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District Sub-Registrar, Birbhum

13 APR 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE AND
EXECUTED ON THIS 11TH DAY OF APRIL, 2023 (TWO
THOUSAND AND TWENTY THREE)

BETWEEN

by
P. Banerjee
Ad

Prasun Bhandari
Swi old dargah
P.S. - Swi
Munhu

PARTIES:

1) Sri PURNENDU BHATTACHARJEE (PAN No-AFHPB1125P) (Aadhaar No-4153 1301 8226) & 2) Sri BIKASH BHATTACHARJEE (PAN No-AFHPB1123M) (Aadhaar No-6016 5701 9371) both are sons of Late Anadi Prasad Bhattacharjee, both by Occupation-Business, both by Faith-Hindu, both by Nationality- Indian, both are permanent resident of Suri-Old Dangalpara, P.O + P.S + Chowki + Sub Registry Office-Suri, District-Birbhum, Pin-731101, hereinafter called and referred to as the "**OWNERS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, representatives, successors-in-interest and assigns) of the **FIRST PART:-**

A N D

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- Suri, Dist- Birbhum, Pin-731101, being represented by all of its Directors either singly or jointly, viz

1) Sri ARIJIT BHATTACHARJEE (PAN No-AKZPB2029B, having Aadhaar No-4338 4024 6257) 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, West Bengal.

2) Sri UDAY SANKAR BANERJEE (PAN No-BAHPB8937P, having Aadhaar No-5494 3022 9485) 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, West Bengal.

3) Sri SUBRATA CHATTERJEE (PAN No-AKAPC5678A, having Aadhaar No-6250 5056 9386) 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 referred to as the "**DEVELOPER/PROMOTER**" (which term or expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include the Company, its Directors, executors, representatives, successors-in-interest) of the **SECOND PART**

by
P. Banerjee
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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 Bhiti land containing by estimation a total area of **8.40 decimals** be the same a little more or less including all easement rights and appurtenances thereto lying at Mouza-Anandapur, J. L. No-103, **RS Plot No-1555, LR Plot No-2196** corresponding to **LR Khatian No-558/51 & 700/16** under P.S- Suri within Suri Municipality mentioned and described 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:

WHEREAS an area of 3 katha 4 chhatak 11 sq feet of land at Mouja-Anandapur in respect of RS Plot No-1555 (LR-2196) was seized and acquired by Anadi Prasanna Mukhopadhyay & Krishna Prasanna Mukhopadhyay who thereafter out of love and affection towards their sons and cousin gifted the property to Sanjoy Kumar Mukhopadhyay, Saroj Kumar Mukhopadhyay, Shyamal Kumar Mukhopadhyay, Siddhartha Kumar Mukhopadhyay & Sumit Kumar Mukhopadhyay by dint of one Registered Deed of Gift dated 19th day of June, 1978 duly registered in the office of the DSR at Suri, Being Deed No-I-3802/1978 in Book No-I, Vol No-45, Page No-150-153.

AND WHEREAS Sanjoy Kumar Mukhopadhyay, Saroj Kumar Mukhopadhyay, Shyamal Kumar Mukhopadhyay, Siddhartha Kumar Mukhopadhyay & Sumit Kumar Mukhopadhyay while seizing and possessing the said land ultimately

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sold the same to the aforesaid land owners **Purnendu Bhattacharjee & Bikash Bhattacharjee** vides Registered Deed of Sale No-I-1086/1999 dated 14.12.1998 registered at DSR Suri in Book No-I, Vol No-12, Page No-397-400.

That by the strength of aforesaid Deed and after acquisition the land owners thus became owners of **ALL THAT** piece or parcel of the said plots of Bhiti land containing by estimation an area of more or less 5.40 decimals by way of above noted and the land owners also became owner of 03 decimals of land by way of inheritance from their father as per Succession Act that is total 8.40 decimals of land including all easement rights and appurtenances thereto lying and situate at Mouza-Anandapur, JL No-103 comprised in **LR Plot No-2196** under the Police Station of Suri within the limits of Ward No-15 of Suri Municipality in the District of Birbhum particularly mentioned and described which is free from all encumbrances liens, lispendens, attachments, claims and demands in any manner whatsoever.

After acquiring the land containing by estimation a total area of **8.40 decimals** be the same a little more or less the said **Purnendu Bhattacharjee & Bikash Bhattacharjee** mutated their names in respect thereof in the record of rights of the concerned B.L. & L.R.O. under **LR Khatian No-558/51 & 700/16** upon payment relevant khajanas thereof.

AND WHEREAS the 1st Party of this Agreement **Purnendu Bhattacharjee & Bikash Bhattacharjee** have already executed Registered Development Agreement No-I-7885/2022 dated 08.06.2022 as well as Development Power of Attorney No-I-8373/2022 dated 16.06.2022 in favour of the 2nd Party **USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED** for Development & Construction of the land but due to change of Specification of Plan by the Suri Municipality the Allocation which were incorporated in the said Agreement dated 08.06.2022 has been changed and as such it has become necessary or prudent to enter into this fresh Agreement with self same terms and condition by cancelling the previous Development Agreement No-I-7885/2022 dated 08.06.2022 & Development Power of Attorney No-I-8373/2022 dated 16.06.2022.

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That no other terms and conditions save and except the above has been changed by executing this fresh agreement.

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 owner is not capable to invest huge capital lacks expertise and man power and as such owner approached the Second Party/Developer for developing and constructing the schedule-I property and the Developer accepted the proposal of the owner 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 owner has agreed to authorize the Developer to develop the said property containing by estimation more or less 8.40 decimals of land upon which new B + G + V Flat-Type Residential buildings/Houses/Apartments/Commercial exploitation on ownership basis will be erected and the owners are agreeable with the proposed new building Flats/Apartments and other structures to anybody or other body that may be formed by the prospective purchaser of such Flats and other premises.

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 title Deed or any part of the said 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 the above mentioned deed, duly registered in the office of the District Sub-Registrar office at Suri, 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.

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

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

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

Desire of the Owner : The Owner herein is desirous to construct a residential-cum-commercial Complex on the said land subject to necessary approvals from Suri Municipality already given therein 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 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 Suri Municipality, which is already approved. 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.

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Phases : The Developer herein desires to develop the said subject Land by constructing a Housing/Commercial 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.

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, (PAN AACCU5873A) (CIN No-U45309WB2020PTC237067)** a Private Limited Company, having its Registered Head Office at Suri-Dangalpara within P.O + P.S- 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 lying situate at Mouja-Anandapur, J. L. No. 103, comprised in **RS Plot No-1555, LR Plot No-2196, L. R. Khatian No-558/51 & 700/16** under the Police Station of Suri within the limits of Ward No-15 of Suri Municipality in the District of Birbhum particularly mentioned and described in the First Schedule.

THE HOUSING COMPLEX : shall mean the apartments/buildings/flats to be constructed over the said Property in accordance with the building Plan sanctioned by the authority of Suri Municipality at the cost of the Developer herein.

THE UNIT : shall mean the partly or wholly constructed flat/apartment/garage in the Housing/Commercial Complex (which is agreed to be completed by the

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Developer within 36 month from the date of issuance of Sanction Plan) and also include a proportionate share in the common portion of the property.

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.

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

THE ARCHITECT : shall mean such Architect or Architects appointed by the Developer as Architect for the Housing-cum-Commercial 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/Commercial Complex for independent use and occupation after due provisions for common areas and facilities.

OWNER'S ALLOCATION : shall mean total 5 numbers of flats on Ground, 1st & 2nd Floor be given to Bikash Bhattacharjee & Purnendu Bhattacharjee of the portion of the building(s) and or apartments/or flats along with two numbers of Garage on the Basement of the Building which is to be allocated to the owners in accordance with the terms and conditions of this presents along with all common service areas, facilities and amenities 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 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

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entirely to the account of the Developer and the Owner would not have any claim, on such proceeds collected by the Developer.

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

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

TRANSFeree : shall mean the person or persons, firm, limited company or Association of Persons to whom any space in the 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 sanctioned by the Suri Municipality but not more than 05 (five) years from the date of this Agreement.

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SANCTIONED PLAN : shall mean and include the B + G + V (Seven Storied) Building (Housing Complex) already Sanctioned by the Suri Municipality.

PREMISES : shall mean the entire Housing Complex newly built comprised at Mouza-Anandapur, J. L. No-103, comprised in **LR Plot No-2196** appertaining to **LR Khatian No-558/51 & 700/16** under the Police Station of Suri within the limits of Suri Municipality 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 (Old), P.O & P.S-Suri, District-Birbhum, who will prepare all the papers including drafting of the Conveyance of Deeds, Sale Agreement and other matters 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 is seized and possessed of and/or otherwise legally entitled to transfer the said Property or any part thereof. The Owner became the owner of the Property vides Deed of Sale No-I-1086/1999 dated 14.12.1998 duly registered at DSR at Suri.

That excepting the Owners nobody else has any right, title and interest, claim or demand whatsoever into or upon the said Property or any part thereof. The Owner further undertakes that the said Property or any part thereof is not subject matter of

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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 settled 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 and in case of any dispute the owner will be solely responsible for that.

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.

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That the total area comprised in the said Entire Land is **8.40 decimals** more or less lying situate at Mouza-Anandapur 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 Owners undertake 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 Owners 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.

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

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

The Owner confirms that the Conversion of the nature of the land in "Bastu" has already been carried out and the property is presently recorded as "Bastu" and there is no need of further conversion.

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

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

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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.

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

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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.

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 Suri Municipality 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. That the Developer has every right to get loan from Nationalized/Private Bank for development of Land.

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

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prospective Purchasers. The Developer shall also remain liable for any litigation or for any matter relating to the Housing Complex, which may emerge at a later date.

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 concerned Municipality or any other statutory authority of the Government and shall thereafter start construction of the said Housing Complex.

To prepare and cause the said plan already 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.

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 terms, conditions and considerations at his sole discretion of Developer Allocation.

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

ARTICLE - IX : CONSTRUCTION :

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

ARTICLE - X : BUILDING THE HOUSING COMPLEX :

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

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 Suri Municipality 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 Municipal 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

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stipulated period raised in favour of the Owner as well as other flat owners. However, if any dues paid by the Developer, pertain to period prior to plan sanction date, all such payment shall be adjusted by the Owners.

After the completion of the total construction, the Developer including his assigns, will bear the cost of common facilities and maintenance, if any. The operation and maintenance of the common utilities, common area electricity, DG power, salaries of security staff, housekeeping, gardeners and other expenses in the common areas, would be charged to the respective residents in proportion to their respective areas under possession and adjusted against the upfront maintenance charges recovered from them by the Developer, at the time of handing over of possession. At a later date, the Developer would hand over the common areas and facilities of Housing/Commercial 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.

by
P. Baumy
OK

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.

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 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.

by
P. Banerjee
AD

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 all the requisite documents (i.e. Title Deeds, Link Deeds, Porchas, Dakhila, Municipal Tax Receipts) to the Developer herein against a proper receipt at the time of execution and registration of this Agreement for Development. 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**.

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

by
P. Baumig
AL

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 name of the said proposed Project will always be known as "**USSAN'S ANADI APARTMENT**".

THE FIRST 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 more or less **8.40 decimals** equivalent to 5.06 katha be the same a little more or less including all easement rights and appurtenances thereto lying and situated at Mouza-Anandapur, J. L. No-103, comprised in **RS Plot No-1555**, corresponding to **LR Plot No-2196** appertaining to LR Khatian No-558/51 & **700/16**, situated under the Police Station of Suri within the limits of Ward No-15 of Suri Municipality adjacent to Unknown Road (Dangalpara Puratan Line Anandapur), Post Office- Suri, District Sub Registration office at Suri in the District of Birbhum:-

Property Butted and Bounded by

North: Building of Kuntal Dixit

South: Indusind Bank

East: 20 feet wide Road

West: House of Ambika Mukherjee

by
P. Banerjee
Ad

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

That the Land Owners will jointly get Five (5) numbers of Flats as well as two Garage as owners Allocation (42%), which are specifically mentioned below

Sl. No	Owner	Flat No	Area (Built up)	Floor
1.	Purnendu Bhattacharjee	G1	1410 sq feet	Ground Floor Road facing
2.	Purnendu Bhattacharjee	B	828 sq feet	2 nd Floor
3.	Bikash Bhattacharjee	A	673 sq feet	1 st Floor
4.	Bikash Bhattacharjee	B	828 sq feet	1 st Floor
5.	Bikash Bhattacharjee	C	686 sq feet	1 st Floor

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

DEVELOPER'S ALLOCATION : shall mean the remaining 58% portion of the Flat building/Housing Complex including garage along with all common facilities and amenities as noted below in the **Second Schedule Part - II** 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, to that proceeds will be collected from the buyers by way of allied services viz. electrical transformer, upfront maintenance charges, security deposits, legal/documentation charges.

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.

by
P. Banerjee
AS

DOORS :-

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

WINDOWS :-

Aluminium Sliding Windows.

KITCHEN :-

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

TOILETS :-

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

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.

by
P. Bawer
A

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. Prasen Banerjee
Suri - Old Dangalpara
P.O & P.S - Suri
District - Birbhum

2. Anuresh Chatterjee
(Advocate)
Suri, Court
Suri, Birbhum

Reshendu Bhattacharya

Signature of the Owners

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Nijit Bhattacharya
Director

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Uday Kumar Boreja
Director

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Subrata Chatterjee
Director

Signature of the Developer

Drafted by :-

Prasen Banerjee

(Prasen Banerjee),

Advocate,

Enrolment No-WB/902/2008

Suri-Dangalpara

Suri, Birbhum

Pin - 731101

(Suri Court)

Computer Typed by

Prasen Banerjee
Prasen Banerjee

LAND OWNER		Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
 <i>Puspanandan Bhattacharya</i>	Left Hand					
	Right Hand					

Puspanandan Bhattacharya
11.4.2023

LAND OWNER		Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
 <i>Bikash Bhattacharya</i>	Left Hand					
	Right Hand					

Bikash Bhattacharya
11/4/2023

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

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

DEVELOPER						
 <i>Vicky Sankar</i>	Left Hand					
	Right Hand					

USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.
Vicky Sankar Director

DEVELOPER						
 <i>Subrata Chatterjee</i>	Left Hand					
	Right Hand					

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

DEVELOPER						
	Left Hand					
	Right Hand					



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0301001053/2023	Date of Application	11/04/2023
Query No / Year	03012000917378/2023		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr Prasun Banerjee		
Stampduty Payable	Rs.5,020/-		
Registration Fees Payable	Rs.21/-		
Applicant Name of the Visit Commission	Mr PRASUN BANDERJEE		
Applicant Address	ADVOCATE SURI		
Place of Commission	Suri Anandapur More Dangaipara, City:- Suri, P.O:- SURI, P.S:-Suri, District:- Birbhum, West Bengal, India, PIN:- 731101		
Expected Date and Time of Commission	11/04/2023 5:00 PM		
Fee Details	J1: 250/-, J2: 360/-, PTA-J(2): 120/-, Total Fees Paid: 730/-		
Remarks			



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 03012000917378/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Purnendu Bhattacharjee Suri Old Dangalpara, City:- Suri, P.O:- Suri, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101	Land Lord			<i>Purnendu Bhattacharjee</i> 11.4.2023
2	Shri Bikash Bhattacharjee Suri Old Dangalpara, City:- Suri, P.O:- Suri, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101	Land Lord			<i>Bikash Bhattacharjee</i> 11/4/2023
3	Shri Arijit Bhattacharjee Suri Anandapur More Dangalpara, City:- Suri, P.O:- SURI, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101	Representative of Developer [USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED]			USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD. <i>Arijit Bhattacharjee</i> Director 11/04/2023

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
4	Shri Uday Sankar Banerjee. Suri Old Dangalpara, City:- Suri, P.O:- SURI, P.S:-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 Director 11-04-2023
5	Shri Subrata Chatterjee Suri Dangalpara, City:- Suri, P.O:- SURI, P.S:-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 Director 11/4/2023
SI 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 Dangalpara, City:- Suri, P.O:- SURI, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101	Shri Purnendu Bhattacharjee, Shri Bikash Bhattacharjee, Shri Arijit Bhattacharjee, Shri Uday Sankar Banerjee, Shri Subrata Chatterjee			Prasun Banerjee 11/04/2023

(Amitabha Acharya)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.
BIRBHUM



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240014561891

GRN Details

GRN:	192023240014561891	Payment Mode:	Online Payment
GRN Date:	11/04/2023 18:19:13	Bank/Gateway:	State Bank of India
BRN :	IK0CESAMD1	BRN Date:	11/04/2023 18:21:03
GRIPS Payment ID:	110420232001456188	Payment Init. Date:	11/04/2023 18:19:13
Payment Status:	Successful	Payment Ref. No:	2000917378/5/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ussan Land Development & Construction Private Limited
Address:	Suri, Dangalpara, P.O-Suri P.S-Suri, Dist Birbhum, West Bengal, 731101
Mobile:	7384731459
Contact No:	7001157212
Depositor Status:	Buyer/Claimants
Query No:	2000917378
Applicant's Name:	Mr Prasun Banerjee
Address:	D.S.R. BIRBHUM
Office Name:	D.S.R. BIRBHUM
Identification No:	2000917378/5/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 5
Period From (dd/mm/yyyy):	11/04/2023
Period To (dd/mm/yyyy):	11/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000917378/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2000917378/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	53
Total				73

IN WORDS: SEVENTY THREE ONLY.

Major Information of the Deed

Deed No :	I-0301-05671/2023	Date of Registration	13/04/2023
Query No / Year	0301-2000917378/2023	Office where deed is registered	
Query Date	09/04/2023 11:24:10 PM	D.S.R. BIRBHUM, District: Birbhum	
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. 6,00,000/-	Rs. 24,05,456/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 53/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Birbhum, P.S:- Suri, Municipality: SURI, Road: Unknown Road (Dangalpara Puratan Line Anandapur), Mouza: Anandapur, , Ward No: 15 JI No: 103, Pin Code : 731101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2196 (RS :-)	LR-558/51	Vastu	Vastu	0.042 Acre	3,00,000/-	12,02,728/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-2196 (RS :-)	LR-700/16	Vastu	Vastu	0.042 Acre	3,00,000/-	12,02,728/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			8.4Dec	6,00,000 /-	24,05,456 /-	
		Grand Total :			8.4Dec	6,00,000 /-	24,05,456 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Purnendu Bhattacharjee (Presentant) Son of Late Anadi Prasad Bhattacharjee Suri Old Dangalpara, City:- Suri, P.O:- Suri, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx5p, Aadhaar No: 41xxxxxxxx8226, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
2	Shri Bikash Bhattacharjee Son of Late Anadi Prasad Bhattacharjee Suri Old Dangalpara, City:- Suri, P.O:- Suri, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx3m, Aadhaar No: 60xxxxxxxx9371, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED Suri Dangalpara, City:- Suri, P.O:- SURI, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101, PAN No.:: aaxxxxxx3a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Arijit Bhattacharjee Son of Shri Nitya Bikash Bhattacharjee Suri Anandapur More Dangalpara, City:- Suri, P.O:- SURI, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx9b, 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, City:- Suri, P.O:- SURI, P.S:-Suri, District:-Birbhum West Bengal, India, PIN:- 731101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: baxxxxxx7p, Aadhaar No: 54xxxxxxxx9485 Status : Representative, Representative of : USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)
3	Shri Subrata Chatterjee Son of Late Alok Chatterjee Suri Dangalpara, City:- Suri, P.O:- SURI, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx8a, 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 Dangalpara, City:- Suri, P.O:- SURI, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101			
Identifier Of Shri Purnendu Bhattacharjee, Shri Bikash Bhattacharjee, Shri Arijit Bhattacharjee, Shri Uday Sankar Banerjee, Shri Subrata Chatterjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Purnendu Bhattacharjee	USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED-4.2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Bikash Bhattacharjee	USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED-4.2 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Suri, Municipality: SURI, Road: Unknown Road (Dangalpara Puratan Line Anandapur), Mouza: Anandapur, , Ward No: 15 JI No: 103, Pin Code : 731101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2196, LR Khatian No:- 558/51	Owner:পূর্নেন্দু ভট্টাচার্য্য, Gurdian:অনাদি ভট্টাচার্য্য, Address:সিউড়ী ডাঙ্গালপাড়া , Classification:বাস্ত, Area:0.04200000 Acre,	Shri Purnendu Bhattacharjee
L2	LR Plot No:- 2196, LR Khatian No:- 700/16	Owner:বিকাশ ভট্টাচার্য্য, Gurdian:অনাদী , Address:সিউড়ী ডাঙ্গাল পাড়া , Classification:বাস্ত, Area:0.04200000 Acre,	Shri Bikash Bhattacharjee

On 10-04-2023

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 24,05,456/-



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

On 11-04-2023

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

Presented for registration at 21:00 hrs on 11-04-2023, at the Private residence by Shri Purnendu Bhattacharjee, one of the Executants.

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

Execution is admitted on 11/04/2023 by 1. Shri Purnendu Bhattacharjee, Son of Late Anadi Prasad Bhattacharjee, Suri Old Dangalpara, P.O: Suri, Thana: Suri, , City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession Business, 2. Shri Bikash Bhattacharjee, Son of Late Anadi Prasad Bhattacharjee, Suri Old Dangalpara, P.O: Suri, Thana: Suri, , City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession Business

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

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

Execution is admitted on 11-04-2023 by Shri Arijit Bhattacharjee, DIRECTOR, USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Suri Dangalpara, City:- Suri, P.O:- SURI, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101

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

Execution is admitted on 11-04-2023 by Shri Uday Sankar Banerjee, DIRECTOR, USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Suri Dangalpara, City:- Suri, P.O:- SURI, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101

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

Execution is admitted on 11-04-2023 by Shri Subrata Chatterjee, DIRECTOR, USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Suri Dangalpara, City:- Suri, P.O:- SURI, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101

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



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

On 12-04-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/04/2023 6:21PM with Govt. Ref. No: 192023240014561891 on 11-04-2023, Amount Rs: 53/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0CESAMD1 on 11-04-2023, 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 by online = Rs 20/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/04/2023 6:21PM with Govt. Ref. No: 192023240014561891 on 11-04-2023, Amount Rs: 20/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0CESAMD1 on 11-04-2023, Head of Account 0030-02-103-003-02



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

On 13-04-2023

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 16978, Amount: Rs.5,000.00/-, Date of Purchase: 11/04/2023, Vendor name: Sk Selim Hossain



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0301-2023, Page from 93826 to 93863
being No 030105671 for the year 2023.



Acharya

Digitally signed by AMITABHA ACHARYA
Date: 2023.04.13 12:36:05 +05:30
Reason: Digital Signing of Deed.

(Amitabha Acharya) 2023/04/13 12:36:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
West Bengal.

(This document is digitally signed.)
