

5729/2023

I-5915/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

9 (8) 959362/2023

AF 178408

19/4/23

that the document submitted
for registration is a true and correct
copy of the original document.
District Sub-Registrar, Birgaon

24 APR 2023

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF THE AGREEMENT FOR DEVELOPMENT

THIS POWER OF ATTORNEY IS MADE ON THIS 19TH DAY OF APRIL,
2023 (TWO THOUSAND AND TWENTY THREE)

by
P. Banerjee
Ad

19.04.23

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তারিখ ২৭/৪/২০২৩

নাম: উদয় সর্কার বোনেফ

পিতা: বিজয়

মাতা: সত্যজিৎ

তারিখ: ১৯/০৪/২০২৩

স্বাক্ষর: [Signature]

Uday Sarkar Bonerji



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USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.

Uday Sarkar Bonerji
Director



USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.

Uday Sarkar Bonerji
Director



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District Sub Registrar,
SURI, HINGULUM

19 APR 2023

USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.

Sanku Chatterjee
Director



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Purnendu Bhattacharya



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Bikasini Bhattacharya

Prasun Banerjee
S/O Paras Nath Banerjee
Swai- oad Dangaipara
P.O. P.S. - Suri
Dist- Birbhum, Pin-731101, WB

BETWEEN

KNOW ALL MEN BY THESE PRESENTS that we 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/PRINCIPAL" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors-in-interest & assigns) of the ONE PART, West Bengal, SEND GREETINGS:-

AND WHEREAS the Principal herein, are the rightful joint Owners and seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of the plots of Bhiti land containing by estimation of a total area of **8.40 Decimals** 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, RS Plot No-1555, LR Plot No-2196** corresponding to **LR Khatian No-558/51 & 700/16** under the Police Station of Suri within the limits of Suri Municipality within Ward No-15 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 "USSAN'S ANADIAPARTMENT" free from all encumbrances whatsoever.

AND 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.

by
P. Banerjee
Ad

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.

AND WHEREAS we have neither sufficient funds nor technical expertise and man power required for the purpose of pursuing with our above intention 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 13th day of April, 2023 duly registered in the office of the **DSR Suri** in Book No. I, **Being Deed No-5671** for the year 2023 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- 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, permanently 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, permanently 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-

by
P. Banerjee
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Birbhum, Pin-731101, West Bengal hereinafter called and referred to as the **"DEVELOPER/PROMOTER"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include the said Company, its Directors, executors, administrators, representatives, successors-in-interest) of the **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 as area of 8.40 decimals be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Anandapur, J. L. No. 103 comprised in RS Plot No-1555, LR Plot No. 2196 appertaining to L.R. Khatian No-558/51 & 700/16 under the Police Station of Suri within the limits of Suri Municipality 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 has been sanctioned by Suri Municipality and to do all other acts, deeds and things in relation to the development of Property

by
P. Banerjee
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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 Private 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, 2) Uday Sankar Banerjee & 3) Subrata 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 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.
4. To supervise the development work in respect of the said Housing Complex on the said Property and to carry out through Contractors or Sub-Contractors 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 Suri Municipality and/or other

by
P. Banerjee
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appropriate authority and in accordance with all the applicable rules and regulations made by the Government of West Bengal, Suri Municipality and/or other appropriate authority, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and other concerned authorities.

5. 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.
6. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and in all its Departments, Suri Municipality and/or other appropriate authority and/or Town Planning Department and other concerned authorities in connection with the development of the said Property.
7. 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.
8. To pay various deposits to the Suri Municipality 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.
9. To approach the officers of the Suri Municipality and/or other 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 Housing Complex comprised of the said Property and

by
P. Banerjee
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construction of the Housing Complex thereon and also to obtain water connection and service connection to the Housing Complex to be constructed.

10. 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.
11. To make necessary representations including filing of complaints and appeals before the Assessor and Collector of Suri Municipality 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 Collector of Suri Municipality or other authority.
12. 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.
13. 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 Suri Municipality and/or other appropriate authority.
14. To give such letters and writings and/or undertakings as may be required from time to time to the Suri Municipality 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
A. Banerjee

15. To give necessary letters, writings and undertaking to the Suri Municipality and/or other 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.
16. 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.
17. 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 Suri Municipality 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.
18. 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.
19. 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 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 hereinto give good, valid receipt and discharge for the same which will protect the Purchaser or Purchasers.

by
P. B. B. B.
A. B.

20. 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.
21. 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.
22. 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/them.
23. 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 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.
24. 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.
25. To receive from any person, officer, authority, Tribunal or Court any document, money or other things and give release and receipt thereof.

by
P. Bannu
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26. 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 "USSAN'S ANADI APARTMENT" 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 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.
27. 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 "USSAN'S ANADI APARTMENT"
28. 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.
29. 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 of 58% (FAR) in favour of the said Purchaser or their nominees or assignees.

by
P. Bannu
AS

30. To sign and execute all other deeds & instruments 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.
31. 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, 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.
32. 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.
33. 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.
34. 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.
35. 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.

by
P. Bannip
AS

36. 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.
37. 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.
38. 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.

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 more or less **8.40 decimals** equivalent 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, RS Plot No-1555, LR Plot No-2196** corresponding to **LR Khatian No-558/51 & 700/16** under the Police Station of Suri within the limits of Ward No-15 of Suri Municipality **adjacent to Unknown Road (Dangalpara Puratan Line Anandapur)**, P.O & P.S-Suri, Sub Registry 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
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THE SECOND SCHEDULE PART-I ABOVE REFERRED TO (OWNER'S ALLOCATION)

shall mean **42%** of the portion of the building(s) and or apartments/or flats and Parking Space having **5 (Five) Flats and 2 (Two) Garage** 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 to be appended thereto together with proportionate share, right, title and interest in common facilities and amenities including the right of using the said facilities with right to the undivided proportionate impartible share in land as noted below in the Second Schedule Part-I hereunder written. Proceeds will be collected from the buyers by way of providing allied services viz. electrical transformer, upfront maintenance charges, security deposits, legal documentation charges would be entirely to the account of the Developer and the Owner would not have any claim, on such proceeds collected by the Developer from the prospective buyers of Property

THE SECOND SCHEDULE PART - II ABOVE REFERRED TO

DEVELOPER'S ALLOCATION : shall mean the remaining portion ie **58%** of the Flat building/Housing Complex including garage (except owner's allocation) 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, by Developer.

by
P. Kumar
A

IN WITNESS WHEREOF We, the Principal and the constituted Attorney herein, have set and subscribed our respective hands and seals on this day of 19th April, 2023.

SIGNED, SEALED AND DELIVERED

by the Principal at Suri in the presence of :-

1. Prasun Banerjee
Suri - old Dangalpara
P.O. & P.S. - Suri
District - Birbhum, 731101, WB
2. Animesh Chatterjee
(Advocate)
Suri, Birbhum
Suri Court

Purnendu Bhattacharya
Bikasini Bhattacharya

Signature of the Principal

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Ujjit Bhattacharya
Director

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Uday Sankar Banerjee
Director

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Sudh Chatterjee
Director

Signature of the Attorney

Drafted by :-

Prasun Banerjee
(PRASUN BANERJEE),

Advocate,

Enrolment No-WB/902/2008,

Suri-Dangalpara, Suri, Birbhum

Pin - 731101, (Suri Court)

Computer Typed by,

Prasun Banerjee

AS

Photo, Finger Print & Signature of Principal/Land Lord



Left Hand
Finger Prints



Right Hand
Finger Prints



NAME : PURNENDU BHATTACHARJEE

SIGNATURE : *Purnendu Bhattacharjee*



Left Hand
Finger Prints



Right Hand
Finger Prints



NAME : BIKASH BHATTACHARJEE

SIGNATURE : *Bikash Bhattacharjee*

Photo, Finger Print & Signature of Attorney/Beneficiary



Left Hand
Finger Prints



Right Hand
Finger Prints



NAME : ARIJIT BHATTCHARJEE

SIGNATURE :

**USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.**

Arijit Bhattacharjee
Director

Photo, Finger Print & Signature of Attorney/Beneficiary



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Finger Prints



Right Hand
Finger Prints



NAME : UDAY SANKAR BANERJEE

SIGNATURE :

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Uday Sankar Banerjee
Director



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Finger Prints



Right Hand
Finger Prints



NAME : SUBRATA CHATTERJEE

SIGNATURE :

USSAN LAND DEVELOPMENT
& CONSTRUCTION PVT. LTD.

Subrata Chatterjee
Director



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0301001082/2023	Date of Application	18/04/2023
Query No / Year	03018000959362/2023		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr PRASUN BANERJEE		
Stampduty Payable	Rs.50/-		
Registration Fees Payable	Rs.39/-		
Applicant Name of the Visit Commission	Mr PRASUN BANERJEE		
Applicant Address	ADVOCATE SURI		
Place of Commission	Suri Anandapur More Dangalpara, City:- Suri, P.O:- SURI, P.S:-Suri, District:- Birbhum, West Bengal, India, PIN:- 731101		
Expected Date and Time of Commission	19/04/2023 7:00 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 100/-, Total Fees Paid: 650/-		
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

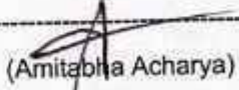
Signature / LTI Sheet of Query No/Year 03018000959362/2023

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
1	Shri Purnendu Bhattacharjee Suri Old Dangalpara, City:- Suri, P.O:- Suri, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101	Principal			<i>Purnendu Bhattacharjee</i> 19.4.23
2	Shri Bikash Bhattacharjee Suri Old Dangalpara, City:- Suri, P.O:- Suri, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101	Principal			<i>Bikash Bhattacharjee</i> 19/04/2023
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 Attorney [USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED]			<i>USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD.</i> <i>Arijit Bhattacharjee</i> Director 19/04/2023

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 Attorney [USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED]			USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD. Uday Sankar Banerjee Director 19.04.2023
5	Shri Subrata Chatterjee Suri Dangalpara, City:- Suri, P.O:- SURI, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101	Representative of Attorney [USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED]			USSAN LAND DEVELOPMENT & CONSTRUCTION PVT. LTD. Subrata Chatterjee Director 19.04.2023
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 Old 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 19.04.2023


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

Major Information of the Deed

Deed No :	I-0301-05915/2023	Date of Registration	24/04/2023
Query No / Year	0301-8000959362/2023	Office where deed is registered	
Query Date	13/04/2023 4:22:25 PM	D.S.R. BIRBHUM, District: Birbhum	
Applicant Name, Address & Other Details	PRASUN BANERJEE SURI OLD 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. 6,00,000/-		Rs. 24,05,456/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b).)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 030105671/2023 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 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	LR-558/51	Vastu	Vastu	0.042 Acre	3,00,000/-	12,02,728/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2196	LR-700/16	Vastu	Vastu	0.042 Acre	3,00,000/-	12,02,728/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8.4Dec	6,00,000 /-	24,05,456 /-	
		Grand Total :			8.4Dec	6,00,000 /-	24,05,456 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Purnendu 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.: afxxxxxx5p, Aadhaar No: 41xxxxxxxx8226, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,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: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Pvt. Residence

Attorney 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 (Presentant) 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 Old 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

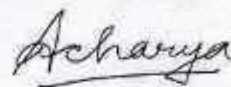
District: Birbhum, P.S:- Suri, Municipality: SURI, Road: Unknown Road (Dangalpara Puratan Line Anandapur), Mouza: Anandapur, , Ward No: 15 Pin Code : 731101

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:বাস্তু, Area:0.04200000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2196, LR Khatian No:- 700/16	Owner:বিকাশ ভট্টাচার্য্য, Gurdian:অনাদি , Address:সিউড়ী ডাঙ্গাল পাড়া , Classification:বাস্তু, Area:0.04200000 Acre,	Owner Name not selected by applicant.

On 13-04-2023

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 19-04-2023

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

Presented for registration at 20:00 hrs on 19-04-2023, at the Private residence by Shri Arijit Bhattacharjee ,

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

Execution is admitted on 19/04/2023 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 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 19-04-2023 by Shri Arijit Bhattacharjee, DIRECTOR, USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED, 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 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 19-04-2023 by Shri Uday Sankar Banerjee, DIRECTOR, USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED, 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 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 19-04-2023 by Shri Subrata Chatterjee, DIRECTOR, USSAN LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED, 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 Old 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 24-04-2023

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 Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 17585, Amount: Rs.50.00/-, Date of Purchase: 17/04/2023, 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 98996 to 99022
being No 030105915 for the year 2023.



Acharya

Digitally signed by AMITABHA ACHARYA
Date: 2023.04.24 15:45:29 +05:30
Reason: Digital Signing of Deed.

(Amitabha Acharya) 2023/04/24 03:45:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
West Bengal.

(This document is digitally signed.)
