit, sign, issue and received from the Municipal authority or Panchayet and/or other authorities concerned for such and relevant application, maps, plans, writings drainages, design (mutually agreed) from and/or any representations, as or may be required in respect of the said attorney at her absolute discretion shall think fit and proper for and on behalf of me in my name.
3. To deposit any fees, charges or any other amount on behalf of me which may have to be paid to the concern Municipality or Panchayet and/or any other authorities in respect of development of the said property.

Kartik Mondal

4. To apply for Electricity, Telephone and any other connection whatsoever manner and/or nature and for that purpose to sign issue and receive all papers and/or documents and/or plans and/or drawings and/or design and/or sketches and/or undertakings and/or representations and/or all relevant documents etc. of whatsoever manner or nature or may be though to be necessary by the said attorney before the various Department or Departments of the concern Municipality or panchayet and/or proper authority or authorities of various public and/or private and/or Government and/or Semi Government organization and/or autonomous body or bodies.
5. To apply to the Water Supply Department Sewerage Drainage Department of the concern Municipality or Panchayet and/or others too, for availing or seeking and/or laying necessary drainage and/or sewerage connection or connections and/or lines of whatsoever manner or nature in respect of the said premises and to that effect to sign all such relevant applications, drawings, documents and any representation of whatsoever manner or nature that is being sought to be done by the aforesaid Department of the concern Municipality or Panchayet and/or by others as and when necessary and/or asked for.
6. That the said Attorney herein shall be able to avail necessary permissions of whatsoever manner or nature from the Roads Department of the Government of West Bengal or the local bodies of the municipality/Panchayet/other bodies.

Kartik Mondal.



7. To construct buildings, structures as per the sanctioned plans and execute any projects in the 'A' schedule property by engaging Architects and structural Engineers.
8. To apply for and obtain any quota/permits with regard to building materials, if necessary.
9. To engage and terminate the services of Architects, Engineers, Legal practitioners, chartered accountants, contractors, workers.
10. To initiate prosecute and defend all legal, revenue, taxes and other proceedings relating to the schedule property and in that behalf engage the service of legal/tax practitioner and be in charge of conduct of such proceedings.
11. To sign and execute pleadings, applications, affidavits, declarations, undertaking, memorandum of appeal, revision and review applications, returns and other papers/documents, and to accept service of all orders, process, notices and charge them and to give evidence and to produce documents and receive them back and to settle, compromise, compound or withdraw any suit or proceedings relating to the 'A' schedule property or refer any dispute or Arbitration.
12. To receive from intending purchaser or purchasers any earnest money and/or advance and also the balance of purchase money for sale of the property or flats of the



Kartik Mendal

developer's allocation for the same after releasing my share of flats along with the share of common properties and amenities in my favour.

13. To sell the flats along with common facilities and share of land of the allocation of the developer. My said attorney shall have right to execute and/or register the agreements for sale, deed of conveyance in respect of her allocated flats (after releasing my share of flats along with the share of common properties and amenities in my favour before the sub- Register or the Register having authority for and to have the said conveyance and/or conveyances registered and to do all facts, deeds and things which my said attorney shall consider necessary for conveying and/or transferring the said portions of the property in favour the Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself I hereby agree ratify and undertake to confirm all whatever my said Attorney shall do or cause to be done that I shall confirm.

14. Be it expressly stated that this Power of Attorney does not create, constitute and assure any kind of transfer or enjoyment or making profit in favour of the Attorney or may not create any partnership in between the parties.

15. Further declared that the said Attorney shall not hereby obtain or have power to development work personally on such property.

16. Be it further noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is

Kartik Mondal.



created on the property which is the subject matter of this Power of Attorney and that further the said Attorney shall hereby obtain or have power of make construction multistoried building consisting of several numbers of flats for residential purpose on the said property.

17. The said Attorney who is also the developer shall be entitled to the 80% share of flats i.e, the flats of the ground floor, 1st floor, 2nd floor, 3rd floor & 4th floor of the building along with the proportionate share of land any common enjoyment will be received by the attorney.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorize herein contained which I could have lawfully done under my own hands and seal if personally present.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE ALL THAT piece and portion of Bastu land measuring more or less of 14.5 Dec. at Mouza- Kakdihi, Plot No.- 386, R.S. Khatian No.- 310, L. R.- 206, J.L. No.- 05, Police station Kolaghat, under the limit of Santipur-1 Gram Panchayet, A.D.S.R.- Kolaghat, District.- Purba Medinipur, butted and bonded in the manner as follows:-

On the North	:	Kolaghat Tharmal Power Project.
On the South	:	Gourhari Mondal.
On the East:		Village pathway and Madan Mohan Gayen.
On the West	:	Kalipada Das.

Kartik Mondal.



IN WITNESS WHEREOF the parties have to signed and executed these presents on the day, month and year first above written after going through the contents of this Power of Attorney in presence of the witness.

SIGNED, SEALED & DELIVERED
by the PARTIES at Mecheda in the presence of:

Drafted by me

Mahadeb Hazra
Adv.

Kartik Mondal

Signature of Executant

Advocate: Tamluk Court

Enrolment No. WB/2739/1999

Type by:

Ghananjoy Patra
vill - Bankura Chak
P.O. - Ramtarakkhat
P.S. - Kolaghat
Dist. - Purba Medinipur
Pin - 721151.

Witnesses

1. *Alok Sankar*
vill - Kola, P.S. - Kolaghat.
2. *Tapam Kumar Bera*
vill - Meshara, P.S. - Kolaghat.
- Brinababun Bar*
3. vill - Gopalpur, P.S. - Kolaghat.

This deed is complete by total 10 pages, in presence of 03 witnesses.



Kartik Mondal.

Executant - SRI. KARTIK MONDAL:

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					
R.H.F					



Bandana Samanta

Attorney - SMT BANDANA SAMANTA:

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					
R.H.F					





Identifier- Mr. DHANANJOY PATRA

Dhananjay Patra

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					


400


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD WB / 30 / 201 / 474129
পরিচয় পত্র



Elector's Name : Kartik Mandal
নির্বাচকের নাম : কার্তিক মণ্ডল
Father / Mother /
Husband's Name : Basudam Mandal
পিতা/মাতা/স্বামীর নাম : বাসুদাম মণ্ডল
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 36
১.১.১৯৯৫ এ বয়স : ৩৬

Address
Mouza : Kakdih
G.P. : Shantipur No. 1
P.S. : Kolaghat
Block : Tamluk - II
Dist : Midnapur
ঠিকানা
মোজা : কাকডিহি
গ্রা. প. : ১নং শান্তিপুর
থানা : কোলাঘাট
ব্লক : তামলুক ২
জেলা : মেদিনীপুর


Facsimile Signature
Electoral Registration Officer
নির্বাচক - নিবন্ধন অধিকারিক
For 201-Panskura East Assembly Constituency
২০১ - পাঁশকুড়া পূর্ব বিধানসভা নির্বাচন ক্ষেত্র

Place : Tamluk
স্থান : তামলুক
Date : 26.4.1995
তারিখ : ২৬.৪.১৯৯৫

Kartik Mandal.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AQJPM8618B

नाम / Name
KARTIK MONDAL

पिता का नाम / Father's Name
BASUDAM MONDAL

जन्म की तारीख / Date of Birth
01/01/1960

हस्ताक्षर / Signature
Kartik Mondal

कृपया इस कार्ड को खोने/पाने पर तुरंत सूचित करें/सादर
If this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTHISI
Phase 3, Sector 11, CBD Helapur,
Mumbai - 400 614.

आयकर संपर्क केंद्र
For Income Tax Related
Queries Call Toll Free No.
18001201001

Kartik Mondal.


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

XTV1128461




নির্বাচকের নাম : বন্দনা সামন্ত
 Elector's Name : Bandana Samanta

স্বামীর নাম : সহদেব সামন্ত
 Husband's Name : Sahadev Samanta

লিঙ্গ / Sex : স্ত্রী / F
 জন্ম তারিখ : XX / XX / 1977
 Date of Birth : XX / XX / 1977

XTV1128461

ঠিকানা:
 যদুপুর (অংশা) (যদুপুর মহাপাড়া) বৃন্দাবন চক পাশকুড়া
 পূর্ব মেদিনীপুর 721424

Address:
 JADUPUR (ANSHA) (JADPUR
 MADHYAPARA) BRINDABAN CHAK
 PANSKURA PURBA MEDINIPUR 721424

Bandana Samanta

Date: 09/03/2009
 204-পাশকুড়া পূর্ব নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন
 আধিকারিকের প্রাক্তর অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 204-Panskura Purba Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানাতে ভোটার লিষ্টে নাম
 তোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথিটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Bandana Samanta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BANDANA SAMANTA
NIMAI DAS
18/05/1977
Permanent Account Number
BUUPS8807A

Bandana Samanta
Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, IITTSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने / पाए जाने पर कृपया सूचित करें / वापस करें :
आयकर पैन सेवा यूनिट इटिसी,
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई,
महाराष्ट्र - 400 614.

Bandana samanta


 भारतीय निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

XTV1846948




निर्वाचक नाम : धनंजय पात्रा
 Elector's Name : Dhananjay Patra
 पिता नाम : शरत पात्रा
 Father's Name : Bharat Patra
 लिंग/Sex : पुरुष / M
 जन्म तारीख : 05/08/1997
 Date of Birth : 05/08/1997

XTV1846948

ठेकाई :
 0188, देरियाचक सापुया पुरबापाड़ा, मेदिनीपुर,
 कोलकाता, पूर्व मेदिनीपुर-721151

Address:
 0188, DERIACHAK SAPUYA PURBAPARA,
 DERIACHAK, KOLAGHAT, PURBO
 MEDINIPUR-721151

Date: 20/01/2017
 204 - पंस्कुरा पुरबा निर्वाचन क्षेत्र (Panskura Purba Polling Station)
 204 - Panskura Purba Constituency

Facsimile Signature of the Electoral
 Registration Officer for
 204 - Panskura Purba Constituency

(नियम अनुसार) यह कार्ड निर्वाचन क्षेत्र में मत
 डालने के लिए प्रयोग किया जाना है।
 इस कार्ड को सुरक्षित रखें और इसे
 निर्वाचन क्षेत्र में मत डालने के लिए
 प्रयोग करें।

In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

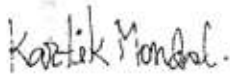
247 / 1912

Dhananjay Patra

Major Information of the Deed

No :	IV-1118-00014/2021	Date of Registration	01/12/2021
Deed No / Year	1118-3002319242/2021	Office where deed is registered	
Deed Date	09/11/2021 12:38:13 PM	1118-3002319242/2021	
Applicant Name, Address & Other Details	Dhananjoy Patra Banukachak, Thana : Kolaghat, District : Purba Midnapore, WEST BENGAL, PIN - 721151, Mobile No. : 8016159868, Status : Attorney of Executant		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kartik Mondal (Presentant) Son of Mr Basudam Mondal Executed by: Self, Date of Execution: 30/11/2021 , Admitted by: Self, Date of Admission: 01/12/2021 ,Place : Office			
		01/12/2021	LTI 01/12/2021	01/12/2021
	Village:- ANDULIA, P.O:- MECHEDA, P.S:-Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN:- 721137 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: AQxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/11/2021 , Admitted by: Self, Date of Admission: 01/12/2021 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mrs BANDANA SAMANTA Wife of Mr Sahadev Samanta Village:- JADUPUR, P.O:- Khanyadihi, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721641 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed			

er Details :

	Photo	Finger Print	Signature
Dhananjay Patra n of Mr Bharat Patra illage:- Bankurachak, P.O:- Ramtarakhat, P.S:-Kolaghat, District:- Purba Midnapore, West Bengal, India, PIN:- 721151			<i>Dhananjay Patra</i>
	01/12/2021	01/12/2021	01/12/2021
Identifier Of Mr Kartik Mondal			

01-12-2021

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:10 hrs on 01-12-2021, at the Office of the A.D.S.R. KOLAGHAT by Mr Kartik Mondal, Executant.

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

Execution is admitted on 01/12/2021 by Mr Kartik Mondal, Son of Mr Basudam Mondal, P.O: MECHEDA, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by Profession Cultivation

Indetified by Mr Dhananjoy Patra, . . Son of Mr Bharat Patra, P.O: Ramtarakhat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721151, by caste Hindu, by profession Cultivation

Payment of Fees

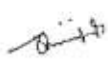
Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

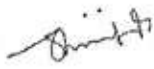
1. Stamp: Type: Impressed, Serial no 173, Amount: Rs.100/-, Date of Purchase: 12/11/2021, Vendor name: Amirul Rahaman Khan


Subhajit Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KOLAGHAT
Purba Midnapore, West Bengal

ate of Registration under section 60 and Rule 69.
tered in Book - IV
ne number 1118-2021, Page from 243 to 262
ing No 111800014 for the year 2021.



Digitally signed by SUBHAJIT DAS
Date: 2021.12.01 14:00:10 +05:30
Reason: Digital Signing of Deed.


(Subhajit Das) 2021/12/01 02:00:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KOLAGHAT
West Bengal.

(This document is digitally signed.)
