

16613/2022

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7-45 P.M.

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/3466957/22



Additional Registrar of Assurances-II
 Kolkata

Certified that the Documents admitted to
 Registration by Registrar of Assurances and the
 endorsement on this document
 are the part of this Document.

Additional Registrar
 of Assurances, Kolkata

3 DEC 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SRI DIPAK SAHA (PAN: AJDPS3918D), (Aadhaar: 6979 3758 7246), (Mobile No. 9332039174), son of Late Gopal Chandra Saha, by occupation-Retired person, by faith Hindu, by nationality Indian, residing at 22B, Amar Bose Sarani, P.S.- Girish Park, Kolkata- 700006 AND (2) SRI PRABIR SAHA (PAN: AISPS8444G), (Aadhaar: 4222 0422 0917), (Mobile: 9830898817), son of Late Mihirlal Saha, by occupation-Retired person, by faith Hindu, by nationality Indian, residing at 22C, Amar Bose Sarani, P.S.-Girish Park, Kolkata - 700006 hereinafter referred to as the **PRINCIPAL**, SEND GREETINGS: -

Vist Case No. 2542 9/12
 J(1)... 250
 J(2)... 350
 Total 350
 Received on 13/12/22

77511

AMIT CHAUDHURY

Advocate
High Court, Calcutta

NAME	High Court
ADD	
Rs.	
14 SEP 2022	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

14 SEP 2022
14 SEP 2022

Alok Dey.



7084

Alok Dey



7085

Dipra Saha



7086

Prabir Saha



7087

Arumesh Saha



10 SEP 2022









Government of West Bengal



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19028003466957/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Dipak Saha 22B, Amar Bosh Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700006	Principal		7085 	Dipak Saha 10.12.2022
2	Mr Prabir Saha 22C, Amar Bosh Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700006	Principal		7086 	Prabir Saha 10.12.2022
3	Mr Aloke Dey 43/2A, Biplabi Barin Ghosh Sarani, City:- Not Specified, P.O:- Maniktala, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700067	Represent ative of Attorney [ARYAAN S INFRA]		7084 	Aloke Dey. 10.12.2022

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ANIMESH MONDAL Son of Late DHANANJOY MONDAL 553A,RABINDRA SARANI, City:- Not Specified, P.O:- BAGBAZAR, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003	Mr Dipak Saha, Mr Prabir Saha, Mr Alope Dey		7087 	<i>Akmal Hossain</i> 10.12.2022

(Satyajit Biswas)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 II KOLKATA
 Kolkata, West Bengal

WHEREAS we are joint owners and seized and possessed of and/or well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring an area of **3 (Three) Cottahs 6 (Six) Chittacks 36 (Thirty Six) Square feet** be the same a little more or less and upon physical measurement the said land measuring about 3 Cottahs 5 Chittacks 39.935 sq. ft. together with partly three storied dilapidated brick built dwelling house lying thereon being premises 22B, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006, hereinafter for the sake of brevity is called '**said premises**' morefully describe in the schedule written hereunder.

AND WHEREAS with a view to construct a G+4 storied building and an additional floor upon approval of the Kolkata Municipal Corporation on our said premises we entered into a **Development Agreement on 02.12.2022** with **ARYAANS INFRA (PAN: ADGPD0072N)**, a proprietorship firm, having its office at having its office at 197/A, Chittaranjan Avenue, P.O. Burrabazar, P.S. Girish Park, Kolkata-700007 represented by sole proprietor **SRI ALOKE DEY (PAN: ADGPD0072N)** (Aadhaar: 3644 7279 9504), son of Late Arun Kumar Dey, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 43/2A, Biplabi Barin Ghosh Sarani, P.O.- Maniktala, Police Station- Maniktala, Kolkata- 700067, and the said **Development Agreement** was executed and registered on 02.12.2022 in the office of the Additional Registrar of Assurances-II, Kolkata **Being No. 190214558 for the Year 2022**, wherein, inter alia, we have entrusted the said Proprietorship Firm/Developer to raise erect and construct a G+4 storied building and an additional floor upon approval of the Kolkata Municipal Corporation in our aforesaid premises and we also agreed to execute and register a **Development Power of Attorney** in favour of the Developer along with other terms and conditions as specifically mentioned in the said **Development Agreement dated 02.12.2022**.

NOW KNOW ALL MEN BY THESE PRESENTS WITNESSETH that **WE, (1) SRI DIPAK SAHA (PAN: AJDPS3918D)**, (Aadhaar: 6979 3758 7246), (Mobile No.9332039174), son of Late Gopal Chandra Saha, by occupation-Retired person, by faith Hindu, by nationality Indian, residing at 22B, Amar Bose Sarani, P.S.-Girish Park, Kolkata - 700006 **AND (2) SRI PRABIR SAHA (PAN: AISPS8444G)**, (Aadhaar: 4222 0422 0917), (Mobile: 9830898817), son of Late Mihirlal Saha, by occupation-Retired person, by faith Hindu, by nationality Indian, residing at 22C, Amar Bose Sarani, P.S.-Girish Park, Kolkata - 700006, do hereby nominate constitute and



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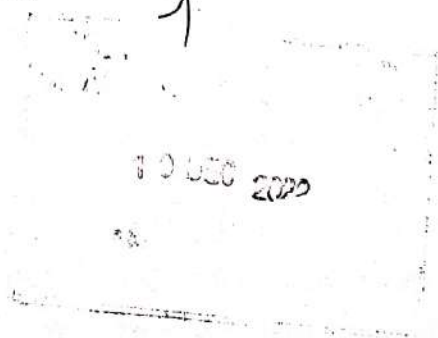
12/05/2020

appoint **SRI ALOKE DEY (PAN: ADGPDO072N)** (Aadhaar: 3644 7279 9504) (Mobile:9830080999), sole proprietor of **ARYAANS INFRA**, son of Late Arun Kumar Dey, by faith Hindu, by occupation Business, having office at 197/A, Chittaranjan Avenue, P.O. Burrabazar, P.S. Girish Park, Kolkata-700007, as our **TRUE AND LAWFUL ATTORNEY** for us and in our names and on our behalf to act, make, perform, execute and exercise all or any of the several acts, deeds, authorities, matters and things in respect of our said premises mentioned herein below that is to say:-

1. To sell, convey, transfer and sign and execute Deed of sale/Conveyance in respect of Developer's Allocation in the proposed G+4 storied building and an additional floor over the said G+4 storied building to be constructed upon approval by the Kolkata Municipal Corporation together with proportionate share in the land and common parts, area and facilities in or at the said premises excepting Owners' Allocation as per Clause 2 (x) mentioned in the said Registered **Development Agreement** dated 02.12.2022 **Being No. 190214558** for the year 2022 in respect of the said premises 22B, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 or any part thereof or any part or portion of the building to be constructed thereon.
2. To appear and represent and sign and submit and execute admit before Registrar of Assurances, Kolkata and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings including Sale Deed, Deed of Conveyances, Boundary Declaration, Declaration, strip of land, Corner Splay Gift, Gift, non-eviction of tenants and addition/modification thereof which are required to submit before competent local body, Govt. authorities for getting necessary clearances/sanction plan from the competent authorities on our behalf by virtue of this power hereby conferred.
3. To negotiate with the intending purchaser/purchasers for selling the said Developer's Allocation in the said premises as referred in Clause 2 (x) in the said Registered Development Agreement dated 02.12.2022 and to execute and/or enter into an Agreement for Sale in respect of the said Developer's Allocation in the said premises at such price which our said Attorney, in his absolute discretion, thinks fit and proper.



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4. To receive/ accept any money in cash or by cheque/DD/RTGS/NEFT for selling the flat or flats from the intending purchaser or purchasers and to nominate the intending purchaser/purchasers for selling and execute Deed of conveyance in his/her/their favour in respect of the flat or flats within Developer's Allocation together with proportionate undivided shares in the land of the said premises and the Sale proceeds are to be received by the Attorney in view of the registered **Development Agreement dated 02.12.2022 Being No. 190214558 for the year 2022** executed by us.

5. To execute conveyance or conveyances in our names and to act and deeds on our behalf, in favour of the intending purchaser or purchasers in respect of the flat or flats from the said Developer's Allocation together with proportionate undivided share of land in the said premises and to present the said conveyance for registration before the competent registering authority.

6. To supervise, manage, control and conduct all sorts of administration in respect of the said premises and to handle all sorts of official matters, issuing letters, reply to any letter and correspondence arising in course of or in relation to all matters concerned with our said premises, described in the schedule written hereunder.

7. To demolish and/or to remove and/or to take away all or any buildings and all other structures whatsoever including cleaning the land by cutting trees etc. at present lying, erected and/or built on the said premises and to receive tenders and/or estimates and to enter into any contract for demolition and on such terms and conditions as may think fit and proper by the said Attorney and to make all necessary expenditure for that purpose and expedite the same on our behalf in respect of the said premises.

8. To sign and give notice or notices to any tenant or tenants and other occupiers or trespassers in the said premises belonging to us described in the schedule hereunder, to quit and vacate or to repair any damage or to abate any nuisance and to enter into the said premises with a view to inspecting the same or exercising any right vested on us.

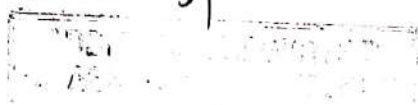
9. To negotiate with the existing tenants of the schedule mentioned premises either for shifting them during construction of new building or for settlement in terms of conditions to be settled for peaceful carrying out the construction of new building.



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10 000 2020

10. To instruct the Advocates/ Lawyers for preparing and/ or drafting such Deeds, Agreements, Documents and other such papers as may be necessary for the purpose of booking and/or selling the flats from the Developer's Allocation in the said proposed G+4 storied building and an additional floor upon approval of the Kolkata Municipal Corporation in or at the said premises.
11. To appear and represent us before all courts, civil, criminal, tribunals, judicial, quasi-judicial, Metropolitan Magistrate, Magistrate, Executive Magistrate, Kolkata Municipal Corporation, Kolkata Improvement Trust, Registrar of Assurances, Kolkata, in the Hon'ble High Court, Calcutta both original and appellate side or any other Government or private offices or in any local authorities and also in any police station and C.E.S.C. authorities and to act therein and take all steps and action in respect of the said premises and deal with in all manner and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of and/or explain all documents of title, accounts, clearances, plans including drainage and sewerage, Water Connection, Corner Splay Gift, Gift, Boundary Declarations and Affidavits etc. and to do all acts deeds and things and as may be required or found necessary or expedient by the said Attorney on our behalf.
12. To sign declare verify and/or affirm any plaint, written statement, petition, application, petition of claims, objections, consent petition, affidavit, vokatatnama, memorandum of appeal or any other document or Court Paper and application of any kind and submit and file the same before any Court or any authority in any proceeding as the occasions shall require and/or as the said Attorney on our behalf may think fit and proper.
13. To sign, make, prepare or cause to be made or prepared all or any sketches, scheme, plans, modification of plan and to complete and/or any other types of plan, application and all other papers or documents as may be necessary for the purpose of and/or in connection with and/or in relation to the construction and/or erection of residential/commercial building or buildings in the said premises.
14. To appoint any Advocate, agent or any other legal practitioner/s by executing vokatatnama, to file any petition, appeal, suit, etc. in any court of law including in the Hon'ble High Court or in any office of before any authority or in any police station in connection with the said premises.



10 DEC 2022

15. To ask, demand, sue, recover, realize, claim, collect and receive further or other consideration from any existing or new buyers and also any other amounts receivable in respect of the said Developer's Allocation and other saleable spaces to be constructed in the scheduled premises or which are or may be due payable or recoverable from any person or persons or authority or authorities by cheque or pay order or demand draft and/or in cash and to grant valid receipts and discharges there from time to time to fully exonerate the person or persons paying the same.
16. To obtain refund of stamp duty or repayment of court fees and to apply to any court or office or authority for taking inspection of any document and take copy of the same on payment of proper fees, etc.
17. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof.
18. To make payment towards the arrear Municipal Tax or any other tax to the Kolkata Municipal Corporation or appropriate authority.
19. To prepare, sign and submit building plan or plans of the proposed building in respect of the said premises mentioned in the schedule written hereunder before the Kolkata Municipal Corporation in our names and on our behalf and obtain the sanctioned building plan from the Kolkata Municipal Corporation.
20. To supervise, manage and control the said premises and sign all papers and documents on our behalf.
21. To apply for electric meter, gas, water connection, sewerage and drainage or any connection related to the building work and obtain the same in our names and on our behalf.
22. To execute and sign all necessary papers and any declaration or any affidavit as our said attorney shall think fit and proper for the proper protection of the said premises.
23. To produce the original as and where required and deliver copies of all the title deeds documents and papers relating to the said premises to the proposed buyers and



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DIRECTOR GENERAL
of ASSAM
10 DEC 2020

to answer and comply with all requisitions that may be made out by such intending purchasers/ buyers/transferees.

24. To apply for obtaining all clearances, certificates, forms declarations and/or permissions, if so and as may be required, for or in relation to the transfer of the said premises or any part thereof.

25. To raise erect and construct the said proposed G+4 storied building and an additional floor upon approval of the Kolkata Municipal Corporation on the said premises upon demolishing the existing one on the said premises morefully mentioned in the schedule hereunder written in terms of the registered **Development Agreement** dated 02.12.2022 **Being No. 190214558 for the year 2022** and do all related acts in connection with the said construction.

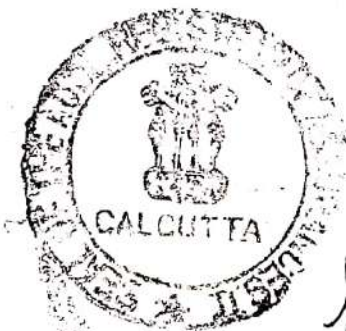
26. Be it noted that this Development Power of Attorney is being granted in favour of the said Attorney in view of and in compliance with the terms and conditions as mentioned in the **Development Agreement** dated 02.12.2022 executed by us and registered in the office of the Additional Registrar of Assurances-III, Kolkata **Being No. 190214558 for the year 2022**.

AND GENERALLY to do all lawful acts and deeds necessary for the above mentioned purposes.

AND we, hereby agree that all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of the power hereby given in or about the said premises.

THE SCHEDULE AS ABOVE REFERRED TO
(The Said Premises)

ALL THAT piece and parcel of bastu land in total measuring about **3 (Three) Cottahs 6 (Six) Chittacks 36 (Thirty Six) Square feet** be the same a little more or less as per Deed and upon physical measurement the said land measuring about 3 Cottahs 5 Chittacks 39.935 sq. ft. together with 80 years old dilapidated partly three storied brick built partially tenanted dwelling house out of which cemented **Ground Floor** Covered area measuring in total



ADDITIONAL REGISTRAR
OF ASSURANCE POLICY
10 DEC 2022

1968 sq. ft. be the same a little more or less, cemented **First Floor** covered area measuring in total 1968 sq. ft. and Cemented **Second Floor** covered area measuring total 767 sq. ft. be the same a little more or less at premises No. 22B, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 having assessee No. 110251600302 which is butted and bounded as follows:-

ON THE NORTH : By premises No. 22A, Amar Bose Sarani;

ON THE EAST : By Amar Bose Sarani;

ON THE SOUTH : By Parbati Ghosh Lane;

ON THE WEST : By premises No. 59, Parbati Ghosh Lane;

IN WITNESS WHEREOF We, the **EXECUTANTS**, have hereto set and subscribed our hands and seals on this the 10th day of December, 2022

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of :

1. *Animesh Kumar*
253A, Parbati Sarani
Kolkata - 700003.

Dipak Saha

2. *Bapi Ghosh*
76/1 Bughbaroo Street
Kolkata - 700003

Prabir Saha

SIGNATURE OF THE EXECUTANT

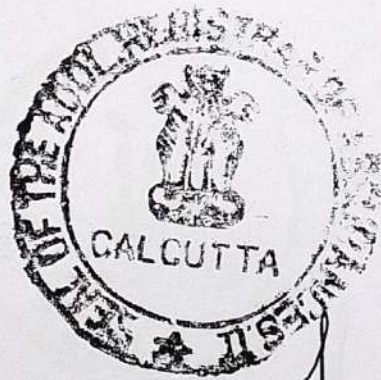
I accept this Power

Aloke Dasg.
CONSTITUTED ATTORNEY

Drafted by me :


































Amit Chaudhury
Amit Chaudhury
Advocate

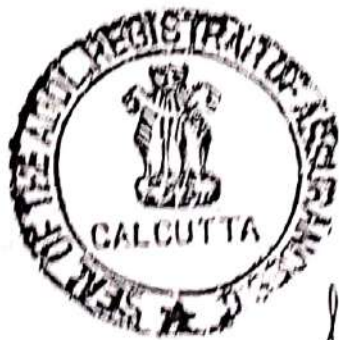
High Court, Calcutta
Enrolment No. WB/1870/1995



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
10 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Dipan Das</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<i>Prabir Saha</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<i>Aloke Dey</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
10 DEC 2022

PERMANENT ACCOUNT NUMBER
AISPS8444G



NAME
PRABIR SAHA

FATHER'S NAME
MIHIR LAL SAHA

DATE OF BIRTH
20-10-1954

SIGNATURE
Prabir Saha

COMMISSIONER OF INCOME TAX, W.B. - II



Prabir Saha


भारत सरकार
GOVERNMENT OF INDIA




অনিমেষ মন্ডল
Animesh Mondal
পিতা : দীনজয় মন্ডল
Father : Dinanjoy Mondal
জন্ম সাল / Year of Birth : 1974
লিঙ্গ / Male




4385 9418 7770

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
553 এ, রবীন্দ্র সরণি, বাগবাজার,
কলকাতা, বেঙ্গল, ৭০০০০৩
700003


Address:
553 A, RABINDRA SARANI,
BAGBAZAR, Baghbar,
S.O, Baghbar, Kolkata,
West Bengal, 700003




1127
28001101347



help@uidai.gov.in



www.uidai.gov.in



Fax: 28001101347
28001101348

Animesh Mondal

Applicant: Amit Chaudhary
S/o Late Madan Mohan Chaudhary
Advocate, High Court, Cal,
mob: 9433138426

Identified by: Animesh Mondal
S/o Late Dhannayoy Mondal
553A, Rabindra Sarani,
P.O. - Baghbaran
A.I. Sanyalpur
Kolkata - 70003
Service.

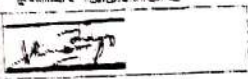
9.8.34669157/2


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADGPD0072N

नाम / NAME
ALOKE DEY

पिता का नाम / FATHER'S NAME
ARUN KUMAR DEY

जन्म तिथि / DATE OF BIRTH
29-11-1970

हस्ताक्षर / SIGNATURE



 आयकर अधिकारी, पं. ११-११
 COMMISSIONER OF INCOME-TAX, W.B. - ११

इस कार्ड को खोलें / खोलने वाले पर दृष्टांत पानी करने
 वाली माहितीवादी को सूचित / सावधान कर दें
 संयुक्त आयकर अधिकारी (पं. ११-११)।
 पी. १,
 चन्द्रागिरि स्क्वायर,
 कोलकाता - ७०० ००१।

In case this card is broken, kindly inform them to
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-1,
 Chandragiri Square,
 Calcutta- 700 001.

Alok Deo

@@

Dated this 10th day of December, 2022

@@

FROM

SRI DIPAK SAHA & ANR.

...PRINCIPAL

TO

SRI ALOKE DEY

PROPRIETOR OF ARYAANS INFRA

... CONSTITUTED ATTORNEY

DEVELOPMENT POWER OF ATTORNEY

AMIT CHAUDHURY

Advocate

High Court, Calcutta

608, Rabindra Sarani,

Kolkata-700003

Mob:-9433138426

Email: amitchaudhuryadvocate@gmail.com





ভারত সরকার

ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/20078/00317

To
দীপক সাহা
Dipak Saha
22 B AMAR BASU SARANI
Beadon Street S.O
Beadon Street Kolkata
West Bengal 700005

7386301
MN073863015DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6979 3758 7246

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



দীপক সাহা
Dipak Saha
পিতা : গোপাল চন্দ্র সাহা
Father : GOPAL CHANDRA SAHA
জন্ম সাল / Year of Birth : 1943
পুরুষ / Male



6979 3758 7246

আধার - সাধারণ মানুষের অধিকার

Dipak Saha.



স্বাধীন সত্ত্বা
GOVERNMENT OF INDIA



স্বাধীন সত্ত্বা
Prabir Saha
পিতা : মিত্র লাল সত্ত্বা
Father : AMAR LAL SAHA
জন্ম তারিখ : Year of Birth : 1954
সঙ্গীত : M22



4222 0422 0917

স্বাধীন - সাধারণ মানুসের অধিকার



স্বাধীন চিহ্নিত চিহ্নিত প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা
১০ বি. অক্ষয় বোস সারানী, বিধান
সভা ভবন, কলকাতা-৭০০০৬২

Address
22 C AMAR BOSE SARANI,
Bhadraon Street E. O. Bhadrn
Street Kolkata 700062
Bengal 700062

Prabir Saha



১৯৮
১৯৮৮-১৯৮৮



১৯৮৮-১৯৮৮



www.ubai.gov.in



P.O. Box No. 1947
Bengaluru, 560 017





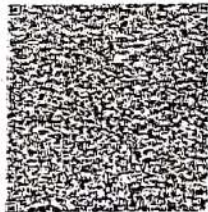
ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2992/19099/01748

To
অলোক দে
Aloke Dey
S/O, Arun Kumar Dey
43/2a
Biplabi Barin Ghosh Sarani
Lokenath Temple
Murari Pukur
Ultadanga Main Road
Kolkata West Bengal - 700067
9830080999

Signature Not Auth'd
Signature of Aloke Dey
Date: 17/10/2012



আপনার আধার সংখ্যা / Your Aadhaar No. :

3644 7279 9504

VID : 9146 2128 9390 7624

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অলোক দে
Aloke Dey
জন্মতারিখ/DOB: 29/11/1970
পুরুষ/ MALE

Issue Date: 17/10/2012

3644 7279 9504

VID : 9146 2128 9390 7624

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার কার্ডের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ ক্রিপ্টোগ্রাফ কোড / অফলাইন প্রক্রিয়াক্রম / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেক্ট্রনিক প্রক্রিয়াক্রম দ্বারা তৈরি

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.

- আধার কার্ডে দেখে নেওয়া
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধার আপনাকে কোম্পানি সাফার ও ইন্টেল জামাই আপডেট রাখুন।
- আধার নিজেসব স্মার্ট ফোনে রাখুন, mAadhaar App ইনস্টল।

- 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.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

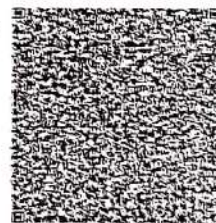


ঠিকানা:

S/O অরুণ কুমার দেয়, 43/2a, বিপ্লাবি বরিন গোস্বামী সারানী, লোকনাথ মন্দির, মুরারী পুকুর, উল্টাদাঙ্গা মেইন রোড, কলকাতা, পশ্চিম বঙ্গ - 700067

Address:

S/O, Arun Kumar Dey, 43/2a, Biplabi Barin Ghosh Sarani, Lokenath Temple, Murari Pukur, Ultadanga Main Road, Kolkata, West Bengal - 700067



3644 7279 9504

VID : 9146 2128 9390 7624

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Aloke Dey


भारत-संघ
GOVERNMENT OF INDIA




আনিমেশ মন্ডল
Animesh Mondal
পিতা : ধরেন্দ্র মন্ডল
Father : Dharendra Mondal
জন্ম তারিখ / Year of Birth : 1974
পুরুষ / Male





4385 9418 7770


আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনন্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

<p> ঠিকানা: 553 এ, রবীন্দ্র সরণি, বাগবাজার, বঙ্গবাজার, কলকাতা, পশ্চিমবঙ্গ, 700033 </p>	<p> Address: 553 A, RABINDRA SARANI, BAGSAZAR, Baghbarar S.O, Baghbarar, Kolkata, West Bengal, 700033 </p>
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 1447
 0220 140 1447


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 Post Box No. 1447,
 Baghbarar-700 033

PERMANENT ACCOUNT NUMBER
AJDPS3918D



नाम / NAME
DIPAK SAHA

पिता का नाम / FATHER'S NAME
GOPAL CHANDRA SAHA

जन्म तिथि / DATE OF BIRTH
04-11-1943

हस्ताक्षर / SIGNATURE
Dipak Saha

[Signature]
COMMISSIONER OF MEDICAL SERVICES

Dipak Saha
Dipak Saha

Major Information of the Deed

Deed No :	I-1902-15000/2022	Date of Registration	13/12/2022
Query No / Year	1902-8003466957/2022	Office where deed is registered	
Query Date	08/12/2022 12:29:19 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AMIT CHAUDHURY HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433138426, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,39,91,859/-		
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]:- 190214558/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Jorasanko, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Amar Bosh Sarani, Premises No: 22B, , Ward No: 025 Pin Code : 700006

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	3 Katha 6 Chatak 36 Sq Ft		1,22,06,700/-	Property is on Road , Project Name :
Grand Total :				5.6513Dec	0 /-	122,06,700 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4703 Sq Ft	0/-	17,85,159/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 1968 Sq FL, Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1968 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 767 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4703 sq ft	0 /-	17,85,159 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Dipak Saha Son of Late Gopal Chandra Saha 22B, Amar Bosh Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Jorasanko, District-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJxxxxxx8D, Aadhaar No: 69xxxxxxxx7246, Status :Individual, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence</p>
2	<p>Mr Prabir Saha Son of Late Mihirlal Saha 22C, Amar Bosh Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Jorasanko, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx4G, Aadhaar No: 42xxxxxxxx0917, Status :Individual, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>ARYAANS INFRA 197A, Chittaranjan Avenue, City:- Kolkata, P.O:- Burrabazar, P.S:-Jorasanko, District-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: ADxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Aloke Dey (Presentant) Son of Late Arun Kumar Dey 43/2A, Biplabi Barin Ghosh Sarani, City:- Not Specified, P.O:- Maniktala, P.S:-Maniktala, District-South 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2N, Aadhaar No: 36xxxxxxxx9504 Status : Representative, Representative of : ARYAANS INFRA (as Proprietor)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr ANIMESH MONDAL Son of Late DHANANJOY MONDAL 553A,RABINDRA SARANI, City:- Not Specified, P.O:- BAGBAZAR, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN:- 700003</p>			
Identifier Of Mr Dipak Saha, Mr Prabir Saha, Mr Aloke Dey			



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Saha	ARYAANS INFRA-2.82562 Dec
2	Mr Prabir Saha	ARYAANS INFRA-2.82562 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Saha	ARYAANS INFRA-2351.50000000 Sq Ft
2	Mr Prabir Saha	ARYAANS INFRA-2351.50000000 Sq Ft



On 10-12-2022

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

Presented for registration at 19:45 hrs on 10-12-2022, at the Private residence by Mr Aloke Dey .

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

Execution is admitted on 10/12/2022 by 1. Mr Dipak Saha, Son of Late Gopal Chandra Saha, 22B, Road: Amar Bosh Sarani, P.O: Beadon Street, Thana: Jorasanko, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 2. Mr Prabir Saha, Son of Late Mihirial Saha, 22C, Road: Amar Bosh Sarani, P.O: Beadon Street, Thana: Jorasanko, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person

Indetified by Mr ANIMESH MONDAL, . . Son of Late DHANANJOY MONDAL, 553A,RABINDRA SARANI, P.O: BAGBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

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

Execution is admitted on 10-12-2022 by Mr Aloke Dey, Proprietor, ARYAANS INFRA, 197A, Chittaranjan Avenue, City:- Kolkata, P.O:- Burrabazar, P.S:-Jorasanko, District-Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mr ANIMESH MONDAL, . . Son of Late DHANANJOY MONDAL, 553A,RABINDRA SARANI, P.O: BAGBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

Handwritten signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 12-12-2022

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 1,39,91,859/-

Handwritten signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 13-12-2022

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 : 4E (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 97311, Amount: Rs.100.00/-, Date of Purchase: 14/09/2022, Vendor name: S
MUKHERJEE

1
102
1

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 505038 to 505057
being No 190215000 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.16 14:20:59 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/12/16 02:20:59 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)