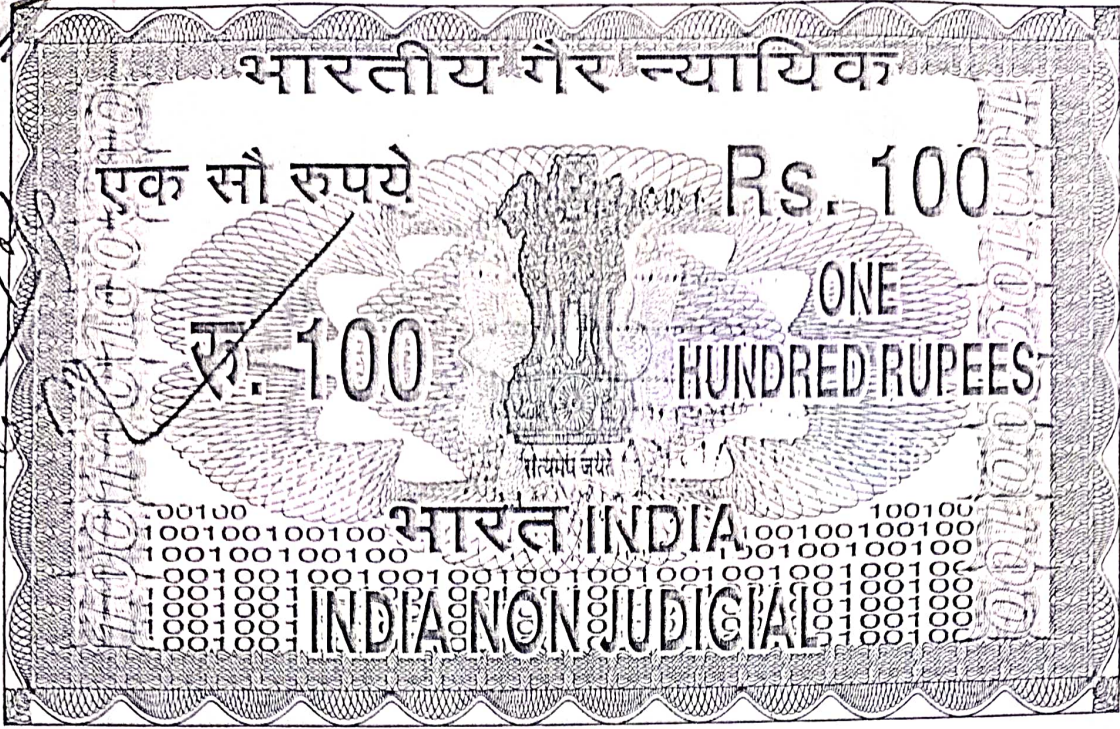


30/7/17

2026/07/2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL.

AB 837155

9/1/140271/4  
[Signature]  
[Stamp]

Certified that the Document is a limited to  
Registration of the  
of the  
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of the

[Signature]  
[Stamp]

**DEVELOPMENT POWER OF ATTORNEY**

**AFTER REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM THESE PRESENCE shall come we, (1) SMT.

APARNA SUR wife of Sri. Pradip Narayan Sur, by faith - Hindu, by

occupation - Retired, (2) SMT. TAPATI GHOSH, wife of Late. Jayanta

Kumar Ghosh, by faith - Hindu, by occupation - Housewife and (3)

ASHOKE KUMAR BHOWMICK son of Late Sisir Ranjan Bhowmik, by

faith - Hindu, by occupation Retired and all are at present residing at

P-165, Regent Estate, P.S. and P.O. Jadavpur, Kolkata - 700092,

hereinafter referred to as the "LESSEE";

12 JUN 2019

8618

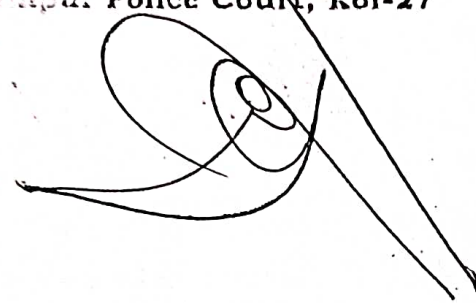
Rs. **100/-** Date.....

Name: Ujjal Bose

Address: 103, Monoharpukur Road

201-29.

Alipur Collectorate, 24 Pgs. (S)  
**ABHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27



Abhay P & A Das  
s/o Late S Das  
26, K.P. Lane  
Kolkata-70026  
PS & PO - Kalyan

0000

ADDRESS OF ASSURANCE	NO. OF POLICY
20 JUN 2019	

**SEND GREETINGS:-**

We are the Lessee of the two storied building along with the piece and parcel of land measuring about an area a little more or less 08 Cottah 04 Chittack 11 Sqft., be the same a little more or less comprised at and under the Premises No. P-165, Regent Estate, P.S. and P.O. Jadavpur, Ward No. 96, Kolkata- 700092 more fully described in the schedule hereto and hereafter called the "**PROPERTY**"

**WHEREAS** by Deed of Development Agreement bearing dated 13.06.2019 made between ourselves therein described as the Lessee of the First Part and **U. S. DEVELOPERS PVT. LTD** as the Developer of the Other Part, on the terms and condition mentioned therein the said Lessee, enter into a Development Agreement with the said Developer for the purpose of development of the Premises No. P-165, Regent Estate, P.S. and P.O Jadavpur, Ward No. 96, Kolkata- 700092.

**AND WHEREAS** for inconvenience in coordinating to look after, manage or otherwise to deal with the property as per our mutual understanding, which necessitate us to execute and Register this General Power of Attorney. We do hereby constitute, appoint and empower **Sri. Ujjal Bose.**

**AND WHEREAS** in the said Agreement dated 13.06.2019 with us and the said Developer, it is agreed by and between the parties to issue a General Power of Attorney for the purpose of such development.

**AND WHEREAS** it is also agreed that this Power of Attorney for the purpose of development of the said premises including the Registration of Deed of Transfer or Transfers of the Developer's Allocation in favour of the nominee or nominees of the said Developer.

Now we do hereby appoint and constitute Sri. Ujjal Bose, son of Late. Anil Kumar Bose, at present residing at 103, Monohar Pukur Road, P.S. Rabindra Sarabor, Kolkata- 700 029, as our Lawful attorney in our name and on our behalf to do or execute all or any of the following acts, deeds and things in connection with our interest in the Land Property being situated at Premises No. P-165, Regent Estate, P.S. and P.O Jadavpur, Ward No. 96, Kolkata- 700092.

1. To manage and look after the property described in the schedule below on our behalf.
2. To receive summons and notices issued in our name and comply with the same and to swear and to give evidence.

3. To sign and file plaint, written statement, petition for amendment of plaint, petition for amendment of written statement or any other petition.

4. To sign and file documents and to take back the same.

5. To appear, sign and represent us before the Kolkata Municipal Corporation and all other authority or authorities concerned having jurisdiction over the Premises No. P-165, Regent Estate, P.S. and P.O. Jadavpur, Ward No. 96, Kolkata- 700092, for the purpose of plan sanction or modification of the plan or etc. if there be any, for the said premises.

6. To appear, sign and represent us before the K.M.C., C.E.S.C, Fire Brigade, K.M.D.A, Police, K.I.T and all other authorities concerned having jurisdiction over the said premises.

7. To negotiate and enter into an Agreement or Agreements with any or various purchaser/s of Flats, Car parking, office, Shops etc. from the Developer's Allocation as per the said Development Agreement and to receive entire consideration money from the indenting Purchaser/s.

8. To execute the Transfer Deeds in favour of the nominee or nominees of the Developer in respect of the Developer's Allocation and to tender the same before the registering authority and to admit the registration

and to receive the consideration themselves and to appropriate the same as the consideration of the Developer.

9. To construct the building, appoint Architect, Engineers, Contractor, Agents etc. in connection with the Development of the said Premises.

10. To do all type of work in the office of the Kolkata Municipal Corporation with regard to the said premises and to submit the plan, drawing map before the Kolkata Municipal Corporation or any authority for sanction of the building plan etc. and for the said purpose swear affidavit and sign and file indemnity bond, deposit fees etc.

11. To sign and apply for mutation/amalgamation in our name with respect to the said property described in the schedule below in the office of the Kolkata Municipal Corporation or wherever necessary and to sign and apply for Electricity connection from the C.E.S.C.

12. And generally to do all acts, deeds, matters, and things and to exercise all such powers and authorities as the said Attorney may deem fit and proper in all respect as we could personally do for the purpose of such development and also to do the other ancillary works for the fulfilment of terms and conditions as appears in the Agreement dated 13.06.2019, Deed No. 2571.

13. And we do hereby agreed to ratify and confirm all and whatever acts, deeds, matters, things powers and authorities, said Attorney, and/or this power in that behalf herein contained shall lawfully do or purport to do or cause to be done by virtue of this presents.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of the homestead land measuring 08 Cottah 04 Chittack 11 Sq.ft., together with two storied stories brick built residential house comprised within Municipal Premises No. P-165, Regent Estate, P.S. and P.O Jadavpur, under the Kolkata Municipal Corporation Ward No. 96, Sub-Registry Office - Alipore, Kolkata- 700092, having covered area on the ground floor - 900 Sq.ft., first floor - 900 Sq.ft., and butted and bounded by:

North : By Premises No. 163, Regent Estate;

East : KMC Road;

South : KMC Road;

West : By Premises No. 166, Regent Estate;

IN WITNESS WHEREOF we have executed these present on the 20<sup>th</sup>  
day of June, 2019.

**SIGNED SEALED AND DELIVERED**

by the said Lessee at Kolkata in the

Presence of:

1. Pradip Narayan Sun  
1/2, Regent Colony  
Kolkata - 700040

2. Pritha Sun

1/2, Regent Colony (N.S.C. Bar Road)  
Kolkata - 700040.

Aparna Sun

Yapati Ghosh

Asnore Kumar Bhownick

**SIGNATURE OF THE LESSEE**

Ujjal Bose  
(UJJAL BOSE)

**CONFIRMED BY:**

Drafted by me:

Gandhin Bose

Advocate: WTA/245/80

Address: Pal's Court  
Kolkata - 27.





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

NAME APARNA SUR  
 SIGNATURE Aparna Sur



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

NAME TAPATI GHOSH  
 SIGNATURE Tapati Ghosh



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

NAME ASHOKE KR. BHOWMICK  
 SIGNATURE Ashoke Kumar Bhowmick



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

NAME USJAL BOSE  
 SIGNATURE Ujjal Bose

## Major Information of the Deed

Deed No :	I-1902-02600/2019	Date of Registration	20/06/2019
Deed No / Year	1902-1000140271/2019	Office where deed is registered	
Deed Date	19/06/2019 4:20:10 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	GOUTAM SARDAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836845404, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,09,17,879/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190202571/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Regent Estate, Premises No: P165, , Ward No: 096 Pin Code : 700092




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Commercial use	8 Katha 4 Chatak 11 Sq Ft	1/-	2,41,67,879/-	Property is on Road Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				13.6377Dec	1 /-	241,67,879 /-	

### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3600 Sq Ft.	1/-	67,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1800 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1800 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		3600 sq ft	1 /-	67,50,000 /-	

**Personal Details :**



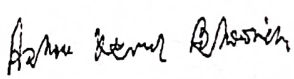
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Smt APARNA SUR</b> Wife of Shri PRADIP NARAYAN SUR Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office	 20/06/2019	 LTI 20/06/2019	 20/06/2019

P - 165, REGENT ESTATE, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BKIPS4358E, Status :Individual, Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Smt TAPATI GHOSH</b> Wife of Late JAYANTA KUMAR GHOSH Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office	 20/06/2019	 LTI 20/06/2019	 20/06/2019

P - 165, REGENT ESTATE, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AROPG9800D, Status :Individual, Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office

Name	Photo	Finger Print	Signature
<b>ASHOKE KUMAR BHOWMICK</b> Son of Late SISHIR RANJAN BHOWMIK Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office	 20/06/2019	 LTI 20/06/2019	 20/06/2019

P - 165, REGENT ESTATE, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BPOPB0128N, Status :Individual, Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office




**Journey Details :**

Name,Address,Photo,Finger print and Signature



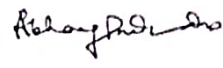
**U S DEVELOPERS PRIVATE LIMITED**

103, MONOHAR PUKUR ROAD, P.O - SARAT BOSE ROAD, P.S - Lake, District -South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No. : AAACU8610P, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri UJJAL BOSE</b> (Presentant ) Son of Late ANIL KUMAR BOSE Date of Execution - 20/06/2019 , , Admitted by: Self, Date of Admission: 20/06/2019, Place of Admission of Execution: Office	 Jun 20 2019 3:33PM	 LTI 20/06/2019	 20/06/2019
103, MONOHAR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADZPB7758G Status : Representative, Representative of : U S DEVELOPERS PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ABHAY PADA DAS</b> Son of Late K P DAS 26, K P LANE, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026	 20/06/2019	 20/06/2019	 20/06/2019
Identifier Of Smt APARNA SUR, Smt TAPATI GHOSH, ASHOKE KUMAR BHOWMICK, Shri UJJAL BOSE			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt APARNA SUR	U S DEVELOPERS PRIVATE LIMITED-4.5459 Dec
2	Smt TAPATI GHOSH	U S DEVELOPERS PRIVATE LIMITED-4.5459 Dec
3	ASHOKE KUMAR BHOWMICK	U S DEVELOPERS PRIVATE LIMITED-4.5459 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt APARNA SUR	U S DEVELOPERS PRIVATE LIMITED-600.00000000 Sq Ft
2	Smt TAPATI GHOSH	U S DEVELOPERS PRIVATE LIMITED-600.00000000 Sq Ft
3	ASHOKE KUMAR BHOWMICK	U S DEVELOPERS PRIVATE LIMITED-600.00000000 Sq Ft

Endorsement For Deed Number : I - 190202600 / 2019

On 19-06-2019

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 3,09,17,879/-

*Tushar Kanti Mandal*

Tushar Kanti Mandal  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

On 20-06-2019

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.

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

Presented for registration at 15:10 hrs on 20-06-2019, at the Office of the A.R.A. - II KOLKATA by Shri UJJAL BOSE

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

Execution is admitted on 20/06/2019 by 1. Smt APARNA SUR, Wife of Shri PRADIP NARAYAN SUR, P - 165, REGENT ESTATE, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Retired Person, 2. Smt TAPATI GHOSH, Wife of Late JAYANTA KUMAR GHOSH, P - 165, REGENT ESTATE, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 3. ASHOKE KUMAR BHOWMICK, Son of Late SISHIR RANJAN BHOWMIK, P - 165, REGENT ESTATE, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Retired Person

Indetified by Mr ABHAY PADA DAS, , Son of Late K P DAS, 26,K P LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

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

Execution is admitted on 20-06-2019 by Shri UJJAL BOSE, Director, U S DEVELOPERS PRIVATE LIMITED, 103, MONOHAR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr ABHAY PADA DAS, , Son of Late K P DAS, 26,K P LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

**Statement of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8618, Amount: Rs.100/-, Date of Purchase: 12/06/2019, Vendor name: Subhankar Das

*Tushar Kanti Mandal*

**Tushar Kanti Mandal  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2019, Page from 98135 to 98159

being No 190202600 for the year 2019.



*Tushar Kanti Mandal*

Digitally signed by TUSHAR KANTI  
MANDAL

Date: 2019.06.29 11:59:23 +05:30

Reason: Digital Signing of Deed.

(Tushar Kanti Mandal) 6/29/2019 11:59:18 AM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)