

05623/21

L- 5538/21



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 639253

3  
8/12/21  
Q- 2562987/21

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

District Sub-Registrar-V  
Alipore, South 24 Parganas

08 DEC 2021

### **DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE POWER OF ATTORNEY that I, **MR. AVIK SAHA** (PAN ALLPS 8160 M) & (Aadhaar No. 3061 3821 3535), Son of Mr. Dinesh Prasad Saha, by Religion-Hindu, by Occupation-Business, by Nationality-Indian, residing at Flat No. SW, on the 6<sup>th</sup> Floor at BALAKA of 64, Lake Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata-700 029, hereinafter called and referred to as the **PRINCIPAL**, do hereby **SEND GREETINGS**.

69697

29 NOV 2021

No.....Rs. **100/-** Date.....

Name: **M/s. Sona Abasan construction**

Address: **1404, Purbaachal main Road**

Vendor.....

1001-99

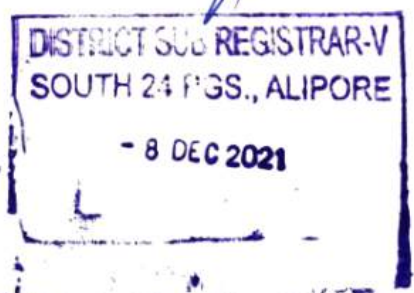
Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

*(Handwritten signature)*



*Swapan Kr. Mondal.*  
*S/o. Late K. N. Mondal*  
*9, B. M. Mondal Road,*  
*P.O. Santoshpur,*  
*P.S. Purba Jadavpur,*  
*Kolkata-700 075.*

*(Handwritten mark)*



W H E R E A S by virtue of a **registered Bengali Saf Bicroy Kobala** bearing dated 13<sup>th</sup> day of July, 1987 corresponding to 28<sup>th</sup> day of Ashar, 1394 B.S., registered in the Office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 203, Pages from 255 to 265, Being No. 11224, for the year 1987, One Sri Santosh Kumar Khan and Sri Sufal Chandra Khan have jointly sold, conveyed, transferred, assigned and assured **ALL THAT** piece and parcel of Bastu Land measuring .08 Decimal equivalent to **04 (Four) Cottahs 13 (Thirteen) Chittacks 19 (Nineteen) Sq. Ft.** more or less together with Structure standing thereon, situated and lying under **Mouza-Kalikapur**, J.L. No. 20, Pargana-Khanspur, Collectorate Touzi Nos. 3, 4 & 5, comprised in **C.S. Dag No. 103 & R.S. Dag No. 127**, under **C.S. Khatian Nos. 53, 26 & 6 and R.S. Khatian Nos. 298, 303 & 294**, P.S. formerly Tollygunge, then **Jadavpur** and at present **Kasba**, in the **District of South 24-Parganas**, which is more fully mentioned and described in the **Schedule-A hereunder** written, to me and the consideration mentioned therein, free from all sorts of encumbrances, charges, lien, attachments whatsoever.

AND WHEREAS after such purchase, I, **the Principal herein** mutated my name in the Assessment Records of the Kolkata Municipal Corporation and since then said property known and numbered as **K.M.C. Premises No. 1206, Purbachal Main Road, Ward No. 106**, vide Assesse No. **311061612067** and has seize and possess of or otherwise well and sufficiently entitled to the same as its absolute owner thereof and paid the relevant rates and taxes to the appropriate authorities.

AND WHEREAS I the Principal herein decided to Develop my aforesaid Schedule-A mentioned Property by Constructing a Multi Storied Building for enjoyment the better residential accommodation, but due to lack of knowledge and experience, I unable to do so and as such I authorize One **M/S. SONA ABASON CONSTRUCTION** (PAN ACXFS 8678 R), a Partnership Firm, having its Registered Office at 1404, Purbachal Main Road, P.O. Haltu, P.S. Kasba now Garfa, Kolkata-700099, represented by its PARTNERS, namely (1) **MR. DINESH PRASAD SAHA**, (PAN ALNPS 0310 B), Son of Late Jonmejoya Saha and (2) **MRS. MALATI SAHA** (PAN AJJPS 7590 P), Wife of Mr. Dinesh Prasad Saha and D/O. Late Subol Chandra Sarkar, both by Religion-Hindu, both by occupation-Business, both by Nationality-Indian, (**hereinafter referred to as the SAID DEVELOPER**) and have approached its to fulfill my intention of develop my aforesaid Schedule-A mentioned property and the said Developer have agreed to Develop my Schedule-A mentioned property by raising a multi storied building consisting of several self contained flats/units/Car Parking Spaces Other Spaces etc. as per Sanctioned Building Plan, as approved by the K.M.C., and for avoid future disagreement and differences between me and the said Developer and after fruitful discussions, an Agreement for Development dated 08/12/2021 have been executed and registered, which was registered in the Office of the **D.S.R.-V, Alipore**, South 24-Parganas and recorded in **Book No. I, Volume No. 1630-2021, Being No. 055 10** , for the year 2021.

AND WHEREAS I the aforesaid Principal herein is busy in my profession and it is not at all possible for me to look after, manage, control

and supervise the smooth progress of the Construction of my said Multi Storied Building and also unable to sell the Developer's Allocation, being personally present at all places and offices hence it is necessary and expedient for me to appoint **ATTORNEY** for execution and completion of the said development works in all respect and in terms of the said Development Agreement dated 08/12/2021, I do hereby nominate, constitute, authorize and appoint aforesaid **M/S. SONA ABASON CONSTRUCTION**, (PAN ACXFS 8678 R), a Partnership Firm, having its Registered Office at 1404, Purbachal Main Road, P.O. Haltu, P.S. Kasba now Garfa, Kolkata-700099, represented by its **PARTNERS**, namely (1) **MR. DINESH PRASAD SAHA**, (PAN ALNPS 0310 B), Son of Late Jonmejoya Saha and (2) **MRS. MALATI SAHA** (PAN AJJPS 7590 P), Wife of Mr. Dinesh Prasad Saha and D/O. Late Subol Chandra Sarkar, both by Religion-Hindu, both by occupation-Business, both by Nationality-Indian, as my true and lawful "**A T T O R N E Y**" for me in my name and on my behalf to do and execute inter-alia the following acts, deeds and things:-

1. To make sign and verify all applications or objections to appropriate authorities for all and any licence permission or consent etc. required by law in connection with management for my aforesaid Schedule mentioned property on my behalf.
2. To represent myself before the Kolkata Municipal Corporation and other Govt. or Semi Govt. Offices and Departments in all respect.
3. To submit Building Plan/s or Revised Building Plan/s for Sanction to the K.M.C. and/or any other Competent Authority and to sign all documents of K.M.C. and others Offices including all Govt. or semi

and supervise the smooth progress of the Construction of my said Multi Storied Building and also unable to sell the Developer's Allocation, being personally present at all places and offices hence it is necessary and expedient for me to appoint **ATTORNEY** for execution and completion of the said development works in all respect and in terms of the said Development Agreement dated 08/12/2021, I do hereby nominate, constitute, authorize and appoint aforesaid **M/S. SONA ABASON CONSTRUCTION** (PAN ACXFS 8678 R), a Partnership Firm, having its Registered Office at 1404, Purbachal Main Road, P.O. Haltu, P.S. Kasba now Garfa, Kolkata-700099, represented by its **PARTNERS**, namely (1) **MR. DINESH PRASAD SAHA**, (PAN ALNPS 0310 B), Son of Late Jonmejoya Saha and (2) **MRS. MALATI SAHA** (PAN AJJPS 7590 P), Wife of Mr. Dinesh Prasad Saha and D/O. Late Subol Chandra Sarkar, both by Religion-Hindu, both by occupation-Business, both by Nationality-Indian, as my true and lawful "**A T T O R N E Y**" for me in my name and on my behalf to do and execute inter-alia the following acts, deeds and things:-

1. To make sign and verify all applications or objections to appropriate authorities for all and any licence permission or consent etc. required by law in connection with management for my aforesaid Schedule mentioned property on my behalf.
2. To represent myself before the Kolkata Municipal Corporation and other Govt. or Semi Govt. Offices and Departments in all respect.
3. To submit Building Plan/s or Revised Building Plan/s for Sanction to the K.M.C. and/or any other Competent Authority and to sign all documents of K.M.C. and others Offices including all Govt. or semi

*Govt. Offices and Departments and also to pay Sanction Fees and other charges to the K.M.C. Building Department and to appear and represent before the K.M.C. Authority on my behalf for smooth progress the said construction of multi storied building over my Schedule mentioned Property.*

4. *To construct Building or Buildings as per Sanctioned Building Plan as approved by the K.M.C. over my Schedule mentioned property as Developer at its own cost and expenses, on my behalf.*
5. *To appoint or discharge the qualified Architect, Engineer, Labour Contractor, Labours, Supervisor, Plumber, Electrician, Mistry, Caretaker, Durwan for the purpose of complete the said construction of the Multi Storied Building over my Schedule mentioned property on my behalf as my said Attorney shall think fit and proper.*
6. *To apply for connection of water, sewerage, electricity, gas and also to apply for other facilities to the Competent Authorities, which may be required for development of my said Schedule mentioned property on my behalf.*
7. *To pay all charges, remuneration, fees and expenses including the Kolkata Municipal Corporation Rates and Taxes, Building Tax and other levies which may be required for my said Schedule mentioned property during the period of construction of the said multi storied building till completion and/or handing over possession to me as Owners' Allocation.*
8. *To apply for electric service line, meter and/or sub-meter and also for Low/High Tension Electricity connection etc., if required, on my behalf as my said Attorneys shall think fit and proper.*
9. *To negotiate with the intending Purchaser/s for Sale of the Developer's Allocation and also my Allocation (Owner's Allocation), if required, in terms of the said Development Agreement dated 08/12/2021 in respect*

*of the schedule mentioned property or any part thereof and to enter into Agreement and Agreements for Sale with such Intending Buyer/s, Purchaser/s and to accept the payment from them and for this purpose execute all necessary papers and documents as may be necessary in the matter on terms and conditions as would be mutually agreed upon between my Attorney and the respective Purchaser/s.*

10. *To commence, prosecute, defend all actions, suit, applications, reference or other Proceedings in any Court of law or before any proper authorities and to appoint Advocate, pleaders, and/or any authority and also to sign, verify and affairs all Plaints, service of Summons, Written Statements, petitions, Accounts, inventories, applications or other documents and papers that may be necessary in this regard on my behalf, in respect of my said property.*
11. *To represent me before the Kolkata Municipal Corporation and/or any other authorities concerned, this may be required for any purposes in respect of the development work over my said Schedule mentioned property on my behalf.*
12. *To execute and register any Deed or Deed of Conveyance, Declarations, instruments for the purpose of sanctioning the building Plan/s and/or in favour of intending Purchaser/s or buyer/s in respect of the Developer's Allocations and also my Allocation (Owner's Allocation), if required, in terms of the said Development Agreement dated 08/12/2021 in respect of my said schedule mentioned property or any part or portion thereof on my behalf as my said Attorneys shall think fit and proper.*
13. *To submit and file the such Deeds, documents, Instruments, Deed of Conveyance, Declaration/s for Registration and admit execution on my behalf, to the Registrar of Assurances of Kolkata, District Sub-Registrar, Addl. District Sub-Registrar, in respect of my Schedule mentioned property and to sign and discharge the I.G.R. copy on my behalf.*



14. *To receive all Money in respect of Sale of the said Developer's Allocation, in the Name of the Developer and in that respect I do not have any claim, demand, objection or obstruction for the said received, from the said Developer/Attorney.*
15. *That all the intending Purchaser/s or Buyer/s will and shall pay the total Consideration Money or part thereof (either by Cash or by Cheque/s or Bank Draft/s) in respect of the said Developer's Allocations to the said Developer/Attorney herein and in that event I have no objection or claim at all in respect of the said payment, But all the receivable amount in respect of my Allocations, which will be deposited in my Bank Account on my behalf.*
16. *To receive any Compensation, in respect of the Developer's Allocations out of my Schedule mentioned property from the authority concerned against acquisition or requisition by the Govt. or any Public/Private or Corporate Body, K.M.C., P.W.D. C.I.T. and/or any other authority.*
17. *To submit or file any application/s, Letter/s, Affidavit/s, Petition/s, objections, to any Govt. or Semi-Govt. Offices, K.M.C. any Police Stations, Fire Brigade and/or any other Public or Private Offices, Electric Supply etc. if necessary for the purpose of said Development work over our said Schedule mentioned property and also to swear Affidavit before any 1<sup>st</sup> Class Magistrate or Notary Public and to submit the same to any Offices or Department as per requirement as my said Attorney shall think fit and proper.*

*AND GENERALLY to do all such acts, deeds, things and transactions and/or to do all such acts, deed, things and matters of all such business for me effectually as I could do and perform if I am personally present and I do hereby ratify and confirm whatsoever my said Attorney shall do or cause to*

be lawfully done by virtue of this DEVELOPMENT GENERAL POWER OF ATTORNEY.

SCHEDULE OF PROPERTY REFERRED TO ABOVE :  
(Description of Land where the proposed building will be constructed)

**ALL THAT** piece and parcel of **Bastu Land** measuring **04 (Four) Cottahs 13 (Thirteen) Chittacks 19 (Nineteen) Sq. Ft. more or less** together with **Structure measuring 200 Sq. Ft. approx.** standing thereon, situated and lying at **Mouza-Kalikapur, J.L. No. 20, Pargana-Khaspur, Collectorate Touzi Nos. 3, 4 & 5, comprised in C.S. Dag No. 103 & R.S. Dag No. 127, under C.S. Khatian Nos. 53, 26 & 6 and R.S. Khatian Nos. 298, 303 & 294, P.S. formerly Tollygunge, then Jadavpur thereafter Kasba now Garfa, at present within the limits of The Kolkata Municipal Corporation, known as K.M.C. Premises No. 1206, Purbachal Main Road, Ward No. 106, vide Assesse No. 311061612067, Kolkata-700 078, in the District of South 24-Parganas, which is butted and bounded as follows :-**

**ON THE NORTH BY :: Land of Dag No. 128.**

**ON THE SOUTH BY :: Land of Dag No.81 & 20' Wide K.M.C. Road.**

**ON THE EAST BY :: 20'-0" Wide K.M.C. Road.**

**ON THE WEST BY :: Land of R.S. Dag No. 72.**

IN WITNESS WHEREOF I the above named EXECUTANT has hereunto set and subscribed my hand and signature on this 8<sup>th</sup> day of **December, Two Thousand Twenty-One.**

SIGNED AND DELIVERED by the above named EXECUTANT at **KOLKATA** in the presence of :

WITNESSES:

1. *Swapan Kr. Mondal*  
Alipore Police Court,  
Kolkata-700027.

✓ *Arindam*

\_\_\_\_\_  
SIGNATURE OF THE EXECUTANT

2. *Debdut Mukherjee*  
Alipore Police Court  
Kolkata - 700027.

The aforesaid **ATTORNEY** herein, accepted this Powers

Drafted by me

*Arpita Mondal*  
(**ARPITA MONDAL**)

Advocate  
Alipore Police Court,  
Kolkata :::: 700 027  
Enl. No. **F/131/186/2016**

✓ For **SONA ABASON CONSTRUCTION**  
*Gresh Prasad Behe*

✓ *Malati Saha*

**Partner**

\_\_\_\_\_  
SIGNATURE OF THE ATTORNEY

Computer Printed by

*Swapan Kr. Mondal*  
(**SWAPAN KUMAR MONDAL**)  
**ALIPORE POLICE COURT,**  
**KOLKATA - 700 027.**












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

PHOTO	left hand					
	right hand					

Name .....

Signature .....












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

	left hand					
	right hand					

Name AVIK SAHA

Signature Avik Saha









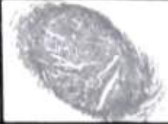


Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name DINESH PRAASAD SAHA

Signature Dinesh Prasad Saha

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

	left hand					
	right hand					

Name MALATI SAHA

Signature Malati Saha

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SONA ABASON CONSTRUCTION



01/10/2015

Permanent Account Number

ACXFS8678R

18112015



Smish Trasev Sel



Malati Saha.

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कोलोनी, 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)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ALNPS0310B


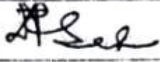

नाम /NAME:  
DINESH PRASAD SAHA

पिता का नाम /FATHER'S NAME  
JANMEJAYA SAHA

जन्म तिथि /DATE OF BIRTH  
04-06-1942

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, (संयुक्त, प्रणाली एवं तकनीकी), कोलकाता  
COMMISSIONER OF INCOME-TAX(C.O.T.), KOLKATA



✓ Dinesh Prasad Saha,

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

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

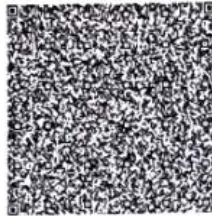
Enrolment No.: 0635/12675/00022

Download Date: 21/09/2021

To  
Dinesh Prasad Saha  
S/O: Jonmejoy Saha  
64  
LAKE ROAD  
Sarat Bose Road  
Sarat Bose Road  
Kolkata West Bengal - 700029  
7439023140

Issue Date: 11/08/2021

Validity: unknown  
Digitally signed by  
D. Aadhaar (UIDAI)  
Date: 2021.09.21  
16:52:05 +05'



आपका आधार क्रमांक / Your Aadhaar No. :

3535 3621 5383  
VID : 9170 2053 7911 3240

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 21/09/2021



Dinesh Prasad Saha  
Date of Birth/DOB: 04/06/1942  
Male/ MALE

Issue Date: 11/08/2021

3535 3621 5383  
VID : 9170 2053 7911 3240

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

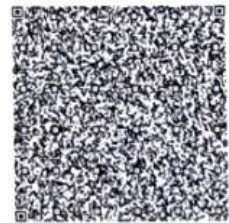
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
S/O: Jonmejoy Saha, 64, LAKE ROAD,  
Sarat Bose Road, Kolkata,  
West Bengal - 700029



3535 3621 5383  
VID : 9170 2053 7911 3240

1947 | help@uidai.gov.in | www.uidai.gov.in



Dinesh Prasad Saha

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AJPS7590P**

0042010


  
 TDS Name  
**MALATI SAHA**  
 पति का नाम / Father's Name  
**SUBAL CHANDRA SARKAR**  
 जन्म तिथि / Date of Birth  
**06/03/1954**  
 Malati Saha  
 अधिकारी / Secretary

✓ Malati Saha.

इस कार्ड को खोने/चुराने पर कानून से दण्डनीय हैं/पकड़े जा सकते हैं जो इस कार्ड को खोने/चुराने पर दण्डनीय हैं।  
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 Income Tax PAN Services Unit, MSD,  
 4th Floor, Mantri Sterling,  
 Plot No. 341, Survey No. 997/B,  
 Model Colony, Near Deep Bungalow Chowk,  
 Pune - 411 016.  
 Tel: 91-20-2721 8081, Fax: 91-20-2721 8081  
 e-mail: [income@pan.irda.in](mailto:income@pan.irda.in)





**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

Enrollment No. : 0661/00371/04492

To  
**Malati Saha**

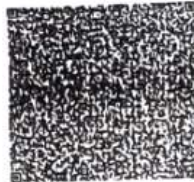
03/11/2016

W/O Dinesh Prasad Saha  
 Buddha Mandir  
 64, Lake Road, Balaka, FL-6SW  
 Sarat Bose Road  
 Sarat Bose Road, Circus Avenue, Kolkata,  
 West Bengal - 700029  
 8981044525

68324-74



KA683241745FH



आपका आधार क्रमांक / Your Aadhaar No. :

**8012 5485 2380**

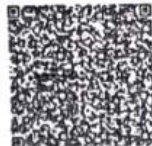
**मेरा आधार, मेरी पहचान**



**भारत सरकार**  
**Government of India**



**Malati Saha**  
 DOB: 05/03/1954  
 Female



**8012 5485 2380**

**मेरा आधार, मेरी पहचान**

*Malati Saha*

**सूचना**

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

**INFORMATION**

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



**Unique Identification Authority of India**

Address: W/O Dinesh Prasad Saha, Buddha Mandir, 64, Lake Road, Balaka, FL-6SW, Sarat Bose Road, Kolkata, Sarat Bose Road, West Bengal, 700029



**8012 5485 2380**



1947



help@uidai.gov.in



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AVIK SAHA

DINESH PRASAD SAHA

28/07/1973

Permanent Account Number  
ALLPS8160M



*Avik Saha*  
Signature

*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Review Unit, (ITIRU)  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सीटार :  
आयकर रिव्यू सेवा यूनिट, (ITIRU)  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

✓ *Avik Saha*



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



তালিকাভুক্তির নম্বর/Enrolment No.: 1490/50124/00946

Date: 26/11/2016

Avik Saha (অভীক সাহা)

S/O: Dinesh Prasad Saha, 64, LAKE ROAD, Sarat  
Bose Road, Kolkata,  
West Bengal - 700029

আপনার আধার সংখ্যা/ Your Aadhaar No.:

3061 3821 3535



আমার আধার, আমার পরিচয়



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- আধার সারা দেশে মান্য।
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknown  
Digitally signed by DINESH PRASAD SAHA  
IDENTIFICATION AUTHORITY OF INDIA 01  
Date: 2016.11.26 13:52:15 IST



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



অভীক সাহা  
Avik Saha  
জন্মতারিখ/ DOB: 28/07/1974  
পুরুষ / MALE



ঠিকানা:

এস/ও: দীনেশ প্রসাদ সাহা,  
64, লেক রোড, শরৎ বোস  
রোড, কোলকাতা,  
পশ্চিম বঙ্গ - 700029

Address:

S/O: Dinesh Prasad Saha, 64,  
LAKE ROAD, Sarat Bose Road  
Kolkata,  
West Bengal - 700029

3061 3821 3535

3061 3821 3535

আমার আধার, আমার পরিচয়

MERA AADHAAR, MERI PEHACHAN

✓ Avik Saha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19978/02414

Swapan Kr. Mondal.

To  
31/10/2012  
স্বপন কুমার মন্ডল  
Swapan Kumar Mondal  
9 B.M. MONDAL ROAD  
Santoshpur S.O  
Santoshpur Kolkata  
West Bengal 700075



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5752 9621 6512**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



স্বপন কুমার মন্ডল  
Swapan Kumar Mondal  
পিতা : খগেন্দ্র নাথ মন্ডল  
Father : KHAGENDRA NATH MONDAL  
জন্ম সাল / Year of Birth : 1961  
পুরুষ / Male



**5752 9621 6512**

আধার - সাধারণ মানুষের অধিকার

## Major Information of the Deed

Deed No :	I-1630-05538/2021	Date of Registration	08/12/2021
Query No / Year	1630-8002562987/2021	Office where deed is registered	
Query Date	08/12/2021 3:48:48 PM	1630-8002562987/2021	
Applicant Name, Address & Other Details	Swapan Kumar Mondal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980681647, Status :Others		
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. 1,74,73,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163005510/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 1206, , Ward No: 106 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 13 Chatak 19 Sq Ft	1/-	1,74,19,997/-	Width of Approach Road: 20 Ft., , Project Name :
<b>Grand Total :</b>				<b>7.9842Dec</b>	<b>1 /-</b>	<b>174,19,997 /-</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: 3 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>54,000 /-</b>	



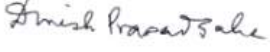


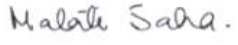
## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Avik Saha (Presentant )</b> Son of Dinesh Prasad Saha Executed by: Self, Date of Execution: 08/12/2021 , Admitted by: Self, Date of Admission: 08/12/2021 ,Place : Office			
	08/12/2021	LTI 08/12/2021		08/12/2021
Flat No SW,6th Floor,Balaka,64,Lake Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx0M, Aadhaar No: 30xxxxxxxx3535, Status :Individual, Executed by: Self, Date of Execution: 08/12/2021 , Admitted by: Self, Date of Admission: 08/12/2021 ,Place : Office				

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>SONA ABASON CONSTRUCTION</b> 1404,Purbachal Main Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: ACxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Dinesh Prasad Saha</b> Son of Late Jonmejoy Saha Date of Execution - 08/12/2021, , Admitted by: Self, Date of Admission: 08/12/2021, Place of Admission of Execution: Office			
	Dec 8 2021 4:59PM	LTI 08/12/2021		08/12/2021
Flat No SW,6th Floor,Balaka,64,Lake Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0B, Aadhaar No: 35xxxxxxxx5383 Status : Representative, Representative of : SONA ABASON CONSTRUCTION (as Partner)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Malati Saha</b> Wife of Dinesh Prasad Saha Date of Execution - 08/12/2021, , Admitted by: Self, Date of Admission: 08/12/2021, Place of Admission of Execution: Office			
	Dec 8 2021 4:58PM	LTI 08/12/2021		08/12/2021

Flat No SW,6th Floor,Balaka,64,Lake Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx0P, Aadhaar No: 80xxxxxxxx2380 Status : Representative, Representative of : SONA ABASON CONSTRUCTION (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Swapan Kr Mondal</b> Son of Late K N Mondal 9, B M Mondal Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			<i>Swapan Kr Mondal.</i>
	08/12/2021	08/12/2021	08/12/2021

Identifier Of Avik Saha, Dinesh Prasad Saha, Malati Saha

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Avik Saha	SONA ABASON CONSTRUCTION-7.98417 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Avik Saha	SONA ABASON CONSTRUCTION-200.00000000 Sq Ft

**On 08-12-2021**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 16:55 hrs on 08-12-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Avik 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 1,74,73,997/-

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

Execution is admitted on 08/12/2021 by Avik Saha, Son of Dinesh Prasad Saha, Flat No SW,6th Floor,Balaka,64,Lake Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by Mr Swapan Kr Mondal, , Son of Late K N Mondal, 9, B M Mondal Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 08-12-2021 by Dinesh Prasad Saha, Partner, SONA ABASON CONSTRUCTION, 1404,Purbachal Main Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Swapan Kr Mondal, , Son of Late K N Mondal, 9, B M Mondal Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 08-12-2021 by Malati Saha, Partner, SONA ABASON CONSTRUCTION, 1404,Purbachal Main Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Swapan Kr Mondal, , Son of Late K N Mondal, 9, B M Mondal Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others


**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**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 69697, Amount: Rs.100/-, Date of Purchase: 29/11/2021, Vendor name: Subhankar Das

  
Rita Lepcha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 2102 to 2128

being No 163005538 for the year 2021.



Digitally signed by RITA LEPCHA DAS  
Date: 2022.01.05 16:03:00 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/01/05 04:03:00 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)