

7903/2021

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is submitted  
to registration. This Signature Sheet and  
endorsement sheets Attached to the  
document are the part of the document.

Additional District Sub-Registrar  
District Court, Dum Dum, 24-Poo, Howrah.

01 SEP 2021

DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT



**TO ALL TO WHOM THESE PRESENTS** shall we, [1] **SRI MADAN SAHA** alias **SRI MADAN MOHAN SAHA** [PAN ISFPS6553D] [AADHAAR 9092 2270 0985], son of Late Radha Gobinda Saha, by occupation - Retired Person, [2] **SRI RASHBEHARI SAHA** [PAN BUFPS6519A] [AADHAAR 2284 3600 3947], son of Sri Pran Gopal Saha, by occupation - Business, both are residing at 89, Baguiati Fourth Lane, Post Office and Police Station - DumDum, District - North 24-Parganas, PIN - 700 028, West Bengal and [3] **SRIMATI APARNA PRADHAN** [PAN BXOPP5122L] [AADHAAR 4207 6383 0700], daughter of Sri Pran Gopal Saha and wife of Sri Dipak Pradhan, by occupation - Service, residing at Madhab Nibas, Barrackpore, Post Office - Nonachandanpukur, under Police Station - Barrackpore, District North 24-Parganas, PIN - 700 122, State - West Bengal, all by faith - Hindu, by nationality - Indian, **SEND GREETINGS:**

**WHEREAS** we, said [1] **SRI MADAN SAHA** alias **SRI MADAN MOHAN SAHA**, son of Late Radha Gobinda Saha, [2] **SRI RASHBEHARI SAHA**, son of Sri Pran Gopal Saha and [3] **SRIMATI APARNA PRADHAN**, daughter of Sri Pran Gopal Saha and wife of Sri Dipak Pradhan, 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 identified as **Scheme Plot Nos. "B" and "C"** measuring about 1 [one] **Cottah 12 [twelve] Chittacks 38 [thirty eight] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less, comprised in C. S. Dag Nos. 2197 and 2200 corresponding to **R. S. Dag No. 5848** appertaining to C. S. Khatian Nos. 505 and 229, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi Nos. 182 and 169**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 6**, thereafter **6/2** and thereafter **11, Baguiati Fourth Lane**, having **Premises No. 89, Baguiati Fourth Lane, Jana Kalyan Colony**, 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 1st day of September, 2021 with one **M/S. SHREE DURGA CONSTRUCTION** [PAN ADOFS 3444F], a Partnership Firm, having its Principal Place of Business at 94, L. M. Ghosh Street, Post Office - Krishnagar, District - Nadia, PIN - 741 101, West Bengal and City Office at Asha Kutir at 27-A (Old) 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 AVISHEK SAHA** [PAN AZSPS7282B] [AADHAAR 2549 0595 7409], son of Sri Debdas Saha, all 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 and recorded into Book No. I, **Being No. 07753** for the year **2021**;

**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 **M/S. SHREE DURGA CONSTRUCTION**, a Partnership Firm, having its Principal Place of Business at 94, L. M. Ghosh Street, Post Office - Krishnagar, District - Nadia, PIN - 741 101, West Bengal and City Office at Asha Kutir at 27-A (Old) 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 AVISHEK SAHA**, son of Sri Debdas Saha, all 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 MADAN SAHA** alias **SRI MADAN MOHAN SAHA**, son of Late Radha Gobinda Saha, [2] **SRI RASHBEHARI SAHA**, son of Sri Pran Gopal Saha and [3] **SRIMATI APARNA PRADHAN**, daughter of Sri Pran Gopal Saha and wife of Sri Dipak Pradhan, the **APPOINTERS/PRINCIPALS** herein, do hereby nominate, constitute and appoint **M/S. SHREE DURGA CONSTRUCTION**, a Partnership Firm, having its Principal Place of Business at 94, L. M. Ghosh Street, Post Office - Krishnagar, District - Nadia, PIN - 741 101, West Bengal and City Office at Asha Kutir at 27-A (Old) 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 AVISHEK SAHA**, son of Sri Debdas Saha, all 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

COSSIPORN Sub-Region  
1001 DISTRICT



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 identified as **Scheme Plot Nos. "B" and "C"** measuring about **1 [one] Cottah 12 [twelve] Chittacks 38 [thirty eight] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less, comprised in C. S. Dag Nos. 2197 and 2200 corresponding to **R. S. Dag No. 5848** corresponding to **L. R. Dag No. 5846** appertaining to C. S. Khatian Nos. 505 and 229 corresponding to **L. R. Khatian No. 694, 1759 and 6418**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi Nos. 182 and 169**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 11 and 12, Baguiati Fourth Lane**, having **Premises No. 89, Baguiati Fourth Lane, Jana Kalyan Colony**, 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 : KANAK LATA SAHA BHOWMICK;  
ON THE SOUTH : FOUR FEET WIDE COMMON PASSAGE;  
ON THE EAST : TWELVE FEET WIDE ROAD;  
ON THE WEST : HOUSE OF SUDHIR SAHA;

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

**ALL THAT** the Landowners herein shall be eligible to get **Entire First Floor** consisting of **2 [two] self contained separate Flats** and **50% [fifty percent]** on the **Front side** of **Ground Floor** and **50% [fifty percent]** on the **Back side** of **Top Floor** of the proposed **G + 3 storied building**, in habitable condition, as Landowners' Allocation **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.

**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 15<sup>th</sup> day of September, 2021 [Two Thousand Twenty One].

SIGNED SEALED AND DELIVERED  
At Kolkata, in the presence of:

1.

*Suprotim Saha*  
Advocate

2.

*Rajen Chandra*

AA-20 D.B Nagar  
W-5E

*Madan Saha*

*Rishi Behari Saha*

*Aparna Pradhan*

SIGNATURE OF PRINCIPALS

Drafted and prepared in my office:

*Suprotim Saha*  
Advocate

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

SHREE DURGA CONSTRUCTION

*Anshu Saha*

Partner

SIGNATURE OF ATTORNEY



SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



*Madan Saha*

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



*Rashi Bahui Saha*

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



*Aparna Pradhan*

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



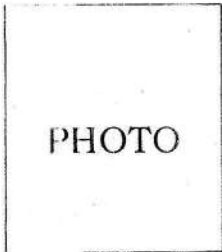
**SPECIMEN FOR TEN FINGER PRINTS**

SL. No. **SIGNATURE OF THE EXECUTANT/PRESENTANT**



*Anshu Saha*

<b>LITTLE</b>	<b>RING</b>	<b>MIDDLE</b>	<b>FORE</b>	<b>THUMB</b>
<b>[LEFT HAND]</b>				
<b>THUMB</b>	<b>FORE</b>	<b>MIDDLE</b>	<b>RING</b>	<b>LITTLE</b>
<b>[RIGHT HAND]</b>				



<b>LITTLE</b>	<b>RING</b>	<b>MIDDLE</b>	<b>FORE</b>	<b>THUMB</b>
<b>[LEFT HAND]</b>				
<b>THUMB</b>	<b>FORE</b>	<b>MIDDLE</b>	<b>RING</b>	<b>LITTLE</b>
<b>[RIGHT HAND]</b>				



<b>LITTLE</b>	<b>RING</b>	<b>MIDDLE</b>	<b>FORE</b>	<b>THUMB</b>
<b>[LEFT HAND]</b>				
<b>THUMB</b>	<b>FORE</b>	<b>MIDDLE</b>	<b>RING</b>	<b>LITTLE</b>
<b>[RIGHT HAND]</b>				





ভারত সরকার

Government of India

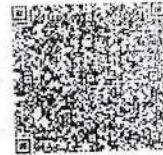
ভালিকাভুক্তির আই ডি / Enrollment No.: 1111/49152/00586

10  
মদন সাহা  
MADAN SAHA  
89 BAGUIATI 4TH LANE  
South Dum Dum (M)  
Dum Dum  
North 24 Parganas  
West Bengal 700028

164999931



ML649999310FT



আপনার আইডি সংখ্যা / Your Enrollment No.:

**9092 2270 0985**

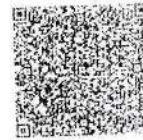
- সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



মদন সাহা  
MADAN SAHA  
পিতা : রাধা গোবিন্দ সাহা  
Father : RADHA GOBINDA SAHA  
জন্মতারিখ / DOB : 01/01/1955  
পুরুষ / Male



**9092 2270 0985**

- সাধারণ মানুষের অধিকার

*Madan Saha*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ISFPS6553D

नाम / Name  
MADAN SAHA

पिता का नाम / Father's Name  
RADHA GOBINDA SAHA

जन्म की तारीख / Date of Birth  
01/01/1955

*Madan Saha*  
हस्ताक्षर / Signature



*Madan Saha*

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लीडर:  
आयकर पेन सेवा इकाई, एन एस डी एल  
5 वी मजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

RASHBEHARI SAHA  
PRANGOPAL SAHA

11/12/1983  
Permanent Account Number

BUFPS6519A

*Rashbehari Saha*  
Signature



2002/008

Rash Behari Saha



ভারত সরকার  
Government of India



রাসবিহারী সাহা  
Rasbehari Saha  
পিতা : প্রান গোপাল সাহা  
Father : PRAN GOPAL SAHA  
জন্মতারিখ / DOB : 18/11/1981  
পুরুষ / Male



2284 3600 3947

স্বাক্ষর - সাধারণ মানুষের অধিকার

Rasbehari Saha

Unique Identification Authority of India

ঠিকানা:

৮৯, বাগুইয়াটি ৪র্থ লেন, সাউথ  
দুমদুম (এম), দুমদুম, উত্তর ২৪  
পারগানা, পশ্চিমবঙ্গ, 700028

Address:

89, BAGUIATI 4th lane, South  
Dum Dum (M), Dum Dum, North  
24 Parganas, West Bengal,  
700028

2284 3600 3947

1947  
1800 300 1947

✉  
help@uidai.gov.in

www  
www.uidai.gov.in





Aparna Pradhan



भारत सरकार  
GOVERNMENT OF INDIA

অপর্ণা প্রধান



Apama Pradhan  
জন্মতারিখ/ DOB: 03/03/1980  
মহিলা / FEMALE



4207 6383 0700

আমার আধার, আমার পরিচয়

*Aparna Pradhan*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

W/O: Dipak Pradhan, MADHAB NIWAS,  
Barrackpore (m), North 24 Parganas,  
West Bengal - 700122



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



भारत सरकार  
GOVT OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

ADORS3444F

आपका नाम  
SHREE DURGA CONSTRUCTION

निर्माण / पंजीयन तिथि  
Date of Incorporation / Formation  
11/12/2017

11/12/2017

SHREE DURGA CONSTRUCTION

*Anshu Sahar*

Partner

यदि कार्ड खोने / पावने पर कृपया सूचित करें / ज्ञापन  
आयकर विभाग को करें, पता: NSDL  
एन.एस.डी.एल. सर्विस यूनिट, एन.एस.डी.एल.  
एन.एस.डी.एल. सर्विस यूनिट, एन.एस.डी.एल.  
एन.एस.डी.एल. सर्विस यूनिट, एन.एस.डी.एल.  
पिन-411 016

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Income Tax PAN Service Unit NSDL  
3rd floor, Mantri Square,  
Plot No. 24, Survey No. 49/7/8,  
Model Colony, Near Deep Bunglow Chowk,  
Pune-411 016

Tel: 020-26194000 Fax: 020-2721 9181  
www.incometax.gov.in

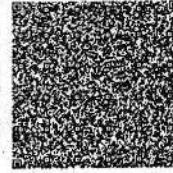
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AZSPS7282B



नाम / Name  
AVISHEK SAHA

पिता का नाम / Father's Name  
DEBDAS SAHA

जन्म का तिथि / Date of Birth  
14/02/1985

*Avishek Saha*  
Signature

19102018

*Avishek Saha*





ভারত সরকার

Government of India



অভিষেক সাহা

Avishek Saha

পিতা : দেবদাস সাহা

Father : DEBDAS SAHA

জন্মতারিখ / DOB : 14/02/1985

পুরুষ / Male



2549 0595 7409

আধার - সাধারণ মানুষের অধিকার

Avishek Saha



আধার

ভারত সরকার

UIDAI Identification Authority of India

ঠিকানা:

২৭, বাগুইয়াটি রোড, মাউথ

দুমদুম (এম), দুমদুম, উত্তর ২৪

পারগনা, পশ্চিমবঙ্গ, 700028

Address:

27, BAGUIATI ROAD, South Dum

Dum (M), Dum Dum, North 24

Parganas, West Bengal, 700028

2549 0595 7409

1847  
1800 300 1847

help@uidai.gov.in

www  
www.uidai.gov.in



भारत सरकार  
GOVERNMENT OF INDIA



Santanu  
Bhattacharjee  
DOB: 07/08/1981  
Male / MALE



4037 3040 5364

आधार-साधारण मानुषेअ अधिकार

*Santanu Bhattacharjee*



आधार

माननीय निश्चित पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Issue: 17/11/2016

**Address**

S/O: Tarak Bhattacharjee, 3RD FR FL -  
3A EB / 10 DESHBBANDHUNAGAR,  
BAGUIHATI, KOLKATA 700059, Baguiati,  
North 24 Parganas,  
West Bengal - 700059

4037 3040 5364



1947  
1800 300 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-1506-07765/2021	Date of Registration	01/09/2021
Query No / Year	1506-8001667118/2021	Office where deed is registered	
Query Date	01/09/2021 3:03:51 PM	1506-8001667118/2021	
Applicant Name, Address & Other Details	Suprotim Saha 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. 28,28,476/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150607753/2021 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, Pin Code : 700028



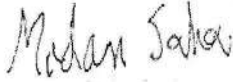


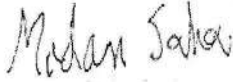


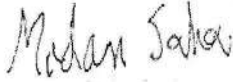


















Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5846	LR-6418	Bastu	Bastu	1 Katha 12 Chatak 38 Sq Ft	1/-	27,74,476/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>2.9746Dec</b>	<b>1 /-</b>	<b>27,74,476 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>54,000 /-</b>	



## Principal Details :




No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri MADAN SAHA, (Alias: Shri MADAN MOHAN SAHA)</b>            Son of Late Radha Gobinda Saha            Executed by: Self, Date of Execution: 01/09/2021            , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>01/09/2021</td> <td></td> <td>LTI 01/09/2021</td> <td>01/09/2021</td> </tr> </tbody> </table> <p>89, Baguiati Fourth Lane, City:- , 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.:: ISxxxxxx3D, Aadhaar No: 90xxxxxxxx0985, Status :Individual, Executed by: Self, Date of Execution: 01/09/2021  , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Shri MADAN SAHA, (Alias: Shri MADAN MOHAN SAHA)</b> Son of Late Radha Gobinda Saha Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office				01/09/2021		LTI 01/09/2021	01/09/2021
Name	Photo	Finger Print	Signature										
<b>Shri MADAN SAHA, (Alias: Shri MADAN MOHAN SAHA)</b> Son of Late Radha Gobinda Saha Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office													
01/09/2021		LTI 01/09/2021	01/09/2021										
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Name	Photo	Finger Print	Signature										
<b>Shri RASHBEHARI SAHA</b> Son of Shri Pran Gopal Saha Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office													
01/09/2021		LTI 01/09/2021	01/09/2021										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Smt APARNA PRADHAN</b>            Wife of Shri Dipak Pradhan            Executed by: Self, Date of Execution: 01/09/2021            , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>01/09/2021</td> <td></td> <td>LTI 01/09/2021</td> <td>01/09/2021</td> </tr> </tbody> </table> <p>Madhab Nibas, Barrackpore, City:- , P.O:- Nona Chandanpukur, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BXxxxxxx2L, Aadhaar No: 42xxxxxxxx0700, Status :Individual, Executed by: Self, Date of Execution: 01/09/2021  , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Smt APARNA PRADHAN</b> Wife of Shri Dipak Pradhan Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office				01/09/2021		LTI 01/09/2021	01/09/2021
Name	Photo	Finger Print	Signature										
<b>Smt APARNA PRADHAN</b> Wife of Shri Dipak Pradhan Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office													
01/09/2021		LTI 01/09/2021	01/09/2021										





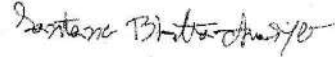
**Journey Details :**

No	Name,Address,Photo,Finger print and Signature
1	<b>SHREE DURGA CONSTRUCTION</b> Asha Kutir, 27-A Old 65 New, Baguiati Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: ADxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri AVISHEK SAHA (Presentant)</b> Son of Shri Debdas Saha Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 01/09/2021, Place of Admission of Execution: Office	 Sep 1 2021 5:31PM	 LTI 01/09/2021	 01/09/2021
Kamini Kutir, 48 Old 27 New Baguiati Road, City:- , 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.:: AZxxxxxx2B, Aadhaar No: 25xxxxxxxx7409 Status : Representative, Representative of : SHREE DURGA CONSTRUCTION (as Partner and Authorized Signatory)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Santanu Bhattacharjee</b> Son of Tarak Bhattacharjee EB/10 D B Nagar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059			
	01/09/2021	01/09/2021	01/09/2021
Identifier Of Shri MADAN SAHA, Shri RASHBEHARI SAHA, Smt APARNA PRADHAN, Shri AVISHEK SAHA			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri MADAN SAHA	SHREE DURGA CONSTRUCTION-0.991528 Dec
2	Shri RASHBEHARI SAHA	SHREE DURGA CONSTRUCTION-0.991528 Dec
3	Smt APARNA PRADHAN	SHREE DURGA CONSTRUCTION-0.991528 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Shri MADAN SAHA	SHREE DURGA CONSTRUCTION-66.66666700 Sq Ft
2	Shri RASHBEHARI SAHA	SHREE DURGA CONSTRUCTION-66.66666700 Sq Ft
3	Smt APARNA PRADHAN	SHREE DURGA CONSTRUCTION-66.66666700 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5846, LR Khatian No:- 6418		Owner Name not selected by applicant.



on 01-09-2021

**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 14:55 hrs on 01-09-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri AVISHEK 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 28,28,476/-

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

Execution is admitted on 01/09/2021 by 1. Shri MADAN SAHA, Alias Shri MADAN MOHAN SAHA, Son of Late Radha Gobinda Saha, 89, 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. Shri RASHBEHARI SAHA, Son of Shri Pran Gopal Saha, 89, Baguiati Fourth Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Smt APARNA PRADHAN, Wife of Shri Dipak Pradhan, Madhab Nibas, Barrackpore, P.O: Nona Chandanpukur, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Service

Indetified by Santanu Bhattacharjee, , , Son of Tarak Bhattacharjee, EB/10 D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 01-09-2021 by Shri AVISHEK SAHA, Partner and Authorized Signatory, SHREE DURGA CONSTRUCTION, Asha Kutir, 27-A Old 65 New, Baguiati Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Santanu Bhattacharjee, , , Son of Tarak Bhattacharjee, EB/10 D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

**Payment of Fees**

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

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 7695, Amount: Rs.100/-, Date of Purchase: 24/08/2021, Vendor name: Jayanta Kr Bose



**Suman Basu**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2021, Page from 325635 to 325663

being No 150607765 for the year 2021.



Digitally signed by SUMAN BASU  
Date: 2021.09.08 14:36:16 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2021/09/08 02:36:16 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)