

**DEVELOPMENT POWER OF ATTORNEY**

**LAND OWNER**

**SMT. RATNA SAHA**

*Residing at Chinsurah Station Road, Pallyshree, P.O.  
Chinsurah, Dist. Hooghly, PIN-712102, West Bengal.*



**DEVELOPER**

**SHIV SANKAR CONSTRUCTION**

*Residing at Yamuna Enclave, 53-Haridradanga Main  
Road, P.O. & P.S. Chandannugore, PIN-712136, W.B.*

SI-6237/2022

P-6228/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

NO. 8-1478920/2022

Signature Sheet and  
Endorsement Sheet are  
the Part & Parcel of the  
Document

AE 91580

DISTRICT SUB-REGISTRAR-  
HOOGHLY.

1

19 MAY 2022

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

**THIS INDENTURE** is made on this **19<sup>th</sup>** day of May, 2022 (Two Thousand and Twenty Two).

TO ALL WHOM THIS PRESENTS SHALL COME I, **SMT. RATNA SAHA**, PAN- BISPS7304A, wife of Sri Dipak Saha, by faith -Hindu, by occupation - Housewife, by Religion - Hindu, by Nationality - Indian, residing at - Chinsurah Station Road, Pallyshree, P. O. - Chinsurah R. S., P. S. - Chinsurah, District - Hooghly, Pin - 712102, West Bengal, hereinafter referred to and called as the "**LAND OWNER/EXECUTANT**" (which term or expression shall unless repugnant to the context be deemed to mean and include her executors, administrators, legal representatives and assigns,) do **hereby** SEND GREETINGS :

**WHEREAS** the below "A" schedule vacate landed property was belonged to one **Rashbehari Dutta** son of Late Sarat Chandra Dutta, who purchased the same from one Jugol Kishor Sil, son of Late Purna Chandra Sil of Nuripara, Bibirhat, Chandannagore, Hooghly, by way of a registered Bengali Deed of Sale executed on 01.10.1958, and registered in the office of Joint Sub-Registrar of Serampore at Chandannagore, Hooghly, and recorded there in Book No. I, Volume No. 25, Pages from 135 to 137, being Deed No. **1788** for the year **1958**. Thereafter said Rasbehari Dutta mutated his name with B. L. & L. R.O. concerned and L.R. Khatian has been opened in his name as L.R. Khatian No. 446 but in the L. R. Parcha his name has been recorded as Rambehari Dutta, son of Late Sarat Chandra. Said Rashbehari Dutta also recorded his name in respect of the said below schedule vacate landed property in the office of the Chandannagore Municipal Corporation and was possessing the same by paying the Govt. Rent and the municipal tax of the said below schedule of property regularly. Thereafter said Rashbehari Dutta had constructed two storied pucca residential house on the partial portion of the said below schedule vacate landed property as per sanction plan issued by the competent authority of Chandannagore Municipal Corporation and had been residing there with his family members and also had been possessing the below schedule property without any objection from any concern or authority.

**AND WHEREAS** said **Rashbehari Dutta** while in possession of the said below schedule property executed and registered a Bengali **Deed of Settlement** executed on 27.04.1984, and registered in the office of Sub-Registrar of Serampore, Hooghly, and recorded there in Book No. I, Volume No. 35, Pages from 262 to 267, being Deed No. **1770** for the year **1984**, by which he settled his said below schedule of property in favour of his wife Smt. Arati Dutta and also in favour of his son Asok Kumar Datta. Thereafter said Rasbehari Dutta died on 28.11.1995, but in the Certificate of Death his name has been recorded as Rash Behari Dutt son of Late Sarat Dutt.

**AND WHEREAS** after death of said **Rashbehari Dutta**, as per the conditions of aforesaid Deed of Settlement, said Smt. Arati Dutta and Sri Asok Kumar Dutta recorded their names in respect of the said below "A" schedule property in the office of the Chandannagore Municipal Corporation as holding



No. **516** and have been paying the municipal tax regularly in their joint names and also had been paying the Govt. Rent in the name of their predecessor. Since after death of said **Rashbehari Dutta**, said Smt. Arati Dutta and Sri Asok Kumar Dutta had been residing and also had been possessing the below schedule property by paying the Govt. Rent and the municipal tax of the said **below "A" schedule property** regularly and without any objection from any concern or authority.

**AND WHEREAS** the property described in the **below "A" schedule property** is free from all encumbrances and liabilities whatsoever and said Smt. Arati Dutta and Sri Asok Kumar Dutta as per the condition of the aforesaid deed of settlement vide no. 1770/1984, executed on 27.04.1984 were entitled to sell the said **below "A" schedule property**.

**AND WHEREAS** the **I, the executant** herein, Smt. Ratna Saha, purchased the **below "A" schedule property**, by way of a Deed of Sale, executed and registered on 26.02.2021, in the office of Additional District Sub-Registrar of Chandannagore, Hooghly, and recorded there in Book No. I, Volume No. 0604-2021, Pages from 30359 to 30395, being Deed No. **060400857** for the year **2021**. **Since after purchase I** have mutated my name in the office record of B. L. & L. R. O. Singur-Khalisani Block vide L.R. Khatian No. 2808 and also in the office record of Chandannagore Municipal Corporation vide Holding No. 516 and have been paying the Govt. Rent and Municipal Tax regularly and have been possessing the same with sixteen anna right, title and interest, without any objection from any concern whatever it may be.

**AND WHEREAS** the entire portion of the said the **below "A" schedule property** is presently in my absolute khas possession.

**AND WHEREAS I**, the Land Owner above named intend to develop my said the below "A" schedule property by the construction of a building complex thereon and for that reason she I have demolished the entire old constructed building according to the prior permission from the Chandannagore Municipal Corporation but after that due to lack of experience and other personal difficulties I was unable to materialize my desire and the PROMOTER/

DEVELOPER after came to know my intension, has approached me with a proposal to develop my property described in the below "A" schedule property by raising multistoried building thereon comprised of residential and commercial units and garages therein as per Municipali Sanction Plan.

**AND WHEREAS** myself in consultation with the Developer herein agreed and grant the Developer herein the right to build up the said new multistoried building in the below "A" schedule property in accordance with the sanctioned plan to be sanctioned by the Chandannagore Municipal Corporation or the concerned authority, at the cost and instance of the Developer subject to terms and conditions hereinafter contained and appointed the Developer namely **"SHIV SANKAR CONSTRUCTION"**, PAN- AEQFS5229D, a Partnership Concern having it's registered office at - **"Yamuna Enclave", 53 - Haridradanga Main Road**, P. O. & P. S.- Chandannagore, Pin- 712136, W.B., represented by its partners, **1. SMT. SUPARNA SAHA**, PAN - GCKPS3422Q, wife of Sri Biplab Saha, by Religion - Hindu (Indian Citizen), by profession- Business, resident of - Garbati, Kundugoli, Post Office - Buroshibtala, Police Station - Chinsurah, District - Hooghly, Pin - 712105, **2. SRI DEBASISH SAHA**, PAN - CHYPS8389D, son of Sri Dipak Saha, by Religion - Hindu (Indian Citizen), by profession- Business, resident of - Pallyshree, Chinsurah Station Road, Post Office - Chinsurah R. S., Police Station - Chinsurah, District - Hooghly, Pin - 712102, **3. SRI NIHAR ROY**, PAN - BXYPR3148G, son of Nikunja Roy, by faith - Hindu (Indian Citizen) by profession - Business, residing at - Rabindranagar, Paschimpara, P.O. - Rabindranagar, P.S. - Chinsurah, Dist.- Hooghly, Pin- 712103, and entered into, executed and registered a Development Agreement with the said Developer today i.e. on 19/05/2022 and the same has been registered in the office of the District Sub-Registrar-I, Hooghly, being No. 1-060106209 for the year 2022.

**AND WHEREAS** for the purpose of development works, it is necessary and expedient for me to appoint attorney to act on our behalf :

**NOW KNOW BY THESE PRESENTS**, I, **SMT. RATNA SAHA**, the Executant herein being the owner of the below "A" schedule of property, **do hereby nominate**



constitute and appoint, "**SHIV SANKAR CONSTRUCTION**", PAN- AEQFS5229D, a Partnership Concern having its registered office at - "**Yamuna Enclave**", 53 - **Haridradanga Main Road**, P. O. & P. S.- Chandannagore, Pin- 712136, W.B., represented by its partners, **1. SMT. SUPARNA SAHA**, PAN - GCKPS3422Q, wife of Sri Biplab Saha, by Religion - Hindu (Indian Citizen), by profession- Business, resident of - Garbati, Kundugoli, Post Office - Buroshibtala, Police Station - Chinsurah, District - Hooghly, Pin - 712105, **2. SRI DEBASISH SAHA**, PAN - CHYPS8389D, son of Sri Dipak Saha, by Religion - Hindu (Indian Citizen), by profession- Business, resident of - Pallyshree, Chinsurah Station Road, Post Office - Chinsurah R. S., Police Station - Chinsurah, District - Hooghly, Pin - 712102, **3. SRI NIHAR ROY**, PAN - BXYPR3148G, son of Nikunja Roy, by faith - Hindu (Indian Citizen) by profession - Business, residing at - Rabindranagar, Paschimpara, P.O. - Rabindranagar, P.S. - Chinsurah, Dist.- Hooghly, Pin- 712103, **as my true and lawful attorney** on my behalf to do execute and perform or cause to be done executed and performed all or any of the following acts, deeds, matters and things namely :-

1. To prepare and sign on my behalf for the sanction plan or plans or revised plan as the case and apply for sanctioned before the concerned authority and to appear and represent me before the concerned appropriate authority or Authorities and all other authorities concerned having jurisdiction over the said premises and to do all activities as may be required from time to time for sanction and/or modification of building plan for and/or in respect of the multistoried building on the said land and for all or any of such purpose from time to time be required in connection therewith.
2. To execute agreement for sale and other agreements with the intending purchaser/purchasers for selling out the flats, Shops and other spaces contained in the multistoried building **excluding the Land Owner's Allocation** along with proportionate share or interest in the land or lateral and vertical rights on the said land, to sign those agreements, documents and all such papers, receipts bill etc. and to receive money either in cash or by cheque, Bank drafts, demand draft, pay order etc. from the intending purchaser/ purchasers and to grant necessary receipts and acknowledgement/ acknowledgements and to deliver possession and do the needful as per their need.



3. To receive from the intending or prospective purchasers or lessee/s any advance or loans, any money either in cheque or by cash against the proposed or constructed ownership Flats, Shops **excluding the Land Owner's Allocation** and other spaces and also to take full and final payment of such advance or loan by cheques or in cash in its name i.e. in the name of my attorney from any purchaser/s at the discretions of my attorney.
4. Upon such receipt as aforesaid to **sign** in the **Deed of Conveyance(s)/Sale Deed/Lease deed or any other valid deed of transfer or** documents on my behalf **in respect of Developer's Allocation** and to **execute, present for registration and to acknowledge and register or have registered and perfected all deeds, instruments and writings concerning different units of the Developer's Allocation** of the proposed multistoried building to be constructed upon the said property, mentioned in the below Schedule - "A" property, before the Registrar of Assurance, District Sub-Registrar, Additional District Sub-Registrar and other officer or officers or Authority or Authorities having jurisdiction .
5. To sign and execute all other deeds, instruments and assurances which it shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property **excluding the Land Owner's Allocation** as I could do myself, if personally present.
6. To make such correspondence with the said intending purchasers/s and serve notice/notices, take such legal steps through their appointed lawyer/lawyers against those intending purchaser/purchasers as and when it will feel necessary, to receive all papers, letters, notices etc. to sign Vokatnama/Vokatnamas and to file suit/suits against any of the intending purchaser/purchasers of the flat/flats of the multistoried building, depose in the suit/suits that will be filed by him and to execute decree and to realize benefits and profits in accordance with the said decree, to prefer appeal/appeals against all such decree/decrees to serve notice/notices to the intending purchaser/purchasers of the multistoried building and to present all deed or



agreement/agreements before Registrar/Sub-Registrar for admission and registration and to sign the receipts, notices etc.

7. To appoint engineers, architects, surveyors, supervisors, sub-contractors, caretakers, masons, carpenters, plumbers, mistries, collies, labourers, darwans and all other workmen and persons as may be required and wages, remuneration fees or other payments and on such terms and conditions as our said attorney shall think fit and proper and to dismiss and discharge all or any of them and to reappoint any of them.

8. To apply to the W.B.S.E.D. Co. Ltd. or other appropriate authorities for electric connections, sanitary connections, water supply connections, drainage and sewerage connection, temporary or permanent for the said multistoried building with and other structures in the said property on such terms and conditions as my said attorney shall think fit and proper.

9. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceedings (including land acquisition proceedings) which may hereafter be commenced by or against me in Court of Justice, Criminal or revenue, both appellate and original in respect of the said property and the said multistoried building and others captures to be built and to appear before all Magistrates and other officers for an in connection right the right, title, interest, property and all other matter or things whatsoever relating to the said property and the said multistoried building and other structures by any means or any account whatsoever AND to prosecute, defend or discontinue or become non-suited therein AND to settle, compromise and refer to arbitration and suits appeals actions or proceedings AND TO appoint solicitors, counsel, advocates, pleaders or other legal agents and to sign warrants of attorney, retainers and other authorities AND To sign Vokatnama, Power and also to sign and verify plaints, written statements, tabular statements, petitions and other pleadings and documents AND to prefer appeals and to apply for reviews and revisions AND to apply for execution of decrees and orders AND to draw moneys from any court. Accountant General Official receiver or other authorities and to give effectual receipts and discharges for the same, to accept service of writ of summons, notices and other legal processes AND generally to represent me





agreement/agreements before Registrar/Sub-Registrar for admission and registration and to sign the receipts, notices etc.

7. To appoint engineers, architects, surveyors, supervisors, sub-contractors, caretakers, masons, carpenters, plumbers, mistries, collies, labourers, darwans and all other workmen and persons as may be required and wages, remuneration fees or other payments and on such terms and conditions as our said attorney shall think fit and proper and to dismiss and discharge all or any of them and to reappoint any of them.
8. To apply to the W.B.S.E.D. Co. Ltd. or other appropriate authorities for electric connections, sanitary connections, water supply connections, drainage and sewerage connection, temporary or permanent for the said multistoried building with and other structures in the said property on such terms and conditions as my said attorney shall think fit and proper.
9. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceedings (including land acquisition proceedings) which may hereafter be commenced by or against me in Court of Justice, Criminal or revenue, both appellate and original in respect of the said property and the said multistoried building and others captures to be built and to appear before all Magistrates and other officers for an in connection right the right, title, interest, property and all other matter or things whatsoever relating to the said property and the said multistoried building and other structures by any means or any account whatsoever AND to prosecute, defend or discontinue or become non-suited therein AND to settle, compromise and refer to arbitration and suits appeals actions or proceedings AND TO appoint solicitors, counsel, advocates, pleaders or other legal agents and to sign warrants of attorney, retainers and other authorities AND To sign Vokatnama, Power and also to sign and verify plaints, written statements, tabular statements, petitions and other pleadings and documents AND to prefer appeals and to apply for reviews and revisions AND to apply for execution of decrees and orders AND to draw moneys from any court. Accountant General Official receiver or other authorities and to give effectual receipts and discharges for the same, to accept service of writ of summons, notices and other legal processes AND generally to represent me



before all courts, magistrate and other Judicial, Criminal and Revenue Authorities.

10. To settle compromise or send to arbitration all disputes or proceedings, pending or which may arise hereafter between us and any other person, firm or company on such terms as my said attorney will think fit and proper.

11. To execute any agreement or other documents necessary to effectuate the aforesaid purpose and to cause the same to be stamped, registered or authenticated, as the case may be.

12. To make provisions in any appropriate instrument for a person or persons receiving possession of the said property or any portion thereof from the said attorney and to collect monthly proportionate Municipal and/or other taxes, maintenance and service charges from the purchasers of Flats, Shops and other spaces and/or any portion of the building and also to pay municipal taxes, other charges etc. and all outgoings in respect of the said property and the said multistoried building with common spaces and other structures on behalf of all Flat Owners.

13. To cause mutation whenever necessary, to make statements personally or through lawyers or other agents to effectuate the aforesaid purposes.

14. To compromise and settle all or any of the aforesaid matters, actions, suits and / or other proceedings as the said attorney may deem fit and proper.

15. AND GENERALLY to do all acts, deeds, matters and things and to exercise all such powers and authorities as my said attorney may deem fit and proper.

16. I hereby agree to ratify and confirm and give effect to every act deeds, matters and things, powers and authorities herein give which my said attorney shall lawfully do or execute in or about the premises by virtue hereof and hereby declare that every such act deed matter or thing lawfully done or execute



or purporting to be done or executed or cause to be done by my said attorney in or about the premises by virtue of these presents as I could do myself.

17. I the Executant shall has every right to revoke this Power of Attorney, if the Promoter/Developer does not comply the terms and conditions of the aforesaid Development Agreement.

**THE SCHEDULE "A" ABOVE REFERRED TO: -**

**(DESCRIPTION OF LAND)**

**ALL THAT** piece and parcel of land lying and situates in the District and District Sub Registry Office - Hooghly, Additional District Sub Registry Office and Police Station - **Chandannagore**, having  **Holding No. - 516 NEW**, (old Holding No. 4707), of Ward No. - **3**, Mohalla/Street - **Haridradanga Main Road**, under the Chandannagore Municipal Corporation, Rayti Stithiban Swatiya, **Mouza - Chandannagore**, Sit No. - **2**, J. L. No. **1**, R. S. Khatian No. **159**, Corresponding to Hal **L. R. Khatian No. 2808 (Two Eight Zero Eight)**, under R.S. Dag No. **277**, corresponding to **L.R. Dag No. 373 (Three Seven Three)**, Class of land - **Bastu**, area of land **4 (four) katha 13 (thirteen) Chhatak** or **0.0794 (zero point zero seven nine four) Acre** be the same a little more or less with all easement right and benefits of passages and roads and passage.

The proportionate annual rent for the above schedule property is payable at B. L. & L. R. O. Office, at Khalisani, P.O. - Khalisani, P.S.- Chandannagore, Dist.- Hooghly, for the State of West Bengal.

**The Property is butted and bounded as follows:-**

ON THE NORTH	: Municipal Drain then House of Alope Dutta.
ON THE SOUTH	: 12'-00" wide Nuripara Road.
ON THE EAST	: House of Kajal Halder & Dibyendu Halder.
ON THE WEST	: 20'-00" wide Haridradanga Main Road.



**THE SCHEDULE "B" ABOVE REFERRED TO:**  
**(LAND OWNER'S ALLOCATION)**

The **Land Owner** shall get the entire **THIRD FLOOR** of the multistoried building as **Land Owner's allocation**.

**THE SCHEDULE "C" ABOVE REFERRED TO :**  
**(DEVELOPER'S ALLOCATION)**

Except Land Owner's allocation, the balance constructed area of the proposed multistoried building including all Flats/shops/Garages/commercial spaces and other spaces in the proposed building to be constructed in the aforesaid "A" Schedule Property, in accordance with the building plan to be sanctioned by the Chandannagore Municipal Corporation or the concerned authority.

**IN WITNESS WHEREOF**, we put our signature on this document knowing full contents and with free volition on the day, month and year first written above.

SIGNED, SEALED & DELIVERED  
in presence of following witnesses:-

1. *Debasish Saha*  
Chinsurah Court  
Hooghly

*7/11/21*

2. SK. Nasim  
Mithapukur  
Mogha, Hooghly  
7/11/21

Signature of the Executant  
**SHIV SANKAR** CONSULTANT  
*Suparna Saha*

*Debasish Saha*

*Mihir Roy* PARTNER

**Signature of the Promoter/Developer**

Drafted by me

*Srin Saha*

Advocate

Judges' Court Hooghly

Regn. No. *WB/12/04*











Typed by me

*Dipa Dey*

Chinsurah Court Premises, Hooghly.

# SPECIMEN FORM FOR FINGERS

Vendor/Vendee/Donor/Donee











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



S. S. S. S.











SIGNATURE

SPECIMEN FORM FOR TEN FINGERPRINTS

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					













Signature Suparna Saha

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Signature Debansh Saha

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Signature Nihar Roy



ভারত সরকার  
Government of India



রমা সাহা  
Ratna Saha  
পিতা : ধীরেন চন্দ্র মণ্ডল  
Father : Dhiren Chandra Mondal  
জন্মতারিখ / DOB : 21/04/1973  
মহিলা / Female



8993 0829 8915

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রাধিকরণ  
UIDAI Identification Authority of India

ঠিকানা:  
W/O: দীপক সাহা, চুঁচুড়া স্টেশন  
রোড, পল্লীশ্রী, ধরমপুর (সিটি),  
চুঁচুড়া আর এস, হুগলী,  
পশ্চিমবঙ্গ, 712102

Address:  
W/O: Dipak Saha. CHINSURAH  
STATION ROAD, PALLYSHREE,  
Dharampur (CT), Chinsurah RS.  
Hooghly. West Bengal, 712102

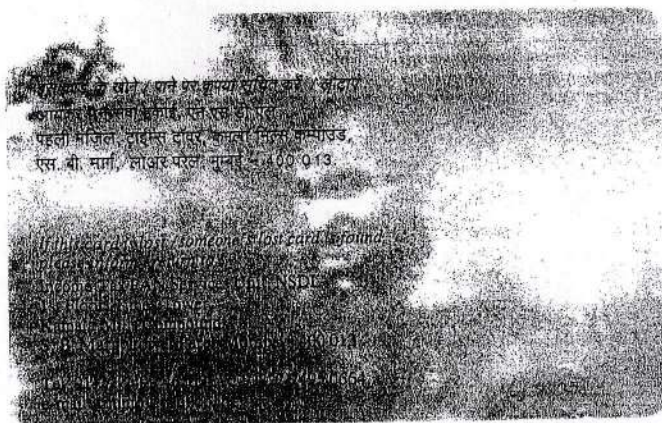
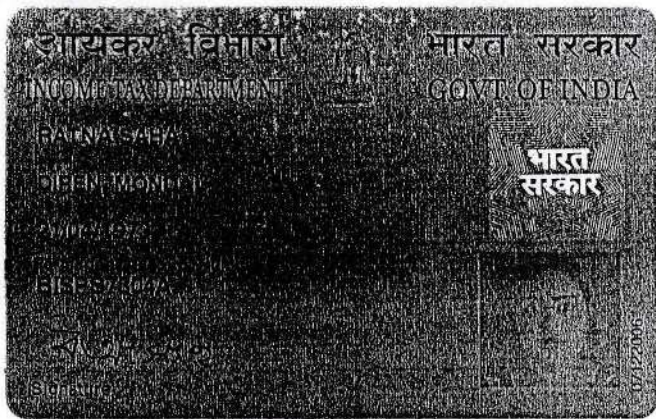
8993 0829 8915

1947  
1800 300 1947

✉  
help@uidai.gov.in

www  
www.uidai.gov.in

রমা সাহা



श्रीम शमल





ভারত সরকার  
Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/21061/15297

To  
**Suparna Saha**  
সুপার্না সাহা  
08/12/2013  
GARBATI KUNDUGOLI  
Hooghly Chinsurah (M)  
Buroshibatala, Hooghly  
West Bengal - 712105



KL684046195FT

68404619



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8607 5591 0724**

আধার - সাধারণ মানুষের অধিকার



সুপার্না সাহা  
**Suparna Saha**  
পিতা : সুকুমার সাহা  
Father : SUKUMAR SAHA

জন্মতারিখ/DOB: 14/11/1976  
মহিলা / Female

8607 5591 0724



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.



ঠিকানা: গড়বাটী কুড়ুলি  
হুগলী চুঁচুড়া (এম), হুগলীবিভাগ  
হুগলী, পশ্চিম বঙ্গ,

Address: GARBATI  
KUNDUGOLI, Hooghly  
Chinsurah (M), Hooghly,  
Buroshibatala West Bengal,  
712105

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Suparna Saha





ভারত সরকার  
Government of India



দেবশীষ সাহা  
Debasish Saha  
পিতা : দীপক সাহা  
Father : Dipak Saha  
জন্মতারিখ / DOB : 17/01/1991  
পুরুষ / Male



6958 7568 7012

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
চুঁচুড়া স্টেশন রোড, পল্লীশ্রী,  
ধরমপুর (সিটি), চুঁচুড়া আর  
এস, হুগলী, পশ্চিমবঙ্গ, 712102

Address:  
CHINSURAH STATION ROAD,  
PALLYSHREE, Dharampur (CT),  
Chinsurah RS, Hooghly, West  
Bengal, 712102

6958 7568 7012

1947  
1800 300 1947

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www.uidai.gov.in

Debasish Saha

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEBASISH SAHA

DIPAK SAHA

17/01/1981

CHYPS8089D

*Debasish Saha*

Signature



यदि कार्ड खोने / पाने पर कृपया सूचित करें / लौटारें :  
आयकर प्रमुख सेवा इकाई, एन एस डी एल  
टीसीपी बंगलॉ, सफायादर रोड,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 046.

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax Service Unit NSDL  
TCSIP Building, Safayadhar Road,  
Baner Telephone Exchange, near  
Baner, Pune - 411 046.

*Debasish Saha*



भारत सरकार

Government of India



Issue Date: 06/10/2013



Nihar Roy  
Date of Birth/DOB: 23/11/1993  
Male/ MALE

9391 1208 4706

VID : 9144 7710 6114 7438

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

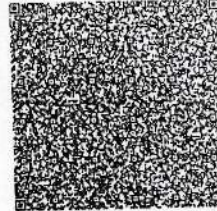
Unique Identification Authority of India



Address:

C/O: Nikunj Roy, RABINDRANAGAR  
PASCHIMPARA, P.O- RABINDRANAGAR,  
Chinsurah - Magra, Hooghly,  
West Bengal - 712103

Download Date: 20/01/2022



9391 1208 4706

VID : 9144 7710 6114 7438



1947

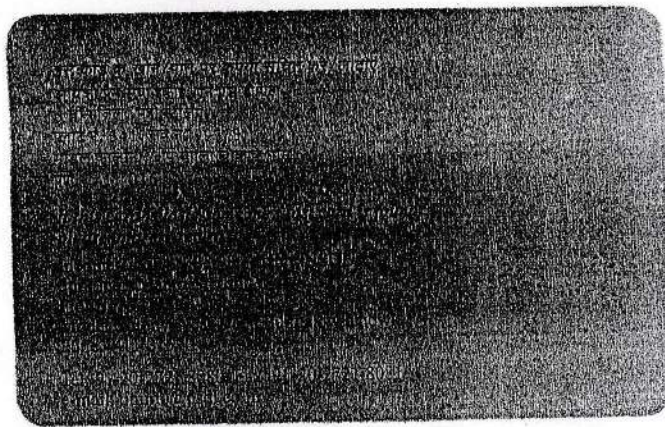
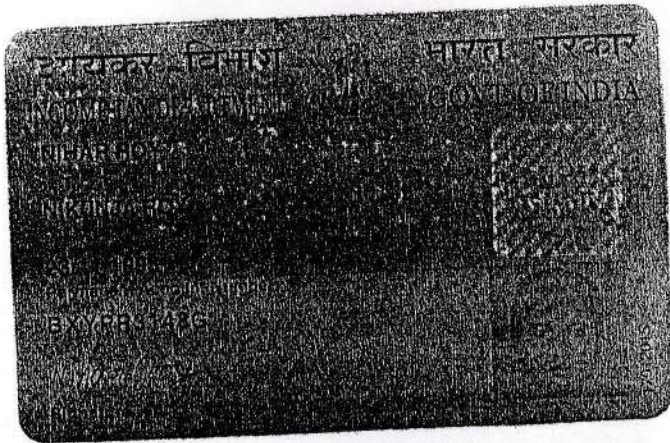


help@uidai.gov.in



www.uidai.gov.in

Nihar Roy



~~A~~

Nihar Roy

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA

आयकर संपर्क केंद्र  
 For Income Tax Related  
 Queries Call Toll Free Nos.

1961  
 18001801961

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA

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1961  
 18001801961

## Major Information of the Deed

Deed No :	I-0601-06228/2022	Date of Registration	19/05/2022
Query No / Year	0601-8001478920/2022	Office where deed is registered	
Query Date	19/05/2022 1:43:10 PM	D.S.R. - I HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Sisir Saha Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9831149261, Status : Advocate		
Transaction	Additional Transaction		
<b>[0138] Sale, Development Power of Attorney after Registered Development Agreement</b>			
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 23,86,516/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 060106209/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		


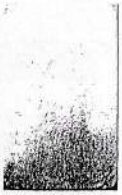
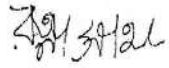
### Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Haridradanga Dharmatala Main Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-2, Pin Code : 712136

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-373	LR-2808	Bastu	Bastu	4 Katha 13 Chatak	5,00,000/-	23,86,516/-	Property is on Road Adjacent to Metal Road, Project Name
<b>Grand Total :</b>					<b>7.9406Dec</b>	<b>5,00,000 /-</b>	<b>23,86,516 /-</b>	







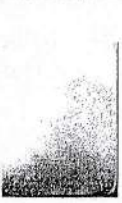

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Ratna Saha</b> <b>(Presentant)</b> Wife of Mr Dipak Saha Executed by: Self, Date of Execution: 19/05/2022 , Admitted by: Self, Date of Admission: 19/05/2022 ,Place : Office	 19/05/2022	 LTI 19/05/2022	 19/05/2022
Chinsurah Station Road, Pallyshree, City:- Hooghly-chinsurah, P.O:- Chinsurah R S, P.S:-Chinsurah District:-Hooghly, West Bengal, India, PIN:- 712102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bixxxxx4a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2022 , Admitted by: Self, Date of Admission: 19/05/2022 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Shiv Sankar Construction</b> Yamuna Enclaves, 53- Haridradanga Main Road,, City:- Chandannagar, P.O:- Chandannagar, P.S.- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 , PAN No.:: AExxxxxx9d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



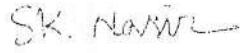
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Suparna Saha</b> Wife of Mr Biplab Saha Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office	 May 19 2022 2:07PM	 LTI 19/05/2022	 19/05/2022
Garbati, Kundugoli,, City:- Hooghly-chinsurah, P.O:- Buroshibtala, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712105, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GCxxxxxx2Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shiv Sankar Construction (as Partner)				
2	Name	Photo	Finger Print	Signature
	<b>Mr Debasish Saha</b> Son of Dipak Saha Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office	 May 19 2022 2:08PM	 LTI 19/05/2022	 19/05/2022

Pallyshree, Chinsurah Station Road,, City:- Hooghly-chinsurah, P.O:- Chinsurah R S, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CHxxxxxx9D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shiv Sankar Construction (as Partner)

3	Name	Photo	Finger Print	Signature
	<b>Mr Nihar Roy</b> Son of Mr Nikunja Roy Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office	 May 19 2022 2:08PM	 LTI 19/05/2022	 19/05/2022
Rabindranagar, Paschimpara, Kulianda,, City:- Hooghly-chinsurah, P.O:- Rabindranagar, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx8G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shiv Sankar Construction (as Partner)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Sk Nasir</b> Son of Sk Sakir Vill Mithapukur, City:- , P.O:- Adconagar, P.S:-Polba, District:-Hooghly, West Bengal, India, PIN:- 712121	 19/05/2022	 19/05/2022	 19/05/2022
Identifier Of Mrs Ratna Saha, Mrs Suparna Saha, Mr Debasish Saha, Mr Nihar Roy			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Ratna Saha	Shiv Sankar Construction-7.94063 Dec

#### Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Haridradanga Dharmatala Main Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-2, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 373, LR Khatian No:- 2808	Owner:রত্না সaha, Gurdian:দীপক , Address:নিজ। , Classification:বাস্ত, Area:0.07900000 Acre,	Owner Name not selected by applicant.

On 19-05-2022

**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 14:05 hrs on 19-05-2022, at the Office of the D.S.R. - I HOOGHLY by Mrs Ratna Saha, Executant.

**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 23,86,516/-

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

Execution is admitted on 19/05/2022 by Mrs Ratna Saha, Wife of Mr Dipak Saha, Chinsurah Station Road, Pallyshree, P.O: Chinsurah R S, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712102, by caste Hindu, by Profession House wife

Indetified by Sk Nasir, , Son of Sk Sakir, Vill Mithapukur, P.O: Adconagar, Thana: Polba, , Hooghly, WEST BENGAL, India, PIN - 712121, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 19-05-2022 by Mrs Suparna Saha, Partner, Shiv Sankar Construction, Yamuna Enclaves, 53 - Haridradanga Main Road,, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Indetified by Sk Nasir, , Son of Sk Sakir, Vill Mithapukur, P.O: Adconagar, Thana: Polba, , Hooghly, WEST BENGAL, India, PIN - 712121, by caste Muslim, by profession Law Clerk

Execution is admitted on 19-05-2022 by Mr Debasish Saha, Partner, Shiv Sankar Construction, Yamuna Enclaves, 53 - Haridradanga Main Road,, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Indetified by Sk Nasir, , Son of Sk Sakir, Vill Mithapukur, P.O: Adconagar, Thana: Polba, , Hooghly, WEST BENGAL, India, PIN - 712121, by caste Muslim, by profession Law Clerk

Execution is admitted on 19-05-2022 by Mr Nihar Roy, Partner, Shiv Sankar Construction, Yamuna Enclaves, 53 - Haridradanga Main Road,, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Indetified by Sk Nasir, , Son of Sk Sakir, Vill Mithapukur, P.O: Adconagar, Thana: Polba, , Hooghly, WEST BENGAL, India, PIN - 712121, by caste Muslim, by profession Law Clerk

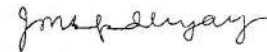
**Payment of Fees**

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**

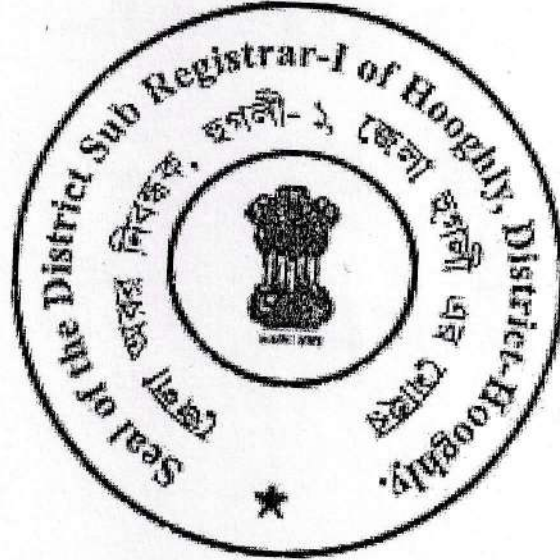
Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2313, Amount: Rs.50/-, Date of Purchase: 18/05/2022, Vendor name: R N Bhattacharya



**Jayanti Mukhopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I HOOGHLY**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0601-2022, Page from 128178 to 128195  
being No 060106228 for the year 2022.



*Samit Ghosh*

Digitally signed by JAYANTI  
MUKHOPADHYAY  
Date: 2022.05.25 11:49:56 +05:30  
Reason: Digital Signing of Deed.

(Samit Ghosh) 2022/05/25 11:49:56 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I HOOGHLY  
West Bengal.

(This document is digitally signed.)