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I-3492/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

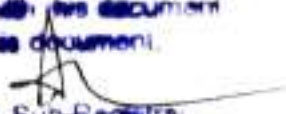
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DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF THE
AGREEMENT FOR DEVELOPMENT

This Agreement is made on this 9th day of July, 2020
 (Two Thousand and Twenty)

Continued: The documents is submitted to registration. The signature sheet and the endorsement sheet attached with this document are the part of this document.


 Add. Dist. Sub-Registrar
 Sub. Birtamur

10 JUL 2020


 P. Banerjee
 AR

8:40 p.m

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কর্তৃক দা

জন্মতারিখ নাম

বাসস্থান

পা

পা

৩৩৯ শ্রী অশোক মুখার্জী

কলকাতা সিটি কর্পোরেশন

[Signature]

Date - 9.7.2020

Ruma Roy @

Ruma Bhattacharyya



984

Ruma Roy @

Ruma Bhattacharyya



985



Add. Dist. Sup. Registrar
Sur. Division

9 JUL 2020

USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.

Nijit Bhattacharyya
Director



986

USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.

Uday Kumar Barik
Director

KNOW ALL MEN BY THESE PRESENTS that **Smt. Ruma Roy @ Ruma Bhattacharya (PAN No-DSNPR5041C) (Aadhaar No-4345 9395 1983)** w/o Dipak Roy, d/o Late Nirendra 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**, West Bengal, **SEND GREETINGS:-**

WHEREAS the Principal herein, is the rightful Owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the plots of Bhati land containing by estimation of a total area of **1.79 decimals equivalent to 1 Cottahs 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 situate 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 and hereunder written and hereinafter referred to as the "**SAID ENTIRE LAND**" together with all right of easements, appending and appurtenances of "**SAMAIRA APARTMENT**" free from all encumbrances whatsoever.

WHEREAS due to our inconveniences, incapability & preoccupations we are not in a position to look after, control, manage and supervise our aforesaid property, described in Schedule-I herein below.

AND WHEREAS we have decided to create more and more accommodation spaces upon the aforesaid premises by constructing a new residential building above the Schedule-I mentioned property.

by
P. Banerjee
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987

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Subir Banskhi
Director



988

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Subrata Chetty
Director



[Handwritten Signature]

Land, Dist. Sub-Registrar
Birbhum

09 JUL 2020

Prasun Banerjee
80 Acres nam Banerjee
Suri - Old Dangalpara
P.O & P.S - Suri
District - Birbhum

AND WHEREAS we have neither sufficient funds nor technical expertise and man power required for the purpose of pursuing with our above intention and/or objection of commercial exploitation of our aforesaid property/premises by constructing of a residential building on the schedule-I mentioned property.

AND WHEREAS by virtue of an Agreement for Development dated **7th day of July, 2020** duly registered in the office of the Addl. District Sub-Registrar Office at Suri in Book No. 1, **Being Deed No-I-3329 for the year 2020** executed by the Principal as the Owners of the One Part and **USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (PAN AACCU5873A) (CIN No-U45309WB2020PTC237067)**, 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

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, Dist-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
Adl

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, legal representatives, successors-in-interest & assigns) of **OTHER PART**.

THAT the afore mentioned Limited Company represented by the aforementioned Directors on such terms, conditions, stipulations and covenant as expressed therein with specific demarcations as to the Owner's Allocation and the Developer's Allocation in the proposed residential building to be constructed at the plot of land measuring an area of 1.79 decimals or 1 Cottahs 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 situate at Mouza-Karidhya, J. L. No. 106 comprised in LR 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 and hereinafter referred to as the "**SAID PROPERTY**" through the said Developer upon such terms and conditions as contained therein the said Agreement for Development.

AND WHEREAS at the treaty of the said Agreement for Development and due to the above it is now therefore expedient and necessary for the owners to appoint, entrust, empowered and authorize such effective person and persons to carry out with the objects of the above development work and as such the Principal herein has agreed to execute a Development Power of Attorney in favour of the said Developer as he may direct in order to enable them to get the Plan to be sanctioned by the Karidhya Gram Panchayet and/or Zilla Parishad

by
P. Banerjee
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and/or other appropriate authority and to do all other acts, deeds and things in relation to the development of Property

AND WHEREAS the Developer has requested the Principal to grant the said Development Power of Attorney in favour of the said Developer which the Principal hereby done and executed by these presents.

NOW KNOW YOU AND THESE PRESENTS WITNESSETH that the Principal do hereby nominate, constitute and appoint **USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED**, a Limited Company, having its registered office at Suri-Dangalpara, P.O & P.S-Suri, District-Birbhum, being represented by its Directors namely 1) **ARIJIT BHATTACHARJEE** s/o Nitya Bikash Bhattacharjee, 2) **UDAY SANKAR BANERJEE** s/o Late Dharmadas Banerjee, 3) **SUBIR BAKSHI** s/o Late Rabindra Nath Bakshi & 4) **SUBRATA CHATTERJEE** s/o Late Alok Chatterjee as our true and lawful constituted Attorney of the Principal herein to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To hold, occupy, defend possession of the said Property or any part or parts thereof on behalf of the Principal as the said Attorney may deem fit and proper.
2. To sign all necessary application correspondences, papers and writing for our before or addressed to any concerned authority, persons or organization and offices relating to the properties described in the schedule herein below.
3. To prepare Housing Complex plan or plans for development of the proposed Housing Complex comprised of the said Property described in the Schedule hereunder written and to submit the same to the Karidhya Gram Panchayet and/or Zilla Parishad and/or other appropriate authority for obtaining approval to the

by
P. Banerjee
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same, to submit proposals from time to time for the amendments of such Plan to the said concerned authority for the purpose of obtaining approval to such amendments and to sign on the site plan, proposed Housing Complex plan, sanctioned Plan etc. and on all other papers and to receive the same from the concerned authority in the name of the Principal herein and on behalf of the Principal as the said Developer may deem fit and proper.

4. To enter upon the said Property or any part or parts thereof either alone or along with others for the purpose of commencing construction work on the said Property and erecting new Housing Complex thereon.
5. To supervise the development work in respect of the said Housing Complex on the said Property and to carry out and/or to get carried out through Contractors or Sub-Contractors and/or in such manner as may be determined by the said Attorney to erect the construction of the said proposed Housing Complex comprising of several building(s)/flats/apartments etc. on the said Property in accordance with the plan and specifications to be sanctioned by the Karidhya Gram Panchayet and/or Zilla Parishad and/or other appropriate authority and in accordance with all the applicable rules and regulations made by the Government of West Bengal, Karidhya Gram Panchayet and/or Zilla Parishad and/or other appropriate authority, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.
6. To represent us and to look after manage our said property in the same manner which we could do or should have been done if, we were personally present.

by
P. Banerjee
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7. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and in all its Departments, Karidhya Gram Panchayet and/or Zilla Parishad and/or other appropriate authority and/or Town Planning Department and other concerned authorities in connection with the development of the said Property.
8. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said Property as also construction of the Housing Complex thereon and to pay their fees, consideration moneys, salaries and/or wages.
9. To pay various deposits to the Karidhya Gram Panchayet and/or Zilla Parishad and/or other appropriate authority as may be necessary for the purpose of carrying out the development work on the said Property and construction of the Housing Complex thereon and to claim refund of such deposits so to be paid by the Attorney and to give valid and effectual receipts in the name of the Principal and on behalf of the Principal in connection with the refund of such deposits.
10. To approach the officers of the Karidhya Gram Panchayet and/or Zilla Parishad and/or other appropriate authority for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the development of the said proposed Housing Complex comprised of the said Property and construction of the Housing Complex thereon and also to obtain water connection and service connection to the Housing Complex to be constructed.

by
P. Banerjee
A.S.

11. To make necessary applications to the West Bengal State Electricity Board for obtaining electric power for the said Housing Complex comprised of the said Property to be constructed thereon.
12. To make necessary representations including filing of complaints and appeals before the Assessor and Collector of Karidhya Gram Panchayet and/or Zilla Parishad and/or other appropriate authority and other concerned authorities in regard to the fixation of rateable value in respect of the Housing Complex on the said Property and/or any portion thereof by the Assessor and Collector of Karidhya Gram Panchayet and/or Zilla Parishad and/or other appropriate authority.
13. To apply from time to time for modifications of the plan in respect of the said Housing Complex to be constructed on the said Property containing of Owner's Allocation and Developer's Allocation particularly mentioned and described Schedule hereunder written.
14. To apply for and obtaining water connection for the Housing Complex to be constructed on the said Property and/or Occupation and Completion Certificate in respect of the said Housing Complex or any part or parts thereof from the Karidhya Gram Panchayet and/or Zilla Parishad and/or other appropriate authority.
15. To give such letters and writings and/or undertakings as may be required from time to time to the Karidhya Gram Panchayet and/or Zilla Parishad and/or other appropriate authority for the purpose of carrying out the development work in respect of the said Property as also in respect of the construction work of the said Housing Complex thereon and also for obtaining Occupation and/or Completion Certificate in respect of the said Housing Complex or any part thereof.

by
P. Banerjee
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16. To give necessary letters, writings and undertaking to the Karidhya Gram Panchayet and/or Zilla Parishad and/or other appropriate authority, Fire Brigade Department for occupying the said Housing Complex and/or obtaining necessary No Objection Certificate from the said Department in connection with the said Housing Complex.
17. To initiate, prosecute, conduct and defend all suits and legal proceedings in any court of law or tribunal relating to or concerning our said plot of land in our names and on our behalf.
18. To do all other acts, deeds, matters and things in respect of the said Property described in the Schedule hereunder written including to represent before and correspond with the Karidhya Gram Panchayet and/or Zilla Parishad and/or other appropriate authority for any of the matters relating to the sanctioning of the plan(s) for the construction of the proposed Housing Complex to be carried out on the said Property and any other matters pertaining to the said Property.
19. To hold and defend possession, manage and maintain the said Property and the said proposed new Housing Complex or any part or parts thereof from time to time and conduct all correspondence relating to the said Property with any person or persons authority or authorities.
20. To receive from the Intending Purchaser or Purchasers full consideration money and/or any earnest money and/or advance or advances and also the balance of consideration money at or before the completion of such sale of the Housing Complex comprising of several building(s)/flats/apartments etc. together with the undivided impartibly proportionate

by
P. Banerjee
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share or interest in the land underneath the said Housing Complex in respect of the developer's allocation to be constructed including undivided impartibly proportionate share or interest in all common service areas to be appended thereto and all sale proceeds will be deposited into the account of the Attorney herein and the Attorney hereto give good, valid receipt and discharge for the same which will protect the Purchaser or Purchasers without seeing the application of the money.

21. Upon such receipt as aforesaid in the name of the Attorney and further to authorise and empower the said Attorney herein to receive all other extra charges/taxes as mentioned in the said Agreement for Development.
22. To insure the property against all risks such as fire, tempest, riots, civil commotion, malicious acts, explosions, bombs, short circuits, bursting of gas cylinders, floods, earthquakes or otherwise causing any damage to the Housing Complex or any portion thereof for the full value of the said Housing Complex and other assets and lives therein as the said Attorney may think fit and proper.
23. To ask, receive and realize from all Occupiers or Purchasers of the Housing Complex comprising of several building(s)/flats/apartments etc., charges, expenses, rates, cesses and other sums due or that might become due and payable by him/her/them and on non-payment to take appropriate steps for realization thereof in respect of the developer's allocation.
24. To accept writ or summons or other legal processes or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent the Principal and in connection therewith file appeals or revision or representation and

By
P. Banerjee
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appoint Advocates and Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said Housing Complex comprising of several building(s)/ flats/apartments etc.

25. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revisions, review petitions in connection with any suit, proceedings, appeals, revisions, reviews before any Officer, Authority, Court, Tribunal, Magistrate or any other person for and on behalf of the Principal.
26. To change the nature and character of the said Property or any part or every part thereof to Bastu and/or Housing Complex and to amalgamate the same with any other adjacent plot or plots of land as required towards development of the said Property by construction of the said Housing Complex on behalf and in the name of the Principal from the appropriate concerned authority as the said Attorney may deem fit and proper.
27. To receive from any person, officer, authority, Tribunal or Court any document, money or other things and give release and receipt thereof.
28. To negotiate on terms for and to enter into Agreement or Agreements for Sale of the flats, units, car parking spaces and other area together with the undivided impartible proportionate share or interest in the land underneath the said Projects now known as "SAMAIRA" in respect of the developer's allocation to be constructed including undivided impartibly proportionate share or interest in all common areas restricted only to the Developer's Allocation and not the Owner's Allocation at the said Projects mentioned in the Second and Third Schedule hereunder written to any intending Purchaser or Purchasers at such price which

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the aforesaid Attorney in his absolute discretion think fit and proper and/or to cancel and/or repudiate the same including the execution of sale deeds.

29. To receive from the intending Purchaser or Purchasers full consideration money and/or any earnest money and/or advance or advances and also the balance of consideration money at or before the completion of such sale of the flats, units, car parking spaces and other areas together with undivided impartible proportionate share or interest in the land underneath the said Project now known as "SAMAIRA" to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation and to give good, valid receipt and discharge for the same which will protect the Purchaser or Purchasers without seeing the application of the money.
30. Upon such receipt as aforesaid in the name of the Principal and as its acts and deeds to sign, execute and deliver any Agreement for Sale, Deed of Conveyance in relation to the said Developer's Allocation in favour of the said Purchaser or his/her/their nominees or assignees.
31. To sign and execute all other deeds, instruments and assurances which they will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said Developer's Allocation or any parts thereof as the Principal could do itself.
32. To present any such Agreement for Sale, Deed of Conveyance or any other Deeds or Documents for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Agreement,

by
P. Banerjee
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Conveyance etc. registered and to do all acts, deeds and things which the said Attorney will consider necessary for conveying the Developer's Allocation as described in the schedule-III herein below at the said Property or any part or parts thereof to the said Purchaser or Purchasers as fully and effectually in all respects as the Principal could do the same including sell of property.

33. To bargain and/or to offer discount for better sale progress of the said Projects and every part thereof with the intending Purchasers of Developer's Allocation at the sole discretion of the Attorney herein.
34. To sign and execute any Agreement for Sale, Affidavit, Declaration or any other documents with any Bank and/or any Financial Institution to avail Housing Loan by any intending Purchaser of the said Project and to do all other acts, deeds and things to present the said Agreement for Sale, Affidavit, Declaration or any other documents before any registering authority for registration of the same.
35. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
36. To affix sign board or install any hoarding on the said premises in the name of our said attorney without any obstruction of our allocated flats and units without our prejudice.
37. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

by
P. Bawung
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38. The Principal do hereby agree to ratify and confirm whatsoever the said Attorney shall do in relation to the said Property by virtue of these presents and the Principal do hereby declare that the Principal shall not do anything inconsistent with the Power of Attorney.
39. The Principal do hereby further declare that the powers and authorities hereby granted to the Attorney herein till the said Property is fully and properly developed as per Agreement for Development and in accordance with the statutory provisions, rules and regulations.

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

ALL THAT piece or parcel of the plots of Bhiti land containing by estimation a total area of **1.79 decimals equivalent to 1 Cottahs 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, Sub-Registration 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		

by
P. Banerjee
AR

(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

THE SECOND SCHEDULE PART - II ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT piece and parcel of rest portion of the said building, together with undivided proportionate share of the land, common areas and facilities of the said building to be constructed on the land, excluding the owner's allocation portion which was mentioned above.

IN WITNESS WHEREOF We, the Principal and the constituted Attorney herein, have set and subscribed our respective hands and seals on this day of 9th July 2020.

SIGNED, SEALED AND DELIVERED

by the Principal at Suri
in the presence of :-

1. Prasen Banerjee
Suri - Dangalgara (old)
P.O & P.S - Suri, Dist. Birbhum
2. Tarit Sen
Kamalganj, Birbhum

Ruma Roy @

Ruma Bhattacharya

Signature of the Principal/Owner

SIGNED, SEALED AND DELIVERED
by the Attorney at Suri in the presence

of:-

1. Prasun Banerjee
Suri - Dangalpara (old)
P.O.S.P.S. - Suri, Dist. - Birbhum
2. Tanti An
Koridhrya, Birbhum

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Amit Bhattacharya
Director

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Uday Sarker Benerjee
Director

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Subir Banerjee
Director












USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Subrata Chatterjee
Director

Signature of the Attorney












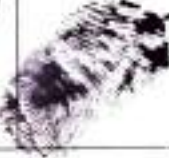




Drafted by :-

Prasun Banerjee
(PRASUN BANERJEE), *AB*
Advocate,
Enrolment No-WB/902/2008,
Suri-Dangalpara, Suri, Birbhum
Pin-731101, (Suri Court).

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

















Roy
Bhattacharya

Ruma Roy
Ruma Bhattacharya

	Left Hand					
						
	Right Hand					





Ajit Bhattacharya

Ajit Bhattacharya












	Left Hand					
						
	Right Hand					

Uday Santanu Dasgupta

Uday Santanu Dasgupta

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

Sudair Banskla

	Left Hand					
	Right Hand					

Sudair Chetty

	Left Hand					
	Right Hand					



ভারতীয় বিদ্যুৎ ই-স্বাক্ষর প্রাধিকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিডেশন আইডি / Enrollment No. : 1058/77723/04612

To
কমা রায়
RUMA ROY
PURATAN DANGALPARA
SURI
Kuls
Sur
Nandor Bithum
West Bengal 731101
9434150327

13/08/2013

47951722



12N479517228FT



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
জন্মতারিখ / DOB : 15/07/1974
লিঙ্গ : Female



4345 9395 1983

আধার - সাধারণ মানুষের অধিকার

Ruma Roy @

Ruma Bhattacharyya



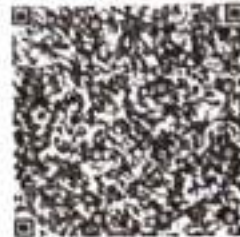
Ruma Roy @ Ruma Bhattacharyya



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

नाम / Name USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED

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



Signature valid

Digitally signed by: Tax PAN Services Ltd. Ltd.
eGov-Services
Date: 17/04/2020 10:06:38
CA: IT
Reason: PAN Sign
Location: PAN

- 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 easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के जुटाव, आकलन, कर मांग, टैक्स भुगतान, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव 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 तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर विभाग, 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"।
संलग्न पैन कार्ड में एंजानस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल 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 (B) of Section 138A of Income Tax Act, 1961 and sub-rule (5) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



भारत सरकार
GOVERNMENT OF INDIA



अधिकृत अडिटर
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

जिबि, बालमठ रोड बालमठ, मुर्शिदाबाद, मुर्शिदाबाद जिला, पश्चिम बंगाल, 731101

Address:
Suri, Anandapur More Dangaipara,
Suri - I, Suri, Suri - I, Birbhum,
West Bengal, 731101



1800 300 1047

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1047,
Bangalore-560 001

Arijit Bhattacharjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARIJIT BHATTACHARJEE
N B BHATTACHARJEE

15/02/1979

Permanent Account Number
AKZPB2029B

Arijit Bhattacharjee
Signature



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

यदि कार्ड के खोने/पाने पर सूचना सूचित करें/सीटारें :
आयकर पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614

Arijit Bhattacharjee



ভারত সরকার
Government of India



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



5494 3022 9485

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় প্রকল্প
Unique Identification Authority of India

ঠিকানা:
ওল্ড ডাঙ্গাল পাড়া, সিউড়ী, কুল,
সুরি, ঝারকুম, পশ্চিম বেঙ্গল,
731101

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

5494 3022 9485



1947
1900 300 1947



help@uidai.gov.in

www.uidai.gov.in

Uday Sankar Banerjee

आयकर विभाग

INCOME TAX DEPARTMENT

UDAY SANKAR BANERJEE

DHARMADAS BANERJEE

01/01/1977

Permanent Account Number

BAHPB8937P

Uday Sankar Banerjee

Signature



भारत सरकार

GOVT. OF INDIA



UDAY

यदि कार्ड के खोने / चोरी या गलत प्रयोग से / खोने /
उपयोग किए बिना खोने, यह कार्ड को पुराने
दिल्ली ऑफिस, सचिवालय भवन,
ब्लॉक 2/1/1, नया दिल्ली के वापस कर दें,
बॉम्बे, गुण - 411 005

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

Income Tax PAN Service Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Banner Telephone Exchange,
Bandra, Pune - 411 045

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

Uday Sankar Banerjee



ভারত সরকার
 Unique Identification Authority of India
 Government of India

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

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

13/06/2013
 44317348



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
 পুরুষ / Male

3857 5058 6418



আধার - সাধারণ মানুষের অধিকার

Subir Bakshi

धारा 13(1) के तहत / 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

R. Das

असहायक आयुक्त, ए.ए. 111

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

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / सूचना कर दें।
संयुक्त आयुक्त (प्रशासनिक एवं तकनीकी),
पी-7,

चीरिंगी स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :

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

P-7,

Chowringhee 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 एकिकृत पहचान प्राधिकरण
Unique Identification Authority of India

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

6250 5056 9386



1817



help@uaid.gov.in



www.uaid.gov.in

Subrata Chatterjee

आयकर 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



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 03028000773002/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Ruma Roy Alias Smt Ruma Bhattacharyya Suri Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:- Birbhum, West Bengal, India, PIN - 731101	Principal			Ruma Roy Ruma Bhattach 9/7/2020
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Arijit Bhattacharjee Suri Anandapur More, Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:- Birbhum, West Bengal, India, PIN - 731101	Represent ative of Attorney [USSAN LAND DEVELOP MENT & CONSTR UCTION PRIVATE LIMITED]			USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD. Arijit Bhattacharjee Director

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 Attorney [USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED]			USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD. Uday Sankar Banerjee Director 09.07.20
4	Shri Subir Bakshi Suri Old Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:-Birbhum, West Bengal, India, PIN - 731101	Representative of Attorney [USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED]			USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD. Subir Bakshi Director 9/7/2020
5	Shri Subrata Chatterjee Suri Dangalpara, P.O:- Suri, P.S:- Suri, Suri, District:-Birbhum, West Bengal, India, PIN - 731101	Representative of Attorney [USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED]			USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD. Subrata Chatterjee Director

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prasun Banerjee Son of Mr Paresh Nath Banerjee Suri Old Dangalpara, P.O.- Suri, P.S.- Suri, Sun, District:- Birbhum, West Bengal, India, PIN - 731101	Smt Ruma Roy, Shri Arijit Bhattacharjee, Shri Uday Sankar Banerjee, Shri Subir Bakshi, Shri Subrata Chatterjee.			 09/07/2020

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

Major Information of the Deed

Deed No :	I-0302-03492/2020	Date of Registration	10/07/2020
Query No / Year	0302-8000773002/2020	Office where deed is registered	
Query Date	08/07/2020 3:46:34 PM	0302-8000773002/2020	
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		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,95,350/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 030203329/2020		

Land Details :

District: Birbhum, P.S:- Suri, Gram Panchayat: KARIDHYA, Mouza: Karidhya, 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 :-)	LR-4921	Vity	Jole	1.79 Dec	1/-	2,95,350/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
Grand Total :					1.79Dec	1 /-	2,95,350 /-	

Principal 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: 43xxxxxxx1983, Status :Individual, Executed by: Self, Date of Execution: 09/07/2020 , Admitted by: Self, Date of Admission: 09/07/2020 ,Place : Pvt. Residence by Sign and Sound, Executed by: Self, Date of Execution: 09/07/2020 , Admitted by: Self, Date of Admission: 09/07/2020 ,Place : Pvt. Residence by Sign and Sound

Attorney Details :

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

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 & CONSTRUCTION PRIVATE LIMITED (as Director)
2	Shri Uday Sankar Banerjee Son of Late Dharmadas Banerjee Suri Old 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.:: 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 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.:: 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 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.:: AKAPC5678A, Aadhaar No: 62xxxxxxxx9386 Status : Representative, Representative of : USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasun Banerjee Son of Mr Paresh Nath Banerjee Suri Old Dangalpara, 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, 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 ভট্টাচার্য্য, Gurdian:নীরে ভট্টাচার্য্য, Address:সিউড়ী ডাঙ্গালপাড়া , Classification:জোল, Area:0.01790000 Acre,	Smt Ruma Roy

On 09-07-2020

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

Presented for registration at 08:40 hrs on 09-07-2020, at the Private residence by Smt Ruma Roy Alias Smt Ruma Bhattacharyya, Executant.

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/-

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

Execution is admitted on 09/07/2020 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 Mr Prasun Banerjee, . . Son of Mr 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 09-07-2020 by Shri Arjit 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 Mr Prasun Banerjee, . . Son of Mr 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 09-07-2020 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 Mr Prasun Banerjee, . . Son of Mr 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 09-07-2020 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 Mr Prasun Banerjee, . . Son of Mr 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 09-07-2020 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 Mr Prasun Banerjee, . . Son of Mr 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 10-07-2020

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 : 4 (g) of Indian Stamp Act 1899.

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp Type: Impressed. Serial no 6930. Amount: Rs 50/- Date of Purchase: 06/07/2020. Vendor name: A MUKHERJEE



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

19/07/2020 Query No: 03028000773002 / 2020 Deed No: 1 - 030203492 / 2020 Document is digitally signed

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0302-2020, Page from 61499 to 61538

being No 030203492 for the year 2020.



Arindam

Digitally signed by ARINDAM
CHAKRABORTY
Date: 2020.07.10 16:45:25 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2020/07/10 04:45:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SURI
West Bengal.

(This document is digitally signed.)