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गन्धिवर्धन पश्चिम बंगाल WEST BENGAL



AM 113444

8/409810/2023

11-29  
15/12/23

Additional Registrar of Assurances-II  
Kolkata

Certified that the Document is admitted to  
Registration and the Stamp and the  
Endorsement are the property of the Government.

Additional Registrar  
of Assurances II Kolkata

15 FEB 2023

23 FEB 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We,

68565

*Dipankar Kumar Saha*  
Advocate  
High Court, Calcutta

NAME.....
ADD.....
Rs.....
21 JUL 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, (Howrah)

21 JUL 2022

21 JUL 2022



1

ADDITIONAL REGISTRAR OF ASSURANCE IN WEST BENGAL
15 FEB 2023



(1) SRI SIDDHA NATH SAHA, (PAN- AJTPS2440L), (Aadhaar No.2003 1565 3012), son of Late Fakir Nath Saha, by occupation Retired, (2) SMT. REKHA SAHA, (PAN- CVTPS8633R), (Aadhaar No.7004 7379 2252), wife of Late Narayan Chandra Saha and daughter of Late Kalipada Saha, by occupation Housewife, (3) SMT. PRATIMA ROY, (PAN- CKBPR7030J), (Aadhaar No.8962 7340 3854), wife of Sri Tarun Roy and daughter of Late Narayan Chandra Saha, by occupation Homemaker, and (4) SRI SUBRATA SAHA, (PAN- BTOPS5387L), (Aadhaar No.2383 2776 4767), (Ph-99036 30347), son of Late Narayan Chandra Saha, by occupation Business, all are by faith Hindu, by nationality Indian, residing at 6B, Northern Avenue, P.O. Belgachia, Police Station Chitpur, Kolkata – 700 037, do hereby SEND GREETINGS:

WHEREAS we are the absolute owners of a plot of homestead land and messuage measuring 3 (three) Cottahs 8 (eight) Chittaks more or less morefully mentioned in the First Schedule hereunder written and hereinafter referred to as the Said Property.

AND WHEREAS we have entered into a development agreement with “SATYAM DEVELOPERS”, (PAN – AEWFS9036C), a partnership firm having its office at 23/6, Northern Avenue, P.O. Belgachia, Police Station Chitpur, Kolkata – 700 037, represented by its partners namely (1) SRI INDRAJIT PODDER, (PAN-ALMPP0600Q), (Aadhaar No.817295609718), (Ph-9007900476), son of Late Bisheswar Poddar, by faith Hindu, by occupation Business, by nationality Indian, residing at New Barrackpore, Bidhan Pally, P.O. & Police Station Madhyamgram, Kolkata - 700 128, (2) SRI SUMIT KUMAR MITRA, (PAN-ADSPM8001G), (Aadhaar No.6223 5452 9349), (Ph- 9691149618), son of Late Dilip Kumar Mitra, by faith Hindu, by occupation Business, by nationality Indian, residing at 12/3E, Northern Avenue, P.O. Belgachia, Police Station Chitpore, Kolkata – 700 037, both are by faith Hindu, by occupation Business, by nationality Indian, hereinafter called and referred to as the “DEVELOPER” appointing it as the Developer to develop the said property by raising a new building upon the Said Premises on terms and conditions mentioned therein and the said development agreement has been registered on 15/02/2023 in the office of the A.R.A.-II, Kolkata and recorded in Book No.I, Being No.1970 for the year 2023.



1

ADDITIONAL REGISTRAR  
OF ASSURANCE - II, CALCUTTA

19-11-1927

AND WHEREAS to fulfill the purpose of the Development Agreement we have agreed to empower the said Developer to carry on the said project by executing development power of attorney.

NOW BY THESE PRESENTS we do hereby appoint, nominate, constitute and authorise "SATYAM DEVELOPERS", (PAN – AEWFS9036C), a partnership firm having its office at 23/6, Northern Avenue, P.O. Belgachia, Police Station Chitpur, Kolkata – 700 037, represented by its partners namely (1) SRI INDRAJIT PODDER, (PAN-ALMPP0600Q), (Aadhaar No.817295609718), (Ph-9007900476), son of Late Bisheswar Poddar, by faith Hindu, by occupation Business, by nationality Indian, residing at New Barrackpore, Bidhan Pally, P.O. & Police Station Madhyamgram, Kolkata - 700 128, (2) SRI SUMIT KUMAR MITRA, (PAN-ADSPM8001G), (Aadhaar No.6223 5452 9349), (Ph- 9691149618), son of Late Dilip Kumar Mitra, by faith Hindu, by occupation Business, by nationality Indian, residing at 12/3E, Northern Avenue, P.O. Belgachia, Police Station Chitpore, Kolkata – 700 037, both are by faith Hindu, by occupation Business, by nationality Indian, as our true and lawful Attorney to do all or any of the following acts deeds and things for the purpose of the said development work.

1. To look after, manage and maintain our Said Property during the course of the said development and to warn off any intruders.
2. To enter into the Said property for the purpose of the proposed development work and for such purpose to make feasible site plan, building plans, revised / modified building plans of the proposed building duly signed by it or by us and submit the same along with relevant forms, declarations etc. on our behalf and get those sanctioned from the Kolkata Municipal Corporation and other relevant and appropriate authorities at its costs and responsibilities and construct the proposed G+IV storied building upon the said land according to the said proposed sanctioned plans of the Kolkata Municipal Corporation etc.



3. To appoint Architect, Engineer, Contractor and labour for construction of the said building and to make payments to them. To apply for survey and inspection of the property and cause the survey and inspection by the KMC / CIT and appropriate authorities, submit relevant fees.
4. To supervise the development work in respect of the new construction and to carry out and / or to get carried out through contractors, sub-contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building and structures on the Said Property as per the sanctioned plan.
5. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the Said Property.
6. To pay various deposits to the Kolkata Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying out the development work on the Said Property and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipt in our names and on our behalf in connection with the refund of such deposits.
7. To approach and apply to the different authorities and offices for the purpose of obtaining various permissions and sanctions and other service connections including water and electricity for carrying out and completing the development / construction of the proposed building.
8. To apply and obtain electricity, water, sewerage, drainage, telephone or any other utility / services to the Said Premises and to close down and / or connect or disconnect the same and for those purpose to sign, execute and submit all papers, applications, documents before the concerned authorities and to prove all other acts, deeds and things as may doth fit and proper by the said Attorney.
9. To obtain refund of Stamp duty, Court fees or repayment of Stamp duty or Court fees.

10. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.
11. To apply to Court, all Banks, financial institutions, govt. and non govt. offices for copies of documents and papers and to withdraw deeds, documents, papers from any Court.
12. To apply for the inspection and / or to inspect judicial records and any records of any office or offices either Central or State or local Govt.
13. To negotiate with any person / Officer or any authority relating to the affairs of the Schedule property.
14. To negotiate and settle terms with any tenant/s and for which to enter into any agreements or documents with them and to make any payments to them or to take any payments from them, or to take any steps regarding tenant/s.
15. To pay Municipal taxes regularly before the Kolkata Municipal Corporation and rent to the Government on our behalf and to do all necessary act or acts which may be necessary relating to the Schedule Property.
16. To sign and apply from time to time for modification of the building plans, revised plan, in respect of the building to be constructed on the Said Property, and to apply for Completion / Occupation Certificate of the said building and to collect those documents from the KMC and elsewhere.
17. To make registered boundary declaration, registered declaration for non-eviction of tenants and enforced alignment, deed of gift for strip of land, splayed corner etc. in favour of Competent Govt. / Semi Govt. / Autonomous Body for getting sanction plan from Kolkata Municipal Corporation.

18. To collect different building materials at its costs expenses risks and responsibilities for such construction.
19. To do all other acts deeds matters and things in respect of the Said Property for the purpose of the said development work thereupon including mutation etc.
20. To enter into agreements for sale or transfer of the different portions excepting Owners' allocation of the said building at any stage of construction with such persons and on such terms and conditions and at such consideration / price as the Said Attorney may in his absolute discretion think fit and proper as per the Agreement concluded in writing between the Principal and the Attorney.
21. To sell, transfer, demise all or any of the flats, garage spaces, units etc. together with proportionate share or interest in the land comprising the Premises on which the said building is built excepting the Owners' allocation to different persons on ownership basis and / or in any other manner as might be thought fit by the said Attorney and to collect and receive of and from the prospective buyers / transferees of such flats, units, spaces the price or rent or premium of such flats or spaces that will be paid by such persons and for that act or purpose to make sign and execute and / or give proper and lawful discharge for the same.
22. To appear for us and on our behalf in all courts, L. A. Collector, Board of Revenue, K.M.D.A, K.I.T, P.W.D., Kolkata Municipal Corporation, Tribunals, Public Bodies, Competent Authorities under U.L.C. and State Government, Land Department, Civil Administration / Police Authorities, Airport Authority etc. and to submit forms and documents, tender fees and deposits and withdraw such deposits.
23. To make, sign, execute, verify, present and file all applications, complaints, petitions, written statements, vakalatnamas or other documents as deemed statements, or any other documents as deemed necessary in the opinion of the Attorney or be made,



signed, executed, presented or filed in any court of law or elsewhere in connection with any proceedings in respect of the Said Property or the developmental works therein.

24. To give such letters and writings and / or undertakings as may be required from time to time by the Kolkata Municipal Corporation and / or concerned authorities for the purpose of carrying out the development works in respect of the Said Property as also in respect of the construction work of the building thereupon.
25. To sign, execute and admit any documents, statements, papers, undertakings, declarations, plans as may be required for obtaining necessary permission by the Kolkata Municipal Corporation and other appropriate authorities.
26. To pay Municipal taxes regularly before the Kolkata Municipal Corporation on our behalf and to do all necessary act or acts which may be necessary relating to the Scheduled Property.
27. To swear any affidavits, declarations and Indemnity Bond etc. for the purpose of our Said Property as mentioned herein below, if required, in future as our lawful Attorney shall deem fit without making us liable in any way, before any Judicial, Executive and Notary Public, Registrar.
28. To represent us before the Kolkata Municipal Corporation, Sub-Registrar, Registrar of Assurances or any office, authority, in respect of the under mentioned property as our lawful Attorney.
29. To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement, charges or other security and on receipt thereof to make, sign, execute and give sufficient releases or other discharges for the same, for fulfillment of the terms of the Development agreement, and pay and deposit to us our entitlement therefrom in terms thereof.

30. To execute from time to time agreements for sale or conveyances of such flats and units comprised in the Developer's Allocation.
31. To insure the Said Property against damages, fire, tempest, riot, civil commotion, flood, earthquake etc. as our said Attorney may think fit and proper at its cost.
32. To appoint Pleaders, Solicitors, Advocate or Attorney or Lawyer and to appear in any court or before Revenue or other Officer or Officers of any state or Local Authority and to revoke such appointment and to substitute any others in their place and stead.
33. For us and in our names to accept service of any writ of summons or other legal process and to appear in any court and before all courts, Magistrates or Judicial or other officers whatsoever as our said Attorney shall think advisable and to commence any action or other proceedings in any court or authority and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorney shall think fit and also to appoint any Solicitor and / or Advocate or Lawyer to prosecute, defend in the premises aforesaid or any of them as occasion may arise either in our names or in the name of it.
34. To sign and present the agreement for sale, sale, conveyance or conveyances, assignments, affidavits, declarations, deed of rectification, mortgages, release, lease, sub-lease or other document or documents for registration and to admit thereof and receipt of consideration on our behalf before any Registrar of Assurances or Registrars having authority for and to have the same registered according to law and to do all other acts, deeds and things which our Attorney shall consider necessary for the transferring and / or conveying the Developer's allocation only and not the Owners' allocation to the intending Purchaser or Purchasers or any other person as our lawful and effectual Attorney.



GENERALLY to do and perform all acts deeds matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could do.

AND we agree to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents.

AND GENERALLY to perform all other acts, deeds and things which would be necessary from time to time for the said construction and for the transfer of or otherwise dealing with the flats and spaces comprising the Developer's allocation and all acts, deeds or things lawfully done by our Attorney shall be construed as acts done by us and we shall ratify and agree to ratify and confirm the same.

#### THE SCHEDULE

(Description of the entire Property)

ALL THAT piece and parcel of homestead land measuring 3 (three) Cottahs 6 (six) Chittaks 20 (twenty) sq. ft. more or less together with two storied building standing thereon having 500 sq. ft. in the ground floor and 500 sq. ft. in the first floor, lying and situate at and being Premises No. 6B, Northern Avenue, P.O. Belgachia, Police Station Chitpur, Kolkata – 700 037, comprised in erstwhile Mouza Birpara Duck Camp Bagan, Holding No.95/96, Paikpara Raja Manindra Road (previously 19/N and thereafter 19/N/2B, Paikpara Raja Manindra Road), in Ward No.04, Borough No.I, Assessee No.11-004-08-0003-7, within the local limits of Kolkata Municipal Corporation under A.D.S.R. Sealdah; which is butted and bounded by :-

ON THE NORTH	:	Premises No.10, Northern Avenue;
ON THE SOUTH	:	20' wide Common Passage;
ON THE EAST	:	Premises No.11, Northern Avenue;
ON THE WEST	:	50' wide Corporation Road.



IN WITNESS whereof we set and subscribed our respective hand and seal hereunto on this the 15<sup>th</sup> day of February, 2023.

WITNESSES:

1. Janakree Roy  
3/4 Jugi Para Road,  
Kolkata - 28.

2. Dipak Kumar Saha  
Adv.

Drafted and prepared by:

Dipak Kumar Saha

Dipak Kumar Saha

Advocate

High Court, Calcutta

W.B.No.319/1991.

Biddhan Nath Saha

Ritika Saha

Subrata Saha

Pratima Roy

Signature of the Principals

SATYAM DEVELOPERS

Indirajit Podder  
Partner

SATYAM DEVELOPERS

Sumit Kumar Mishra  
Partner

Signature of the Attorney

# SPECIMEN FORM FOR TEN FINGERPRINTS



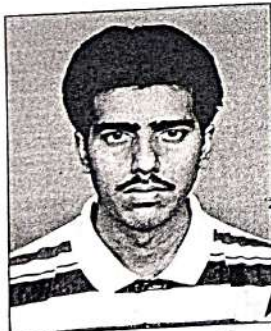
*Chandra Nath Saha*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Reena Saha*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Subrata Saha*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Pratima Roy*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



# SPECIMEN FORM FOR TEN FINGERPRINTS



*Indira Sit Poddh*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

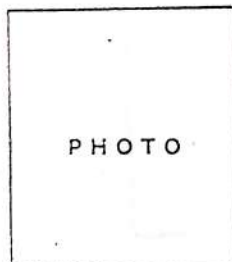


*Sumit Kumar Nigla*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

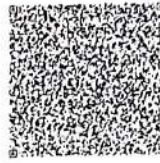


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ALMPP0600Q



नाम / Name  
INDRAJIT PODDER

पिता का नाम / Father's Name  
BISHESWAR PODDAR

जन्म की तारीख  
Date of Birth  
20/11/1971

हस्ताक्षर / Signature

09102019

Indrajit Podder



भारत सरकार  
GOVERNMENT OF INDIA



ইন্দ্রজিত পোদার  
Indrajit Podder  
জন্মতারিখ/DOB: 20/11/1971  
পুরুষ/ MALE  
Mobile No: 9007900476



**8172 9560 9718**

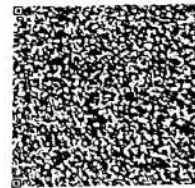
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**MEERA AADHAAR, MERI PEHCHAN**



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
বিধানপল্লী, মধ্যমগ্রাম (এম), উত্তর ২৪ পরগনা,  
পশ্চিমবঙ্গ - 700129



Address :  
BIDHANPALLY, Madhyamgram (M), North  
Twenty Four Parganas,  
West Bengal - 700129





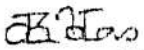
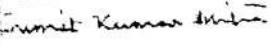
1947  
1800 300 1947

1947  
help@uidai.gov.in

www.uidai.gov.in

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

Indrajit Podder

स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	ADSPM8001G	
	नाम /NAME	
	SUMIT KUMAR MITRA	
	पिता का नाम /FATHER'S NAME	
	DILIP KUMAR MITRA	
	जन्म तिथि /DATE OF BIRTH	
	20-03-1960	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त, प.सं.-11	
	COMMISSIONER OF INCOME-TAX, W.B.	

Sumit Kumar Mitra





Enrollment No.: 0650/90722/00488

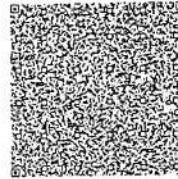
To  
Sumit Kumar Mitra

12/3E,  
NORTHERN AVENUE,  
VTC: Belgachia, PO: Belgachia,  
Sub District: Kolkata, District: Kolkata,  
State: West Bengal, PIN Code: 700037,  
Mobile: 9691149618

48253483



KF482534835FI



आपका आधार क्रमांक / Your Aadhaar No. :

**6223 5452 9349**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 30/04/2014



Sumit Kumar Mitra  
DOB: 20/03/1960  
Male

**6223 5452 9349**

मेरा आधार, मेरी पहचान

*Sumit Kumar Mitra*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBRATA SAHA

NARAYAN CHANDRA SAHA

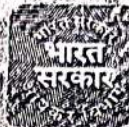
10/01/1976

Permanent Account Number

BTOPS5387L

Subrata Saha

Signature



असहकार के धारण/प्राने भर कसपा सधित रूप / लादाए  
आयकर मेन सेवा इकाई एन एस डी एल  
यह ली मजिल टाईम्स टावर कमला मिल्स कंपाउंड एस बी मार्ग  
लोअर परल मुंबई-400 013

If this card is lost / someone's lost card is found,  
please inform / return to

Income Tax PAN Services Unit NSDL

1st Floor, Times Tower,

Kamala Mills Compound,

S.B. Marg Lower Parel, Mumbai - 400 013

Tel: 91-22-2499-4650, Fax: 91-22-2495-0664

e-mail: tininfo@nsdl.co.in

Subrata Saha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

অনুলিপি/অনুলিপি নং: 1040/19560/03092

To  
সুপ্রভ সর্মা  
Subrata Saha  
16/09/2012  
68 NORTHERN AVENUE  
PAIKPURA, Belgaicha S.O  
Belgaicha Kolkata  
West Bengal 700037  
9903630347

12277266



MINI2772667DF



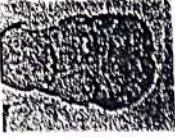
আপনার আধার সংখ্যা/ Your Aadhaar No.:

2383 2776 4767

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সুপ্রভ সর্মা  
Subrata Saha  
পিতা : নারায়ণ চন্দ্র সর্মা  
Father : Narayan Chandra Saha  
জন্ম তারিখ / Year of Birth : 1976  
পুরুষ / Male

2383 2776 4767



সাধারণ মানুষের অধিকার



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অ্যেপ্লিকেশন দ্বারা প্রাপ্য করা।

### INFORMATION

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

আধার সারা দেশে মান্য।  
আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের  
সহায়ক হবে।  
Aadhaar is valid throughout the country.  
Aadhaar will be helpful in availing Government  
and Non-Government services in future.

12277266



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৬৮, নর্থ এভিনিউ, বেলগাচা,  
বেলগাচা, কোলকাতা, পশ্চিমবঙ্গ,  
700037

Address:  
68, NORTHERN AVENUE,  
PAIKPURA, Belgaicha S.O.,  
Belgaicha, Kolkata, West  
Bengal, 700037

1997  
1800 130 1947



P.O. Box No 1947,  
Bengaluru 560 001

Subrata Saha





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19560/03089

To  
রেখা সাহা  
Rekha Saha  
6B NORTHERN AVENUE  
PAIKPARA Belgachia S.O  
Belgachia Kolkata  
West Bengal 700037  
9903630347

12266789



MN122667893DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**7004 7379 2252**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



রেখা সাহা  
Rekha Saha  
পিতা : কালিপদ সাহা  
Father : Kalipada Saha  
জন্ম সাল / Year of Birth : 1950  
মহিলা / Female



**7004 7379 2252**

আধার - সাধারণ মানুষের অধিকার

Rekha Saha,

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

REKHA SAHA

KALIPADA SAHA

02/02/1950

Permanent Account Number

CVTPS8633R

*Rekha Saha*

Signature



20072010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजील, सफायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

*Rekha Saha*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



PRATIMA ROY

NARAYAN CHANDRA SAHA

01/01/1971

Permanent Account Number  
CKBPR7030J

*Pratima Roy*  
Signature

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

इस कार्ड के खाने/पाने पर कृपया सूचित करें/वापस करें :  
आयकर पत्र सेवा यूनिट, UTIISL,  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614.

*Pratima Roy*





ভারত সরকার

Government of India



প্ৰতিমা ৰায়

PRATIMA ROY

পিতা : নারায়ণ চন্দ্ৰ সাহা

Father : NARAYAN CHANDRA SAHA

জন্মতারিখ / DOB 01/01/1971

মহিলা / Female



8962 7340 3854

আধার - সাধারণ মানুষের অধিকার



ভারতীয় ৰাষ্ট্ৰপ্ৰতিষ্ঠান প্ৰাধিকৰণ

Unique Identification Authority of India

ক্ৰিয়াকলাপ: এ, যোগীপাড়া রোড, দুমদুম

সাউথ দুমদুম (এম), উত্তর ২৪ পরগণা

পশ্চিমবঙ্গ

700028

Address: 3A, JOGIPARA

ROAD, DUMDUM, South

Dumdum(M), North 24

Parganas, West Bengal,

700028

8962 7340 3854



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Pratima Roy

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJTPS2440L



नाम /NAME

SIDDHA NATH SAHA

पिता का नाम /FATHER'S NAME

FAKHIR NATH SAHA

जन्म तिथि /DATE OF BIRTH

28-02-1946

हस्ताक्षर /SIGNATURE

*Siddha Nath Saha*

*[Signature]*

आयकर आयुक्त, प.ब.-II

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

*Siddha Nath Saha*



$\frac{6}{\Delta} \quad \frac{4}{\Delta}$

Government of India

शानिकारुतिरि तारी रि/Enrollment No.: 1040/19594/01150

2012  
To  
Financial year

SIDDIHA NATH SAHA

433 NOTHETRN AVINUE

BELGAONIA CHITPUR Belgachia 5.0

### Belgium and Kohlsatz

West Bengal 700037



ଅଧିକାରୀଙ୍କ ନାମ/Your Address No.:

2003 1565 3012

ଆଧାର - ଆଧାରଣ ଆଧାର ଆଧାର



श्री ३५५  
GOVERNMENT OF INDIA



English name  
 Scientific name Smith  
 Family : Solanaceae name  
 Features : Fruits Yellow, Green  
 Uses: Root / Leaf of Fruit - 100%  
 100% / 100%



2003 1565 3012

সামান্য মান্বেয় প্রদান



১৫৮

४. आचार्य श्रीविठ्ठलदेव आचार्य, श्रीशक्तिरत्नदेव आचार्य ।

## INFORMATION

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



ভারতীয় বিশিষ্ট অবিভ্য প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

17-0141

[illegible]

Address:  
68, NOTHERN AVINUE,  
BELGACHIA, CHITPUR,  
Belgachia S.O. Belgachia



PLA (disc size 1994),  
Bioscience 46(3) 201





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/38475/03696

14/05/2014

To  
Dipak Kumar Saha  
দীপক কুমার সাহা  
2/1  
RAMLAL AGARWALA LANE  
Baranagar (m)  
Sinthee, North 24 Parganas  
West Bengal - 700050



KL936980423FT

93698042



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3585 7462 7101**

আধার - সাধারণ মানুষের অধিকার



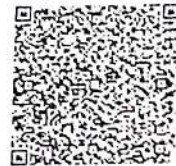
ভারত সরকার  
Government of India



দীপক কুমার সাহা  
Dipak Kumar Saha  
পিতা : অজিত কুমার সাহা  
Father : Ajit Kumar Saha

জন্মতারিখ / DOB 05/01/1964  
পুরুষ / Male

3585 7462 7101



আধার - সাধারণ মানুষের অধিকার

*Dipak kr. Saha*

आयकर विभाग  
INCOME TAX DEPARTMENT



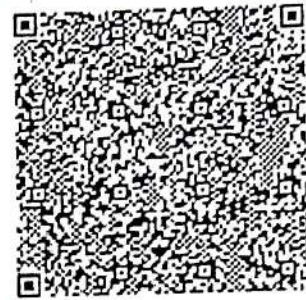
भारत सरकार  
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card

**AEWFS9036C**

नाम / Name

**SATYAM DEVELOPERS**



निगमन / गठन की तारीख  
Date of Incorporation/Formation  
**06/12/2022**

SATYAM DEVELOPERS  
*Indira Sult Poddar*  
Partner

SATYAM DEVELOPERS  
*Sumit Kumar Mishra*  
Partner



### Major Information of the Deed

Deed No :	I-1902-02409/2023	Date of Registration	23/02/2023
Query No / Year	1902-8000409810/2023	Office where deed is registered	
Query Date	15/02/2023 2:12:17 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DIPAK KUMAR SAHA 2/1, RAMLAL AGARWAL LANE, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830219513, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 3/-		Rs. 1,66,52,325/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 101/- (Article:E, E, M(a))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190201970/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Northern Avenue, , Premises No: 6B, , Ward No: 004 Pin Code : 700037






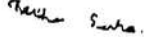



Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 6 Chatak 20 Sq Ft	1/-	1,60,78,125/-	Width of Approach Road: 50 Ft., , Project Name :
Grand Total :				5.6146Dec	1 /-	160,78,125 /-	

### Structure Details :



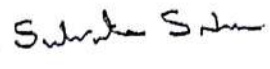
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	2/-	5,74,200/-	Structure Type: Structure Litigated Property,
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	2 /-	5,74,200 /-	



## Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr SIDDHA NATH SAHA</b> Son of Late Fakir Nath Saha Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	15/02/2023	LTI 15/02/2023	15/02/2023	
6B, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJxxxxxx0L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office				
2	<b>Name</b> <b>Mrs REKHA SAHA</b> Wife of Late Narayan Chandra Saha Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	15/02/2023	LTI 15/02/2023	15/02/2023	
6B, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CVxxxxxx3R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office				
3	<b>Name</b> <b>Mrs PRATIMA ROY</b> Wife of Mr Tarun Roy Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	15/02/2023	LTI 15/02/2023	15/02/2023	
6B, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CKxxxxxx0J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office				



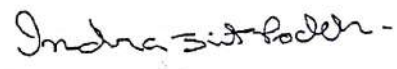


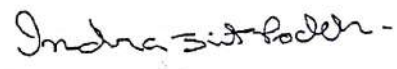


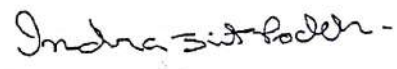


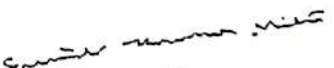


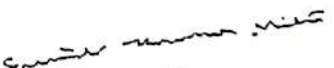


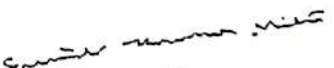


Name	Photo	Finger Print	Signature
<b>Mr SUBRATA SAHA</b> Son of Late Narayan Chandra Saha Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office			
15/02/2023	LTI 15/02/2023	15/02/2023	
6B, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BTxxxxxx7L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office			

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SATYAM DEVELOPERS</b> 23/6, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 , PAN No.: AExxxxxx6C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



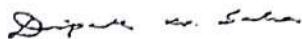
#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr INDRAJIT PODDER (Presentant)</b>            Son of Late Bisheswar Poddar            Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>           Feb 15 2023 2:40PM         </td> <td>           LTI 15/02/2023         </td> <td>           15/02/2023         </td> <td></td> </tr> </tbody> </table> <p>           New Barrackpore, Bidhan Pally, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700128, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx0Q,Aadhaar No Not Provided Status : Representative, Representative of : SATYAM DEVELOPERS (as Partner)         </p>	Name	Photo	Finger Print	Signature	<b>Mr INDRAJIT PODDER (Presentant)</b> Son of Late Bisheswar Poddar Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office				Feb 15 2023 2:40PM	LTI 15/02/2023	15/02/2023	
Name	Photo	Finger Print	Signature										
<b>Mr INDRAJIT PODDER (Presentant)</b> Son of Late Bisheswar Poddar Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office													
Feb 15 2023 2:40PM	LTI 15/02/2023	15/02/2023											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SUMIT KUMAR MITRA</b>            Son of Late Dilip Kumar Mitra            Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>           Feb 15 2023 2:40PM         </td> <td>           LTI 15/02/2023         </td> <td>           15/02/2023         </td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SUMIT KUMAR MITRA</b> Son of Late Dilip Kumar Mitra Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office				Feb 15 2023 2:40PM	LTI 15/02/2023	15/02/2023	
Name	Photo	Finger Print	Signature										
<b>Mr SUMIT KUMAR MITRA</b> Son of Late Dilip Kumar Mitra Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office													
Feb 15 2023 2:40PM	LTI 15/02/2023	15/02/2023											



12/3E, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1G,Aadhaar No Not Provided Status : Representative, Representative of : SATYAM DEVELOPERS (as Partner)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr DIPAK KUMAR SAHA</b> Son of Late A K SAHA 2/1, RAMLAL AGARWAL LANE, City:- Not Specified, P.O:- SINTHI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050			
	15/02/2023	15/02/2023	15/02/2023
Identifier Of Mr SIDDHA NATH SAHA, Mrs REKHA SAHA, Mrs PRATIMA ROY, Mr SUBRATA SAHA, Mr INDRAJIT PODDER, Mr SUMIT KUMAR MITRA			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHA NATH SAHA	SATYAM DEVELOPERS-1.40365 Dec
2	Mrs REKHA SAHA	SATYAM DEVELOPERS-1.40365 Dec
3	Mrs PRATIMA ROY	SATYAM DEVELOPERS-1.40365 Dec
4	Mr SUBRATA SAHA	SATYAM DEVELOPERS-1.40365 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHA NATH SAHA	SATYAM DEVELOPERS-250.00000000 Sq Ft
2	Mrs REKHA SAHA	SATYAM DEVELOPERS-250.00000000 Sq Ft
3	Mrs PRATIMA ROY	SATYAM DEVELOPERS-250.00000000 Sq Ft
4	Mr SUBRATA SAHA	SATYAM DEVELOPERS-250.00000000 Sq Ft



**Endorsement For Deed Number : I - 190202409 / 2023**

**On 15-02-2023**

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

Presented for registration at 14:15 hrs on 15-02-2023, at the Office of the A.R.A. - II KOLKATA by Mr INDRAJIT PODDER ,.

**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 1,66,52,325/-

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

Execution is admitted on 15/02/2023 by 1. Mr SIDDHA NATH SAHA, Son of Late Fakir Nath Saha, 6B, Northern Avenue, P.O: Belgachia, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Retired Person, 2. Mrs REKHA SAHA, Wife of Late Narayan Chandra Saha, 6B, Northern Avenue, P.O: Belgachia, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 3. Mrs PRATIMA ROY, Wife of Mr Tarun Roy, 6B, Northern Avenue, P.O: Belgachia, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 4. Mr SUBRATA SAHA, Son of Late Narayan Chandra Saha, 6B, Northern Avenue, P.O: Belgachia, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business

Indetified by Mr DIPAK KUMAR SAHA, , Son of Late A K SAHA, 2/1, RAMLAL AGARWAL LANE, P.O: SINTHI, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-02-2023 by Mr INDRAJIT PODDER, Partner, SATYAM DEVELOPERS, 23/6, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr DIPAK KUMAR SAHA, , Son of Late A K SAHA, 2/1, RAMLAL AGARWAL LANE, P.O: SINTHI, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Execution is admitted on 15-02-2023 by Mr SUMIT KUMAR MITRA, Partner, SATYAM DEVELOPERS, 23/6, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr DIPAK KUMAR SAHA, , Son of Late A K SAHA, 2/1, RAMLAL AGARWAL LANE, P.O: SINTHI, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

**Payment of Fees**


Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 21.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 101.00/-

**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 68565, Amount: Rs.100.00/-, Date of Purchase: 21/07/2022, Vendor name: S MUKHERJEE

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

On 23-02-2023

**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.

hmg

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 1902-2023, Page from 77943 to 77963  
being No 190202409 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.02.23 17:22:10 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/02/23 05:22:10 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)