

0325/20

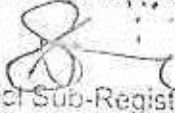
I-1111/2020



पश्चिम बंगाल WEST BENGAL

25AA 032988

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

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

07 FEB 2020

**DEVELOPMENT POWER OF ATTORNEY**

KNOWN ALL MEN-BY THESE PRESENTS, SHRI AMIT DAS,  
being PAN ANIPD 9489K, son of Late Sanat Das, by faith-Hindu, by nationality-  
Indian, by occupation-Business, residing at 6A, Chanditola Lane, Kolkata-700 040,  
Post Office & Police Station-Regent Park, District-South 24 Parganas, SEND  
GREETINGS;-

10 DEC 2019

1525

20

NO. .... DATE ..... RS. ....  
NAME Kaushik Bandyopadhyay (Adv)  
ADDRESS Alipore Judge's Court RA 27

ALIPORE JUDGES COURT  
A. K. SAMAJPATI

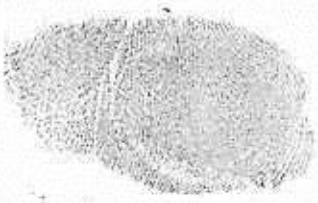
  
SIGNATURE

Geoman Saha



232

Geoman Saha




233



Geoman Saha



234

  
District Sub-Register-II  
Alipore, South 24 Parganas

10 5 JAN 2020

Identified by me  
Kaushik Bandyopadhyay  
Advocate  
S/o, Late Krishna Banerjee  
Alipore Judges' Court,  
Kolkata-700 027  
P-1545/1402/2009



WHEREAS one Shri Sreepati Ghoshal was the owner of ALL THAT piece and parcel of a bastu landed property admeasuring an area more or less 02 (Two) cattah 08 (Eight) chatak 00 (Zero) sq.ft. and a structure comprised in District-24 Parganas, District Sub-Registry Office at Alipore, Police Station-Regent Park, the then Tollygunge.

AND WHEREAS said Shri Sreepati Ghosal sold and transferred the said property by way of a registered Kobala to one Smt. Parul Misra wife of Late Monmotho Nath Mishra and the said Kobala was registered on 17<sup>th</sup> day of November, 1953 which was recorded in the Book no.I, Volume no.118, Pages from 141 to 145, Being no.7213.

AND WHEREAS thereafter said Smt. Parul Misra enjoyed the property and recorded her name before the then Govt. or semi Govt. authority as the sole and absolute owner of the property and became an assessee of the property and paid the appropriate taxes thereon.

AND WHEREAS thereafter said Smt. Parul Misra constructed some portion of the existing building and being a sole owner of ALL THAT piece and parcel of a G+III house storied building structure thereon.

AND WHEREAS thereafter said Smt. Parul Misra by natural love and affection gifted her son Shri Swapan Misra a residential flat admeasuring an area more or less 600 sq.ft. along with undivided proportionate share of the landed property by way of a registered Deed of Gift which was registered on 8<sup>th</sup> day of August, 2001 before the Additional Registrar of Assurance, Calcutta and was recorded in the Book no.I, Volume no.1, Pages from 1 to 8, Being no.4413, for the year 2002.

AND WHEREAS thereafter said Smt. Parul Misra by natural love and affection gifted her son Shri Tapan Misra a residential flat admeasuring an area more or less 600 sq.ft. along with undivided proportionate share of landed property by way of a registered Deed of Gift which was registered on 5<sup>th</sup> day of February, 2002 before the Additional District Sub-Registrar, at Alipore, South 24 Parganas, and was recorded in the Book no.I, Volume no.70, Pages from 297 to 313, Being no.01071, for the year 2003.

AND WHEREAS thereafter said Smt. Parul Misra by natural love and affection gifted her married daughter Smt. Nila Halder, wife of Late Sanjay Halder a residential flat admeasuring an area more or less 400 sq.ft. along with undivided proportionate share of landed property by way of a registered Deed of Gift which was registered on 5<sup>th</sup> day of February, 2002 before the Additional

District Sub-Registrar, at Alipore, South 24 Parganas and was recorded in the Book no.I, Volume no.71, Pages from 1 to 21, Being no.01072, for the year 2003.

AND WHEREAS thereafter said Smt. Parul Misra by natural love and affection gifted her grand son, Jayat Misra, son of Shri Tapan Misra, a residential flat admeasuring an area more or less 300 sq.ft. along with undivided proportionate share of landed property by way of a registered Deed of Gift which was registered on 5<sup>th</sup> day of February, 2002 before the Additional District Sub-Registrar, at Alipore, South 24 Parganas and was recorded in the Book no.I, Volume no.71, Pages 102 to 120, Being no.01075, for the year 2003.

AND WHEREAS thereafter said Smt. Parul Misra by natural love and affection gifted her married daughter Smt. Madhabi Mitra, wife of Shri Hemanta Kumar Mitra a residential flat admeasuring an area more or less 400 sq.ft. along with undivided proportionate share of landed property by way of a registered Deed of Gift which was registered on 13<sup>th</sup> day of March, 2002 before the Additional District Sub-Registrar, at Alipore, South 24 Parganas and was recorded in the Book no.I, Volume no.173, Pages from 278 to 298, Being no.02509, for the year 2003.

AND WHEREAS thereafter said Shri Swapan Misra after getting the said residential flat from Smt. Parul Misra by way of Gift mutated his name by paying appropriate taxes before the concerned authority of the K.M.C. and became an Assessee of the said property vide Assessee no.210970302153.

AND WHEREAS thereafter said Shri Tapan Misra after getting the said residential flat from Smt. Parul Misra by way of a gift mutated his name by paying appropriate taxes before the concerned authority of the K.M.C. and became an Assessee of the said property vide Assessee no.210970309639.

AND WHEREAS thereafter said Smt. Nila Halder after getting the said residential flat from Smt. Parul Misra by way of a gift mutated her name by paying appropriate taxes before the concerned authority of the K.M.C. and became an Assessee of the said property vide Assessee no.210970309627.

AND WHEREAS thereafter said Jayat Misra through his natural guardian Shri Tapan Misra after getting the said residential flat from Smt. Parul Misra by way of a gift mutated her name by



paying appropriate taxes before the concerned authority of the K.M.C. and became an Assessee of the said property vide Assessee no.210970309615.

AND WHEREAS thereafter said Smt. Madhavi Mitra after getting the said residential flat from Smt. Parul Misra by way of a gift mutated her name by paying appropriate taxes before the concerned authority of the K.M.C. and became an Assessee of the said property vide Assessee no.210970309603.

AND WHEREAS thereafter said Shri Swapan Misra due to his financial crisis sold and transferred his aforementioned flat admeasuring an area more or less 600 sq.ft. along with undivided proportionate share of the landed property 02 (Two) catta 08 (Eight) chatak 00 (Zero) sq.ft. to Shri Amit Das son of Late Sanat Das by way of a registered Bengali Kobala (Deed of Sale) which was registered on 30<sup>th</sup> day of November, 2018 before the A.D.S.R. Alipore South 24 Parganas and was recorded in the Book no.I, Volume no.1605-2018, Pages from 242544 to 242572, Being no.160507551, for the year 2018.

AND WHEREAS thereafter said Shri Tapan Mishra due to his financial crisis sold and transferred his aforesaid flat admeasuring an area more or less 600 sq.ft. along with undivided proportionate share of landed property 2 catta 08 chatak 00 sq.ft. to Shri Amit Das, son of Late Sanat Das by way of a registered Bengali Kobala (Deed of Sale) which was registered on 27<sup>th</sup> day of February, 2017 before the Additional District Sub-Registrar, at Alipore, South 24 Parganas, which was recorded in the Book no.I, Volume no.1605-2017, Pages from 26558 to 26579, Being no.160500996, for the year 2017.

AND WHEREAS thereafter said Smt. Nila Halder due to her financial crisis sold and transferred her aforesaid flat admeasuring an area more or less 400 sq.ft. along with undivided proportionate share of landed property 2 catta 08 chatak 00 sq.ft. to Shri Amit Das, son of Late Sanat Das by way of a registered Bengali Kobala (Deed of Sale) which was registered on 27<sup>th</sup> day of February, 2017 before the Additional District Sub-Registrar, at Alipore, South 24 Parganas, which was recorded in the Book no.I, Volume no.1605-2017, Pages from 26513 to 26534, Being no.160500994, for the year 2017.

AND WHEREAS thereafter said Shri Jayat Mishra due to his financial crisis sold and transferred his aforesaid flat admeasuring an area more or less 300 sq.ft. along with undivided

proportionate share of landed property 2 catta 08 chatak 00 sq.ft. to Shri Amit Das, son of Late Sanat Das by way of a registered Bengali Kobala (Deed of Sale) which was registered on 27<sup>th</sup> day of February, 2017 before the Additional District Sub-Registrar, at Alipore, South 24 Parganas, which was recorded in the Book no.I, Volume no.1605-2017, Pages from 26604 to 26625, Being no.160500995, for the year 2017.

AND WHEREAS thereafter said Smt. Madhabi Mitra due to her financial crisis sold and transferred her aforesaid flat admeasuring an area more or less 400 sq.ft. along with undivided proportionate share of landed property 2 catta 08 chatak 00 sq.ft. to Shri Amit Das, son of Late Sanat Das by way of a registered Bengali Kobala (Deed of Sale) which was registered on 12<sup>th</sup> day of May, 2017 before the Additional District Sub-Registrar, at Alipore, South 24 Parganas, which was recorded in the Book no.I, Volume no.1605-2017, Pages from 68740 to 68761, Being no.160502622, for the year 2017.

AND WHEREAS thereafter the present Landowner Shri Amit Das became the absolute owner of ALL THAT piece and parcel of the landed property admeasuring an area more or less 2 (Two) catta 08 (Eight) chatak 00 (Zero) sq.ft. and the G+II storied House Building standing thereon lying and situated at 42A, Chanditola Lane, Kolkata-700 040, Post Office & Police Station-Regent Park, District-South 24 Parganas, within the Kolkata Municipal Corporation Ward no.97, Borough no.X and the aforesaid present Landowner SHRI AMIT DAS paid the appropriate taxes before the concerned authority of the Kolkata Municipal Corporation and mutated his name and recorded his name as the OWNER of the aforesaid landed property and became an Assessee of the said landed property, being Assessee No.210970309603.

AND WHEREAS now the Landowner herein intended to develop the said premises by constructing a new building upon the said premises for residential as well as commercial use as per available building sanction plan to be issued from the Kolkata Municipal Corporation Building department.

AND WHEREAS the said owner have no sufficient fund to construct a new building upon the said premises and having realized their inability to develop the said premises due to paucity of immediate fund, decided to invite a Developer for developing the said premises.



AND WHEREAS the said Landowner herein approached the present Developer i.e. "PRAYAS DEVELOPER", a sole Proprietorship Firm, having it's office at 20, Chanditola Lane, Kolkata-700 040, Post Office & Police Station-Regent Park, District-South 24 Parganas, represented by it's Sole Proprietor SHRI SUMAN SAHA, being PAN ATWPS 3245G, son of Late Narayan Chandra Saha, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at 20, Chanditola Lane, Kolkata-700 040, Post Office & Police Station-Regent Park, District-South 24 Parganas, herein and thereafter the present Developer herein being satisfied with the Landowners' right, title, interest over the said property (which is mention in the Schedule "A" hereunder written) accepted and agreed to develop the said premises to construct proposed building in accordance with the available building sanction plan, which would be sanctioned by authorities concerned.

AND WHEREAS thereafter the present Developer i.e. "PRAYAS DEVELOPER", a sole Proprietorship Firm, having it's office at 20, Chanditola Lane, Kolkata-700 040, Post Office & Police Station-Regent Park, District-South 24 Parganas, represented by it's Sole Proprietor SHRI SUMAN SAHA, being PAN ATWPS 3245G, son of Late Narayan Chandra Saha, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at 20, Chanditola Lane, Kolkata-700 040, Post Office & Police Station-Regent Park, District-South 24 Parganas, herein being satisfied with the Landowner's right, title, interest over the said property (which is mention in the Schedule "A" hereunder written) accepted and agreed to develop the said premises to construct proposed building in accordance with the available building sanction plan, which would be sanctioned by authorities concerned, subject to the terms and conditions and thereafter entered into a Development Agreement which was registered in the office at District Sub-Registrar-II, at Alipore, South 24 Parganas, dated 12<sup>th</sup> day of December, 2019, and was recorded in the Book No.I, Being No.160209822, Pages from 353516 to 353557, Volume No.1602-2019, for the year 2019.

AND WHEREAS I the Executant herein, have entered into an Development Agreement with the said Developer which was duly registered in the office of the District Sub-Registrar-II, at Alipore, South 24 Parganas and in pursuance of the same, I nominate, constitute and appoint "PRAYAS DEVELOPER", a sole Proprietorship Firm, having it's office at 20, Chanditola Lane, Kolkata-700 040, Post Office & Police Station-Regent Park, District-South 24 Parganas, represented by it's Sole Proprietor SHRI SUMAN SAHA, being PAN ATWPS 3245G, son of Late Narayan Chandra Saha, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at 20, Chanditola Lane, Kolkata-700 040, Post Office-Regent Park, Police Station-Regent Park, District-South 24 Parganas, MY true and lawful ATTORNEY for use, in my name and on my

behalf to do, execute and perform all of the following acts, deeds, matters and things which is hereinafter mentioned i.e. to say to honour the Development Agreement and smooth functioning of the construction of the proposed Building;-

**THIS DEVELOPMENT POWER OF ATTORNEY WITNESSETH as follows:-**

1. To supervise, manage and conduct all sorts of administration in respect of all affairs relating to the property particularly mentioned in the Schedule below and all sorts of official matters, letters and correspondences arising in course of or in relation to the matters concerned in respect of the said property;
2. To sign and execute any agreement, contract etc. on my behalf in favour of any person or persons, company or association, purchaser or purchasers and to negotiate on terms for and sell the specifically Schedule "C" being the Developer's Allocation mentioned property as mentioned in the said Development Agreement (except my portion) to any intending purchaser or purchasers at such price which my Attorney in his discretion may think fit and proper to agree upon and to enter into any agreement or agreements, sign any kind of contract or contracts for the said sale or to cancel and/or revalidated or revoke the same;
3. To receive and accept any earnest money and also the balance of consideration money and any amount through agreement, sale, lease, rent etc. and to give good valid receipt for the same on my behalf;
4. To distribute the money and to pay all rent, rates, taxes and all outgoings etc. which I have the obligations to pay and discharge and to bear all costs and legal expenses relating to the scheduled property;
5. To let out and/or otherwise settle the said property and any part thereof on rent, salami, premium or lease and to realize all rents, issues and profits thereof and to accept surrender of lease and to evict all trespassers and other unauthorized occupiers from the said property, only for the Developer's Allocation;



6. To present the Deed of Sale, Conveyance, Lease, mortgage which executed by them for and on my behalf to the registering authority and appear before such authority and admit execution thereof and to do other things and acts that may be necessary for the registration of the said deed or deeds and receive the said Deed or Deeds and deliver the same to the Purchaser aforesaid or authorize the delivery thereof to the Purchaser or Purchasers with respect to the Developer's Allocation only;
7. To institute, contest, carry on, commence, compromise, withdraw suit and submit application for proceedings, judgment and for Arbitration of any suit, action, demand etc. in respect of my said property in any Court of Law including pending suits if any manner connected with or having reference to any of matter and/or arising in courts of or in relation to the aforesaid property;
8. To apply to courts and offices for inspection and for copies or documents and papers, judicial records and to receive book, documents and papers and to apply to competent authority for mutation and to comply, honour and to give effect all application agreements writings etc. already made by me with or to any person or persons, B.L.R.O.; the Kolkata Municipal Corporation or any Govt. authority in respect of my scheduled property;
9. To obtain all necessary clearance certificates in respect of my property such as Income Tax Clearance Certificate under section 230 of the Income Tax Act, or the Declaration under section 27 and/or 26 of the Urban Land (Ceiling and Regulation) Act, 1976 and any other ancillary papers on my behalf;
10. To appear, act, sign, verify and file pleadings, building plans for sanction from the Kolkata Municipal Corporation, application, written statements, petitions, deeds, return all other documents in all courts i.e. civil, criminal and revenue etc. and in all registration offices for registration in respect to same and admit execution of documents and in any officers of Govt. sales tax and Income Tax Collectorate, L.A. Department and/or any other local authority, the Kolkata Municipal Corporation or any Civil Bodies as well as to any local autonomous body and public or private body and to present appeals in all sorts of appellate courts, authorities and tribunals;

11. To engage, constitute and appoint any Advocate or Advocates, Vakil, Pleader, revenue agent or any other legal practitioner or conduct any sort of case, appeals, revision and other matter or affairs and to take and defend all sorts of legal proceedings, suits, claims, demand etc. arising in due course of or in relation to the schedule property on or behalf of myself;
12. To accept service of any summons, notices or writ issued by any court or officers against me and to give evidence etc. on my behalf in Courts and places or as may be required by Law;
13. To sign and apply on my behalf for sanction of drainage, building plan, revised plan, internal water line, supply of water, sinking of tube-well, supply of electricity, installation of transformer (if necessary) from the concerned authority or authorities and other utilities as may be necessary for the conveniences;
14. To make sign, execute and to perform and all acts, deeds documents, deed of declaration register applications and other papers, petitions and proceedings whatsoever for smooth execution of the construction.
15. To receive from intending purchaser or purchasers all earnest money and/or advance money or advances amounts and also the balance money of purchase money as completion of such sale of sales and give valid receipt and discharge for the same in respect of the abovementioned property except Landowner's Allocation as per the Development Agreement, dated 12<sup>th</sup> day of December, 2019.
16. That the Developer should have full power and authority to enter into an Agreement for Sale with the intending Purchaser or Purchasers only with respect to (the Developer's Allocated Property, as mentioned in the said Development Agreement dated 12<sup>th</sup> day of December, 2019 which was made by and between the Landowner and the Developer), before completion of the proposed Building.



BE it expressly stated that the Developer after completion of the proposed Building have the power of sell the Developer's allocated property and it is also specifically mentioned here that the Developer shall have no authority to sell the Landowner's allocated property, which is more fully mentioned in the Development Agreement which was registered dated 12<sup>th</sup> day of December, 2019 before the District Sub-Registrar-II, at Alipore, South 24 Parganas, and was recorded in the Book No.I, Being No.160209822, Pages from 353516 to 353557, Volume No.1602-2019, for the year 2019 AND to act my Attorney or Agent in relation to the matters aforesaid on my behalf to execute and to do all in respect as I should myself, if personally present and I, hereby ratify, confirm whatsoever our said attorney shall do or purport to do by virtue of this Development Power of Attorney conferred on them by me in conformity of the said Agreement and smooth execution of the same.

**THE SCHEDULE "A" MENTIONED PROPERTY**

**ABOVE REFERRED TO**

**(Description of the Landed Property)**

ALL THAT piece and parcel of the landed property admeasuring an area more or less 2 (Two) cattah 08 (Eight) chatak 00 (Zero) sq.ft. and a G+II storied House Building structure standing thereon lying and situated at Premises no.42A, Chanditola Lane, Kolkata-700 040, Post Office & Police Station-Regent Park, District-South 24 Parganas, within the Kolkata Municipal Corporation Ward no.97, Borough no.X, being Assessee No.210970309603, which is butted and bounded as follows;-

**BY THE NORTH** : Premises No.4/7/1, Chanditola Lane, Kolkata-700 040;  
**BY THE SOUTH** : Premises No.4/12, Chanditola Lane, Kolkata-700 040;  
**BY THE EAST** : Premises No.4/11, Chanditola Lane, Kolkata-700 040;  
**BY THE WEST** : 18'-00"-ft. wide Chanditola Lane, Kolkata-700 040.

IN WITNESS WHEREOF, I, the EXECUTANT herein set and subscribed my hand and seals on the 15<sup>th</sup> day of January, 2020 (Two thousand and Twenty).

SIGNED, SEALED & DELIVERED

IN PRESENCE OF :

1.   
Nitin Singh

Rajkiy Unayan Basti Goli No-3  
Bithoor Road Kalyanpur Kanpur  
Pin Code - 208026

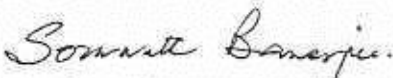


SIGNATURE OF THE  
EXECUTANT

**PRAYAS DEVELOPER**

Suman Saha

**Proprietor**

2.   
Somnath Banerjee  
65/4, Banerjee Para Road,  
Paschim Patinary, Kol-41.

SIGNATURE OF THE  
ATTORNEY

Drafted & Prepared in my office by me under my dictation and read over and explained the same to the Parties of the Deed respectively who admitted the same to be true and signed by them.



(SHRI KAUSHIK BANDYOPADHYAY)

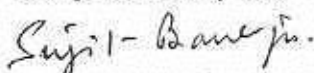
Advocate.

Alipore Judges' & Police Court,  
Kolkata-700 027.

e-mail : [law786kaushik@gmail.com](mailto:law786kaushik@gmail.com)

Ph nos. 98302-50840////90517-54412

Computerized by me,



Banerjee Para Road,  
Kolkata-700 027.

POWER(Develop-Somda-Sumon-Amit)





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 AMIT DAS

Signature Amit Das



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

left hand					
right hand					

Name SUMAN SAHA

Signature Suman Saha

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

PHOTO	left hand					
	right hand					

Name .....

Signature .....









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16021000054396/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUMAN SAHA 20, CHANDITOLA LANE, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Representative of Attorney [PRAYAS DEVELOPER]			<i>Suman Saha</i> 15/10/20
2	Mr AMIT DAS 6A, CHANDITOLA LANE, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Principal			<i>Amit Das</i> 15/10/20
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr KAUSHIK BANDYOPADHYAY Son of Late KRISHNA BANERJEE ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mr SUMAN SAHA, Mr AMIT DAS			<i>Kaushik Bandyopadhyay</i> 15/10/20



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMIT DAS

SANAT DAS

20/03/1982

Permanent Account Number

ANIPD9489K

*Amit Das*  
Signature



27022015



ভারতীয় বৈশিষ্ট্য পরিচয় প্রমাণকরণ  
**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/19577/23479

To  
 অমিত দাস  
 Amit Das  
 6A CHANDITALA LANE  
 Regent Park S.O  
 Regent Park Kolkata  
 West Bengal 700040

7994355



MN079943556DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**4019 3135 0321**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



অমিত দাস  
 Amit Das  
 পিতা : সনাত দাস  
 Father : SANAT DAS  
 জন্ম সাল / Year of Birth : 1982  
 পুরুষ / Male



**4019 3135 0321**

আধার - সাধারণ মানুষের অধিকার



Income Tax Department  
GOVT. OF INDIA

SUMAN SAHA  
NARAYAN CHANDRA SAHA  
12/10/1976  
Permanent Account Number  
ATWPS3245G

*Anan Saha*  
Signature



भारत सरकार  
GOVERNMENT OF INDIA



সুমন সাহা  
SUMAN SAHA  
পিতা : নারায়ণ চন্দ্র সাহা  
Father : NARAYAN CHANDRA SAHA  
জন্ম সাল / Year of Birth : 1976  
পুরুষ / Male



5159 3925 6581

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
২০, চান্ডিতলা লেন, রেজেন্ট পার্ক,  
রেজেন্ট পার্ক, কোলকাতা, পশ্চিমবঙ্গ,  
700040

Address:  
20, CHANDITALA LANE,  
REGENT PARK, Regent  
Park S.O, Regent Park,  
Kolkata, West Bengal,  
700040

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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



### Major Information of the Deed

Deed No :	I-1602-01111/2020	Date of Registration	07/02/2020
Query No / Year	1602-1000054396/2020	Office where deed is registered	
Query Date	10/01/2020 2:17:37 PM	D.S.R. - I   SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	KAUSHIK BANDYOPADHYAY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9832612586, Status : Advocate		
Transaction :	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 44,50,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 70/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160209822/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chanditala Lane, , Premises No: 42A, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu			33,25,002/-	Width of Approach Road: 18 Ft., , Project Name :
Grand Total :				4.125Dec	0/-	33,25,002 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	11,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1500 sq ft.	0/-	11,25,000 /-	

(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -I  
I SOUTH 24-PARGANAS

South 24-Parganas, West  
Bengal



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr AMIT DAS</b> Son of Late SANAT DAS 6A, CHANDITOLA LANE, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANIPD9489K, Aadhaar No: 40xxxxxxxx0321, Status :Individual, Executed by: Self, Date of Execution: 15/01/2020 , Admitted by: Self, Date of Admission: 15/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/01/2020 , Admitted by: Self, Date of Admission: 15/01/2020 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PRAYAS DEVELOPER</b> 20, CHANDITOLA LANE, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 , PAN No.:: ATWPS3245G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SUMAN SAHA (Presentant )</b> Son of Late NARAYAN CHANDRA SAHA 20, CHANDITOLA LANE, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATWPS3245G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRAYAS DEVELOPER (as PROPRIETOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr KAUSHIK BANDYOPADHYAY</b> Son of Late KRISHNA BANERJEE ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr SUMAN SAHA, Mr AMIT DAS			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr AMIT DAS	PRAYAS DEVELOPER-4.125 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr AMIT DAS	PRAYAS DEVELOPER-1500.0000000 Sq Ft

On 13-01-2020

**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 44,50,002/-

*S-a*

Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 15-01-2020

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

Presented for registration at 17:00 hrs on 15-01-2020, at the Private residence by Mr SUMAN SAHA ,

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

Execution is admitted on 15/01/2020 by Mr AMIT DAS, Son of Late SANAT DAS, 6A, CHANDITOLA LANE, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Identified by Mr KAUSHIK BANDYOPADHYAY, , Son of Late KRISHNA BANERJEE, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-01-2020 by Mr SUMAN SAHA, PROPRIETOR, PRAYAS DEVELOPER, 20, CHANDITOLA LANE, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Identified by Mr KAUSHIK BANDYOPADHYAY, , Son of Late KRISHNA BANERJEE, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

*S-a*

Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 07-02-2020

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-



**Payment of Stamp duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Draft Rs 50/-, by Stamp Rs 20/-

**Description of Stamp**

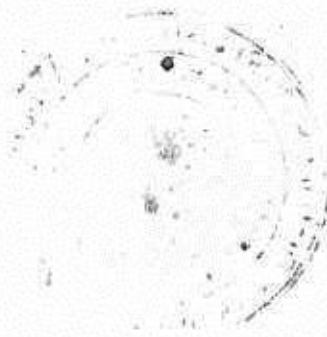
1. Stamp: Type: Impressed, Serial no 1525, Amount: Rs.20/-, Date of Purchase: 10/12/2019, Vendor name: A K SAMAJPATI

**Description of Draft**

1. Draft(8554) No: 000465365937, Date: 06/02/2020, Amount: Rs.50/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASURY BR

*S.K.P.*

Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



Certificate of registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1602-2020, Page from 49398 to 49423  
being No 0201111 for the year 2020.



*S-a*

Digitally signed by SAMAR KUMAR PRAMANICK  
Date: 2020.02.12 18:48:05 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/02/12 06:48:05 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)