

2398/21

E-2144/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 852716

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Add. Dist Sub-Registrar
Alipore, South 24 Parganas
1 SEP 2021

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENCE shall come, U. S. DEVELOPERS PVT. LTD. PAN : AAACU8610P, a company incorporated under the Companies Act, 1956 and having its registered office at No. 103, Monohar Pukur Road, Post Office : Sarat Bose Road, Police

Signature

Signature

Signature

1.9.2021
12:30 PM
Dr -
8001863438/2021

July - 31 AUG 2021
No. Date Rs.

Name S. Dasgupta
Address Advocate
Alipore Judge's Court
Kolkata-27

VENDOR (MAMATU MOIN GAZI)
ALIPORE JUDGE COURT
KOLKATA-700027

Signature of Vendor

31 AUG 2021



Subhasis Das
Alipore
Court, Kolkata-27

Addl. Dist. Sub-Registrar
Alipore
- 1 SEP 2021
South 24 Parganas
Kolkata-700027

Station – Rabindra Sarovar, Kolkata – 700 029 represented by it's Director
MR. UJJAL BOSE, PAN : ADZPB7758G, Aadhar No 804563386121 son of
 late Anil Kumar Bose, by faith Hindu, by occupation Business, by
 Nationality : Indian and at present residing at No. 103, Monohar Pukur
 Road, Post Office : Sarat Bose Road, Police Station : Rabindra Sarovar,
 Kolkata : 700 029, hereinafter referred to as the “OWNER”;

SEND GREETINGS:-

The company is the Owner of the Three storied building along with the piece
 and parcel of land measuring about an area a little more or less 3 Cottahs, 11
 Chittaks and 34 Sqft, comprised at and under the Premises No. 138, Sarat
 Bose Road, P.O. Sarat Bose Road, P.S. Rabindra Sarovar, Ward No : 85,
 Kolkata: 700029, more fully described in the schedule hereto and hereafter
 called the “PROPERTY”.

AND WHEREAS for inconvenience in coordinating to look after, manage or
 otherwise to deal with the property as per our mutual understanding, which
 necessitate us to execute and Register this Power of Attorney. I MR. UJJAL
BOSE, PAN : ADZPB7758G, Aadhar No 804563386121 son of late Anil
 Kumar Bose Director U. S. DEVELOPERS PVT. LTD. PAN -

Signature

Signature

Signature



Addl. Dist. Sub-Registrar
Alipore
- 1 SFP 2021
South 24 Parganas
Kolkata - 74 127

AAACU8610P, a company incorporated under the Companies Act, 1956 and having its registered office at No. 103, Monohar Pukur Road, Post Office : Sarat Bose Road, Police Station – Rabindra Sarovar, Kolkata – 700 029 do hereby constitute, appoint and empower **PIYUSHMANYATA PROJECTS PRIVATE LIMITED** represented by its two Directors **SRI NAWNEET SODHANI** and **SRI RAJESH KUMAR JHAJHARIA**.

AND WHEREAS on 01.09.2021 the said **U. S. DEVELOPERS PVT. LTD** therein described as the Owner of the One Part and **PIYUSHMANYATA PROJECTS PRIVATE LIMITED** as the Developer of the Other Part, entered into a Development Agreement on the terms and condition mentioned for the purpose of development and construction of the G+IV storied building on the property at Premises No. 138, Sarat Bose Road, P.O. Sarat Bose Road, P.S. Rabindra Sarovar, Ward : 85, Kolkata: 700029.

AND WHEREAS in the said Agreement dated 01.09.2021 with the company and the said Developer, it is agreed by and between the parties to issue a Registered Power of Attorney for the purpose of such development. The said

Sri Nawanee Sodhani

Sri Rajesh Kumar Jhajharia

[Signature]

development agreement has been registered in the office of Additional District Sub Registrar Alipore recorded in book no 1, being no 2139 for the year 2021

AND WHEREAS it is also agreed that this Power of Attorney for the purpose of development of the said premises including the Registration of Deed of Conveyance or Conveyances of the Developer's Allocation in favour of the nominee or nominees of the said Developer.

Now I MR. UJJAL BOSE, PAN - ADZPB7758G, Aadhar No 804563386121 son of late Anil Kumar Bose Director of U. S. DEVELOPERS PVT. LTD. PAN - AAACU8610P, a company incorporated under the Companies Act, 1956 and having its registered office at No. 103, Monohar Pukur Road, Post Office : Sarat Bose Road, Police Station : Rabindra Sarovar, Kolkata : 700 029 do hereby appoint and constitute . SRI NAWNEET SODHANI son of Sri Hiralal Sodhani having PAN :AUAPS2409P, Aadhar No: 602203668874 and 2. SRI RAJESH KUMAR JHAJHARIA, son of Late S.M. Jhajharia, having PAN ACWPJ3828K , Aadhar No 646962065452 by religion : Hindu, by occupation Business, by Nationality : Indian both are the

Ujjal Bose

[Signature]

[Signature]

Directors' of PIYUSHMANYATA PROJECTS PRIVATE LIMITED.
(PAN- AAACP9142K), a Company incorporated under the Companies Act.
1956 having it registered address at 18, Rabindra Sarani , 5th floor, Gate No.
03, Post Office - G.P.O. Police Station : Hare Street , Kolkata : 700 001,
District : Kolkata having it's site office at 61A, Sardar Sankar Road, Post
Office : Sarat Bose Road, Police Station : Tollygunge, Kolkata 700029,
District South 24 Parganas as the Lawful attorney in the name company and
on behalf of the Company to do or execute all or any of the following acts
either jointly and/or severally in connection with it's interest in the Land
Property and the proposed G+ IV storied building of the developer's
allocation at Premises No. 138, Sarat Bose Road, P.O. Sarat Bose Road, P.S.
Rabindra Sarovar, Ward No : 85, Kolkata: 700029, without any financial
implications.

1. To manage and look after the property described in the schedule
below on our behalf.
2. To receive summons and notices issued in the name of the company
and comply with the same and to swear and to give evidence.

Pranab Kumar

Lawyer

[Signature]

Directors' of PIYUSHMANYATA PROJECTS PRIVATE LIMITED
(PAN- AAACP9142K), a Company incorporated under the Companies Act.
1956 having its registered address at 18, Rabindra Sarani, 5th floor, Gate No.
03, Post Office - G.P.O. Police Station : Hare Street, Kolkata : 700 001,
District : Kolkata having its site office at 61A, Sardar Sankar Road, Post
Office : Sarat Bose Road, Police Station : Tollygunge, Kolkata 700029,
District South 24 Parganas as the Lawful attorney in the name company and
on behalf of the Company to do or execute all or any of the following acts
either jointly and/or severally in connection with its interest in the Land
Property and the proposed G+ IV storied building of the developer's
allocation at Premises No. 138, Sarat Bose Road, P.O. Sarat Bose Road, P.S.
Rabindra Sarovar, Ward No : 85, Kolkata: 700029, without any financial
implications.

1. To manage and look after the property described in the schedule
below on our behalf.
2. To receive summons and notices issued in the name of the company
and comply with the same and to swear and to give evidence.

Sanjay Kumar
Lawyer

[Signature]

3. To sign and file plaint, written statement, petition for amendment of plaint, petition for amendment of written statement or any other petition.
4. To sign and file documents and to take back the same.
5. To appear, sign and represent the company before the Kolkata Municipal Corporation and all other authority or authorities concerned having jurisdiction over the Premises No. 138, Sarat Bose Road, P.O. Sarat Bose Road, P.S. Rabindra Sarovar, Ward no 85, Kolkata: 700029, for the purpose of plan sanction or modification of the plan or etc. if there be any, for the said premises.
6. To appear, sign and represent the company before the K.M.C., C.E.S.C, Fire Brigade, K.M.D.A, Police, K.I.T and all other authorities concerned having jurisdiction over the said premises.
7. To negotiate ^{sign} and enter into an Agreement or Agreements with any or various purchaser/s of Flats, Car parking, office, Shops etc. from the

Pranab Kumar

Pranab

Pranab

Developer's Allocation as per the said Development Agreement and to receive entire consideration money from the indenting Purchaser/s.

8. To ^{Sign and,} execute the Sale Deeds in favour of the intending purchaser /purchasers or nominee or nominees of the Developer in respect of the Developer's Allocation and to tender the same before the registering authority and to admit the registration and to receive the consideration themselves.
9. To construct the building, appoint Architect, Engineers, Contractor, etc. in connection with the Development of the said Premises.
10. To do all type of work in the office of the Kolkata Municipal Corporation with regard to the said premises and to submit the plan, drawing map before the Kolkata Municipal Corporation or any authority for sanction of the building plan etc. and for the said purpose swear affidavit and sign and file indemnity bond, deposit fees etc.
11. To sign and apply for mutation in the name of the company in respect to the said property described in respect of the First schedule as stated

Bhaskar Kumar

Laxmi

[Signature]

below in the office of the Kolkata Municipal Corporation or wherever necessary and to sign and apply for Electricity connection to the C.E.S.C.

12. It is also agreed that the Attorney can appear, sign and represent us before the Kolkata Municipal Corporation and/or other authority/authorities concerned having competent jurisdiction for the said premises to do all type of work and to submit the plan, drawing, map etc. and for the said purpose swear affidavit and sign and file indemnity bond, deposit fees etc.

13. To apply for drainage, sewerage, electric, telephone, water and other connection, for assessing and/or re-assessing and/or reviewing the assessment of taxes or applying for completion certificate of the building and for that purpose to sign all papers and documents and to represent us before the proper authority or authorities relating to the property more fully particularly described in the First Schedule hereunder written.

Signature

Signature

Signature

14. To apply for obtaining Completion Certificate of the building and/or for extended NOC for regularisation of the building plan under rule 142 of the KMC Act and Rules and to sign all papers on its behalf and file the same before the concerned authority and as also collect all papers from the concerned authority ,
15. To Swear Affidavit on behalf of its Directors before the executive magistrate, Judicial Magistrate and/or notary public.
16. To sign and execute deed of declaration/rectification in favour of the intending Purchaser or Purchasers in respect of the property more fully described in the Second Schedule hereunder written which the said Attorney deems fit and proper and to present for registration of the same and to admit execution of the same and to do all necessary acts and deeds required for purpose of registration of the said document.
17. To sign and execute any kind of declaration, in connection with the First Schedule property, undertaking, notification in the newspaper and /or made G.D Entry to the local police station and/or concerned authority on its behalf.

Shankar Singh

Lal Singh

Shankar Singh

18. To sign all papers and documents that may be required for sanction of the house building loan relating to the Developer's allocation for sell of it's allocation in favour of the intending Purchaser/purchasers.

And generally to do all acts, deeds, matters, and things and to exercise all such powers and authorities as the said Attorney may deem fit and proper in all respect as we could personally do for the purpose of such development and also to do the other ancillary works for the fulfilment of terms and conditions as appears in the Agreement dated 01.09.2021, Deed No. 2139 year 2021

And I do hereby agreed to ratify and confirm all and whatever acts, deeds, matters, things powers and authorities, said Attorney, and/or this power in that behalf herein contained shall lawfully do or purport to do or cause to be done by virtue of this presents.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the land measuring an area of 3 Cottahs, 11 Chittaks and 34 Square feet. more or less together with Three Storied building each floor having an area of 1500 Square Feet more or less lying situate at and being

Shriwanta Kishan
Lansar

VP

Premises No. 138, Sarat Bose Road, Police Station: Rabindra Sarovar, Kolkata: 700029 within ward no 85 of the Kolkata Municipal Corporation with all easement right, title, interest, attached thereto butted and bounded by:-

ON THE NORTH : Property at Premises No 134C, Sarat Bose Road:

ON THE EAST : Property at Premises No 138/1, Sarat Bose Road:

ON THE SOUTH : 40 Feet wide Sarat Bose Road:

ON THE WEST : Property at Premises No 136, Sarat Bose Road:

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT the Flats covering entire 2nd, 3rd and 4th floor and entire Car Parking Space in the Ground Floor of the proposed G+ Four Storied together with all rights, facilities and amenities attached thereto lying situate at and being Premises No. 138, Sarat Bose Road, Police Station : Rabindra Sarovar, Kolkata: 700029 within ward no 85 of the Kolkata Municipal Corporation with all easement right, interest, attached thereto together with right of user of the common areas and facilities in common with other the Flat Owner of the building

Handwritten signature: *Handwritten signature*

Handwritten signature: *Handwritten signature*

IN WITNESS WHEREOF the said Owner and the Developer have hereunto set and subscribed their respective hands and seals on 1st day of September Two Thousand Twenty One .


SIGNED, SEALED & DELIVERED

at Kolkata in the presence of :

WITNESSES :

1. Subhasis Das Gupta Adv
Alipore Judges Court, Kolkata 27

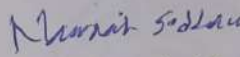
U.S. DEVELOPERS PVT. LTD.

 (UJJAL BOSE)
Director

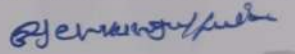
Signature of the OWNER

2. Pimlu Saldon
Alipore Police Const
Kolkata - 27

PIYUSHMANYATA PROJECTS PVT. LTD.


Director/Authorised Signatory

PIYUSHMANYATA PROJECTS PVT. LTD.


Director/Authorised Signatory

Signature of the DEVELOPER

Drafted by:

Subhasis Das Gupta
Subhasis Das Gupta,
Advocate,
Alipore Judges' Court,
Kolkata : 700027



Thumb Index Finger Middle Finger Ring Finger Little Finger

Left Hand



Right Hand

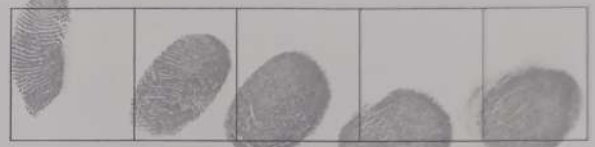


NAME : MR. UJJAL BOSE

Signature :



Left Hand



Right Hand



NAME : SRI RAJESH KUMAR JHAJHARIA

Signature :



Left Hand



Right Hand



NAME : SRI NAWNEET SODHANI

Signature :

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

U S DEVELOPERS PRIVATE LIMITED



14/06/2005

Permanent Account Number

AAACU8610P

06122006

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UJJAL BOSE

ANIL KUMAR BOSE

24/12/1964



Permanent Account Number

ADZPB7758G

Signature





ভারতীয় বিশেষ পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভারতীয় আই ডি / Enrollment No.: 1178/49616/04863

To

উজ্জ্বল বোস

Ujjal Bose

S/O: Anil Kumar Bose

103 Monohar Pukur Road

Sarat Bose Road

Sarat Bose Road

Circus Avenue Kolkata

West Bengal 700029

9830533787

06/01/2017

18549633



MD185496339FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

8045 6338 6121

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



উজ্জ্বল বোস

Ujjal Bose

জন্মতারিখ / DOB : 24/12/1964

পুরুষ / Male



8045 6338 6121

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



PIYUSHMANYATA PROJECTS PRIVATE
LIMITED

11/11/2008

Permanent Account Number
AAECP9142K



10000000

आयकर विभाग

INCOME TAX DEPARTMENT

NAWNEET SODHANI

HIRALAL SODHANI

05/02/1975

Permanent Account Number

AUAPS2409P

Nawneet Sodhani

Signature



भारत सरकार
GOVT. OF INDIA



16022013

Nawneet



ভারতীয় বিশিষ্ট পরিচয় চিহ্নিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/20009/00585

To
19/11/2012
রাজেশ কুমার জাহাডিয়া
Rajesh Kumar Jhajharia
68/1 DR. DEODHAR RAHAMAN ROAD
TOLLYGUNGE Tollygunge H.O
Tollygunge Kolkata
West Bengal 700033

19959489



MN199594897DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6469 6206 5452

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



রাজেশ কুমার জাহাডিয়া
Rajesh Kumar Jhajharia
পিতা : সাওসারমল জাহাডিয়া
Father : SAWARMAL JHAJHARIA
জন্ম বর্ষ / Year of Birth : 1970
পুরুষ / Male



6469 6206 5452

আধার - সাধারণ মানুষের অধিকার

Rajesh Kumar Jhajharia



GOVERNMENT OF INDIA



Nahmerit Sochbani
Date of Birth/DOB: 05/02/1975
Male/ MALE



6022 0366 8874

UID: 916726586841651

श्री श्री अश्वत्थ, गौरी महाराज

Handwritten signature



भारतीय विज्ञान संस्थान, कोलकाता
Indian Institute of Technology, Kolkata



Address:
TOWER 5, FLAT NO-15A, DIAMOND CITY
SOUTH, 68, MAHATMA GANDHI ROAD,
Paschim Pujari, Kolkata,
West Bengal - 700041



6022 0366 8874

UID: 916726586841651

www.aar.gov.in

Major Information of the Deed

Deed No :	I-1605-02144/2021	Date of Registration	01/09/2021
Query No / Year	1605-8001663478/2021	Office where deed is registered	
Query Date	01/09/2021 12:08:25 PM	1605-8001663478/2021	
Applicant Name, Address & Other Details	Subhasish Das Gupta Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830004917, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 45,00,000/-	Rs. 3,70,55,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160502139/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Bose Road, Road Zone : (Hazra Road -- Deshapriya Park (Ward Nos. 84 & 85)) , , Premises No: 138 , Ward No: 085 Pin Code : 700029

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 11 Chatak 34 Sq Ft	40,00,000/-	3,36,12,501/-	Property is on Road , Project Name :
Grand Total :				6.1623Dec	40,00,000 /-	336,12,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4500 Sq Ft.	5,00,000/-	34,42,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 1500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4500 sq ft	5,00,000 /-	34,42,500 /-	






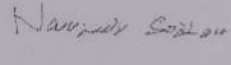
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	U. S. DEVELOPERS PVT. LTD 103, Monohar Pukur Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PYUSHMANYATA PROJECTS PRIVATE LIMITED 18, Rabindra Sarani, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr UJJAL BOSE Son of Late Anil Kumar BOSE Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 01/09/2021, Place of Admission of Execution: Office			
	103, Monohar Pukur Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxx8G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : U. S. DEVELOPERS PVT. LTD (as Director)	Sep 1 2021 1:04PM	LTI 01/09/2021	01/09/2021
2	Name	Photo	Finger Print	Signature
	Mr NAWNEET SODHANI Son of Mr Hiralal SODHANI Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 01/09/2021, Place of Admission of Execution: Office			
	18, Rabindra Sarani,, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PYUSHMANYATA PROJECTS PRIVATE LIMITED (as Director)	Sep 1 2021 1:04PM	LTI 01/09/2021	01/09/2021

Name	Photo	Finger Print	Signature
Mr RAJESH KUMAR JHAJHARIA (Presentant) Son of Late S M JHAJHARIA Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 01/09/2021, Place of Admission of Execution: Office			
	Sep 9 2021 12:31PM	LTI 09/09/2021	09/09/2021
61A, Sardar Sankar Road, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx8K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PYUSHMANYATA PROJECTS PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhasish Das Gupta Son of Late B M Das Gupta Alipore Judges Court, City:- , P.O:- Alipore, P.S.-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	01/09/2021	01/09/2021	01/09/2021
Identifier Of Mr UJJAL BOSE, Mr NAWNEET SODHANI, Mr RAJESH KUMAR JHAJHARIA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	U. S. DEVELOPERS PVT. LTD	PYUSHMANYATA PROJECTS PRIVATE LIMITED-6.16229 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	U. S. DEVELOPERS PVT. LTD	PYUSHMANYATA PROJECTS PRIVATE LIMITED-4500.00000000 Sq Ft

On 01-09-2021

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

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

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

Presented for registration at 12:30 hrs on 01-09-2021, at the Office of the A.D.S.R. ALIPORE by Mr RAJESH KUMAR JHAJHARIA .

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 3,70,55,001/-

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

Execution is admitted on 01-09-2021 by Mr UJJAL BOSE, Director, U. S. DEVELOPERS PVT. LTD, 103, Monohar Pukur Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Subhasish Das Gupta, , Son of Late B M Das Gupta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-09-2021 by Mr NAWNEET SODHANI, Director, PYUSHMANYATA PROJECTS PRIVATE LIMITED, 18, Rabindra Sarani, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Subhasish Das Gupta, , Son of Late B M Das Gupta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-09-2021 by Mr RAJESH KUMAR JHAJHARIA, Director, PYUSHMANYATA PROJECTS PRIVATE LIMITED, 18, Rabindra Sarani, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Subhasish Das Gupta, , Son of Late B M Das Gupta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

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Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 93617 to 93644

being No 160502144 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.09.09 12:47:07 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/09/09 12:47:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)