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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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AM 113444

11-29
15/02/23
Additional Registrar of Assurances, Ltd
Kolkata
Certified that the document is admitted to
Registration and is valid for the period of
one year from the date of issue of this document.
Additional Registrar
of Assurances of Kolkata

3/409810/2023

15 FEB 2023

23 FEB 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We,

68565

Dinesh Kumar Deka
Advocate
High Court, Calcutta

NAME.....
ADD.....
Rs.....

21 JUL 2022
SURANJAN MUKHERJEE
Licensed Stamp Vender
C. C. Court
2 & 3, K. S. Roy Road, Calcutta

21 JUL 2022

21 JUL 2022



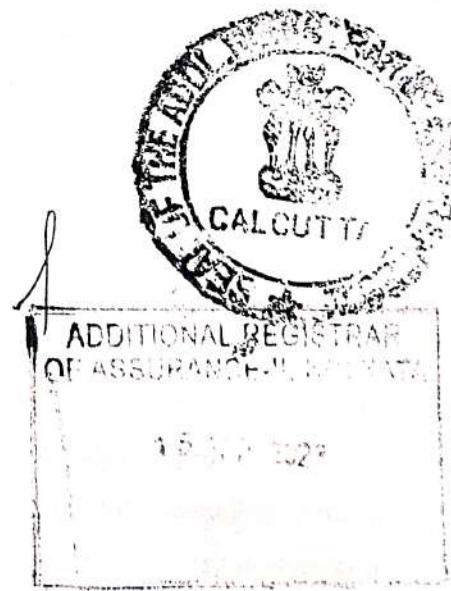
ADDITIONAL REGISTRAR
OF INSURANCE, CALCUTTA

15 JUL 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.



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, plaints, 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 25th day of February, 2023.

WITNESSES:

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

Giddha nath Saha.

Rekha Saha

Subrata Saha.

Parulma Roy

Signature of the Principals

2. Dipak Kumar Saha
Adv.

SATYAM DEVELOPERS
Indra Jit Podder
Partner

Drafted and prepared by:

Dipak Kumar Saha

SATYAM DEVELOPERS

Sumit Kumar Mitra
Partner

Signature of the Attorney

Dipak Kumar Saha

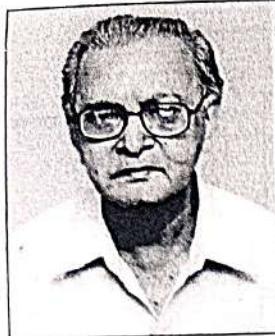
Advocate

High Court, Calcutta

W.B.No.319/1991.

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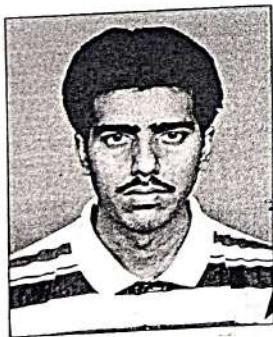
SPECIMEN FORM FOR TEN FINGERPRINTS



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



	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					

SPECIMEN FORM FOR TEN FINGERPRINTS



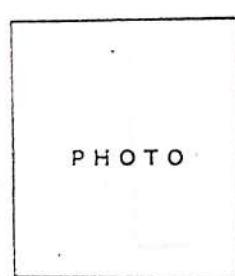
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	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					



	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



स्थानीय संख्या पार्ट
Permanent Account Number Card

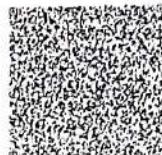
ALMPP0600Q

नाम / Name
INDRAJIT PODDER

प्रतिक्रिया नाम / Rating Name
BISHESWAR PODDAR

जन्म तिथि / Date of Birth
20/11/1971

भारत सरकार
GOVT. OF INDIA



09102019

Indrajit Podder
प्रतिक्रिया / Signature

Indrajit Podder



भारत सरकार
GOVERNMENT OF INDIA



इंद्रजित पोद्दर
Indrajit Poddar
জন্মতারিখ/DOB: 20/11/1971
পুরুষ/ MALE

Mobile No: 9007900476



8172 9560 9718

VID: 9133292204451450

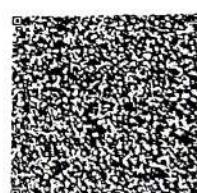
MERA AADHAAR, MERI PEHCHAN



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



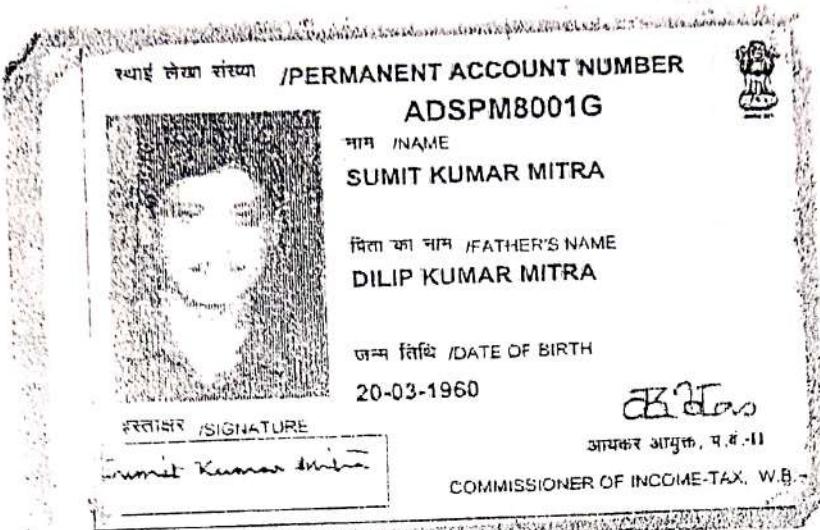
1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

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

Indrajit Poddar



Sumit Kumar Mitra



Enrollment No.: 0650/90722/00488

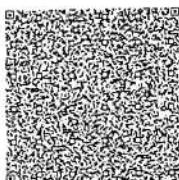
To
Sumit Kumar Mitra

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
SUBRATA SAHA

भारत सरकार
GOVT. OF INDIA

NARAYAN CHANDRA SAHA

10/01/1976

Permanent Account Number
BTOPS5387L

Subrata Saha

Signature



आयकर विभाग/प्रान्त सरकार/संचयित कार्ड/लागू
आयकर प्रेनल वाइकार एन.एस.डी.एस.
संस्कृति भविल, टाइम्स टावर, कामला मिल्स/मुम्बाई, एस.डी.एस.
लाला परेल, मुम्बाई-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
email: tininfo@nsdl.co.in

Subrata Saha



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

তালিকাভুক্ত আই এন্রলমেন্ট নং: 1040/19560/03089

To
12/08/2012 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

ঠ



ভাৰত সরকাৰ
GOVERNMENT OF INDIA



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



7004 7379 2252

আধার - সাধারণ মানুষের অধিকার

Rekha Saha,

आयकर विभाग
INCOME TAX DEPARTMENT

REKHA SAHA

KALIPADA SAHA

02/02/1950

Permanent Account Number

CVTPS8633R

Rekha Saha

Signature



भारत सरकार
GOVT. OF INDIA



2007/2010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएँ:
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चैंबर्स,
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

PRATIMA ROY

NARAYAN CHANDRA SAHA

01/01/1971

Permanent Account Number

CKBPR7030J

भारत सरकार

GOVT. OF INDIA



Signature

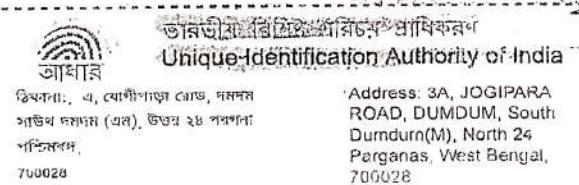
In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के लाज/पात पा कर्परा सेवा कार्ड / रिटार्न
आयकर पात पा सेवा कार्ड, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी.डी.बी. बेलपुर
नवी मुंबई - 400 614.

Pratima Roy



আধাৰ - সাধাৰণ মানুষেৰ অধিকাৰ



8962 7340 3854

Pratima Roy

स्थाई 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.

CBTas
आयकर आयुक्त, प.व.-II

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

Siddha Nath Saha.



ভাৰতীয় বিশিষ্ট পৰিজ্যা প্ৰাধিকৰণ

ভাৰত সরকাৰ

Unique Identification Authority of India
Government of India

তালিকাভুক্তি অন্তি নং / Enrollment No. : 1111/38475/03696

To
Dipak Kumar Saha
দীপক সুমার সাহা

2/1
RAMLAL AGARWALA LANE
Baranagar (m)
Sinchée, North 24 Parganas
West Bengal - 700050

14/05/2014



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আপনার আধার সংখ্যা / Your Aadhaar No. :

3585 7462 7101

আধার - সাধারণ মানুষের অধিকার



ভাৰত সরকাৰ

Government of India

দীপক সুমার সাহা

Dipak Kumar Saha

পিতা : অজিল সুমার সাহা

Father : Ajil Kumar Saha

জন্মতাৰিখ / DOB 05/01/1964

পুরুষ / Male

3585 7462 7101



আধার -- সাধারণ মানুষের অধিকার

14/05/2014

14/05/2024

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



निर्गमन / गठन की तारीख
Date of Incorporation/Formation

06/12/2022

SATYAM DEVELOPERS
Gultra Silt Poddar
Partner

SATYAM DEVELOPERS
Sumit Kumar Mitra
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/-		
Stampduty 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 ROR	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: 0 Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	1000 sq ft	2/-	5,74,200/-	
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Principal Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA SAHA 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	 15/02/2023	 15/02/2023

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SATYAM DEVELOPERS 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

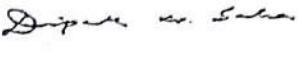
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr INDRAJIT PODDER (Presentant) 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
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)				

Name		Photo	Finger Print	Signature
2	Mr SUMIT KUMAR MITRA 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			

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
Mr DIPAK KUMAR SAHA 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

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

Indentified 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

Indentified 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

Indentified 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.

3

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.)