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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 560344



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Additional Registrar of Assurances-IV, Kolkata

certified that the Document is admitted to Registration. The [] and the endorsement stamp [] on this document are the part of this document.

Additional Registrar of Assurances-IV, Kolkata

8 NOV 2021

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS shall we, [1] **SRI ASIM KUMAR MUKHOPADHYAY** [PAN AERPM6894H] [AADHAAR 2605 5035 5350], son of Late Hari Narayan Mukherjee, by occupation - Retired Person and [2] **MS. SUKLA MUKHERJEE** [PAN BFEPM6530F] [AADHAAR 6949 8882 0512], unmarried daughter of Late Hari Narayan Mukherjee, by occupation - Household Work, both by faith - Hindu, by nationality - Indian, residing at 9, Baguiati Fourth Lane, Post Office and Police Station - DumDum, District - North 24-Parganas, PIN - 700 028, West Bengal, **SEND GREETINGS:**

WHEREAS we, said [1] **SRI ASIM KUMAR MUKHOPADHYAY**, son of Late Hari Narayan Mukherjee and [2] **MS. SUKLA MUKHERJEE**, unmarried daughter of Late Hari Narayan Mukherjee, the **APPOINTERS/PRINCIPALS** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a plot of land measuring about **2 [two] Cottahs 9 [nine] Chittacks 17 [seventeen] Square Feet** more or less **TOGETHER WITH** an one storied brick built building with **R. C. C. Roof** measuring about **400 [four hundred] Square Feet** more or less standing thereon [**Floor Type: Cemented**], lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2286 corresponding to **R. S. Dag No. 5957** corresponding to **L. R. Dag No. 5954** appertaining to Jamindar Khatian No. 229 corresponding to Praja Khatian No. 230 corresponding to **L. R. Khatian No. 5326**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 81/1, Baguiati Road [old] 15, Baguiati 4th Lane [new]**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, hereinafter referred to as the "**SAID PREMISES**".

AND WHEREAS we have entered into a **Development Agreement** on 8th day of November, 2021 with one **AVISHEK TRADING [PAN AAGFA0325E]**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI DEBDAS SAHA [PAN ARSPS6978G] [AADHAAR 2344 5388 5502]**, son of Late Satish Chandra Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, to develop the aforesaid Premises under some terms and conditions mentioned therein which duly registered with the Office of the ~~Additional District Sub-Registrar at Cossipore DumDum~~

Sri Deb Das Saha

and recorded into Book No. I, **Being No.** 13447
2021;

for the year

AND WHEREAS we are busy with our own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the SAID PREMISES as per plan to be sanctioned by the local Authority of the above facts it is not possible for us to look after and manage the whole affairs including construction and of the new proposed building in the SAID PREMISES hence we, do hereby pleased to nominate, constitute and appoint said **AVISHEK TRADING [PAN AAGFA0325E]**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI DEBDAS SAHA [PAN ARSPS6978G] [AADHAAR 2344 5388 5502]**, son of Late Satish Chandra Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, to be our true and lawful **ATTORNEY** to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the **ATTORNEY**.

NOW KNOW YE AND THESE PRESENTS WITNESSETH we, said [1] **SRI ASIM KUMAR MUKHOPADHYAY**, son of Late Hari Narayan Mukherjee and [2] **MS. SUKLA MUKHERJEE**, unmarried daughter of Late Hari Narayan Mukherjee, the **APPOINTERS/PRINCIPALS** herein, do hereby nominate, constitute and appoint **AVISHEK TRADING [PAN AAGFA0325E]**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI DEBDAS SAHA [PAN ARSPS6978G] [AADHAAR 2344 5388 5502]**, son of Late Satish Chandra Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, to be our lawful **ATTORNEY** for us in our names and on our behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the SAID PREMISES jointly and/or severally hereinafter mentioned that is to say:

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.

2. To appear and represent us before the any authority and authorities including the South DumDum Municipality, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, The Competent Authority under the Urban Land [ceiling and regulation] Act, 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit and take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the said Premises making construction of building thereon as per plan which to be approved and sanctioned by the South DumDum Municipality and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit the all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.
7. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
8. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or licence fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as mentioned in the Deed of Agreement for the Development of the said Premises.

9. To appear and represent us before all authorities including those under the South DumDum Municipality for fixation and/or finalization of annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said ATTORNEY may deem fit and proper.
10. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
11. To sign, execute and submit and take delivery of site plan, building plan, application of phase II certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered South DumDum Municipality in respect of my property more specifically mentioned in the schedule written hereunder;
12. To enter into any agreement for sale with intending buyer/buyers against my Developer's allocated portion and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
13. To enter into all Agreement for sale with the prospective Purchaser/s save and except Owners' allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive realize and obtain payment of all or any money which may hereafter become payable to us said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said ATTORNEY shall think fit and proper.
14. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said Premises.
15. To take financial assistance from any financial Institution.
16. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and

present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration save and except the Owners' allocation as stated in the said Development Agreement.

17. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building save and except Owners' allocation as stated in the said Development Agreement.
18. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers save and except Owners' allocation as stated in the said Development Agreement.
19. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Owners' allocation as stated in the said Development Agreement.
20. To instruct the Advocate/Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the schedule mentioned property.
21. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as and on our behalf save and except Owners' allocation as stated in the said Development Agreement.
22. To execute and sign any deeds, agreements, memo of understanding with a view to sale of schedule mentioned property in its own name and on our behalf save and except Owners' allocation as stated in the said Development Agreement.
23. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or

proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.

24. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
25. To advertise in the newspapers for obtaining Purchaser for selling the flat/commercial and car parking space in the proposed building.
26. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building save and except any allocation or any part there of subject to the conditions stipulated in the deed of agreement for Development.
27. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present and prosecute writ application in respect thereof.
28. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
29. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principal.

AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we could do if we could personally represent notwithstanding the Power of Attorney, in that particular behalf as contained in these presents.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Power in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other works till the completion of the whole deal/transaction as per the said agreement under some terms and conditions mentioned therein which duly registered with the Office of the Additional District Sub-Registrar at Cossipore DumDum, and this Power of Attorney is revocable in nature.

**THE FIRST SCHEDULE ABOVE REFERRED TO
LAND**

ALL THAT piece and parcel of a plot of land classified as **BASTU** measuring about **2 [two] Cottahs 9 [nine] Chittacks 17 [seventeen] Square Feet** more or less **TOGETHER WITH** an **one storied brick built building with R. C. C. Roof** measuring about **400 [four hundred] Square Feet** more or less standing thereon [**Floor Type: Cemented**], lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 169**, comprised in **C. S. Dag No. 2286** corresponding to **R. S. Dag No. 5957** corresponding to **L. R. Dag No. 5954** appertaining to **Jamindar Khatian No. 229** corresponding to **Praja Khatian No. 230** corresponding to **L. R. Khatian No. 5326**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 81/1, Baguiati Road [old] 15, Baguiati 4th Lane [new]**, within the jurisdiction of the Office of the Additional District Sub-Registrar at **Cossipore, DumDum**, under **Police Station - DumDum**, District **North 24-Parganas, PIN - 700 028**, which is butted and bounded as follows:

- ON THE NORTH : SIXTEEN FEET WIDE ROAD;
- ON THE SOUTH : PROPERTY OF SRIMATI PADMA BATI DEBI;
- ON THE EAST : PROPERTY OF NIHAR KANA GANGULY;
- ON THE WEST : PROPERTY UNDER C. S. PLOT NO. 2241;

**THE SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNERS' ALLOCATION**

ALL THAT the Landowners herein shall be eligible to get **50% [fifty percent] Constructed Area** of the proposed **G + 3 storied building** in habitable condition, as Landowners' Allocation which will be provided in the manner appearing hereunder **TOGETHER WITH** impartible proportionate share in the land **TOGETHER WITH** the right to use and enjoy all common areas and facilities of the land and the building.

- ❖ Ground Floor : 50% [fifty percent] Western Side;
- ❖ First Floor : 50% of the Floor [Road Facing];
- ❖ Second Floor : NIL;
- ❖ Third Floor : Entire Floor;

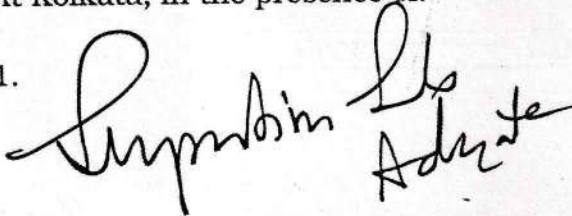
**THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT piece and parcel of remaining portion of the proposed multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer;

IN WITNESS WHEREOF we have hereunto set subscribed and affixed our hands and seals on this the 8th day of November, 2021 [Two Thousand Twenty One].

SIGNED SEALED AND DELIVERED

At Kolkata, in the presence of:

1. 
 Advocate

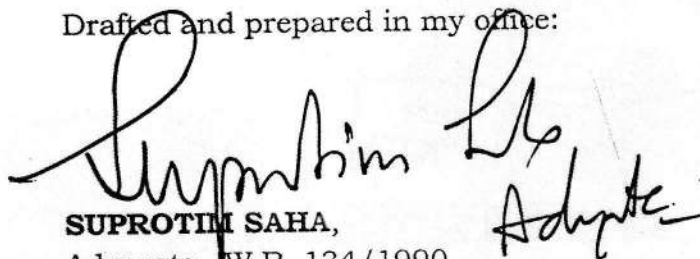
2. Avishek Saha
27, Bagwati Road
Kolkata-28



Surula Mukherjee

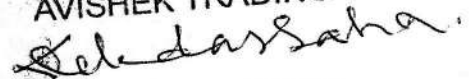
SIGNATURE OF PRINCIPALS

Drafted and prepared in my office:


 Advocate

SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar
Kolkata - 700 059.

AVISHEK TRADING







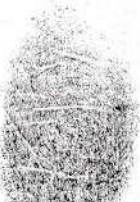







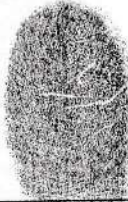
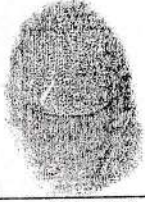



















Partner

SIGNATURE OF ATTORNEY

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

 <i>Subhas Saha</i>					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
THUMB	FORE	MIDDLE	RING	LITTLE	
[RIGHT HAND]					
 <i>Abin Ks. Mukhopadhyay</i>					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
THUMB	FORE	MIDDLE	RING	LITTLE	
[RIGHT HAND]					
 <i>Suxla Mukherjee</i>					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
THUMB	FORE	MIDDLE	RING	LITTLE	
[RIGHT HAND]					

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAGFA0325E



नाम /NAME
AVISHEK TRADING

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
01-04-1996

K. Das

आयकर आयुक्त, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.B. - III

AVISHEK TRADING

Subhas Chandra

Partner

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संबुक्त आयकर आयुक्त(पट्टति एवं तकनीकी),
पी-7,
चौरिंगी चबूतरा,
कलकत्ता - 700 069.

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Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1111/45223/01560

To
দেবদাস সাহা
DEBDAS SAHA
27 BAGUIATI ROAD
South Dum Dum (M)
Dum Dum

North 24 Parganas
West Bengal 700028

164629268



ML646292686FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2344 5388 5502

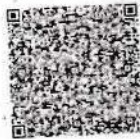
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



দেবদাস সাহা
DEBDAS SAHA
পিতা : সতীশ চন্দ্র সাহা
Father : SATISH CHANDRA SAHA
জন্মতারিখ / DOB : 21/06/1950
পুরুষ / Male



2344 5388 5502

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ আধার সারা দেশে মান্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



সংস্করণ প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
২৭, বাগুয়াটি রোড, মাউথ
দমদম (এম), দমদম, উত্তর ২৪
পরগনা, পশ্চিমবঙ্গ, ৭০০০২৮

Address:
27, BAGUIATI ROAD, South Dum
Dum (M), Dum Dum, North 24
Parganas, West Bengal, 700028

2344 5388 5502

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Debdas Saha


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEBDAS SAHA
SATISH CHANDRA SAHA
21/06/1950

Permanent Account Number
ARSPS6978G

Signature



Debdas Saha

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

यदि कार्ड खो जाने पर कृपया सूचित करें / नीचे परे :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं. 3, सेक्टर 11, एच.डी.डी. बेलपुर,
नवी मुंबई - 400 614.



ভারত সরকার

Government of India



অসিম কুমার মুখোপাধ্যায়
Asim Kumar Mukhopadhyay
পিতা: হরিনারায়ণ মুখোপাধ্যায়
Father: HARINARAYAN MUKHOPADHAY

জন্মতারিখ / DOB: 23/01/1953

বুন্দ / Male

2605 5035 5350



আমার আধার, আমার পরিচয়

Asim Kr. Mukhopadhyay



আধার

ভারত সরকারের দ্বারা প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: S/O হরিনারায়ণ মুখোপাধ্যায়,
9, বাগুয়াটি 4TH ওইচ লেন, সাউথ ডুমডুম
(গ্রাম), উত্তর ২৪ পরগণা, দমদম, পশ্চিম
বঙ্গ, 700028

Address: S/O Harinarayan
Mukherjee, 9, Baguiati 4TH
LANE, South Dumdum (m), North
24 Parganas, Dumdum, West
Bengal, 700028

2605 5035 5350





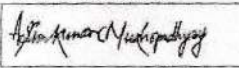
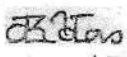
1947



help@uidai.gov.in



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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AERPM6894H	
	नाम /NAME ASIM KUMAR MUKHOPADHYAY	
	पिता का नाम /FATHER'S NAME HARI NARAYAN MUKHOPADHYAY	
	जन्म तिथि /DATE OF BIRTH 23-01-1953	
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.वे.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI

Asim K. Mukhopadhyay

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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the Issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



भारत सरकार
GOVERNMENT OF INDIA



Sukla Mukherjee
Date of Birth/DOB: 20/03/1957
Female/ FEMALE



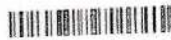
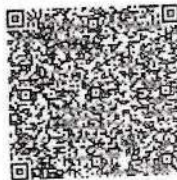
6949 8882 0512

Sukla Mukherjee



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
D/D Harinarayan Mukherjee, 9, Baguihati
4th Lane, Kolkata, South Dumdum (m),
North 24 Parganas,
West Bengal - 700028



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT
SUKLA MUKHERJEE
HARI NARAYAN MUKHERJEE

भारत सरकार
GOVT. OF INDIA

20/03/1957
Permanent Account Number
BFEPM6530F

Sukla Mukherjee
Signature



Sukla Mukherjee

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाने :
आयकर पैन सेवा यूनिट, UTITSI
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

সংস্কৃত
Government of India

অভিষেক সর্মা
Avishek Saha
পিতা : দেবদাস সর্মা
Father : DEBDAS SAHA
জন্মতারিখ / DOB : 14/02/1985
পুরুষ / Male

2549 0595 7409

আধার - সাধারণ মানুষের অধিকার

Avishek Saha

সংস্কৃত
Unique Identification Authority of India

ঠিকানা:
২৭, বাগুয়াটি রোড, সাউথ
দুমদুম (এম), দুমদুম, উত্তর-২৪
পরগনা, পশ্চিমবঙ্গ, 700028

Address:
27, BAGUATI ROAD, South Dum
Dum (M), Dum Dum, North 24
Parganas, West Bengal, 700028

2549 0595 7409

1947
1800 300 1947

help@uidai.gov.in

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Major Information of the Deed

Deed No :	I-1904-13482/2021	Date of Registration	08/11/2021
Query No / Year	1904-8002310536/2021	Office where deed is registered	
Query Date	08/11/2021 2:33:01 PM	1904-8002310536/2021	
Applicant Name, Address & Other Details	S SAHA BARASAT JUDGES COURT,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830124656, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 44,59,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190413447/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






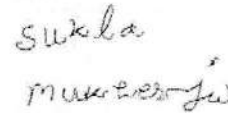
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, , Ward No: 26, Holding No:81/1 Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5954	LR-5326	Bastu	Bastu	2 Katha 9 Chatak 17 Sq Ft	1/-	41,89,500/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					4.2671Dec	1 /-	41,89,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	2,70,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Asim Kumar Mukhopadhyay Son of Late Hari Narayan Mukherjee Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Office	Photo  <small>08/11/2021</small>	Finger Print  <small>LTI 08/11/2021</small>	Signature  <small>08/11/2021</small>
9, Baguiati Fourth Lane, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx4H, Aadhaar No: 26xxxxxxxx5350, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Office				
2	Name Ms Sukla Mukherjee Daughter of Late Hari Narayan Mukherjee Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Office	Photo  <small>08/11/2021</small>	Finger Print  <small>LTI 08/11/2021</small>	Signature  <small>08/11/2021</small>
9, Baguiati Fourth Lane, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BFxxxxxx0F, Aadhaar No: 69xxxxxxxx0512, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Avishek Trading 65, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Debdas Saha (Presentant) Son of Late Satish Chandra Saha Date of Execution - 08/11/2021, , Admitted by: Self, Date of Admission: 08/11/2021, Place of Admission of Execution: Office	 Nov 8 2021 2:54PM	 LTI 08/11/2021	 08/11/2021
Kamini Kutir, 27, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24 -Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx8G, Aadhaar No: 23xxxxxxxx5502 Status : Representative, Representative of : Avishek Trading (as Partner and Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AVISHEK SAHA Son of Mr DEBDAS SAHA , 27, BAGUIATI ROAD, City:- Not Specified, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	 08/11/2021	 08/11/2021	 08/11/2021
Identifier Of Shri Asim Kumar Mukhopadhyay, Ms Sukla Mukherjee, Shri Debdas Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Asim Kumar Mukhopadhyay	Avishek Trading-2.13354 Dec
2	Ms Sukla Mukherjee	Avishek Trading-2.13354 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Asim Kumar Mukhopadhyay	Avishek Trading-200.00000000 Sq Ft
2	Ms Sukla Mukherjee	Avishek Trading-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Salgachi, , Ward No: 26, Holding No:81/1 Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5954, LR Khatian No:- 5326	Owner:শীখর বাসিনী দেবী বন্দ্যোপাধ্যায়, Gurdian:জ্ঞানেন্দ্র নাথ, Address:নিজ , Classification:ডাঙ্গা, Area:0.01700000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190413482 / 2021

On 08-11-2021

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:45 hrs on 08-11-2021, at the Office of the A.R.A. - IV KOLKATA by Shri Debdas Saha

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 44,59,500/-

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

Execution is admitted on 08/11/2021 by 1. Shri Asim Kumar Mukhopadhyay, Son of Late Hari Narayan Mukherjee, 9, Baguiati Fourth Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person, 2. Ms Sukla Mukherjee, Daughter of Late Hari Narayan Mukherjee, 9, Baguiati Fourth Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others

Indetified by Mr AVISHEK SAHA, , Son of Mr DEBDAS SAHA, , 27, BAGUIATI ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

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

Execution is admitted on 08-11-2021 by Shri Debdas Saha, Partner and Authorized Signatory, Avishek Trading, 65, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr AVISHEK SAHA, , Son of Mr DEBDAS SAHA, , 27, BAGUIATI ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registratn Fees paid by Cash Rs 101/-

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 11265, Amount: Rs.100/-, Date of Purchase: 25/10/2021, Vendor name: J K Bose


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 701905 to 701934

being No 190413482 for the year 2021.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.12.04 13:31:50 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/12/04 01:31:50 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)