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For filing the documents in
public registration. The
Signature should put the endorsement
stamp attached with the document
on the part of the 100 stamp

Sub-Registrar
Suri, Birbhum

Add, Dist. Sub-Registrar
Suri, Birbhum

7 JUL 2020

DEVELOPMENT AGREEMENT

This Development Agreement is made on this date of 26th day of June,
2020.

P. Banerjee
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dt 28.06.20
at 6.20 P.M

ক্রমিক নং ১৪০৬ তারিখ ২১/৬/২০২০
খরিদারের নাম রুমা রায়
মারফত রুমা রায়
ঠিকানা-স্বাক্ষর ১০০/১০০ পোঃ ১০০/১০০
মূল্য ২০০০ মন্তব্য উত্তম
উত্তম কোম্পানী উত্তম কোম্পানী

[Signature]

Ruma Roy &

Ruma Bhattacharyya

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Ruma Roy @

Ruma Bhattacharyya

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USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

[Signature]
Director



Addl. Dist. Survey Officer
Saidpur

28 JUN 2020

 796

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

[Signature]
Director

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USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

[Signature]
Director

PARTIES:

Smt. Ruma Roy @ Ruma Bhattacharya (PAN No-DBNPR5041C) (Aadhaar No-4345 9395 1983) w/o Dipak Roy, d/o Late Birendra Chandra Bhattacharya, by Occupation-Housewife, 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 "**OWNER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, successors-in-interest and assigns) of the **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, DL-Birbhum, Pin-731101, being represented by all of its Directors either singly or jointly, viz

- 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, Dist-Birbhum, Pin-731101.

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

Sukanti Chatterjee
Director



[Handwritten Signature]

Asst. Dist. Sub-Registrar
Suri District

28 JUN 2020

Prasun Banerjee
690 Pareswati Banerjee
Suri - old dangalpara
P.O & P.S - Suri
Dist - Purba
Pin - 731101, W.B

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 Company, its Directors, executors, administrators, representatives, successors-in-interest and assigns) of the **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:

Development: Development and commercial exploitation of **ALL THAT** piece or parcel of the plots of Bhati land containing by estimation a total area of **1.79 Decimals** equivalent to **1 Cottah, 1 chhatak 15 sq feet** be the same a little more or less **780 sq feet** including all easement rights and appurtenances thereto lying at Mouza-Karidhya, J. L. No-106, **Plot No-1957** corresponding to **L. R. Khatian No. 4921** 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:

by
P. Banerjee
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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 No-1-4570 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 **0.0179 acres or 780 sq feet or 1 katha 1 chhatk 15 sq feet in Plot No-1957** 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 **Ruma Roy @ Ruma Bhattacharya** free from all encumbrances whatsoever.

In the manner as above the aforesaid **Ruma Roy @ Ruma Bhattacharya** 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 **1.79 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. 1957** 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 liens, lispensens, attachments, claims and demands in any manner whatsoever.

After purchasing the land containing by estimation a total area of **1.79 Decimals** be the same a little more or less the said **Ruma Roy @ Ruma Bhattacharya** mutated her name in respect thereof in the record of rights of the concerned B.L. & L.R.O. under **L.R. Khatian No-4921** upon payment of relevant khajanas thereof to the said concerned authority.

by
P. Banerjee
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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 1.79 decimals consisting of new buildings/Houses/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/Apartments and other premises in new building.

That prior to execution of this agreement the aforesaid **Ruma Roy @ Ruma Bhattacharya** previously executed one Registered Development Agreement being No-I-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-I-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 1 cottahs 1 chhatak 15 sq feet or 1.79 decimals or 780 sq feet of Bastu land were given for development and or selling (except allocation of owner) by the land owner. 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-2360/2018 & I-6182/2018 dated 11.09.2018.

by
P. Banerjee
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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 25th day of March, 2018 duly registered in the office of the District Sub-Registrar of Suri in Book No-I, CD Volume No-0301-2018, Pages 90758-90772, Being Deed No-I-I-4570/2018 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.

by
P. Banerjee
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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 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 -I : DEFINITIONS :

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

by
P. Banerjee
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OWNER : shall mean all the land owners of the FIRST PART, their legal heirs, executors, administrators, successors-in-interest and assigns.

DEVELOPER : shall mean **USSAN LAND DEVELOPMENT & CONSTRUCTION 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, executors, administrators, representatives and assigns.

THE PROPERTY : shall mean the land including all easement, rights and appurtenances thereto situate at Mouza-Karidhya, J. L. No. 106, comprised in Plot No-1957, 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.

PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY : 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.

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

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 One 2BHK Flat as part of the owner's 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 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 said Property.

DEVELOPER'S ALLOCATION : shall mean the remaining portion of the Flat building/Housing Complex on the said property after allocation made to the owner (except the allocation of the owner) 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

by
P. Bannu
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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 would be entirely to the account of 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 persons, firm, 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.

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.

by
P. Banerjee
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PREMISES : shall mean the entire Housing Complex newly built comprised at Mouza-Karidhya, J. L. No. 106, comprised in **Plot Nos. 1957** appertaining to **L. R. Khatian No. 4921** 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.

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 No-I-4570/2018 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

by
P. Banerjee
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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 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 within 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.

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 from time to time.

by
P. Bannig
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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 **1.79 Decimals or 780 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 handedover) of the said Property and every part thereof to the Developer to commence execution of the Project.

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 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.

by
P. Banerjee
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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.

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.

by
P. Bannu
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That the Owner shall be liable to cooperate with the Developer with respect to the process of obtaining of NOC from the concerned Department.

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/representatives 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.

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.

by
P. Baumgardner
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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 whatsoever.

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.

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.

by
P. Banerjee
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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 eventually take place, whether during the time of construction or after construction work gets completed and handover carried out to the prospective Purchasers. The Developer 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.

by
P. Banerjee
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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.

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.

by
P. Banerjee
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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.

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 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 possession and adjusted

by
P. Banerjee
AS

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.

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

by
P. Banerjee
R

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.

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.

by
P. Bannerji
AR

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.

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**.

by
P. Bannai
AS

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 stated above, which are beyond the reasonable control of the Developer.

ARTICLE - XVI : JURISDICTION:

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

Name of the Project:

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

ALL THAT piece or parcel of the plots of Bhati land containing by estimation a total area of **1.79 decimals** equivalent to **1 Cottah 1 chhatak 15 sq feet or 780 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. 1957** appertaining to **L. R. Khatian No. 4921** situated under the Police Station of Suri within the limits of Karidhya Gram Panchayet, District 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. | 1957 | 1.79 |
| Total 1.79 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.

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. | Ruma Bhattacharya | A/20 | 4 th Floor | Do | 867 sq feet |

by
P. Banerjee
R

THE SECOND SCHEDULE PART - I ABOVE REFERRED TO

OWNER'S ALLOCATION : shall mean one 2BHK Residential Flat which is to be allotted to the owner on the Fourth Floor of the Building/Apartment as part of the owner 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 said Property.

THE SECOND SCHEDULE PART - II ABOVE REFERRED TO

DEVELOPER'S ALLOCATION : shall mean the remaining portion 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. Banerjee
AR

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' feet 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.

by
P. Banerjee
AR

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.

SIGNED, SEALED AND DELIVERED

by the Owner at Suri in the presence of :-

1. Prasan Banerjee
Suri - Old Dargah (old)
P. O. & P. S. Suri, Taluk - Panch
2. Tarif Sen
Suri, B.M.S.

Ruma Roy R

Ruma Bhattacharyya

Signature of the Owner

SIGNED, SEALED AND DELIVERED

by the Developer at Suri in the presence of :-

1. Prasan Banerjee
Suri - Old Dargahpara
P.O & P.S. - Suri, Dist - Birbhum
2. ~~100' x 50'~~
Suri, Birbhum

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Amit Bhattacharya
Director

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Uday Sanyal
Director

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Subir Banerjee
Director

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Sudhakar Chatterjee

Signature of the Developer

Drafted by :-

Prasan Banerjee
(Prasan Banerjee), *AS*
Advocate,




Enrolement No. WB/902/2008,

Suri-Dangalpara

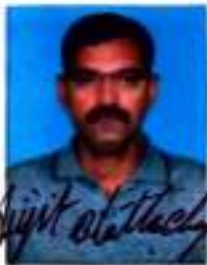










Suri, Birbhum

Pin - 731101,












(Suri Court).

| | | Thumb | Index Finger | Middle Finger | Ring Finger | Little Finger |
|---|------------|---|---|--|---|---|
|  <i>Runa Roy</i> <i>Runa Bhatnagar</i> | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |












Runa Roy @ Runa Bhatnagar
28

| | | | | | | |
|---|------------|--|--|---|--|--|
|  <i>Ajit Bhatnagar</i> | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |












Ajit Bhatnagar

| | | | | | | |
|---|------------|---|---|---|---|---|
|  <i>Uday Sampat Bhatnagar</i> | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Uday Sampat Bhatnagar

| | | | | | | |
|---|------------|---|---|---|---|---|
|  <i>Subir Bhatnagar</i> | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Subir Bhatnagar

| | | Thumb | Index Finger | Middle Finger | Ring Finger | Little Finger |
|---|------------|---|---|--|---|---|
|  Subrata Chatterjee | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Subrata Chatterjee

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| | Right Hand | | | | | |



सत्यमेव जयते

Government of West Bengal

, Directorate of Registration and Stamp Revenue







D.S.R. SURI, District Name :Birbhum

of Query No/Year 03022000696994/2020

admitting the Execution at Private Residence.

| Photo | Finger Print | Signature with date |
|---|---|--|
|  |  | <p>Ruma Roy</p> <p>Ruma Bhattach</p> <p>২৪.৬.২০</p> |
|  |  | <p>USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.</p> <p>Amit Bhattacharya</p> <p>28.06.20 Director</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 |
|--------|---|--|---|---|--|
| 3 | Shri Uday Sankar Banerjee Suri Old Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:- Birbhum, West Bengal, India, PIN - 731101 | Representative of Developer [USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED] |  |  | USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD. Uday Sankar Banerjee 28.06.20 Director |
| 4 | Shri Subir Bakshi Suri Old Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:-Birbhum, West Bengal, India, PIN - 731101 | Representative of Developer [USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED] |  |  | USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD. Subir Bakshi Director |
| 5 | Shri Subrata Chatterjee Suri Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:-Birbhum, West Bengal, India, PIN - 731101 | Representative of Developer [USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED] |  |  | USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD. Subrata Chatterjee 28.06.20 Director |

| 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 Old Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:- Birbhum, West Bengal, India, PIN - 731101 | Smt Ruma Roy, Shri Arijit Bhattacharjee, Shri Uday Sankar Banerjee, Shri Subir Bakshi, Shri Subrata Chatterjee |  |  |  28.06.2020 |

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



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

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/77723/04612

To
 কমা রায়
 RUMA ROY
 PURATAN DANGALPARA
 SURI
 Kule
 Suri
 Nanoo Birbhum
 West Bengal 731101
 9434150327
 13/08/2013
 47951722
 MN47951722BFT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4345 9395 1983

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

কমা রায়
 RUMA ROY
 পিতা : নীরেন ভট্টাচার্য
 Father : Niren Bhattacharyya
 অপ্রভাবিত / DOB : 15/07/1974
 মহিলা / Female

4345 9395 1983



আধার - সাধারণ মানুষের অধিকার

Ruma Roy @ Ruma Bhattacharyya



Ruma Roy & Ruma Bhattacharyya



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

नाम / Name

USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation 17/04/2020



Signature valid

Digitally signed by Income Tax PAN Services Unit, NSDI, e-Governance Division, 04/07/2020 10:36 GMT Reason: I am the PAN Sign Location: NSDI

- Permanent Account Number (PAN) facilitate Income tax Department linking of various documents, including payment of taxes, assessment tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक व्यक्ती या संस्था के संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर वसूली, कर मांग, कर मांग के अन्वेषण और इलेक्ट्रॉनिक जानकारी का आसानी से सुरक्षा व बचती जति 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 कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) 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 (पैन) 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". मसला पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप की खोज के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACCU5873A

नाम / Name
USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED

निगमन की तारीख
Date of incorporation/formation
17/04/2020

इस कार्ड के खोले/खाने पर कृपया सूचना दें/अभिलेख करें:
आयकर विभाग, नई दिल्ली, एन एस डी
1 वीं मंजिल, मालती बिल्डिंग,
प्लॉट नं. 341, सर्वे नं. 9978,
मॉडल कोला, न्यू डेप बंगलोर चौराहा,
पिन - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDI,
3rd Floor, Malati Building,
Plot No. 341, Survey No. 9978,
Model Colony, New Deep Bangalore Chowk,
Pin - 411 016.
Tel: 91-30-2721 8883, Fax: 91-30-2721 8881
e-mail: tinnsdi@nsdi.gov.in

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 (B) of Section 139A of Income Tax Act, 1961 and sub-rule (B) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

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

USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.
Uday Kumar
Director

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

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



भारत सरकार
GOVERNMENT OF INDIA



अधिकार संकेतपत्र
Arijit Bhattacharjee
DOB: 15-02-1979
Gender: Male



4338 4024 6257

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

निर्देश, आनन्दपुर मोर डंगलपारा, सुरी १,
सुरी, सुरी-१, बिरभुम, पश्चिम बंगाल,
731101

Address:
Suri, Anandapur More Dangalpara,
Suri - 1, Suri, Suri - 1, Birbhumi,
West Bengal, 731101



1947
1800 300 1947

help@uaid.gov.in

www.uaid.gov.in

P.O. Box No. 1947,
Bangalore-560 901

Arijit Bhattacharjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARJIT BHATTACHARJEE
N B BHATTACHARJEE

15/02/1979

Permanent Account Number

AKZPB2029B

Arjit Bhattacharjee
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीएस :
आयकर सेवा सेवा-यूटीआई, यूटीआई
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614.

Arjit Bhattacharjee



ভারত সরকার
Government of India



উদয় শঙ্কর বানার্জী
Uday Sankar Banerjee
পিতা : ধর্মদাস বানার্জী
Father : DHARMADAS BANERJEE
জন্মদিন / DOB : 01/01/1977
পুংস / Male



5494 3022 9485

আধার - সাধারণ মানুষের অধিকার



ভারতীয় চিহ্নিতকরণ কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা:
ওল্ড ডাঙ্গাল পাড়া, সিউড়ী, কুলে,
সুরি, বাঁহাটুম, পশ্চিম বেঙ্গল,
731101

Address:
OLD DANGAL PARA, SURI, Kule,
Suri, Bahadur, West Bengal,
731101

5494 3022 9485



1800 300 1947

help@uai.gov.in

www.uai.gov.in

Uday Sankar Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT
UDAY SANKAR BANERJEE
DHARMADAS BANERJEE
01/01/1977
 Permanent Account Number
BAHPB8837P
 Uday Sankar Banerjee
 Signature

भारत सरकार
GOVT. OF INDIA



This card is valid only for the holder's use only.
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 Income Tax ECI/CH Services Unit, NSDL,
 3rd Floor, Sakinaka Chambers,
 Near Bazar, Worli Station, Mumbai.
 Contact No. 432 0432

Tel: 91-20-2721 0001, Fax: 91-20-2721 0011
 e-mail: delivered@eci-nsdl.com

Uday Sankar Banerjee



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

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

To
 সুবীর বক্শী
 Subir Bakshi
 PURATAN DANGAL PARA
 SIURI
 Kute
 Suni
 Nandor Birbhum
 West Bengal 731101
 44317348
 13/09/2013
 MN443173485FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3857 5058 6418

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সুবীর বক্শী
 Subir Bakshi
 পিতা : রবীন্দ্র নাথ বক্শী
 Father : Rabindra Nath Bakshi
 জন্মতারিখ / DOB : 22/12/1972
 লিঙ্গ / Male



3857 5058 6418

আধার - সাধারণ মানুষের অধিকার

Subir Bakshi



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

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

To
 সুবীর বক্শী
 Subir Bakshi
 PURATAN DANGAL PARA
 SIURI
 Kule
 Suli
 Nandor Birbhum
 West Bengal 731101

13/09/2013
 44317348


 MN443173485FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3857 5058 6418

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সুবীর বক্শী
 Subir Bakshi
 পিতা : রবীন্দ্র নথ বক্শী
 Father : Rabindra Nath Bakshi
 জন্মতারিখ / DOB : 22/12/1972
 লিঙ্গ / Male



3857 5058 6418

আধার - সাধারণ মানুষের অধিকার

Subir Bakshi

स्थायी लेखा 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

सेक्टर संख्या, १६-113

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

इस कार्ड के लो / मिल जाने पर कृपया जाही करने
वाले अधिकारी को सूचित / ज्ञापन कर दें
संबुद्ध आयकर आवृत्त (पत्रिका एवं तकनीकी),
पी-7,
बीरही बंगला,
कलकत्ता - 700 009.

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P-7,
Chowringhee Square,
Calcutta-700 009.

Subir Bakshi



भारत सरकार
Government of India



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



6250 5056 9386

मेरा आधार, मेरी पहचान

Subrata Chatterjee



भारतीय विश्वव्यापी पहचान प्राधिकरण
Unique Identification Authority of India

Address:

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

6250 5056 9386



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जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBRATA CHATTERJEE
ALOK CHATTERJEE

02/04/1978
Permanent Account Number

AKAPC5678A

Subrata Chatterjee
Signature



Subrata Chatterjee



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

GRN: 19-202021-002930007-1

Payment Mode

Online Payment

GRN Date: 05/07/2020 18:06:13

Bank :

State Bank of India

BRN : IK0APCNLW1

BRN Date: 05/07/2020 18:08:12

DEPOSITOR'S DETAILS

Id No. : 2000696994/3/2020

[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 3

PAYMENT DETAILS

Major Information of the Deed

| | | | |
|--|--|---------------------------------|------------|
| Deed No : | 1-0302-03329/2020 | Date of Registration | 07/07/2020 |
| Query No / Year | 0302-2000696994/2020 | Office where deed is registered | |
| Query Date | 25/06/2020 11:27:15 PM | | |
| 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 : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1] | | |
| Set Forth value | Market Value | | |
| Rs. 1/- | Rs. 2,95,350/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 5,020/- (Article:48(g)) | Rs. 21/- (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 Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------------------|----------------|-------------------|---------|--------------|-------------------------|-----------------------|---|
| L1 | LR-1957 (RS :-1957) | LR-4921 | Vity | Jole | 1.79 Dec | 1/- | 2,95,350/- | Width of Approach Road: 100 Ft., Adjacent to Metr Road, |
| Grand Total : | | | | | 1.79Dec | 1 /- | 2,95,350 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Smt Ruma Roy, (Alias: Smt Ruma Bhattacharyya) (Presentant) Wife of Dipak Roy Suri Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:-Birbhum, West Bengal, India, PIN - 731101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DSNPR5041C, Aadhaar No: 43xxxxxxxx1983, Status :Individual, Executed by: Self, Date of Execution: 26/06/2020 , Admitted by: Self, Date of Admission: 28/06/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 26/06/2020 , Admitted by: Self, Date of Admission: 28/06/2020 ,Place : Pvt. Residence by Sign and Sound |

07/07/2020 Query No:-03022000696994 / 2020 Deed No :- 030203329 / 2020, Document is digitally signed.

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Shri Arijit Bhattacharjee Son of Shri Nitya Bikash Bhattacharjee Suri Anandapur More, Dangkalpara, 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 & CONSTRUCTION PRIVATE LIMITED (as Director) |
| 2 | Shri Uday Sankar Banerjee Son of Late Dharmadas Banerjee Suri Old Dangkalpara, 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.:: BAHPB8937P, Aadhaar No: 54xxxxxxxx9485 Status : Representative, Representative of : USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (as Director) |
| 3 | Shri Subir Bakshi Son of Late Rabindra Nath Bakshi Suri Old Dangkalpara, 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.:: AGEPB0248D, Aadhaar No: 38xxxxxxxx6418 Status : Representative, Representative of : USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (as Director) |
| 4 | Shri Subrata Chatterjee Son of Late Alope Chatterjee Suri Dangkalpara, 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.:: AKAPC5678A, Aadhaar No: 62xxxxxxxx9386 Status : Representative, Representative of : USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (as Director) |

Identifier Details :

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

Identifier Of Smt Ruma Roy, 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 | Smt Ruma Roy | USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED-1.79 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:- 1957, LR Khatian No:- 4921 | Owner:রুমা ভট্টাচার্য, Gurdian:নীল ভট্টাচার্য, Address:সিউড়ী ডাঙ্গালপাড়া , Classification:জেপ, Area:0.01790000 Acre, | Smt Ruma Roy |

07/07/2020 Query No:-03022000696994 / 2020 Deed No :1 - 030203329 / 2020, Document is digitally signed.

On 26-06-2020

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 2,95,350/-



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

On 28-06-2020

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

Presented for registration at 06:20 hrs on 28-06-2020, at the Private residence by Smt Ruma Roy Alias Smt Ruma Bhattacharyya, Executant.

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

Execution is admitted on 28/06/2020 by Smt Ruma Roy, Alias Smt Ruma Bhattacharyya, by sign and Sound, Wife of Dipak Roy, Suri Dangalpara, P.O: Suri, Thana: Suri, , City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession House wife

Identified by Shri Prasun Banerjee, . . Son of Shri Paresh Nath Banerjee, Suri Old 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 28-06-2020 by Shri Arijit Bhattacharjee, Director, USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Suri Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:-Birbhum, West Bengal, India, PIN - 731101

Identified by Shri Prasun Banerjee, . . Son of Shri Paresh Nath Banerjee, Suri Old 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 28-06-2020 by Shri Uday Sankar Banerjee, Director, USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Suri Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:-Birbhum, West Bengal, India, PIN - 731101

Identified by Shri Prasun Banerjee, . . Son of Shri Paresh Nath Banerjee, Suri Old 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 28-06-2020 by Shri Subir Bakshi, Director, USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Suri Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:-Birbhum, West Bengal, India, PIN - 731101

Identified by Shri Prasun Banerjee, . . Son of Shri Paresh Nath Banerjee, Suri Old 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 28-06-2020 by Shri Subrata Chatterjee, Director, USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Suri Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:-Birbhum, West Bengal, India, PIN - 731101

Identified by Shri Prasun Banerjee, . . Son of Shri Paresh Nath Banerjee, Suri Old 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 07-07-2020

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 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2020 6:08PM with Govt. Ref. No: 192020210029300071 on 05-07-2020, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0APCNLW1 on 05-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 4,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 6456, Amount: Rs.1,000/-, Date of Purchase: 26/06/2020, Vendor name: Ujjwal Kumar Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2020 6:08PM with Govt. Ref. No: 192020210029300071 on 05-07-2020, Amount Rs: 4,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0APCNLW1 on 05-07-2020, 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

07/07/2020 Query No:-03022000696994 / 2020 Deed No : I - 030203329 / 2020, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0302-2020, Page from 58365 to 58416

being No 030203329 for the year 2020.



Digitally signed by ARINDAM
CHAKRABORTY
Date: 2020.07.07 15:12:02 +05:30
Reason: Digital Signing of Deed.

AR

(Arindam Chakraborty) 2020/07/07 03:12:02 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SURI

West Bengal.

(This document is digitally signed.)

07/07/2020 Query No:-03022000696994 / 2020 Deed No :I - 030203329 / 2020, Document is digitally signed.