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 at the date of the document.

DEVELOPMENT AGREEMENT

This Development Agreement is made on this date of

11th June, 2020.

by 2.4 JUN 2020
 P. Bannig
 ASL

PARTIES:

- 1) **Sri Shib Shankar Kejriwal** (PAN AMKPK7601F) s/o Late Shyam Sundar Kejriwal, by Faith-Hindu, by Occupation-Business, permanent resident of R.N Tagore Park Road, P.O & P.S-Suri, District-Birbhum.
- 2) **Smt. Shrabani Singh** (PAN BQPPS7914H) w/o Sanjit Kr. Singh, by Occupation-Business, by Faith-Hindu, by Nationality-Indian, resident of 3/7 Ram Mohon Sarani, Sabuj Nagar, P.O-Amrai, P.S + Chowki-Durgapur, District-Burdwan, Pin-713203.
- 3) **Sri Arun Nag @ Arun Kumar Nag** (PAN ABTPN2893E) s/o Late Nitya Gopal Nag, by Occupation-Business, by Faith-Hindu, by Nationality-Indian, permanent resident of R.N Tagore Park Road, P.O + P.S + Chowki-Suri, District-Birbhum.
- 4) **Sri Narayan Chandra Nag** (PAN ARSPN9737G) s/o Late Nitya Gopal Nag, by Occupation-Business, by Faith-Hindu, by Nationality-Indian, permanent resident of Suri-Benepukurpara (Near Prashasan Bhawan), P.O + P.S + Chowki-Suri, District-Birbhum, Pin-731101.
- 5) **Sk Tazal Mollah** (PAN AKKPM8501C) s/o Sk Rashid Mollah, by Occupation-Business, by Faith-Islam, by Nationality-Indian, resident of Vill-Muthaberia, P.O-B.K.T.P.P Township, P.S-Sadaipur, Chowki-Suri, District-Birbhum, Pin-731104.
- 6) **Jasmina Begam** (PAN BBFPB1168P) w/o Motiur Rahaman, by Occupation-Business, by Faith-Islam, by Nationality-Indian, resident of Vill-Muthaberia, P.O-B.K.T.P.P Township, P.S-Sadaipur, Chowki-Suri, District-Birbhum, Pin-731104.

by
P. Banerjee
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Dhruva Jyoti Desai

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ਸਤਿਕਾਰ ਸਿੰਘ
ਸਤਿਕਾਰ ਸਿੰਘ

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Narayan Chandra Nay

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Armit Mandal

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Subrata Chatterji

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Samit Mandal

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by
P. Bani



AC
Armit Mandal, Sub-Registrar
Dist. Bhubaneswar

11 JUN 2020

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.


Director

- 7) **Sri Amit Mondal** (PAN AMWPM1101G), 8) **Sri Samit Mondal** (AWTPM4396G), both are sons of Damodar Mondal, both by Occupation-Business, both by Faith-Hindu, both by Nationality-Indian, both are resident of Suri-Nibeditapally (Mihirlal Chattopadhyay Road), P.O + P.S + Chowki-Suri, District-Birbhum, Pin-731101.
- 9) **Sri Subrata Chatterjee** (PAN AKAPCS678A) s/o Late Alok Chatterjee, by Occupation-Business, by Faith-Hindu, by Nationality-Indian, resident of Suri-Dangalpara, P.O + P.S + Chowki-Suri, Dist-Birbhum, Pin-731101.
- 10) **Seikh Hasib** (PAN ABOPH0361A) s/o Idrish Sk, by Occupation-Business, by Faith-Islam, by Nationality-Indian, resident of Vill-Sagar, P.O-Chinpai, P.S-Sadaipur, Chowki-Suri, Dist.-Birbhum, Pin-731104.
- 11) **Sri Dhrubajyoti Das** (PAN AFPPD3738J) s/o Late Ajit Kumar Das, by Occupation-Business, by Faith-Hindu, by Nationality-Indian, permanent resident of Suri-Hatjanbazar (Collegpara), P.O + P.S + Chowki-Suri, Dist-Birbhum, Pin-731101 hereinafter called and referred to as the "**OWNERS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest) of **ONE PART**

A N D

USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED, (PAN AACCU5873A) a Private Limited Company, having its Registered Head Office at Suri-Dangalpara within P.O + P.S + Chowki-Suri, District-Birbhum, Pin-731101, being represented by all of its Directors either singly or jointly, viz

by
P. Banerjee
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USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Uday Shankar Banerjee
Director



605

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Subir Bakshi
Director



606

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Subh Chatterjee
Director



Andi [Signature] Registrar
West Bengal

11 JUN 2020

Prasen Banerjee
870 Paris Nait Banerjee
Suri - Old Durgapur
P.O. - Suri, Dist - Birbhum
Pin - 731101, W.B

1) **Sri ARIJIT BHATTACHARJEE** (PAN AKZPB2029B) s/o of Sri Nitya Bikash Bhattacharjee, Occupation-Business, by Faith-Hindu, by Nationality-Indian, residing at Suri Anandapur More, Dangalpara, P.O + P.S-Suri, District-Birbhum, Pin-731101.

2) **Sri UDAY SANKAR BANERJEE** (PAN BAHPB8937P) s/o Late Dharmadas Banerjee, by Faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at Suri Old Dangalpara, P.O + P.S + Chowki-Suri, District-Birbhum, Pin-731101.

3) **Sri SUBIR BAKSHI** (PAN AGEPB0248D) s/o Late Rabindra Nath Bakshi, by Faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at Suri Old Dangalpara, P.O + P.S + Chowki-Suri, District-Birbhum, Pin-731101.

4) **Sri SUBRATA CHATTERJEE** (PAN AKAPC5678A) s/o Late Alok Chatterjee, by Occupation-Business, by Faith-Hindu, by Nationality-Indian, resident of Suri-Dangalpara, P.O + P.S + Chowki-Suri, District-Birbhum, Pin-731101, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include the said Firm, its Partners, executors, administrators, representatives and assigns) of **OTHER PART**.

**The Owner and the Developer, collectively Parties and severally
Party**

**NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND
BINDS THE PARTIES AS FOLLOWS:**

Subject Matter of Agreement:

by
P. Banerjee
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Development: Development and commercial exploitation of **ALL THAT** piece or parcel of the plots of Bhiti land containing by estimation a total area of **31.35 Decimals** equivalent to **18.88 Cottahs** be the same a little more or less **13656 sq feet** including all easement rights and appurtenances thereto lying at Mouza-Karidhya, J. L. No-106, **Plot Nos-1951, 1957 & 1958** corresponding to **L. R. Khatian No. 4820, 4822, 4837, 4838, 4819, 4821, 4923, 4922, 4920, 4919 & 2829** under the P.S-Suri within the limits of Kridhya Gram Panchayet mentioned and described in the hereunder written and hereinafter referred to as the **"SAID ENTIRE LAND"**.

Backgrounds, Representations and Warranties:

Owner's Representations: The Owner has represented and warranted to the Developer herein as follows:

Ownership:

(a) By virtue of a Deed of Kobala dated 14th March, 2018 duly registered in the office of the District Sub-Registrar at Suri, Birbhum in Book No. 1, CD Volume No. 0301/2018, **Being Deed No-I-2004 for the 2018**, one Dhrubajyoti Das indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of Bhiti land containing by estimation an area of **0.0201 acres or 1 katha 3 chhatak 21 sq feet or 876 sq feet** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Karidhya, J. L. No. 106 comprised in **Plot No. 1957** corresponding to **L. R. Khatian No. 2829** under the Police Station of Suri within the limits of Karidhya Gram Panchayet in the District of Birbhum particularly mentioned and described in the Schedule thereunder written unto and in favour of **Narayan Chandra Nag** free from all encumbrances whatsoever.

by
P. Banerjee
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(b) By virtue of another Deed of Kobala dated 14th March, 2018 duly registered in the office of the District Sub-Registrar at Suri, Birbhum in Book No. 1, CD Volume No. 0301/2018, **Being Deed No-I-2005 for the 2018**, one Dhrubajyoti Das indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of Bhati land containing by estimation an area of **0.0449 acres or 1957 sq feet** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Karidhya, J. L. No. 106 comprised in **Plot No. 1957** corresponding to **L. R. Khatian No. 2829** under the Police Station of Suri within the limits of Karidhya Gram Panchayet in the District of Birbhum particularly mentioned and described in the Schedule there under written unto and in favour of **Shrabani Singh** free from all encumbrances whatsoever.

(c) By virtue of a Deed of Kobala dated 14th March, 2018 duly registered in the office of the District Sub-Registrar at Suri, Birbhum in Book No. 1, CD Volume No. 0301/2018, **Being Deed No-I-2006 for the 2018**, the aforesaid Dhrubajyoti Das indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of Bhati land containing by estimation of an area of **0.0196 acres or 1 katha 2 chhatak 44 sq feet or 854 sq feet** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Karidhya, J. L. No. 106 comprised in **Plot No. 1957** corresponding to **L. R. Khatian No. 2829** under the Police Station of Suri within the limits of Karidhya Gram Panchayet in the District of Birbhum particularly mentioned and described in the Schedule there under written unto and in favour of **Jasmina Begam** free from all encumbrances whatsoever.

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(d) By virtue of a Deed of Kobala dated 14th March, 2018 duly registered in the office of the District Sub-Registrar at Suri, Birbhum in Book No. I, CD Volume No. 0301/2018, **Being Deed No-I-2007 for the 2018**, Dhrubajyoti Das indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of Bhati land containing by estimation of an area of **0.0202 acres or 1 katha 3 chhatak 25 sq feet or 880 sq feet** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Karidhya, J. L. No. 106 comprised in **Plot No. 1957** corresponding to **L. R. Khatian No. 2829** under the Police Station of Suri within the limits of Karidhya Gram Panchayet in the District of Birbhum particularly mentioned and described in the Schedule there under written unto and in favour of Tushar Kejriwal free from all encumbrances whatsoever, which has subsequently been sold to present owner **Shib Shankar Kejriwal** vides Registered Deed of Sale No-I-1863/2020 dated 26.02.2020.

(e) By virtue of a Deed of Kobala dated 14th March, 2018 duly registered in the office of the District Sub-Registrar at Suri, Birbhum in Book No. I, CD Volume No. 0301/2018, **Being Deed No-I-2008 for the 2018**, one Dhrubajyoti Das sold, transferred and or conveyed ALL THAT piece or parcel of a plot of Bhati land containing by estimation of an area of **0.0200 acres or 1 katha 3 chhatak 15 sq feet or 870 sq feet** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Karidhya, J. L. No. 106 comprised in **Plot No. 1957** corresponding to **L. R. Khatian No. 2829** under the Police Station of Suri within the limits of Karidhya Gram Panchayet in the District of Birbhum particularly mentioned and described in the Schedule there under written unto and in favour of **Sk Tazal Mollah** free from all encumbrances whatsoever.

by
P. Banerjee
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(f) By virtue of a Deed of Kobala dated 14th March, 2018 duly registered in the office of the District Sub-Registrar at Suri, Birbhum in Book No. 1, CD Volume No. 0301/2018, **Being Deed No-I-2028 for the 2018**, one Dhrubajyoti Das indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of Bhati land containing by estimation of an area of **0.0027 acres or 2 chhatak 30 sq feet or 120 sq feet in Plot No-1958, an area of 0.0102 acres or 9 chhatak 40 sq feet or 445 sq feet in Plot No-1951** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Karidhya, J. L. No. 106 and an area of corresponding to **L. R. Khatian No. 2829** under the Police Station of Suri within the limits of Karidhya Gram Panchayet in the District of Birbhum particularly mentioned and described in the Schedule there under written unto and in favour of **Arun Nag @ Arun Kumar Nag** free from all encumbrances whatsoever.

(g) By virtue of a Deed of Kobala dated 25th June, 2018 duly registered in the office of the District Sub-Registrar at Suri, Birbhum in Book No. 1, CD Volume No. 0301/2018, **Being Deed No-I-4567 for the year 2018**, one Dhrubajyoti Das indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of Bhati land containing by estimation an area of **0.0161 acres or 15 chhatak 25 sq feet or 700 sq feet** be the same a little more or less including all easement rights and appurtenances thereto situate at Mouza-Karidhya, J. L. No-106 comprised in **Plot No-1958** corresponding to **L.R. Khatian No-2829** under the Police Station of Suri within the limits of Karidhya Gram Panchayet in the District of Birbhum particularly mentioned and described in the Schedule thereunder written unto and in favour of **Amit Mondal & Samit Mondal** free from all encumbrances whatsoever.

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(h) By virtue of another Deed of Kobala dated 25th June, 2018 duly registered in the office of the District Sub-Registrar at Suri, Birbhum in Book No. I, CD Volume No. 0301/2018, **Being Deed No-I-4568 for the year 2018**, one Dhrubajyoti Das indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of Bhati land containing by estimation an area of **0.0247 acres or 1 katha 7 chhatak 42 sq feet or 1077 sq feet** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Karidhya, J. L. No. 106 comprised in **Plot No. 1957** corresponding to **L.R. Khatian No. 2829** under the Police Station of Suri within the limits of Karidhya Gram Panchayet in District of Birbhum particularly mentioned and described in the Schedule there under written unto and in favour of **Seikh Hasib** free from all encumbrances whatsoever.

(i) By virtue of a Deed of Kobala dated 25th June, 2018 duly registered in the office of the District Sub-Registrar at Suri, Birbhum in Book No. I, CD Volume No. 0301/2018, **Being Deed No-I-4569 for the year 2018**, the aforesaid Dhrubajyoti Das indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of Bhati land containing by estimation of an area of **0.0224 acres in Plot No-1951, 0.0150 acres in Plot No-1957 & 0.0076 acres in Plot No-1958 ie total 2 katha 11 chhatak 25 sq feet or 1960 sq feet or 0.0450 acres** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Karidhya, J. L. No. 106 corresponding to **L. R. Khatian No. 2829** under the Police Station of Suri within the limits of Karidhya Gram Panchayet in the District of Birbhum particularly mentioned and described in the Schedule there under written unto and in favour of **Subrata Chatterjee** free from all encumbrances whatsoever.

by
P. Banerjee

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(j) That apart the aforesaid Dhrubajyoti Das after all such sell indefeasibly remain owner of ALL THAT piece or parcel of a plot of Bhati land containing by estimation of an area of **0.09 acres or 5 katha 7 chhatak or 3915 sq feet** be the same a little more or less including all easement rights and appurtenances thereto lying situated at Mouza-Karidhya, J. L. No. 106 comprised in **Plot No. 1957** corresponding to **L.R. Khatian No. 2829** under the Police Station of Suri within the limits of Karidhya Gram Panchayet in the District of Birbhum particularly mentioned and described in the Schedule there under written free from all encumbrances whatsoever.

In the manner as above the aforesaid Narayan Chandra Nag, Shrabani Singh, Jasmina Begam, Shib Shankar Kejriwal, Sk Tazal Mollah, Arun Nag @ Arun Kumar Nag, Amit Mondal, Samit Mondal, Subrata Chatterjee, Sk Hasib & Dhrubajyoti Das thus became the joint owners and seized and possessed of and/or otherwise well and sufficient entitled to ALL THAT piece or parcel of the said plots of Bhati land containing by estimation a total area of **31.35 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Karidhya, J. L. No. 106 comprised in **Plot Nos. 1951, 1957 & 1958** under the Police Station of Suri within the limits of Karidhya Gram Panchayet in the District of Birbhum particularly mentioned and described and written and hereinafter referred to as the "SAID ENTIRE LAND" free from all encumbrances lispensens, attachments & claims in any manner.

After purchasing the land containing by estimation a total area of **31.35 Decimals** be the same a little more or less the said **Shib Shankar Kejriwal, Shrabani Singh, Arun Nag @ Arun Kumar Nag, Narayan Chandra Nag, Tazal Mollah, Jasmina Begam, Amit Mondal, Samit Mondal, Subrata Chatterjee, Sk Hasib & Dhrubajyoti Das** mutated

by
P. Banerjee
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their names in respect thereof in the record of rights of the concerned B.L. & L.R.O. under **L.R. Khatian No. 4820, 4822, 4837, 4838, 4819, 4821, 4923, 4922, 4920, 4919 & 2829** upon payment of relevant khajanas thereof to the said concerned authority.

AND WHEREAS the owners ie FIRST PART of these presents intend to develop the Schedule-I property by way of constructing more or more accommodation space by constructing new housing schemes but the owners are not capable to invest huge capital lacks expertise and man power and as such owners approach the Second Part/Developer for developing and constructing the schedule-I property and the Developer accepted the proposal of the owners and agreed to construct multi-storied building for dwelling house, flats, apartment upon the Schedule-I and the Developer has agreed upon the owner's proposal and the owners have agreed to authorized the Developer to develop the said property containing by estimation more or less 18.88 katha consisting of new buildings/Flats/Apartments on ownership basis and the owners are agreeable with the proposed new building Flats/Apartments and other structures to anybody or other body that may be formed by the prospective purchaser of such Flats and other premises in building.

Be it stated here that prior to execution of this agreement the aforesaid owners no-1-6 namely **Tushar Kejriwal** (sold to Shib Shankar Kejriwal), **Shrabani Singh, Arun Nag @ Arun Kumar Nag, Narayan Chandra Nag, Tazal Mollah, Jasmina Begam** previously executed Registered Development Agreement No-I-3124/2018 as well as Development Power of Attorney No-I-3131/2018 dated 26.04.2018 duly registered at DSR Suri in Book No-I, CD Vol No-0301/2018, Page No-61942-62011 & 62024-62075 in favour of Ussan Construction for development and exploitation of land ad-measuring 8.30 cottahs or 13.77 decimals or 5998 sq feet of Bastu land given on the 1st phase by above land owners.

by
P. Banup
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That prior to execution of this agreement the aforesaid owners no-7-11 namely **Amit Mondal, Samit Mondal, Subrata Chatterjee, Sk Hasib & Dhrubajyoti Das** previously executed one Registered Development Agreement being No-1-2360/2018 dated 11.09.2018 duly registered at ARA-III at Kolkata in Book No-I, CD Vol No-1903/2018, Page No-93415-93487 & Development Power of Attorney No-1-6182/2018 dated 11.09.2018 duly registered at ARA-III at Kolkata in Book No-IV, CD Vol No-1903/2018, Page No-174187-174243 & 62024-62075 in favour of Ussan Construction for development and exploitation of land ad-measuring 10 cottahs 10 chhatak 02 sq feet or 17.58 decimals or 7657 sq feet of Bastu land given on the 2nd phase by above land owners ie total 31.35 decimals or 18.88 cottahs of lands were given for development and or selling (except allocation of owners) by the land owners. But since after change of the constitution of Developer from Partnership to Limited Company vides Incorporation dated 17.04.2020 (Corporate Identity No-U45309WB2020PTC237067) it has become necessary to execute fresh Development Agreement & Development Power of Attorney after cancelling the above noted previous Deed No-I-3124/2018, I-3131/2018 dated 26.04.2018, I-2360/2018 & I-6182/2018 dated 11.09.2018.

Authenticity of Title Deeds: The Owner covenants specifically that the Original Copies of all such Deeds have never been tampered with and the same doth and shall match the Certified Copies thereof.

Free Title: The Owner further covenants that none of the said title Deeds or any part of the said Entire Land as on the date hereof stand/exist under lien/pledge/mortgage/charge or custody of any third party in respect of any financial obligation to be disposed at the end of the Owner and/or any person authorized by the Owner in any manner whatsoever and in connection of Deed dated 14th day of

by
P. Banerjee
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March, 2018 duly registered in the office of the District Sub-Registrar of Suri in Book No-I, CD Volume No-0301-2018, Pages 37218-37232, 37233-37249, 37250-37264, 37188-37202, 37159-37172, 37203-37217, 90697-90712, 90713-90727, 90728-90742 & 90758-90772, Being Deed No-1-2004/2018, 1-2005/2018, 1-2006/2018, 1-2007/2018, 1-2008/2018, 1-2028/18 1-4567/2018, 1-4568/2018 & 1-4569/2018 for the year 2018 this Agreement for Development has been executed and registered.

Owner has Marketable Title: The right, title and interest of the Owners in the said Entire Land is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and lispendens.

Owner to Ensure Continuing Marketability: The Owner shall ensure that title of the Owner to the said Entire Land continues to remain marketable and free from all encumbrances henceforth.

No Requisition or Acquisition: The said Entire Land is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise. All proceedings for requisition or acquisition of any authority in respect of the said Entire Land instituted in the past have been duly dealt with and stand nullified and mitigated as on this date.

Owner has Authority: The Owner has full right, power and authority to enter into this Agreement for Development.

Desire of the Owner : The Owner herein is desirous to construct a residential Housing Complex on the said land subject to necessary approvals from the Gram Panchayet or Zilla Parishad upon the said Entire Land but due to lack of experience and financial stringency was

by
P. Banerjee
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in search of a good, experienced and financial capable Developer who could do the necessary construction on the said Land.

Settlement : The Developer being an experienced and financially capable Developer approached the Owner to enter into an Agreement for developing the said Entire Land with a formulated scheme to do so and for that after having several discussions regarding the terms and conditions of the Agreement, it has been settled that the terms and conditions of the Agreement, should be fully embodied in a legal document so that there should not be any confusion in future in relation to the Agreement and Development of the said Entire Land. However, the Developer shall start the construction of the said Housing Complex consisting of multiple apartments, bungalows, common utilities and facilities after receiving the sanctioned building Plan from the authority of Gram Panchayet or Zilla Parishad. In this regard, to construct the masonry building thereupon the said Entire Land and to sell the same or any part thereof and to do all other acts, deeds and things, the Owner shall delegate the power to the Developer for construction of Flats/Bungalows/Apartments, which shall be duly executed and registered Development Power of Attorney, as and when required.

Phases : The Developer herein desires to develop the said subject Land by constructing a Housing Complex by **over the same**:-

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE -1 : DEFINITIONS :

Under these presents it is repugnant to or inconsistent the following words and or expression shall mean as hereinafter mentioned.

by
P. Banup
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PRIVATE LIMITED, a Private Limited Company, duly incorporated under the Companies Act 2013 on 17th Day of April 2020 (Corporate Identity No-U45309WB2020PTC237067) having its Registered Head Office at Suri-Dangalpara, P.O + P.S + Chowki-Suri, Dist-Birbhum, Pin-731101 being represented by its Directors, viz, their heirs, administrators, representatives and assigns.

THE PROPERTY : shall mean the land including all easement, rights and appurtenances thereto lying situate at Mouza-Karidhya, J. L. No. 106, comprised in Plot No-1951, 1957 & 1958 and L. R. Khatians under the Police Station of Suri within the limits of Karidhya Gram Panchayet in the District of Birbhum particularly mentioned and described in the First Schedule hereunder written.

THE HOUSING COMPLEX: shall mean the apartments/buildings/flats to be constructed over the said Property in accordance with the building Plan to be sanctioned by the authority of Karidhya Gram Panchayet or Zilla Parishad at the cost of the Developer herein.

THE UNIT : shall mean the partly or wholly constructed flat/apartment/garage in the Housing Complex (which is agreed to be completed by the Developer within 36 month from the date of issuance of Sanction Plan) and also include a proportionate share in the common portion of the said Property and structure whatever the case may be.

by
P. Banerji
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... shall mean the ratio between the built-up area of the unit and the total constructed portion within the said Property which is the undivided share in the land comprised in the project held by the prospective buyers at the complex.

THE COMMON PORTIONS : shall mean and include the common portions to be made and erected for convenience of the intending Purchaser or lawful occupiers.

THE ARCHITECT : shall mean such Architect or Architects appointed by the Developer as Architect for the Housing Complex or such other Architect or Architects as may be appointed by the Developer, cost of which shall be borne by the Developer herein.

SALEABLE SPACE : shall mean the space in the Housing Complex available for independent use and occupation after making due provisions for common areas and facilities.

OWNER'S ALLOCATION : shall mean 36% of the portion of the building(s) and or apartments/or flats which is to allocated to the owners ie 18 (Eighteen) numbers of Flats as part of the owners portion in accordance with the terms and conditions of this presents along with all common service areas, facilities and amenities to be appended thereto togetherwith proportionate share, right, title and interest in common facilities and amenities including the right of using the said facilities with right to the undivided proportionate impartible share in land as noted below in the **Second Schedule Part-I** hereunder written. Proceeds will be collected from the buyers by way of providing allied services viz. electrical transformer, upfront maintenance

by
P. Banij
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charges, security deposits, legal documentation charges would be entirely to the account of the Developer and the Owner would not have any claim, on such proceeds collected by the Developer from the buyers.

DEVELOPER'S ALLOCATION : shall mean the remaining portion ie **64% share** ie remaining 32 numbers of the Flat building/Housing Complex on the said property after allocation made to the owners (except the allocation of the owners) along with all common facilities and amenities as noted below in the **Second Schedule Part - II** hereunder written togetherwith proportionate share, right, title and interest in common facilities and amenities including the right of using the said facilities with right to the undivided proportionate impartible share in land. In addition, proceeds generated from buyers by way of providing allied services viz. electrical transformer, upfront maintenance charges, security deposits, legal/documentation charges, etc. would be entirely to the account of the Developer.

TRANSFER WITH ITS GRAMMATICAL VARIATIONS : shall mean adopted for effecting what is understood as a transfer of undivided share of land in multi-storied buildings/bungalows/flats to the Purchasers thereof by executing and registering Deed or Deeds of Conveyance in accordance with the provisions of law.

TRANSFeree : shall mean the person or persons, firm, limited company or Association of Persons to whom any space in the Housing Complex shall be transferred.

WORD IMPORTING SINGULAR : shall include plural and vice-versa.

by
P. B. ...
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WORD IMPORTING MASCULINE GENDERS : shall include feminine and neuter gender, likewise words importing feminine gender shall mean and include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

THE DATE OF DELIVERY : of the possession in the newly constructed Housing Complex (Initial Phase) shall commence within 03 (three) years from the date of sanction of the Building Plan to be sanctioned or sanctioned by the Gram Panchayet or Zilla Parishad but not more than 05 (five) years from the date of this Agreement.

SANCTIONED PLAN : shall mean and include the new building Plan to be sanctioned by the competent authority of GP or Zilla Parishad.

PREMISES : shall mean the entire Housing Complex newly built comprised at Mouza-Karidhya, J. L. No. 106, comprised in **Plot Nos. 1951, 1957 & 1958** appertaining to **L. R. Khatian No. 4820, 4822, 4837, 4838, 4819, 4821, 4923, 4922, 4920, 4919 & 2829** under the Police Station of Suri within the limits of Karidhya Gram Panchayet in the District of Birbhum particularly mentioned and described in the **Schedule** hereunder written at the cost to be incurred by the Developer.

CONSULTANT & PRINCIPAL EXECUTOR : shall mean the Consultant & Principal Executor to be appointed by the Developer herein who will frame all scheme, construction and also act as consultant appointed by both the Parties from beginning till completion of the total Project.

by
P. Banerjee
AG

ADVOCATE : shall mean the Advocate namely Mr. Prasun Banerjee, residing and carrying on his profession at Suri-Dangalpara, P.O & P.S- Suri, District-Birbhum, who will prepare all the papers including drafting of the Conveyance of Deeds, related to the said Property particularly mentioned and described in the First Schedule hereunder written.

ARTICLE- II : COMMENCEMENT :

This Agreement shall be deemed to have commenced on and from the date of execution of this Agreement and stand valid for 05 (five) years from the date of execution of this Agreement.

ARTICLE - III : OWNER'S RIGHTS AND OBLIGATIONS :

The Owner are jointly seized and possessed of and/or otherwise well and legally entitled to transfer the said Property or any part thereof. The Owner became the owner of the said Property by virtue of the Deed of Conveyances being Nos. 1-2004/2018, 1-2005/2018, 1-2006/2018, 1-2007/2018, 1-2008/2018, 1-2028/2018 1-4567/2018, 1-4568/2018 & 1-4569/2018 duly registered in the office of the District Sub-Registrar at Suri, Birbhum.

That excepting the Owner nobody else has any right, title and interest, claim or demand whatsoever into or upon the said Property or any part thereof. The Owner further undertakes that the said Property or any part thereof is not subject matter of any dispute, litigation, acquisition or proceeding and the same is not attached or sold or sought to be sold in whole or in portion in any Court or other Civil or Revenue or other proceedings and not subject to any attachment by the process of the Courts or in possession or custody by any Receiver, Judicial or

by
P. Banerjee
AR

Revenue Court or any Officer thereof or there is no Notice of acquisition or requisition in respect of the said Property. If however, any such dispute, litigation, acquisition or proceeding results in any financial outflow which ought to have been met by the Owner directly as settled by the Developer directly on behalf of the Owner and shall be adjusted by way of compensation.

The said Property shall be set free from all encumbrances including removal of encumbrance with tenancy rights of many persons, charges, lispendens, attachments, trusts whatsoever prior to the execution of this Agreement and that the Developer shall be handed over encumbrance free possession to the said Property and every part thereof so as to commence construction activities and the Owner hereby confirms and undertakes that in the event, at a later date, it is found out that there still exists certain defects and encumbrances, hindering the process of handing over free possession of the said Property to the Developer, the Owner shall have the same rectified, at its own cost at the B.L. & L.R.O. at Suri.

There is no excess vacant land in the said Property within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and the Developer has satisfied himself, with the marketable title of the Owner. If however, it is found that there exists any Notification and/or already Notified by the Land Acquisition Department or ULC Department and/or shall found any acquisition of part or full land area of the said Property, the Owner shall be liable to indemnify the Purchasers with respect to the same and the same issue shall be handled by the Owner entirely at its own cost.

by
P. Banerjee
AR

There is no bar, legal or otherwise for the Owner to obtain Clearance Certificate or Certificates from the relevant Statutory Authorities or other consents and permissions that may be required in future time.

That it is pertinent to mention here that the Developer will be bound to follow the Rules and Regulation prescribed by The Housing Industry Regulatory Authority in respect of Housing Complex/Flat.

That the total area comprised in the said Entire Land is **31.35 Decimals or 13656 sq feet** more or less lying situate at Mouza-Karidhya in the District of Birbhum as more fully mentioned out of which present subject land is given in the schedule below hereunder written and defined as the said Entire Land.

That the Owner undertakes to execute the Development Power of Attorney in favour of Developer, whereby the Owner will give the Developer all the powers required for the purpose of carrying out such construction including selling of the said apartments in the Project at his own arrangements and costs. In doing so, the Owner, by virtue of execution of this Agreement for Development on this date, agrees to physically handover (already handed over) of the Property and every part thereof to the Owner represents and assures that there are no subsisting Understanding or Arrangement or otherwise for the said Property or any part thereof with anyone else and it has not executed any Power of Attorney in favour of any Third Party in any manner whatsoever to deal with the said Property or any part thereof. The Owner also unequivocally undertakes and declares that it has not executed any unregistered Understanding/Deeds or writing with respect to the said Property with any one before the execution of this Agreement for Development and if there are any such agreement, the same is being superseded by this Agreement and all previous

by
P. Banerjee
AL

Understanding/Agreement shall become null and void. The Owner further undertakes and declares that it will not enter into any negotiation, commit, transfer, charge, mortgage, alienate or transfer possession of the said Property to any Third Party Party/Parties during the subsistence of this Agreement.

This Agreement for Development can be regarded only as an Agreement to sell the rights in the said Property would pass on to the Developer or to the future buyers in the land only at the stage when the building is to be constructed and necessary documents are executed by the Owner in favour of the Developer or to the future buyers. Hence, there is no transfer at the stage of entering into the Agreement with the Developer of land rights from the Owner to the Developer. Once the construction work is completed and the future buyers have paid their dues in full, the conveyance of the title to the Property would be carried out.

There are no pending liabilities, liens, charges or encumbrances with regard to the said Property including any government dues, which would affect the title of the Owner for the said Property and that the Owner has paid all the taxes, khajanas, cess, dues etc. up-to-date to the B.L. & L.R.O and various authorities concerned and shall continue to pay till the date of registration of this Agreement for Development.

The Owner has paid all the rates, charges and taxes as also all the rentals, Gram Panchayet Taxes, recurring charges as well as outgoings, electricity bills for the said Property up-to-date and liable to pay up to the date of registration of this Agreement for Development and simultaneous handing over of physical possession to the said Property.

by
P. Bannu
AZ

The Owner in the possession of and is not prohibited from handing over quiet, vacant and peaceful possession of the said Property to the Developer as contemplated herein and shall hand over the possession of the said Property on the date of signing of this Agreement.

The Owner confirms that the Conversion of the nature of the land from other nature to "Bastu" including the area as recorded "Jole" has been carried out against the cost incurred by the Developer and that the Conversion Certificate of the said Property to "Bastu" shall be obtained within the stipulated timeframe.

That the Owner shall be liable to cooperate with the Developer with respect to the process of obtaining of NOC from the concerned Department in every manner.

That the Owner clearly declares that there is no Restraining Order issued by any Statutory Authority/ies under any Law, currently in force, questioning the authenticity of the title to the said Property standing in the name of the Owner.

The Owner assures its title to the said Property and hereby states that all relevant government records reflect its title to the said Property. The Developer shall at his own cost be entitled to investigate title of the Owner in respect of the said Property. The Developer shall make a Title Search in the Government records to verify the title of the Owner in respect of the said Property. The Owner shall provide full co-operation and assistance to the Developer and/ or his advisors/agents to carry out such investigation/title search. The Owner shall provide all information and documents as are available with it and requested by the Developer or their advisors and or agents from time to time.

by
P. Bannip
AL

Any dispute or litigation, arising at a later date, in relation to the title of the said Property or any part thereof belonging to the Owner shall have to be resolved by the Owner only and for which all expenses incurred thereto would have to be borne by the Owner without any reference to the Developer herein. If however, any such dispute or litigation results in any financial outflow, which ought to have been met by the Owner directly as settled by the Developer directly on behalf of the Owner, all such payments made by the Developer would payable by owner.

In any case if the Owner fails and/or neglects to execute and register any Agreement for Sale and/or any Deed of Conveyance or any other documents unto and in favour of any intending Purchaser(s) as and when called for by the Developer then the Owner solely be liable and responsible in respect thereof in every manner whatsoever and in that event the Developer will not have any responsibility and/or liability in consequence thereof.

It is further declares that the Owner never sale, mortgage, liens, let out or otherwise any part or portion of the said Housing Complex and the land within the said Housing Complex unto and in favour any party(s) without written consent of the Developer herein in any manner.

It is furthermore declares that the Owner and/or its successors-in-interest will be responsible to give consent to any financial institution and/or any bank in the event of taking Housing Loan/Business Loan from the said financial concern as and when required thereof and further to submit all original Title Deeds or any other original relevant documents to the said financial institution and/or any bank relating to the title of the said Property and all other original documents in respect of the said land owners.

by
P. Bawaj
AL

The peaceful physical possession of the said Entire Land particularly mentioned and described in the First Schedule hereunder written has been handed over by the Owner to the Developer herein simultaneously upon execution and registration of this Agreement for Development free from all encumbrances whatsoever.

ARTICLE - IV : DEVELOPER'S RIGHTS & OBLIGATIONS :

That on the Power and by virtue of this Agreement, the Developer is hereby empowered to carry out the construction at the said Property, investing his own financial resources and undertakes to erect the said Housing Complex according to the sanctioned building Plan. The Developer will bear the cost of building Plan, soil testing and whatever expenses that is necessary for sanction of the building Plan.

That the Developer is hereby empowered to suitably, modify or alter the sanctioned plan as and when required and submit the same for approval of the Gram Panchayet or Zilla Parishad with the previous written consent of the Owner but if the same is done, the entire costs in relation thereto shall be borne by the Developer alone.

The Developer shall be entitled to appoint his own contractors, labours, masons, engineers, architects, etc. for necessary carrying out the construction activities and in doing so, all expenses with regard to such appointed persons, shall be borne by the Developer and all the risk/liability together with all related responsibility, shall remain with the Developer and to that effect the Owner shall never be liable or responsible for any debts, payments, misappropriation of funds or anything whatsoever, that may eventuality take place, whether during the time of construction or after construction work gets completed and handover carried out to the prospective Purchasers. The Developer

by
P. Banerjee
AR

shall also remain liable for any litigation or for any matter relating to the Buildings/Housing Complex, which may emerge at a later date.

Appointment of architect, contractors & other agencies by the Developer should not be subject to approval from the Owner. The Developer should have the sole discretion in the selection of construction materials, method of construction etc and the Owner should be expressly forbidden from interfering with these decisions.

ARTICLE -V, APPARENT CONSIDERATION :

That in consideration of this Agreement, based on which the Owner allows the Developer to construct the Housing Complex at its own Property, it is hereby settled that the Owner and the Developer shall get their respective share which is fully described in the Second Schedule Part - I & Part - II hereunder written.

ARTICLE - VI : DEVELOPER'S RIGHTS AND REPRESENTATIONS :

The Developer shall, at his responsibility, get the building Plan to be sanctioned from the Gram Panchayet or Zilla Parishad or any other statutory authority of the Government, and shall thereafter start construction of the said Housing Complex.

To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for preparation, design and sanctioning of the said Plan by the Developer at his own cost, to obtain all necessary permissions and/or approvals and consent.

To incur and pay all cost, charges and expenses for obtaining the permission from the Authority/Authorities concerned.

by
P. Bawing

AK

To bear all costs, charges and expenses for construction of the Housing Complex at the said Property.

ARTICLE - VIII : PROCEDURE :

The Owner hereby grants to the Developer a registered Development Power of Attorney for the purpose of obtaining necessary permissions from the different authorities in connection with the construction of the Housing Complex and also for pursuing the follow-up of the matter with the statutory bodies and other authorities and to sell the said Project and every part thereof to any intending Purchaser(s) on any terms, conditions and considerations at his sole discretion.

Notwithstanding the grant of the Development Power of Attorney by the Owner in favour of the Developer and handover of possession of the Property, no action of the Developer under the Development Power of Attorney, shall in any manner, fasten or create any financial or other liability of any kind whatsoever upon the Owner.

ARTICLE - IX : CONSTRUCTION :

The Developer shall be solely and exclusively responsible for construction of the said Housing Complex comprising of buildings/bungalows/flats on the said Property particularly mentioned and described in the First Schedule hereunder written including incurring all incidental expenses in relation thereto.

ARTICLE - X : BUILDING THE HOUSING COMPLEX :

The Developer shall at his own cost construct, erect, and complete the buildings and the common facilities and also amenities at the said Property in accordance with the sanctioned Plan with good and standard quality of materials.

by
P. Bannip
AK

The Developer shall install and erect in the said buildings, at his own cost, as per the specifications particularly mentioned and described in the **Third Schedule** hereunder written and also as per drawings provided by the Architect, proper sewage connections, water storage tanks, overhead reservoir, electrification, permanent electric connection from the competent authority and electrification in the buildings and also in the respective flats through electrical wiring and other facilities, as are required to be provided in flats/buildings on ownership basis.

The Developer shall bear the entire cost of construction including Architect's fees and fees for Building Plan to be sanctioned from the Gram Panchayet or Zilla Parishad without creating any financial or other liabilities on the part of the Owner, regarding the construction.

ARTICLE - XI : COMMON FACILITEIS :

The Developer shall pay and bear all Panchayet Taxes and other dues and impositions and outgoing in respect of the said Property accruing as and from the date of sanction of the building Plan, till handover of the possession within the stipulated period raised in favour of the Owner as well as other flat owners. However, if any dues paid by the Developer, pertain to period prior to plan sanction date, all such payment shall be adjusted by the Owners.

After the completion of the total construction, the Developer including his assigns, will bear the cost of common facilities and maintenance, if any. The operation and maintenance of the common utilities, common area electricity, DG power, salaries of security staff, housekeeping, gardeners and other expenses in the common areas, would be charged to the respective residents in proportion to their respective areas under

by
P. Banerjee
AL

possession and adjusted against the upfront maintenance charges recovered from them by the Developer, at the time of handing over of possession. At a later date, the Developer would handover the common areas and facilities of the Housing Complex to the Body of Owners, to be formed in accordance with the applicable Acts, Rules and Bye Laws.

ARTICLE - XII : LEGAL PROCEEDINGS :

It is hereby expressly agreed by and between the Parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceedings, which may arise in respect of the Development of the said Property and all costs, charges and expenses incurred for that purpose are to be paid by the Developer alone.

Any dispute, suits, litigation arising in relation to the title to the said Property on which the Developer is constructing, shall however, have to be resolved by the Owner and all costs, charges and expenses incurred for that purpose, would have to be paid by the Owner alone, without involving the Developer in any way.

ARTICLE - XIII : DEVELOPER'S INDEMNITY :

The Developer hereby undertakes to keep the Owner indemnified against all Third Party claims and actions arising out of any sorts of act or commission of the Developer or relating to the construction of the said Housing Complex.

The Developer hereby undertakes to keep the Owner indemnified against all acts, suits, costs, and proceedings and claims that may arise out of the Developer's actions with regard to the development of the said Property and/or in the manner of construction of the said Housing Complex and/or any defect therein.

by
P. Bandyopadhyay
AK

The Developer will avail of the facilities of the right of the common passage attached to the said Property.

ARTICLE - XIV : MISCELLANEOUS :

The Owner and the Developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to be construed as a Partnership between the Developer and the Owner or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of Persons.

The Owner hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter provided that those would not in any way infringe on the right of the Owner and/or against the spirit of this Agreement.

It is expressly agreed by the Owner that at all times, it will not cancel the said Agreement till the date of completion of the said proposed Housing Complex and obtaining the Completion Certificate from the concerned Authority or Authorities.

As and from the date of completion of the said proposed Housing Complex comprising of buildings/ flats/apartments, the Developer and/or his transferees and the Owner and/or its transferees and its successors-in-interest shall each be liable to pay and bear proportionate charges on account of ground rent and other Panchayet Taxes payable in respect of their respective share as allocated in deed.

by
P. Banerjee
AR

The Owner undertakes in declaring that there is no existing Agreement regarding Development or sale of the said Property and that all other arrangements, if any, prior to this Agreement have been cancelled and are being suspended/superseded by virtue of this Agreement.

Regarding any dispute in the title of the said Property, the Owner undertakes to clear all such disputes at its own costs so as to handover peaceful possession to the Developer to commence and carry out construction activities, without any interruption whatsoever, resulting from title disputes.

The Owner shall handover Certified Copies of all the requisite documents (i.e. Title Deeds, Link Deeds, Porchas, Dakhila, Panchayet Tax Receipts etc.) to the Developer herein against a proper receipt at the time of execution and registration of this Agreement for Development.

The Developer shall not allow/permit any type of immoral activities at the said Property whereby the Owner as well as the neighbours are prejudicially affected.

This Agreement is binding upon successors-in-interest of the Owners and all the legal heirs, administrators, representatives, assigns of the Developer herein.

Save and except if required by Government, any Courts of Law, or its employees, legal advisors, auditors and other consultants, the Developer and the Owner shall refrain from disclosing the contents and nature of this Agreement for Development or any other information received by them in the course of this transaction.

by
P. Banerji
AK

The Owner undertakes in declaring that there is no existing Agreement regarding Development or sale of the said Property and that all other arrangements, if any, prior to this Agreement have been cancelled and are being suspended/superseded by virtue of this Agreement.

Regarding any dispute in the title of the said Property, the Owner undertakes to clear all such disputes at its own costs so as to handover peaceful possession to the Developer to commence and carry out construction activities, without any interruption whatsoever, resulting from title disputes.

The Owner shall handover Certified Copies of all the requisite documents (i.e. Title Deeds, Link Deeds, Porchas, Dakhila, Panchayet Tax Receipts etc.) to the Developer herein against a proper receipt at the time of execution and registration of this Agreement for Development.

The Developer shall not allow/permit any type of immoral activities at the said Property whereby the Owner as well as the neighbours are prejudicially affected.

This Agreement is binding upon successors-in-interest of the Owners and all the legal heirs, administrators, representatives, assigns of the Developer herein.

Save and except if required by Government, any Courts of Law, or its employees, legal advisors, auditors and other consultants, the Developer and the Owner shall refrain from disclosing the contents and nature of this Agreement for Development or any other information received by them in the course of this transaction.

by
P. Bawer
AK

ARTICLE - XV : FORCE MAJEURE :

The Developer shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the **Force Majeure** and shall be suspended from the obligations during the duration of the **Force Majeure**.

Force majeure, inter-alia includes delay on account of non-availability or irregular availability of essential inputs, other building materials or water supply or sewerage disposal connection or electric power or slow down or strike by contractors/construction agencies employed/to be employed, litigation or civil commotion or by reason of war, or enemy action or earthquake or any act of God, delay in certain decision/clearance from statutory bodies or any notice, order, rules or notification of the government and/or Authority or mob violence, political disturbance which will compel the Developer to stop construction and upon happening of any of the aforesaid events, time of delivery of possession shall be automatically extended for the period during which construction could not be carried out by the Developer for the reasons above, which are beyond the control of the Developer.

ARTICLE - XVI : JURISDICTION:

District Judge: In connection with this Agreement for Development if any dispute arises between the Parties herein or any other matter relating to the title of the said Entire Land or any portion thereof then only the District Judge of Birbhum will entertain all proceedings.

Name of the Project:

The name of the said proposed Project will always be known as **"SAMAIRA"**.

by
P. Banerjee
AK

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY TO BE DEVELOPED)

ALL THAT piece or parcel of the plots of Ehit land containing by estimation a total area of **31.35 decimals** equivalent to **18.88 Cottahs** or **13656 Sq feet** be the same a little more or less including all easement rights and appurtenances thereto lying and situated at Mouja-Karidhya, J. L. No. 106 comprised in **Plot Nos. 1951, 1957 & 1958** appertaining to **L. R. Khatian No. 4820, 4822, 4837, 4838, 4819, 4821, 4923, 4922, 4920, 4919 & 2829** situated under the Police Station of Suri within the limits of Karidhya GP, District Sub-Registry office at Suri in the District of Birbhum:-

The details of the Said Property mentioned herein as follows :-

SL. No.	R. S. & L. R. Dag Nos.	Area of the land (In Decimals)
1.	1951	3.26
2.	1958	2.64
3.	1957	25.45
		Total 31.35 decimals

The said Property is butted and bounded as follows :-

- ON THE EAST** : By 10 fit Wide Kancha Road;
ON THE WEST : By N.H 60 High Road;
ON THE NORTH : By Vacant Land of Others;
ON THE SOUTH : By Vacant Land of Others.

Borrow
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THE SECOND SCHEDULE PART-I ABOVE REFERRED TO
(OWNER'S ALLOCATION)

Sl. No	Name of Owner	Flat No	Floor	Block	Area in Super Built
1.	Subrata Chatterjee	A/11	2 nd Floor	Block-A	1035 sq feet
2.	Do	A/16	3 rd Floor	Do	867 sq feet
3.	Do	C/08	3 rd Floor	Block-C	1156 sq feet
4.	Do	C/G/01	Ground Floor	Do	1139 sq feet
5.	Dhrubajyoti Das	A/19	4 th Floor	Block-A	1035 sq feet
6.	Do	B/13	3 rd Floor	Block-B	1134 sq feet
7.	Amit Mondal	A/13	3 rd Floor	Block-A	1020 sq feet
8.	Do	B/11	2 nd Floor	Block-B	1147 sq feet
9.	Samit Mondal	A/10	2 nd Floor	Block-A	883 sq feet
10.	Narayan Chandra Nag	B/G/01	Ground Floor	Block-B	1134 sq feet
11.	Arun Kumar Nag	B/G/03	Ground Floor	Do	1147 sq feet
12.	Do	B/18	4 th Floor	Do	979 sq feet
13.	Shrabani Singh	B/05	1 st Floor	Do	1134 sq feet
14.	Do	B/19	4 th Floor	Do	1147 sq feet
15.	Tazal Molla	B/08	1 st Floor	Do	952 sq feet
16.	Shib Shankar Kejriwal	C/05	2 nd Floor	Block-C	1147 sq feet
17.	Seikh Hasib	B/16	3 rd Floor	Block-B	952 sq feet
18.	Jasmina Begam	B/12	2 nd Floor	Do	952 sq feet

By
P. Banerjee
AR

THE SECOND SCHEDULE PART - I ABOVE REFERRED TO

OWNER'S ALLOCATION : shall mean 36% of the portion of the building(s) and or apartments/or flats which is to be allotted to the owners consisting of Eighteen Numbers of Residential Flat (Three in Ground Floor, Two in First Floor, Five in Second Floor, Five in Third Floor & Three in Fourth Floor) as part of the owners portion in accordance with the terms and conditions of this presents along with all common service areas, facilities and amenities to be appended thereto together with proportionate share, right, title and interest in common facilities and amenities including the right of using the said facilities with right to the undivided proportionate impartible share in land as noted below hereunder written. Proceeds will be collected from the buyers by way of providing allied services viz. electrical transformer, upfront maintenance charges, security deposits, legal documentation charges would be entirely to the account of the Developer and the Owner would not have any claim, on such proceeds collected by the Developer from the prospective buyers of the Property.

THE SECOND SCHEDULE PART - II ABOVE REFERRED TO

DEVELOPER'S ALLOCATION : shall mean the remaining portion of 64% share of the building/Housing Complex on the said property after allocation made to the owners (except the allocation of the owners) along with all common facilities and amenities as noted below hereunder written together with proportionate share, right, title and interest in common facilities and amenities including the right of using the said facilities with right to the undivided proportionate impartible share in land. In addition, proceeds generated from buyers by way of providing allied services viz. electrical transformer, upfront maintenance charges, security deposits, legal/documentation charges, etc. would be entirely borne by the Developer.

by
P. B. B. B.
AC

THE THIRD SCHEDULE ABOVE REFERRED TO
(SPECIFICATION FOR CONSTRUCTION)

FOUNDATION :- R.C.C. shallow foundation (isolated, combined, mate etc.)

FLOORS :- The entire floors of the proposed building will be provided with branded Company's Floor Tiles.

WALLS :-Outer wall 8" thick, inner wall 3" thick & partition wall between each flat 5" thick.

DOORS :- 4" x 2.5" section Door Frame made with Malaysian Sal Wood, single palla Wooden Main door with polish finishes and to be fixed with Godrej Night Latch and MAGIC EYE, 32 mm. ISI boiling water proof Flush Door finished with Wood Primer, PVC Door in Toilets with necessary Handles, Screws and fittings of ISI Marked.

WINDOWS :-Aluminium Sliding Windows.

KITCHEN :-Granite Cooking platform made with Black granite SLAB fitted with Stainless Steel Sink and one Long Gody C.P. Cock with arrangement. One additional Bib Cock will be provided under the Sink 2' ft. height glazed tiles in front of Cooking Platform.

TOILETS :- 8" x 12" Luster Series Color Printed colour Printed Concept glazed tiles in walls up to Door frame level, Concealed G.I. Pipe line for hot and cold water, Gyser point, Shower point with necessary C.P. Fitting of Branded and White Porcelain Commode for Common Toilet and a plain white commode for Attached Toilet of with necessary fitting and white PVC Cistern of same Make.

by
P. Banu
AK

SANITARY :-

All sanitary lines both vertical & horizontal for each and every kitchen & toilets of each flat will be finished with Supreme make HDPE pipe & fittings.

PLUMBING :-

½ " diameter concealed G.I. Pipe & Fittings will be provided in Kitchen & Toilets, 1.5" diameter G.I. Pipe, Fitting & necessary Valves (ISI Marked) will be provided for 24 hours water supply from overhead reservoir to each flat.

ELECTRICALS :-

All wiring including T.V. & Telephone connections will be concealed by PVC Conduite with Flame Retardant PVC Insulated Cables of necessary Gauge and specification of Finolex Brand along with Finger Tips Switch, Plug points and 15 Amp. Power points, Fuses, Main switches of ISI Marked.

INTERIOR WALL COATS :-

All interiors walls will be finished with a coat of Plaster of Paris.

EXTERNAL PAINTS :-

External walls will be finished with Exterior Acrylic Emulsion.

EXTRA WORK :-All extra work other than this specification will be charged by extra over flat and that must be paid in Advance.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year above written.

by
P. Bannip
AS

1. Shikhar Kumar Koirala
2. Shalini Singh
3. [unclear]
4. [unclear]
5. SK Parul Mehta
6. Jasmina Begam
7. Amit Mondal
8. Samit Mondal
9. Subrata Chatterjee
10. Mr. Harish
11. Shubra Soti Das
12. [unclear]

SIGNED, SEALED AND DELIVERED

by the Owner at Suri in the presence of :-

1. Prasen Bandyopadhyay
Sri - Dayananda
Sri - Binu
2. Tarit Sen
Sri - Binu

Signature of Owner

SIGNED, SEALED AND DELIVERED

by the Developer at Suri in the presence of












1. Prasen Bandyopadhyay
Sri - Dayananda
Sri - Binu
2. Tarit Sen
Sri - Binu

1. [Signature] Director
USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.
2. [Signature] Director
USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.
3. [Signature] Director
USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.
4. [Signature] Director
USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.












Signature of the Developer

Director












Drafted by :-
Prasun Banerjee
(Prasun Banerjee),
Advocate,
Enrolement No. WB/902/2008,
Suri-Dangalpara
Suri, Birbhum
Pin - 731101,
(Suri Court).

		Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
Shab Sankar Keshriwal	Right Hand					

Shab Sankar Keshriwal
Shraddani Singh












	Left Hand					
	Right Hand					

Shraddani Singh

	Left Hand					
	Right Hand					












Raju Singh

09/11/2021
09/11/2021

	Left Hand					
	Right Hand					












Raju Singh

09/11/2021
09/11/2021

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












SK Prasad Mesh

SK Prasad Mesh

	Left Hand					
	Right Hand					

Jasmina Begam

Jasmina Begam

	Left Hand					
	Right Hand					

Amit Mondal




Amit Mondal

	Left Hand					
	Right Hand					

Sumit Mondal


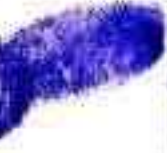








Sumit Mondal

9

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











Sudate Chaitin



Left Hand					
Right Hand					










Udd H Aziz

























Left Hand					
Right Hand					

Arbasioth Khan

 <i>Ajit Bhatkalyan</i>		Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger	<i>Ajit Bhatkalyan</i>
	Left Hand						
Right Hand							

 <i>Uday Sankar Bhat</i>	Left Hand						<i>Uday Sankar Bhat</i>
	Right Hand						

 <i>Subir Bakshi</i>	Left Hand						<i>Subir Bakshi</i>
	Right Hand						

 <i>Subir Chavhan</i>	Left Hand						<i>Subir Chavhan</i>
	Right Hand						



Government of West Bengal

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

OFFICE OF THE A.D.S.R. SURI, District Name :Birbhum

Signature / LTI Sheet of Query No/Year 03022000602237/2020









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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Shib Shankar Kejriwal R N Tagore Park Road, P.O.- Suri, P.S.- Suri, District- Birbhum, West Bengal, India, PIN - 731101	Land Lord			Shib Shankar Kejriwal 11/09/2020
2	Smt Shrabani Singh 3/7 Ram Mohon Sarani, Sabuj Nagar, P.O.- Amrai, P.S.- Durgapur, District-Burdwan, West Bengal, India, PIN - 713203	Land Lord			Shrabani Singh 11/09/2020
3	Shri Arun Nag Alias Shri Arun Kumar Nag R N Tagore Park Road, P.O.- Suri, P.S.- Suri, District- Birbhum, West Bengal, India, PIN - 731101	Land Lord			Shri Arun Nag 11/09/2020

g the Execution at Private Residence.

	<p>Finger Print</p>	<p>Signature with date</p>
		<p>Norahon Ranarane 11/6/2020</p>
<p>Photo</p>	<p>Finger Print</p>	<p>Signature with date</p>
		<p>Sri Ranarane 11/6/2020</p>
<p>Photo</p>	<p>Finger Print</p>	<p>Signature with date</p>
		<p>Jasmina Begam 11/6/2020</p>
<p>Photo</p>	<p>Finger Print</p>	<p>Signature with date</p>
		<p>Amit Mandel 11/6/2020</p>


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

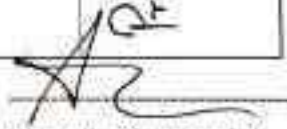
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
8	Shri Samit Mondal Suri Nebeditapally, P.O:- Suri, P.S:- Suri, District:- Birbhum, West Bengal, India, PIN - 731101	Land Lord			Samit Mondal 11/6/2020
9	Shri Subrata Chatterjee Suri Dangalpara, P.O:- Suri, P.S:- Suri, District:- Birbhum, West Bengal, India, PIN - 731101	Land Lord			Subrata Chatterjee 11/6/2020
10	Mr Seikh Hasib Sagar, P.O:- Chinpai, P.S:- Sadaipur, District:- Birbhum, West Bengal, India, PIN - 731104	Land Lord			Mr Hasib 11/6/2020
11	Shri Dhruvajyoti Das Suri Hatjanbazar Collegepara, P.O:- Suri, P.S:- Suri, District:- Birbhum, West Bengal, India, PIN - 731101	Land Lord			Dhruvajyoti Das 11/6/2020

Submitting the Execution at Private Residence.

Photo	Finger Print	Signature with date
		<p>USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.</p> <p><i>Dr. Nit Bhattacharya</i> Director 11/6/2020</p>
		<p>USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.</p> <p><i>V. Jay Sankar Panji</i> Director 11/6/2020</p>
		<p>USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.</p> <p><i>Swair Bakshi</i> Director 11/6/2020</p>

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
15	Shri Subrata Chatterjee Suri Dangalpara, P.O.- Suri, P.S.- Suri, District:- Birbhum, West Bengal, India, PIN - 731101	Represent ative of Developer (USSAN LAND DEVELOP MENT AND CONSTR UCTION PRIVATE LIMITED)			 USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD. Subrata Chatterjee Director 11/6/2020
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Prasun Banerjee Son of Shri Paresh Nath Banerjee Suri Dangalpara, P.O.- Suri, P.S.- Suri, Suri, District:- Birbhum, West Bengal, India, PIN - 731101	Shri Shib Shankar Kejriwal, Smt Shrabani Singh, Shri Arun Nag, Shri Narayan Chandra Nag, Mr Sk Tazal Mollah, Mrs Jasmina Begam, Shri Amit Mandat, Shri Samit Mondat, Shri Subrata Chatterjee, Mr Seikh Hasib, Shri Dhrubajyoti Das, Shri Arijit Bhattacharjee, Shri Uday Sankar Banerjee, Shri Subir Bakshi, Shri Subrata Chatterjee			 Prasun Banerjee 11.06.20


(Arindam Chakraborty)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SURI
Birbhum, West Bengal



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AACCU5873A

नाम / Name USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED

निगम/गठन की तारीख
Date of Incorporation / Formation 17/04/2020



Signature valid

Digitally signed by USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED
eGovernment
Date: 2020.04.17 10:36
GMT
Reason: I am the Signatory
Location: India

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax returns, matching of information and e-ass maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (PAN) एक व्यक्ती या संस्था से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर गण, टैक्स बकाया, सूचना के पिलान और इलेक्ट्रॉनिक जानकारी का अंतरा-संबंधण व बहाली आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962). आयकर अधिनियम, 1961 के अन्तर्गत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (PAN) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (PAN) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". स्थायी लेखा कार्ड में एनहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट कोडप्ल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 138A of Income Tax Act, 1961 and sub-rule (8) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.
Ajit Chatterjee
Director

USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.
Subrata Chatterjee
Director

USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.
Subir Bakshi
Director

USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.
Uday Santan Bera
Director

खाद्यकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARJIT BHATTACHARJEE
N B BHATTACHARJEE

150271878

AKZPB2029B



Arjit Bhattacharjee

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UT/ISE,
Plot No. 1, Sector 11, CBD Bahadur,
New Mumbai - 400 614.

यदि यह कार्ड खोया/प्राप्त हुआ, कृपया सूचित/वापस करें।
आयकर सेवा इकाई, उत्/ईएस,
प्लॉट नं. 1, सेक्टर 11, सीडी बी बाहदुर,
नई मुंबई - 400 614.

Arjit Bhattacharjee



भारत सरकार
GOVERNMENT OF INDIA



अर्जित भट्टाचार्य
Arjit Bhattacharjee
DOB: 15-02-1979
Gender: Male



4338 4024 6257

अभियंता - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पि.ओ. बालपुर पोस्ट कार्यालय, सुरी १,
सुरी, सुरी-१, बिरभूम, पश्चिम बंगाल,
731101

Address:
Suri, Asandapur More Daingalpara,
Suri - 1, Suri, Suri - 1, Birbhum,
West Bengal, 731101



1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847
Bengaluru-560 001

Arjit Bhattacharjee



ভারত সরকার
Government of India



উদয় শঙ্কর বানার্জী
Uday Sankar Banerjee
পিতা : ধর্মদাস বানার্জী
Father: DHARMADAS BANERJEE
জন্ম তারিখ / DOB : 01/01/1977
পুরুষ / Male



5494 3022 9485

আধার - সাধারণ মানুষের অধিকার



ভারতীয় চিহ্নিত ব্যক্তির পরিচয়
Unique Identification Authority of India

ঠিকানা:
ওল্ড ডাঙ্গাল পাড়া, সিউরী, কুল,
সুরি, বীরভূম, পশ্চিম বেঙ্গল,
731101

Address:
OLD DANGAL PARA, SURI, Kula,
Suri, Birbhum, West Bengal,
731101

5494 3022 9485



1947
1000 200 1947

help@uidai.gov.in

www.uidai.gov.in

Uday Sankar Banerjee

आयकर विभाग

INCOME TAX DEPARTMENT

UDAY BANSAI BANERJEE

DHARMADAS BANERJEE

01/01/1977

Permanent Account Number

BAHP8857P

UDAY BANSAI BANERJEE

Signature



भारत सरकार

GOVT. OF INDIA



आयकर विभाग / Income Tax Department
एन.ए.सी. बिल्डिंग, एन.ए.सी. रोड
दिल्ली - 110055, भारत
एन.ए.सी. बिल्डिंग, एन.ए.सी. रोड,
दिल्ली - 110055

Public card in last newspaper's last week of month
3 days before expiry of
Service Tax ESN Service Unit, NETA,
2nd Floor, Tagore Chaudhary,
New Delhi Telephone Exchange,
Delhi Post - 110055

Tel: 91-11-7717 8000, Fax: 91-11-7717 8081
e-mail: bhansa@nic.in

Uday Bansa Banerjee



ভারত সরকার

भारत सरकार

Government of India

আধিকারিক আই ডি / Enrollment No.: 1058/77706/07228

To
 সুবীর বসু
 Subir Bakshi
 PURATAN DANGAL PARA
 SIURI
 Kule
 Suri
 Nadra Birbhum
 West Bengal 731101

13082013
 44317348


 MN443173485FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3857 5058 6418

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সুবীর বসু
 Subir Bakshi
 পিতা : রবীন্দ্র নাথ বসু
 Father : Rabindra Nath Bakshi
 অঙ্গতালিকা / DOB : 22/12/1972
 পুরুষ / Male



3857 5058 6418

আধার - সাধারণ মানুষের অধিকার

Subir Bakshi

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

AGEPB0248D



नाम / NAME
SUBIR BAKSHI

पिता का नाम / FATHER'S NAME
RABINDRANATH BAKSHI

जन्म तिथि / DATE OF BIRTH
22-12-1972

हस्ताक्षर / SIGNATURE

Subir Bakshi

Handwritten signature

आयकर अधीक्षक, ए.ए. 111

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

इस कार्ड के लो / हिसाब रखने का प्रस्ताव जारी करने
के लिये अधिकारी को सूचित / सूचना देने के
लिये प्रस्ताव (आयकर/प्रणाली एवं तकनीकी),
ए-7,
वी.वी. स्क्वार्,
कलकत्ता - 700 069.

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the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

A-7,

V.V. Square,

Calcutta- 700 069.

Subir Bakshi



भारत सरकार
Government of India



Subrata Chatterjee
Father: Alok Chatterjee
DOB: 02/04/1978
Male



6250 5056 9386

मेरा आधार, मेरी पहचान



भारतीय विशिष्टता प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Alok Chatterjee, S.O.L.R.O, Dangal Para, Suri M.
Birbhum, Suri, West Bengal, 731101

6250 5056 9386



1947



help@uidai.gov.in



www.uidai.gov.in

Subrata Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBRATA CHATTERJEE
ALOKE CHATTERJEE

02/04/1978
Particulars of Assessee's Name

AKAPCS578A

Subrata Chatterjee



इस कार्ड के साथ, पत्र का प्रयोग सुविधा से/संभव
कार्यका में हो सकता है। इस पर से पत्र
पत्र के लिए, राष्ट्रीय टोल फ्री नंबर 1800 121 121
कीजिए कृपया - 400 011

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please inform / report to:-
Income Tax PAN Services Unit, NSDL,
1st Floor, Taxak Tower,
Kolkata Mills Compound,
S.B. Marg, Lower Phase, Mumbai - 400 011.
Tel: 91-22-2499 4070, Fax: 91-22-2491 0864
email: tax@nsdl.com

Subrata Chatterjee



भारत सरकार
 Government of India
 Shibshankar Kejriwal
 Father: Shyamsundar Kejriwal
 DOB: 05-01-1968
 Male



7273 7563 6625

- आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकार
 Unique Identification Authority of India

Address
 RAMKRISHNA PALLY, SURI, Sun M, Sun, Birbhum, West
 Bengal, 731101

7273 7563 6625



WWW

Shib Shankar Kejriwal




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHIBSHANKAR KEJRIWAL
SHYAM SUNDAR KEJRIWAL

05/01/1968
Permanent Account Number
AMKPK7601F

Signature



Shib Shankar Kejriwal .



ভারত সরকার
Government of India



শেবানী সিং
Shebani Singh
পিতা : সুকদেব সামন্ত
Father : SUKDEB SAMANTA
জন্ম তারিখ / DOB : 30/07/1986
সংস্কার / Female



7458 3886 2434

আধার - সাধারণ মানুষের অধিকার



ভারতের বিশিষ্ট পরিচয় প্রাপ্তকরণ
Unique Identification Authority of India

ঠিকানা:
5 নং, সিদুলী, সিদুলি (বিটি),
সিদুলী, বর্ডহামান, পশ্চিমবঙ্গ,
713322

Address:
5 NO, SIDULLI, Mukundapur,
Siduli, Bardhaman, West Bengal,
713322

7458 3886 2434

1847
1849 300 1847

help@uidai.gov.in

www.uidai.gov.in

Shebani Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHRABANI SINGH
SUKHDEV SAMANTA
30/04/1988



Permanent Account Number

BQPPS7914H



Shraban Singh
Signature

Shraban Singh

स्थायी PERMANENT ACCOUNT NUMBER

ABTPN2893E



नाम /NAME
ARUN NAG

पिता का नाम /FATHER'S NAME
NITYA GOPAL NAG

जन्म तिथि /DATE OF BIRTH
04-11-1948

ATL
७१२०११५५१

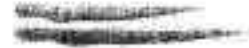
K. Das
आयकर आयुक्त, प.ब. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

यदि इस कार्ड के रद्द / मिला जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयुक्त (प्रवृत्ति एवं तकनीकी),
आयकर, प.ब.,
आयुक्त, रविवार,
कोलकाता - 700 069.

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the issuing authority :
Joint Commissioner of Income-tax (Systems & Technicals),
Income Tax,
Rovivara Square,
Kolkata - 700 069.

७१२०११५५१

७१२०११५५१



ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির নম্বর/Enrolment No.: 1040/15896/00094

Download Date: 04/07/2017
Generation Date: 01/07/2017

To
অরুণ নাগ
Arun Nag
S/O Nitya Gopal Nag
Dangalpara
Near Prashasan Bhaban Siuri
Suri M
Birbhumi Suri
West Bengal - 731101
9002293680

Valid & unknown



আপনার আধার সংখ্যা / Your Aadhaar No. :

5753 5688 1597

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অরুণ নাগ
Arun Nag
জন্মতারিখ/ DOB: 04/11/1948
পুরুষ / MALE



5753 5688 1597

আমার আধার, আমার পরিচয়

জ্ঞা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

- 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.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O শিতা গোপাল নাগ, প্রশাসন
ভবনের দিকটায় সিউটি, ডাঙ্গাপাড়া,
সিউরী (এম), বীরভূম,
পশ্চিম বঙ্গ - 731101

Address:
S/O Nitya Gopal Nag, Near
Prashasan Bhaban Siuri,
Dangalpara, Suri M, Birbhumi,
West Bengal - 731101

5753 5688 1597



nag@uidai.gov.in

www.uidai.gov.in

সংখ্যা: ৩৩৭১

সংখ্যা: ৩৩৭১



ভারত সরকার
Government of India



নাম/নাম
NARAYAN CHANDRA NAO
পিতা: - শ্রী/শ্রীমতী/শ্রীমতী
Father: - BITYA GOPAL NAO
জন্মদিন / DOB: 12/05/1954
পুরুষ / Male



2805 7359 3324

স্বাক্ষর - সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা:
হাজীপুরা, পিটকী, কুলু
পিটকী, হিমচল, শ্রীশঙ্কর নগর,
711101
Address:
HAZIPOURA, PITOKI, KULU
PITOKI, HIMACHAL PRADESH, INDIA
Haziura West District, 711101

2805 7359 3324

1947
1800 300 1947
1947-1948
www.uidai.gov.in

Narayan Chandra Nao

PERMANENT ACCOUNT NUMBER
ABSPN9737G



NAME
NARAYAN CHANDRA NAG

FATHER'S NAME
NITYA GOPAL NAG

DATE OF BIRTH
28-08-1951

SIGNATURE
Narayan Chandra Nag

[Signature]
SECTION OFFICER
COMMISSIONER OF INCOME-TAX, W.B. - XI

Narayan Chandra Nag

ভারত সরকার
Government of India

198 2014 1981
SK Tapan Mallik
পিতা - SK RASHID MOLLAH
Father: SK RASHID MOLLAH
৯৬৬৬৭ / DOB: 28/12/1987
মত: Male

4682 1431 8840

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিদ্যুৎ পরিচালনা প্রাধিকরণ
Unique Identification Authority of India

1981
1983 202 1987

ঠিকানা:
মুম্বাই, বিকে
টি.পি.টাউনশীপ, মুম্বাই, বিকে
টি.পি.পি, ইরকুল, ৭৩১১০৪

Address:
MUTHABEREYA,
BK.T.P.P.TOWNSHIP,
Mumbai, BK.T.P.P. Birkhul,
West Bengal, 731104

4682 1431 8840

1981
1983 202 1987

1981
1983 202 1987

1981
1983 202 1987

SK Tapan Mallik

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKKPM8501C



नाम / Name
SK TAZAL MOLLAH

पिता का नाम / Father's Name
SK RASHID MOLLAH

जन्म की तारीख /
Date of Birth
12/11/77

0912019

PM's Authentication Signatory System Available
Valid across all Permanent Signatures

SK TAZAL MOLLAH



ভারত সরকার
Government of India



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

সংশোধিত আইডি নং / Enrollment No. : 0000/00612/66848

05/01/2014

98146861

To
Jasmina Begam
পরিচয় নং
C/O W/O - Sk Mosur Rahaman,
PS- Sadapur,
PO-BkTTP,
West Bengal,
VTC- Maalhabera, PO: BK.T.P.P.,
District: Bishnupur,
State: West Bengal, PIN Code: 731104,
Mobile: 9733883392



KA969466613FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

8908 9256 8931

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



পরিচয় নং
Jasmina Begam
সংশোধিত আইডি নং (ENR: 0000/100)
সম্পর্কিত মোবাইল নং

05/01/2014

8908 9256 8931

আমার আধার, আমার পরিচয়

Jasmina Begam

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JASMINA BEGAM

SEKH HOSSAIN ALI

04/03/1963

Permanent Account Number

BBFPB1168P

Jasmina Begam

Signature



20192810

यह कार्ड केवल पत्र पर प्रेषण सुविधा के लिये
आयकर विभाग द्वारा जारी है, यह पत्र केवल
विशेषी सुविधा, व्यवस्था के लिये
व्यक्तिगत उपयोग के लिये है।
पता: पिन - 411 045

If this card is lost someone else card is found,
please inform return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
New Bazar Telephone Exchange,
Baker Pura - 411 045

Tel: 91-20-2721 8090, Fax: 91-20-2721 8081
e-mail: info@nsdl.co.in

Jasmina Begam



ভারত সরকার

ভারত সরকার

Government of India

ভারত সরকার / Enrollm. No.: 1062/08153/D1205

Pin
 751003
 Amt Mandal
 WARD NO-8 MIHRLAL CHATTO PADHYAY RODE
 SURU NBEDITA PALLY
 Suru M
 Suru
 Birnagar Birnagar
 West Bengal 731101
 9143136663
 MA145992956FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5583 0069 9241

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



নাম / Name
 Amt Mandal
 পিতা / Father's Name
 Father: Damodar Mondal
 জন্ম তারিখ / DOB : 26/01/1979
 লিঙ্গ / Male



5583 0069 9241

আধার - সাধারণ মানুষের অধিকার

Amit Mandal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT MANDAL

DAMODAR MANDAL

26/01/1979

Permanent Account Number

AMWPM1101G

Amit Mandal



9400000

Amit Mandal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMIT MONDAL

DAMODAR MONDAL

25/11/1979

Permanent Account Number

AWTPM4396G

Samit Mondal
Signature



25/11/2016



ভারত সরকার

ভারত সরকার

Government of India

স্বাক্ষরিত আই ডি / Enrollment No.: 1062/08153/01206

145993423FT
 10/12/2019
 114599342
 T1
 সন্মিত মন্ডল
 SAMIT MONDAL
 WARD NO-3 MHIRLAL CHATTOPADHYAY PUDE
 DURI NIBEDITA PALLY
 Sur M
 Suh
 Bithum Bithum
 West Bengal 731121
 9933152827
 MA145993423FT



আপনার আধার সংখ্যা / Your Aadhaar No.:

8871 8582 9366

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সন্মিত মন্ডল
 SAMIT MONDAL
 পিতা : দামোদর মন্ডল
 Father : Damodar Mondal
 জন্মতারিখ / DOB 25/11/1979
 পুরুষ / Male



8871 8582 9366

আধার - সাধারণ মানুষের অধিকার



भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 1528/20167/00196

To
SEKH HASIB
S/O Sekh Idris
Sagar
Hemampur Rajbali
Dubrajpur Birbhum
West Bengal 731124
9434150149

81487715 03/10/2013



MD814877157FH



आपका आधार क्रमांक / Your Aadhaar No. :

3922 1739 0362

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

SEKH HASIB
Father : SEKH IDRIS
DOB : 27/12/1967
Male



3922 1739 0362

मेरा आधार, मेरी पहचान

SEKH HASIB

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SEKH NAME
DIRSH SEKH
27/12/1987
Permanent Account Number
ABOPH0361A

(Signature)
Signature



*In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, U/1134,
Plot No. 2, Sector 11, CBD Belapur,
Navi Mumbai - 400 112*

*यदि यह कार्ड खोया / पाया, कृपया सूचना दें / वापस करें :-
आयकर विभाग, U/1134,
प्लॉट नं. 2, सेक्टर 11, सीडी बीलपुर,
नवी मुंबई - 400 112*

U. H. A. B.

To
Dhruba Jyoti Das
জন জ্যোতি দাস
BAIPAS ROAD
COLLEGE PARA
Kule
Sun Birbhum
West Bengal - 731101

31/01/2014



KL780419610FT
78041961



আপনার আধার সংখ্যা / Your Aadhaar No. :

2834 8742 4599

আধার - সাধারণ মানুষের অধিকার

~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~



জন জ্যোতি দাস
Dhruba Jyoti Das
পিতা : অজিত কুমার দাস
Father : Ajit Kumar Das



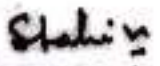
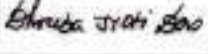
জন্মতারিখ/DOB: 30/11/1966
পুরুষ / Male

2834 8742 4599




আধার - সাধারণ মানুষের অধিকার

Self-Attested For Development agreement of power
of Attorney.
Dhruba Jyoti Das.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER		
AFPPD3738J		
	नाम / NAME	DHRUBA JYOTI DAS
	पिता का नाम / FATHER'S NAME	AJIT KUMAR DAS
	जन्म तिथि / DATE OF BIRTH	30-11-1966
हस्ताक्षर / SIGNATURE		
	अध्यापक, (संयुक्त. सेवा.), कोलकाता COMMISSIONER OF INCOME-TAX (C.), KOLKATA	

Self Attested For Development agreement
For power of Attorney.

Dhruba Jyoti Das.



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-001699220-1

GRN Date: 20/06/2020 13:00:34

BRN : IK0A00TPV7

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 20/06/2020 13:02:39

DEPOSITOR'S DETAILS

Id No. : 2000602237/8/2020

[Query No./Query Year]

Name : Ussan Land Development and Construction

Contact No. : Pvt Ltd

Mobile No. : +91 7001485082

E-mail :

Address : Suri Dangalpara Suri Birbhum

Applicant Name : Mr Prasun Banerjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
---------	--------------------	-------------------------	-------------	------------

Deed No :	I-0302-03046/2020	Date of Registration	24/06/2020
Query No / Year	0302-2000602237/2020	Office where deed is registered	
Query Date	08/06/2020 9:45:27 PM	0302-2000602237/2020	
Applicant Name, Address & Other Details	Prasun Banerjee Suri Dangalpara, Thana : Suri, District : Birbhum, WEST BENGAL, PIN - 731101, Mobile No : 7001157212, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 14/-	Rs. 50,11,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,040/- (Article:4B(g))	Rs. 35/- (Article:E, E, E)		
Remarks			

Land Details :

District: Birbhum, P.S:- Suri, Gram Panchayat: KARIDHYA, Mouza: Karidhya, JI No: 106, Pin Code : 731126

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1951 (RS :-)	LR-4837	Vastu	Jole	1.02 Dec	1/-	1,22,400/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
L2	LR-1951 (RS :-)	LR-4920	Vastu	Jole	2.24 Dec	1/-	2,68,800/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
L3	LR-1957 (RS :-)	LR-4819	Vastu	Jole	2 Dec	1/-	3,30,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
L4	LR-1957 (RS :-)	LR-4820	Vastu	Jole	2.02 Dec	1/-	3,33,300/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
L5	LR-1957 (RS :-)	LR-4821	Vastu	Jole	1.96 Dec	1/-	3,23,400/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
L6	LR-1957 (RS :-)	LR-4822	Vastu	Jole	4.49 Dec	1/-	7,40,850/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
L7	LR-1957 (RS :-)	LR-4838	Vastu	Jole	2.01 Dec	1/-	3,31,650/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.

L8	LR-1957 (RS :-)	LR-4919	Vastu	Jole	2.47 Dec	1/-	4,07,550/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
L9	LR-1957 (RS :-)	LR-4920	Vastu	Jole	1.5 Dec	1/-	2,47,500/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
L11	LR-1957 (RS :-)	LR-2829	Vastu	Jole	9 Dec	1/-	14,85,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
L12	LR-1958 (RS :-)	LR-4837	Vastu	Baid	0.27 Dec	1/-	29,700/-	Property is on Road
L13	LR-1958 (RS :-)	LR-4920	Vastu	Baid	0.76 Dec	1/-	1,25,400/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
L14	LR-1958 (RS :-)	LR-4922	Vastu	Baid	0.81 Dec	1/-	1,33,650/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
L15	LR-1958 (RS :-)	LR-4923	Vastu	Baid	0.8 Dec	1/-	1,32,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road.
TOTAL :					31.35Dec	14 /-	50,11,200 /-	
Grand Total :					31.35Dec	14 /-	50,11,200 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Shib Shankar Kejriwal Son of Late Shyam Sundar Kejriwal R N Tagore Park Road, P.O:- Suri, P.S:- Suri, District:-Birbhum, West Bengal, India, PIN - 731101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AMKPK7601F, Aadhaar No: 72xxxxxxxx6625, Status :Individual, Executed by: Self, Date of Execution: 11/06/2020 , Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 11/06/2020 , Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound</p>
2	<p>Smt Shrabani Singh (Presentant) Wife of Sanjit Kr Singh 3/7 Ram Mohon Sarani, Sabuj Nagar, P.O:- Amrai, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713203 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BQPPS7914H, Aadhaar No: 74xxxxxxxx2434, Status :Individual, Executed by: Self, Date of Execution: 11/06/2020 , Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 11/06/2020 , Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound</p>
3	<p>Shri Arun Nag, (Alias: Shri Arun Kumar Nag) Son of Late Nitya Gopal Nag R N Tagore Park Road, P.O:- Suri, P.S:- Suri, District:-Birbhum, West Bengal, India, PIN - 731101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ABTPN2893E, Aadhaar No: 57xxxxxxxx1597, Status :Individual, Executed by: Self, Date of Execution: 11/06/2020 , Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 11/06/2020 , Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound</p>

- 4 **Shri Narayan Chandra Nag**
Son of Late Nitya Gopal Nag R N Tagore Park Road, P.O:- Suri, P.S:- Suri, District:-Birbhum, West Bengal, India, PIN - 731101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ABSPN9737G, Aadhaar No: 28xxxxxxxx3324, Status :Individual, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound
- 5 **Mr Sk Tazal Mollah**
Son of Sk Rashid Mollah Muthaberia, P.O:- BKTPP, P.S:- Sadaipur, District:-Birbhum, West Bengal, India, PIN - 731104 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: AKKPM8501C, Aadhaar No: 46xxxxxxxx8840, Status :Individual, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound
- 6 **Mrs Jasmina Begam**
Wife of Mr Motiur Rahaman Muthaberia, P.O:- BKTPP, P.S:- Sadaipur, District:-Birbhum, West Bengal, India, PIN - 731104 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: BBFPB1168P, Aadhaar No: 89xxxxxxxx8931, Status :Individual, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound
- 7 **Shri Amit Mandal**
Son of Damodar Mondal Suri Nebeditapally, P.O:- Suri, P.S:- Suri, District:-Birbhum, West Bengal, India, PIN - 731101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AMWPM1101G, Aadhaar No: 55xxxxxxxx9241, Status :Individual, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound
- 8 **Shri Samit Mondal**
Son of Damodar Mondal Suri Nebeditapally, P.O:- Suri, P.S:- Suri, District:-Birbhum, West Bengal, India, PIN - 731101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AWTPM4396G, Aadhaar No: 88xxxxxxxx9366, Status :Individual, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound
- 9 **Shri Subrata Chatterjee**
Son of Late Alok Chatterjee Suri Dangalpara, P.O:- Suri, P.S:- Suri, District:-Birbhum, West Bengal, India, PIN - 731101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AKAPC5678A, Aadhaar No: 62xxxxxxxx9386, Status :Individual, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound
- 10 **Mr Seikh Hasib**
Son of Idrish Sk Sagar, P.O:- Chinpai, P.S:- Sadaipur, District:-Birbhum, West Bengal, India, PIN - 731104 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: ABOPH0361A, Aadhaar No: 39xxxxxxxx0362, Status :Individual, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound
- 11 **Shri Dhrubajyoti Das**
Son of Late Ajit Kumar Das Suri Hatjanbazar Collegepara, P.O:- Suri, P.S:- Suri, District:-Birbhum, West Bengal, India, PIN - 731101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFPPD373B, Aadhaar No: 28xxxxxxxx4599, Status :Individual, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 11/06/2020
, Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Pvt. Residence by Sign and Sound

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED Suri Dangalpara, P.O:- Suri, P.S:- Suri, District:-Birbhum, West Bengal, India, PIN - 731101 , PAN No.:: AACCU5873A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Arijit Bhattacharjee Son of Shri Nitya Bikash Bhattacharjee Suri Anandapur More, Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:-Birbhum, West Bengal, India, PIN - 731101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKZPB2029B, Aadhaar No: 43xxxxxxxx6257 Status : Representative, Representative of : USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED (as Director)
2	Shri Uday Sankar Banerjee Son of Late Dharmadas Banerjee Suri Old Dangalpara, P.O:- Suri, P.S:- Suri, District:-Birbhum, West Bengal, India, PIN - 731101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAHPB8937P, Aadhaar No: 54xxxxxxxx9485 Status : Representative, Representative of : USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED (as Director)
3	Shri Subir Bakshi Son of Late Rabindra Nath Bakshi Suri Old Dangalpara, P.O:- Suri, P.S:- Suri, District:-Birbhum, West Bengal, India, PIN - 731101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGEPB0248D, Aadhaar No: 38xxxxxxxx6418 Status : Representative, Representative of : USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED (as Director)
4	Shri Subrata Chatterjee Son of Late Alok Chatterjee Suri Dangalpara, P.O:- Suri, P.S:- Suri, District:-Birbhum, West Bengal, India, PIN - 731101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKAPC5678A, Aadhaar No: 62xxxxxxxx9386 Status : Representative, Representative of : USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Prasun Banerjee Son of Shri Paresh Nath Banerjee Suri Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:-Birbhum, West Bengal, India, PIN - 731101			

Identifier Of Shri Shib Shankar Kejrwal, Smt Shrabani Singh, Shri Arun Nag, Shri Narayan Chandra Nag, Mr Sk Tazal, Mollah, Mrs Jasmina Begam, Shri Amit Mandal, Shri Samit Mondal, Shri Subrata Chatterjee, Mr Selkh Hasib, Shri Dhruvajyoti Das, Shri Arijit Bhattacharjee, Shri Uday Sankar Banerjee, Shri Subir Bakshi, Shri Subrata Chatterjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Arun Nag	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-1.02 Dec

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Shri Dhruvajyoti Das	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-9 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Shri Arun Nag	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-0.27 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Chatterjee	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-0.76 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Shri Samit Mondal	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-0.81 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Shri Amit Mandal	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-0.8 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Chatterjee	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-2.24 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sk Tazal Mollah	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Shib Shankar Kejriwal	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-2.02 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jasmita Begam	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-1.96 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Smt Shrabani Singh	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-4.49 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri Narayan Chandra Nag	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-2.01 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Seikh Hasib	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-2.47 Dec

Transfer of property for L9

Sl.No	From	To, with area (Name-Area)
1	Shri Subrata Chatterjee	USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED-1.5 Dec

Land Details as per Land Record

District: Birbhum, P.S.- Suri, Gram Panchayat: KARIDHYA, Mouza: Karidhya, JI No: 106, Pin Code : 731126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1951, LR Khatian No:- 4837	Owner: অরুণ কুমার নাগ, Gurdian: নিত্যগোপা না, Address: প্রশাসন ভবন সন্নিকট, সিউড়ী Classification: জোল, Area: 0.01020000 Acre,	Shri Arun Nag
L2	LR Plot No:- 1951, LR Khatian No:- 4920	Owner: সুব্রত চ্যাটোপাধ্যায়, Gurdian: অলো চ্যাটোপাধ্যায়, Address: সিউড়ী ডাঙ্গালপাড়া Classification: জোল, Area: 0.02240000 Acre,	Shri Subrata Chatterjee
L3	LR Plot No:- 1957, LR Khatian No:- 4819	Owner: তাজল মোল্লা, Gurdian: সেখ রশিদ মোল্লা, Address: মুখাবেড়িয়া, বক্রেশ্বর Classification: জোল, Area: 0.02000000 Acre,	Mr Sk Tazal Mollah
L4	LR Plot No:- 1957, LR Khatian No:- 4820	Owner: ভুবার কেজরিওয়াল, Gurdian: শিবকিছর Address: রামকৃষ্ণপুরী, সিউড়ী Classification: জোল, Area: 0.02020000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 1957, LR Khatian No:- 4821	Owner: জাসমিনা বেগম, Gurdian: সেখ মতিউ রহমা, Address: মুখাবেড়িয়া, বক্রেশ্বর Classification: জোল, Area: 0.01960000 Acre,	Mrs Jasmina Begam
L6	LR Plot No:- 1957, LR Khatian No:- 4822	Owner: শ্রাবনী সিং, Gurdian: সঞ্জিত কুমা সিং, Address: ৩/৭, রামমোহন সরনী, দুর্গাপুর Classification: জোল, Area: 0.04490000 Acre,	Smt Shrabani Singh
L7	LR Plot No:- 1957, LR Khatian No:- 4838	Owner: নারায়ণ চন্দ্র নাগ, Gurdian: নিত্যগোপা না, Address: প্রশাসন ভবন সন্নিকট, সিউড়ী Classification: জোল, Area: 0.02010000 Acre,	Shri Narayan Chandra Nag
L8	LR Plot No:- 1957, LR Khatian No:- 4919	Owner: হাসিব সেখ, Gurdian: সে ইদ্রি, Address: সাগর, চিনপাই Classification: জোল, Area: 0.02470000 Acre,	Mr Seikh Hasib
L9	LR Plot No:- 1957, LR Khatian No:- 4920	Owner: সুব্রত চ্যাটোপাধ্যায়, Gurdian: অলো চ্যাটোপাধ্যায়, Address: সিউড়ী ডাঙ্গালপাড়া Classification: জোল, Area: 0.01500000 Acre,	Shri Subrata Chatterjee

L11	LR Plot No:- 1957, LR Khatian No:- 2829	Owner: ধুবজ্যোতি দাস, Gurdian: অজি কুমা, Address: সিউড়ী কলেজপাড়া Classification: জোল, Area: 0.22920000 Acre,	Shri Dhrubajyoti Das
L12	LR Plot No:- 1958, LR Khatian No:- 4837	Owner: অরুন কুমার দাস, Gurdian: নিভাগোপা না, Address: ব্রহ্মদল ভবন ব্লকট, সিউড়ী Classification: বাইদ, Area: 0.00270000 Acre,	Shri Arun Nag
L13	LR Plot No:- 1958, LR Khatian No:- 4920	Owner: সুব্রত চ্যাটার্জী, Gurdian: অলো চ্যাটার্জী, Address: সিউড়ী ডাঙ্গালপাড়া Classification: বাইদ, Area: 0.00760000 Acre,	Shri Subrata Chatterjee
L14	LR Plot No:- 1958, LR Khatian No:- 4922	Owner: সমিত মন্ডল, Gurdian: নামোদ মন্ড, Address: নিবেদিতা পল্লী, সিউড়ী Classification: বাইদ, Area: 0.00810000 Acre,	Shri Samit Mondal
L15	LR Plot No:- 1956, LR Khatian No:- 4923	Owner: অমিত মন্ডল, Gurdian: নামোদ মন্ড, Address: নিবেদিতা পল্লী, সিউড়ী Classification: বাইদ, Area: 0.00800000 Acre,	Shri Amit Mandal

08/07/2020 Query No:- 03022000602237 / 2020 Deed No | - 030203046 / 2020, Document is digitally signed.

08 08 2020

On 11-06-2020

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

Presented for registration at 16:24 hrs on 11-06-2020, at the Private residence by Smt Shrabani Singh, one of the Executants.

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 50,11,200/-

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

Execution is admitted on 11/06/2020 by 1. Shri Shib Shankar Kejriwal, by sign and Sound, Son of Late Shyam Sundar Kejriwal, R N Tagore Park Road, P.O: Suri, Thana: Suri, , Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession Others, 2. Smt Shrabani Singh, by sign and Sound, Wife of Sanjit Kr Singh, 3/7 Ram Mohon Sarani, Sabuj Nagar, P.O: Amrai, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business, 3. Shri Arun Nag, Alias Shri Arun Kumar Nag, by sign and Sound, Son of Late Nitya Gopal Nag, R N Tagore Park Road, P.O: Suri, Thana: Suri, , Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession Others, 4. Shri Narayan Chandra Nag, by sign and Sound, Son of Late Nitya Gopal Nag, R N Tagore Park Road, P.O: Suri, Thana: Suri, , Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession Others, 5. Mr Sk Tazal Mollah, by sign and Sound, Son of Sk. Rashid Mollah, Muthaberia, P.O: BKTPP, Thana: Sadaipur, , Birbhum, WEST BENGAL, India, PIN - 731104, by caste Muslim, by Profession Others, 6. Mrs Jasmina Begam, by sign and Sound, Wife of Mr Motiur Rahaman, Muthaberia, P.O: BKTPP, Thana: Sadaipur, , Birbhum, WEST BENGAL, India, PIN - 731104, by caste Muslim, by Profession Others, 7. Shri Amit Mandal, by sign and Sound, Son of Damodar Mondal, Suri Nebeditapally, P.O: Suri, Thana: Suri, , Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession Others, 8. Shri Samit Mondal, by sign and Sound, Son of Damodar Mondal, Suri Nebeditapally, P.O: Suri, Thana: Suri, , Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession Others, 9. Shri Subrata Chatterjee, by sign and Sound, Son of Late Alok Chatterjee, Suri Dangalpara, P.O: Suri, Thana: Suri, , Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession Others, 10. Mr Seikh Hasib, by sign and Sound, Son of Idrish Sk. Sagar, P.O: Chinpai, Thana: Sadaipur, , Birbhum, WEST BENGAL, India, PIN - 731104, by caste Muslim, by Profession Others, 11. Shri Dhrubajyoti Das, by sign and Sound, Son of Late Ajit Kumar Das, Suri Hatjanbazar Collegepara, P.O: Suri, Thana: Suri, , Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession Others

Identified by Shri Prasun Banerjee, . . Son of Shri Paresh Nath Banerjee, Suri Dangalpara, P.O: Suri, Thana: Suri, , City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-06-2020 by Shri Arijit Bhattacharjee, Director, USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Suri Dangalpara, P.O:- Suri, P.S:- Suri, District:- Birbhum, West Bengal, India, PIN - 731101

Identified by Shri Prasun Banerjee, . . Son of Shri Paresh Nath Banerjee, Suri Dangalpara, P.O: Suri, Thana: Suri, , City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by profession Advocate

Execution is admitted on 11-06-2020 by Shri Uday Sankar Banerjee, Director, USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Suri Dangalpara, P.O:- Suri, P.S:- Suri, District:- Birbhum, West Bengal, India, PIN - 731101

Identified by Shri Prasun Banerjee, . . Son of Shri Paresh Nath Banerjee, Suri Dangalpara, P.O: Suri, Thana: Suri, , City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by profession Advocate

Execution is admitted on 11-06-2020 by Shri Subir Bakshi, Director, USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Suri Dangalpara, P.O:- Suri, P.S:- Suri, District:- Birbhum, West Bengal, India, PIN - 731101

Identified by Shri Prasun Banerjee, . . Son of Shri Paresh Nath Banerjee, Suri Dangalpara, P.O: Suri, Thana: Suri, , City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by profession Advocate

Execution is admitted on 11-06-2020 by Shri Subrata Chatterjee, Director, USSAN LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Suri Dangalpara, P.O:- Suri, P.S:- Suri, District:- Birbhum, West Bengal, India, PIN - 731101

Identified by Shri Prasun Banerjee, . . . Son of Shri Paresh Nath Banerjee, Suri Dangalpara, P.O: Suri, Thana: Suri, .
City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by profession Advocate



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SURI
Birbhum, West Bengal

On 24-06-2020

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35/- (E = Rs 35/-) and Registration Fees
paid by Cash Rs 0/-, by online = Rs 35/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/06/2020 1:02PM with Govt. Ref. No: 192020210016992201 on 20-06-2020, Amount Rs: 35/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0A00TPV7 on 20-06-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs: 7,040/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 2,040/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 5585, Amount: Rs.5,000/-, Date of Purchase: 09/06/2020, Vendor name: Ujjwal
Kumar Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/06/2020 1:02PM with Govt. Ref. No: 192020210016992201 on 20-06-2020, Amount Rs: 2,040/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0A00TPV7 on 20-06-2020, Head of Account 0030-02-103-003-02



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SURI
Birbhum, West Bengal

08/07/2020 Query No:-03022000602237 / 2020 Deed No :- 030203046 / 2020, Document is digitally signed.