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DEVELOPMENT POWER OF ATTORNEY

In connection of registered Development Agreement dated 16-05-2016, ~~2015~~, Book No.I, as Being No. 2375 for the year 2016.

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 17th day of May, Two Thousand Sixteen.

BETWEEN

(1) SMT. MANJU ROYCHOWDHURY, wife of Sri Tejomoy Roychowdhury, by Religion - Hindu, by occupation - Business, by nationality - India, residing at CE-214, Salt Lake City, Sector-I, P.O. The signature sheets and the endroesement sheets attached with the document are the past of this document.

(Signature)
District Sub-Register-III
Alipore, South 24-parganas
17 MAY 2016

Tanjavur base

19797

MANIK LAL DE
Advocate
High Court, Calcutta.

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| NAME | |
| ADD. | |
| Rs. | |
| 12 MAY 2016 | |
| SITRANJAN MUKHERJEE | |
| Licensed Stamp Vendor | |
| 28325 | |

12 MAY 2016

12 MAY 2016



Identified by me
Manik Lal De
Advocate
High Court, Cal.
W.B. 632/1988

District Sub-Registrar-III
Alipore, South 24 Parganas

12 MAY 2016

17 MAY 2016

Bidhannagar CC Block, P. S. Bidhannagar North, Kolkata- 700064, Dist.24 Pgns(N), PAN No.ADLPR0544C, **(2) SRI JOYDEEP ROYCHOWDHURY**, son of Sri Tejomoy Roychowdhury, by Religion - Hindu, by occupation - Business, by nationality - Indian, residing at CE-214, Salt Lake City, Sector-I, P.O. Bidhannagar CC Block, P. S. Bidhannagar North, Kolkata-700064, Dist.24 Pgns(N), PAN No.AENPR0571G, **(3) SRI INDRADEEP ROYCHOWDHURY**, son of Sri Tejomoy Roychowdhury, by Religion - Hindu, by occupation - Business, by nationality - Indian, residing at CE-214, Salt Lake City, Sector-I, P.O. Bidhannagar CC Block, P. S. Bidhannagar North, Kolkata- 700064, Dist.24 Pgns(N), PAN No.AHDPR0794C, hereinafter jointly called the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. UJAN REALTY PVT. LTD., a company incorporated under the Companies Act, 1956, having its registered office at 22J, Kankurgachi 2nd Lane, Police Station - Phool Bagan, P.O. -Kankurgachi, Kolkata - 700 054, PAN No.AABCU1458N, represented by its Director namely **SRI JAYANTA BOSE**, son of Sri Asit Ranjan Basu, by Religion - Hindu, by Occupation - Business, By Nationality - Indian, residing at Premises no.P-22/1, V.I.P. Road, C.I.T. Scheme, VIIM, Police Station - Maniktala, P.O. Kankurgachi, Kolkata - 700054, PAN.AGUPB8493L, hereinafter called the "**DEVELOPER/CONFIRMING PARTY**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include it's successors-in-office, executors, representatives) of the **SECOND PART**.

WHEREAS by virtue of a registered Deed of Partition dated 11.10.1947 registered at the Office of the Registrar of Calcutta, recorded in Book No.1, Volume No.106, pages 82 to 116, Being No.3570, for the year 1947, executed by and between Shyam Dulal Sreemany, the party of the first part, Nanda Dulal Sreemany, the party of the second part and Gobinda Dulal Sreemany, the party of the third part, the parties divided and demarcated their ancestors property in various places and allotted their property in respective places, according to Schedules mentioned therein.

AND WHEREAS by virtue of aforesaid deed of partitions, the said Nanda Dulal Sreemany entitled to the inter-alla property being the structure togetherwith land measuring an area 3 (three) Bighas, more or less, lying and situated at being premises no. 194 and 199, Maniktala Main Road, within the jurisdiction of the Calcutta Corporation. The said Nanda Dulal Sreemany mutated his name in the record of Calcutta Corporation and obtained a single premises No. 194, Maniktala Main Road.

AND WHEREAS during the lifetime of the said Nanda Dulal Sreemany sold, conveyed and transferred his inter-alla land to several buyers, in different plot of land, within the said premises and the remained with portion of the land i.e. measuring an area 11 (eleven) cotthas in the said premises.

AND WHEREAS the said Nanda Dulal Sreemany was seized and possessed of the land i.e. ALL THAT piece or parcel of revenue free redeem land, measuring area 11 (eleven) Cottahs, more or less, togetherwith asbestos shed structure measuring area 700 sq.ft., lying and situated at Premises No.194C, Satin Sen Sarani, (formerly 194 Maniktala Main Road), P.S. - Phoolbagan, P.O. - Kankurgachi, in Municipal ward No. 31, within the jurisdiction of the Kolkata Municipal Corporation.

AND WHEREAS the said Nanda Dulal Sreemany during his lifetime executed a deed of trust on 22-08-1991, being the settler therein, registered at the office of the Registrar of Assurances at Calcutta, recorded in Book No.I, Volume No.462, pages 282 to 296 as being no. 14463, for the year 1991 for settlement of his several property at various places and his grand-daughter namely Mitali Pal, was trustee and also beneficiary of this trust and empowered to sale the property.

AND WHEREAS by a registered deed of indenture dated 04.08.1995 registered at the office of the Additional District Sub-Registrar at Sealdah, recorded in Book No.I, Volume No.40, pages from 220 to 231, as Being no.1603, for the year 1995, the said Mitali Pal, the vendor therein togetherwith Nanda Dulal Sreemany, the confirming party therein, jointly sold, conveyed and transferred their property, being ALL THAT undivided one equal half part or share in piece or parcel of revenue free redeem land, measuring area 11 (eleven) Cottahs, more or less, togetherwith asbestos shed structure measuring area 700 sq.ft., lying and situated at Premises No.194C, Satin Sen Sarani, (formerly Maniktala Main Road), P.S. - Phoolbagan, P.O. - Kankurgachi, in Municipal ward No. 31, within the jurisdiction of the Kolkata Municipal Corporation, in favour of Lotus Projects Pvt. Ltd., represented by it's director Kamala Prasad Singh, for valuable consideration mentioned therein, morefully and particularly described in the schedule thereunder written.

AND WHEREAS by a registered deed of, indenture dated 04.08.1995 registered at the office of the Additional District Sub-Registrar at Sealdah, recorded in Book No.I, Volume No.40, pages from 232 to 243, as Being no.1604, for the year 1995, the said Mitali Pal, the vendor therein togetherwith Nanda Dulal Sreemany, the confirming party therein, jointly sold, conveyed and transferred her property, being ALL THAT undivided one equal half part or share in piece or parcel of revenue free redeem land, measuring area 11 (eleven) Cottahs, more or less, togetherwith asbestos shed structure measuring area 700 sq.ft., lying and situated at Premises No.194C, Satin Sen Sarani, (formerly Maniktala Main

Road), P.S. - Phoolbagan, P.O. - Kankurgachi, in Municipal ward No. 31, within the jurisdiction of the Kolkata Municipal Corporation, in favour of Lotus Projects Pvt. Ltd., represented by its director Paras Mall Bachhawat, for valuable consideration mentioned therein, morefully and particularly described in the schedule thereunder written.

AND WHEREAS by a registered deed of indenture dated 27.09.1996 registered at the office of the Additional District Sub-Registrar at Sealdah, recorded in Book No.I, Volume No. 74, pages 83 to 94 as being no. 2862, for the year 1996. The said Lotus Projects Private Limited, the vendor therein sold, conveyed and transferred its property, being ALL THAT undivided one third part or share in piece or parcel of revenue free redeem land, measuring area 7 (seven) Cottahs, more or less, out of 11 (eleven) cotthas togetherwith asbestos shade structure measuring area 700 sq.ft., lying and situated at portion of the Premises No.194C, Satin Sen Sarani, (formerly Maniktala Main Road), P.S. - Phoolbagan, P.O. - Kankurgachi, in Municipal ward No. 31, within the jurisdiction of the Kolkata Municipal Corporation, in favour of Indradeep Roychowdhury, the purchaser therein, for valuable consideration mentioned therein, morefully and particularly described in the schedules, thereunder written.

AND WHEREAS by a registered deed of indenture dated 27.09.1996 registered at the office of the Additional District Sub-Registrar at Sealdah, recorded in Book No.I, Volume No. 74, pages 95 to 106 as being no. 2863, for the year 1996. The said Lotus Projects Private Limited, the vendor therein sold, conveyed and transferred its property, being ALL THAT undivided one third part or share in piece or parcel of revenue free redeem land, measuring area 7 (seven) cottahs, more or less, out of 11 (eleven) cotthas togetherwith asbestos shade structure measuring area 700 sq.ft., lying and situated at portion of the Premises No.194C, Satin Sen Sarani, (formerly Maniktala Main Road), P.S. - Phoolbagan, P.O. - Kankurgachi, in Municipal ward No. 31, within the jurisdiction of the Kolkata Municipal Corporation, in favour of Manju

Roychowdhury, the purchaser therein for valuable consideration mentioned therein, morefully and particularly described in the schedules, thereunder written.

AND WHEREAS by a registered deed of indenture dated 27.09.1996 registered at the office of the Additional District Sub-Registrar at Sealdah, recorded in Book No.I, Volume No. 74, pages 107 to 118 as being no. 2864, for the year 1996. The said Lotus Projects Private Limited, the vendor therein sold, conveyed and transferred its property, being ALL THAT undivided one third part or share in piece or parcel of revenue free redeem land, measuring area 7 (seven) cottahs, more or less, out of 11 (eleven) cotthas togetherwith asbestos shade structure measuring area 700 sq.ft., lying and situated at portion of the Premises No.194C, Satin Sen Sarani, (formerly Maniktala Main Road), P.S. - Phoolbagan, P.O. - Kankurgachi, in Municipal ward No. 31, within the jurisdiction of the Kolkata Municipal Corporation, in favour of Joydeep Roychowdhury, the purchaser therein, for valuable consideration mentioned therein, morefully and particularly described in the schedules, thereunder written.

AND WHEREAS by virtue of aforesaid deeds, the said Indradeep Roychowdhury, Manju Roychowdhury and Joydeep Roychowdhury are the joint owners and jointly seize and possess the property being ALL THAT piece or parcel of revenue free redeem land, measuring area 07 (seven) Cottahs, more or less, togetherwith asbestos shed structure measuring area 700 sq.ft., lying and situated at Premises No.194C, Satin Sen Sarani, (formerly Maniktala Main Road), P.S. - Maniktala now Phoolbagan, P.O. - Kankurgachi, in Municipal ward No. 31, within the jurisdiction of the Kolkata Municipal Corporation, and the owners herein jointly mutated their names before Kolkata Municipal Corporation, as against the said premises and obtained Municipal Assessee no.11-031-1200057, in ward no.31, morefully and particularly described in the first schedule hereunder written.

AND WHEREAS the Owners herein declare that the aforesaid property, morefully and particularly described in the First Schedule hereunder written, is free from all encumbrances, charges, liens and attachments, tenants, lessees and there is no notice in existence respecting acquisition or requisition thereof by any Governmental or Semi Governmental Authorities or statutory or any other authorities, in fact. There is no right title interest over the premises of any body or any person thereto, save and except the owners herein.

AND WHEREAS the Developer, the party of the Second Part herein, having offered proposal for development of the said plot including construction of a Multi-storeyed building upon the same (morefully and particularly described in the SECOND SCHEDULE hereunder written) at their own cost in accordance with the building plan to be sanctioned by the Kolkata municipal Corporation, for consideration as contained therein, and, the Owner have agreed to, and/or accepted the Developer's proposal, inclusive of consideration therefor as contained therein.

AND WHEREAS the Owners herein for a better accommodation decided to develop the aforesaid land (morefully and particularly described in the FIRST SCHEDULE hereunder written) and enter into an registered Development Agreement dated 16-05, 2016, Book No.I, as Being No. 2375 for the year 2016, with the developer herein, togetherwith certain terms and conditions mentioned thereunder written.

AND WHEREAS in terms of the said Development Agreement the Owners hereby executed this Power of Attorney regarding construction and all related work of construction including right to sale the Developer's allocation and other terms and condition stated in the said Development Agreement and owner herein execute this Power of Attorney as follows:—

Jayanta Bose

GENERAL POWER OF ATTORNEY

BE it known to all that We, **(1) SMT. MANJU ROYCHOWDHURY**, wife of Sri Tejomoy Roychowdhury, by Religion - Hindu, by occupation - Business, by nationality - Indian, residing at CE-214, Salt Lake City, Sector-I, P.O. Bidhannagar CC Block, P. S. Bidhannagar North, Kolkata- 700064, Dist.24 Pgs(N), PAN No.ADLPR0544C, **(2) SRI JOYDEEP ROYCHOWDHURY**, son of Sri Tejomoy Roychowdhury, by Religion - Hindu, by occupation - Business, by nationality - Indian, residing at CE-214, Salt Lake City, Sector-I, P.O. Bidhannagar CC Block, P. S. Bidhannagar North, Kolkata- 700064, Dist.24 Pgs(N), PAN No.AENPR0571G, **(3) SRI INDRADEEP ROYCHOWDHURY**, son of Sri Tejomoy Roychowdhury, by Religion - Hindu, by occupation - Business, by nationality - Indian, residing at CE-214, Salt Lake City, Sector-I, P.O. Bidhannagar CC Block, P. S. Bidhannagar North, Kolkata- 700064, Dist.24 Pgs(N), PAN No.AHDPR0794C, herein mentioned as the **OWNERS—the EXECUTANTS** hereof, per terms of the development agreement this document as a whole we the owners agreeing to execute this General Power of Attorney in favour of the developer herein respecting the plot as aforesaid, that being necessary for completion of the development project respecting the same, NOW IT BE KNOWN TO ALL MEN BY THESE PRESENTS that we, **SRI JAYANTA BOSE**, son of Sri Asit Ranjan Basu, by Religion - Hindu, by Occupation - Business, By Nationality - Indian, residing at Premises no.P-22/1, V.I.P. Road, C.I.T. Scheme, VIIM, Police Station - Maniktala, P.O. Kankurgachi, Kolkata - 700054, **PAN.AGUPB8493L**, director of **M/S. UJAN REALTY PVT. LTD.**, having its registered office at 22J, Kankurgachi 2nd Lane, Police Station - Phool Bagan, P.O. - Kankurgachi, Kolkata - 700 054, PAN No.**AABCU1458N**, being the Developer, the party of the Second part herein, as our true and lawful ATTORNEY for ourselves and in our names and on our behalf, and to act and/or represent us to do, execute and perform or cause to be done all acts, deeds and things, that is to say :—

1. To construct the building or buildings so to be constructed at the land sanctioned by the Kolkata Municipal Corporation, morefully and particularly described in the First Schedule hereunder written.
2. To sign application affidavits and affirm the same on behalf of the Owners herein which may be necessary for the construction of the said building or buildings and to carry correspondence on behalf of the Owners herein with all concerned authorities and body/bodies including the Kolkata Municipal Corporation, Government of West Bengal, Police, Fire Brigade etc. in connection with the said construction and development of the said premises under reference to make sign and submit application, letters and other writings to the appropriate authorities local bodies for all and any licences, permission, sanctions and consents required for the proposed construction and development of the said premises.
3. To sign and execute any Agreement for Sale, Deed of Conveyance(s) and rectification deed on behalf of the Owners herein in respect of the flats, commercial space and carparking space and other spaces togetherwith proportionate share of land wherein the said proposed building to be constructed by the said Attorney, as well as the developer herein, which have been allotted to the Developer in accordance with the said development agreement, morefully and particularly described in the FOURTH SCHEDULE thereunder written and hereunder written, save and except the Owners allocation mentioned in THIRD SCHEDULE thereunder written and hereunder written in terms of the said Development agreement, and the developer herein to receive consideration money from the intending purchaser/purchasers and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents.
4. To represent before the Registrar or any registration office namely Additional Registrar of Assurances, Kolkata, Additional District Sub-Registrar, Sealdah, and D.S.R.-III, Alipore, or any appropriate authority, for the purpose of registration of the Agreement(s) for Sale, Deed of

Conveyance or Conveyances in respect of any saleable spaces or part or portions within the allocation of the developer as shall be constructed by the said Attorney/Developer of which has been described as developer's allocation in the aforesaid development agreement as will be appear in the Fourth Schedule hereunder written, at the said premises together with other portions thereof, save and except owners allocation as mentioned in the Third Schedule hereunder written in terms of the development agreement.

5. To enter into, hold, defend, possession of the said land and every part thereof and also to manage, maintain, and administer the said land and every part thereof.
6. To develop the said land by construction of building and/or structure thereon and for the said purpose to do all soil testing, excavation and all other work whatsoever.
7. To sign and submit all papers, documents, applications, undertakings, declarations and plans to be required for having building plan sanctioned and/or additional sanction of the building plan, if necessary, at any point of time by the Kolkata Municipal Corporation, other competent authorities, and in connection therewith to make, sign, execute and submit necessary applications and declarations by giving undertakings paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and also obtain sanction of the building plan and Completion Certificate in respect of proposed building upon the said plot mentioned as aforesaid.
8. To appear before the necessary quarters including the Kolkata Municipal Corporation, Kolkata Metropolitan Development authorities in connection with sanction of plan and other purpose.
9. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks, and other materials for construction of

building, and constructional equipments to appoint Architects and constructors for the purpose of the development and construction of the said land.

10. To apply for, appear before, and obtain electricity, water, sewerage and or other connections of any other utilities from appropriate authorities or from the Kolkata Municipal Corporation and/or other competent authorities.
11. To accept notice, and serve papers from any Courts, Tribunal and/or Authority and/or persons.
12. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts, and discharges in respect thereof.
13. To pay all outgoings from the date of execution of this present including fees for obtaining, Municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or have other monies including compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt, and/or discharge thereof.
14. To take bookings from the intending buyers, to enter into Agreement for sale and Deed of conveyances of the said developer's allocation with the intending purchaser or purchasers from the nominee/nominees of the developer and to receive booking money or earnest money for the flats or the constructed portion on behalf of principal/Owners and to receive the full amount of consideration for sale of any portion within the allocation of the developer, inclusive of the value of proportionate share in the lands as contained in the plot respecting such portion to which only the Owners are entitled in case of such sale of any such portion to the nominee or nominees of the developers—the intending purchaser or purchasers thereof, and to execute on behalf of the Owners proper Deed of Conveyance in favour of the purchaser or purchasers and to issue possession letter respecting the said spaces in the said proposed project.

building, and constructional equipments to appoint Architects and constructors for the purpose of the development and construction of the said land.

10. To apply for, appear before, and obtain electricity, water, sewerage and or other connections of any other utilities from appropriate authorities or from the Kolkata Municipal Corporation and/or other competent authorities.
11. To accept notice, and serve papers from any Courts, Tribunal and/or Authority and/or persons.
12. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts, and discharges in respect thereof.
13. To pay all outgoings from the date of execution of this present including fees for obtaining, Municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or have other monies including compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt, and/or discharge thereof.
14. To take bookings from the intending buyers, to enter into Agreement for sale and Deed of conveyances of the said developer's allocation with the intending purchaser or purchasers from the nominee/nominees of the developer and to receive booking money or earnest money for the flats or the constructed portion on behalf of principal/Owners and to receive the full amount of consideration for sale of any portion within the allocation of the developer, inclusive of the value of proportionate share in the lands as contained in the plot respecting such portion to which only the Owners are entitled in case of such sale of any such portion to the nominee or nominees of the developers—the intending purchaser or purchasers thereof, and to execute on behalf of the Owners proper Deed of Conveyance in favour of the purchaser or purchasers and to issue possession letter respecting the said spaces in the said proposed project.

15. To affix sign board, or install any hoarding on the said Scheduled plot of lands in the name of the Attorney, the developer as aforesaid.
16. To advertise in the newspapers for procuring purchasers for selling the flats/shop/office and other spaces in the said proposed building.
17. To ask, demand, receive, to appoint lawyers, solicitors, advocates on our behalf and to defend suits of cases for or against us in any Court of Law, execution proceeding or otherwise all moneys payments etc. ins and out of any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of our said property.
23. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demand etc. and to all reasonable matters and things as may appear to our said Attorney necessary for such sale.
24. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning our said property or any part thereof.
25. To sign any correspondences any letter, declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama memo of appeal or any other documents or papers in any proceedings or in any way connected therewith before any Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.
26. To adduce evidence before any Court of Law, on behalf of the owners herein.

And the Owners hereby ratify confirm and agree or undertake to ratify and confirm all whatsoever their said Attorney appointed under this power hereinabove contained shall lawfully do, or cause to be done in the right of, or by virtue of these presents, in terms of the Development Agreement.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of revenue free redeem land, measuring area 07 (seven) Cottahs, more or less, togetherwith tin shed structure measuring area 700 sq.ft., lying and situated at Premises No.194C, Satin Sen Sarani, (formerly Maniktala Main Road), (Road Zone - Rail Bridge to Kankurgachi More Off Road), P.S. - Maniktala now at present Phoolbagan, P.O. - Kankurgachi, in Municipal ward No. 31, within the jurisdiction of the Additional District Sub-Registrar Sealdah, District South 24 Parganas, within the jurisdiction of the Kolkata Municipal Corporation, butted and bounded as follows :-

- ON THE NORTH : By Premises No.194D, Satin Sen Sarani;
 ON THE SOUTH : By Premises No.194B, Satin Sen Sarani;
 ON THE EAST : By Premises No. 194B/1B, Satin Sen Sarani;
 ON THE WEST : By 30ft. wide Satin Sen Sarani.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT proposed Multi-Storeyed building TOGETHER WITH the piece or parcel of bastu land there unto belonging whereon or on Part whereof the same is erected and built building known as "WALZEN", containing an area 07 (seven) Cottahs, more or less, lying and situated at Premises No.194C, Satin Sen Sarani, (formerly Maniktala Main Road), (Road Zone - Rail Bridge to Kankurgachi More Off Road), P.S. - Maniktala now at present Phoolbagan, P.O. - Kankurgachi, in Municipal ward No. 31, within the jurisdiction of the Additional District Sub-Registrar Sealdah, District South 24 Parganas, within the jurisdiction of the Kolkata Municipal Corporation, butted and bounded as follows :-

- ON THE NORTH : By Premises No.194D, Satin Sen Sarani;
 ON THE SOUTH : By Premises No.194B, Satin Sen Sarani;
 ON THE EAST : By Premises No. 194B/1B, Satin Sen Sarani;
 ON THE WEST : By 30ft. wide Satin Sen Sarani.

THIRD SCHEDULE ABOVE REFERRED TO:

(OWNERS' SHARE OR ALLOCATION)

The owners will be entitled to get 50% of constructed area, within the proposed building details hereunder written:-

- a) Entire First Floor, in habitable condition;
- b) Entire Second Floor, in habitable condition;
- c) 50% of Ground floor area, in front portion, on the road side;
- d) Open car parking space, in southern side of the building;

including proportionate share of staircase, landing and lift area, as contained in the building, lying and situated at Premises No.194C, Satin Sen Sarani, (formerly Maniktala Main Road), (Road Zone - Rail Bridge to Kankurgachi More Off Road), P.S. - Maniktala now at present Phoolbagan, P.O. - Kankurgachi, in Municipal ward No. 31, within the jurisdiction of the Additional District Sub-Registrar Sealdah, District South 24 Parganas, within the jurisdiction of the Kolkata Municipal Corporation, morefully and particularly mentioned in the SECOND SCHEDULE hereinabove written, togetherwith undivided proportionate share in the said lands whereon the said building shall be constructed.

FOURTH SCHEDULE ABOVE REFERRED TO:

(DEVELOPERS' SHARE OR ALLOCATION)

The owners will be entitled to get 50% of constructed area, within the proposed building details hereunder written:-

- a) Entire Third Floor, in habitable condition;
- b) Entire Fourth Floor, in habitable condition;
- c) 50% of Ground floor area, in back portion, on the eastern side;
- d) Open car parking space, in northern side of the building;

including proportionate share of staircase, landing and lift area, as contained in the building, lying and situated at Premises No.194C, Satin Sen Sarani, (formerly Maniktala Main Road), (Road Zone - Rail Bridge to Kankurgachi More Off Road), P.S. - Maniktala now at present Phoolbagan, P.O. - Kankurgachi, in Municipal ward No. 31, within the jurisdiction of the Additional District Sub-Registrar Sealdah, District South 24 Parganas, within the jurisdiction of the Kolkata Municipal Corporation, morefully and particularly mentioned in the SECOND SCHEDULE hereinabove written, togetherwith undivided proportionate share in the said lands whereon the said building shall be constructed.

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

SIGNED & DELIVERED
SIGNED & DELIVERED
BY THE OWNERS AT CALCUTTA
IN THE PRESENCE OF
WITNESSES :-

1. Manik Lal De
Do

Manju Roy Chowdhury
(1) SMT. MANJU ROYCHOWDHURY

Joydeep Roy Chowdhury
(2) SRI. JOYDEEP ROYCHOWDHURY

2. Nani Roy De
8/11/13, Birpara Lane, Indradip Roy Chowdhury
Kolkata-700030 (3) SRI. INDRADIP ROYCHOWDHURY
...OWNERS/ FIRST PART

SIGNED, SEALED & DELIVERED
BY THE DEVELOPER AT CALCUTTA
IN THE PRESENCE OF
WITNESSES :-

1. Manik Lal De
Do

UJAN REALTY PVT. LTD.
Jayanta Bose
Director

2. Nani Roy De

SRI JAYANTA BOSE
DIRECTOR OF
M/S. UJAN REALTY PVT. LTD
...DEVELOPER/SECOND PART

Drafted by :


































Manik Lal De
Manik Lal De
Advocate,
High Court, Calcutta.
WB/632/1988

SL
No.

Originals
of the executors/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT












Page No.....

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|  Manju R. G. Gaudhury |  |  |  |  |  |
| | Little | Ring | Middle (Left) | Fore Hand | Thumb |
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| | | | | | Fore |
|  Joydeep Roy Gaudhury |  |  |  |  |  |
| | Little | Ring | Middle (Left) | Fore Hand | Thumb |
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|  Joydeep N. Gaudhury |  |  |  |  |  |
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SL. No. of the executants/
Presentants



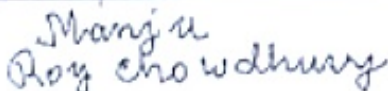
UNDER RULE 147A OF THE CRIMINAL PROCEDURE CODE
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Page No.....





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|  <p style="text-align: right; margin-right: 10px;"><i>Base</i></p> <p style="text-align: left; margin-left: 10px;"><i>Jay</i></p> |  |  |  |  |  |
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| | | | | | |
| | Thumb | Fore | Middle (Right) | Ring Hand) | Little |

Seller, Buyer and Property Details
Principal & Attorney Details




| Presentant Details | |
|--------------------|--|
| SL No. | Name, Address, Photo, Finger print and Signature of Presentant |
| 1 | <p>Shri JAYANTA BOSE P-22/1, V.I.P. Road, C.I.T. Scheme, VIII, P.O. - Kankurgachi, P.S. - Maniktala, District -South 24- Parganas, West Bengal, India, PIN - 700054</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  17/05/2016 12:22:37 PM </div> <div style="text-align: center;">  LTI 17/05/2016 12:22:42 PM </div> </div> <div style="text-align: center; margin-top: 10px;">  17/05/2016 12:22:56 PM </div> |

| Principal Details | |
|-------------------|---|
| SL No. | Name, Address, Photo, Finger print and Signature |
| 1 | <p>Smt MANJU ROYCHOWDHURY Wife of Shri Tejomoy Roychowdhury CE-214, Salt Lake City, Sector-I, P.O:- CC Block, P.S - North Bidhannagar, District-North 24- Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADLPR0544C.; Status : Individual; Date of Execution : 17/05/2016; Date of Admission : 17/05/2016; Place of Admission of Execution : Office</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  17/05/2016 12:24:35 PM </div> <div style="text-align: center;">  LTI 17/05/2016 12:24:46 PM </div> </div> <div style="text-align: center; margin-top: 10px;">  17/05/2016 12:25:20 PM </div> |


Principal Details

| Sl No | Name, Address, Photo, Finger print and Signature |
|----------|---|
| 2 | <p>Shri JOYDEEP ROYCHOWDHURY Son of Shri Tejomoy Roychowdhury CE-214, Salt Lake City, Sector-I, P.O.- CC Block, P.S.- North Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700064 Sex Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AENPR0571G.; Status : Individual; Date of Execution : 17/05/2016; Date of Admission : 17/05/2016; Place of Admission of Execution : Office</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="877 436 1053 638">  17/05/2016 12:23:12 PM </div> <div data-bbox="1181 459 1332 638">  LTI 17/05/2016 12:23:20 PM </div> </div> <p style="text-align: center;"><i>Joydeep Roy Chowdhury</i></p> <p style="text-align: center;">17/05/2016 12:24:21 PM</p> |
| 3 | <p>Shri INDRADEEP ROYCHOWDHURY Son of Shri Tejomoy Roychowdhury CE-214, Salt Lake City, Sector-I, P.O.- CC Block, P.S.- North Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700064 Sex Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHDPR0794C.; Status : Individual; Date of Execution : 17/05/2016; Date of Admission : 17/05/2016; Place of Admission of Execution : Office</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="877 907 1053 1108">  17/05/2016 12:21:44 PM </div> <div data-bbox="1181 929 1332 1108">  LTI 17/05/2016 12:21:51 PM </div> </div> <p style="text-align: center;"><i>Indradeep Roy Chowdhury</i></p> <p style="text-align: center;">17/05/2016 12:22:13 PM</p> |

Attorney Details

| SL No | Name, Address, Photo, Finger print and Signature | | |
|-------|--|---|--|
| 1 | M/S. UJAN REALTY PVT. LTD. 22J, Kankurgachi 2nd Lane, P.O.- Kankurgachi, P.S.- Phool Bagan, District -South 24-Parganas, West Bengal, India, PIN - 700054 PAN No. AABCU1458N.; Status : Organization, Represented by representative as given below:- | | |
| 1(1) | Shri JAYANTA BOSE P-22/1, V.I.P. Road, C.I.T. Scheme, VIIM, P.O.- Kankurgachi, P.S.- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 17/05/2016; Date of Admission : 17/05/2016; Place of Admission of Execution : Office |  17/05/2016 12:22:37 PM |  LTI 17/05/2016 12:22:42 PM |
| | |  17/05/2016 12:22:55 PM | |

B. Identifire Details

| Identifier Details | | | |
|--------------------|---|--|---|
| SL No. | Identifier Name & Address | Identifier of | Signature |
| 1 | Mr Manik Lal De Son of Late N C De High Court Calcutta, P.O.- G P O, P.S.- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India. | Smt MANJU ROYCHOWDHURY, Shri JOYDEEP ROYCHOWDHURY, Shri INDRADEEP ROYCHOWDHURY, Shri JAYANTA BOSE |  17/05/2016 12:25:41 PM |

C. Transacted Property Details

| Land Details | | | | | | |
|--------------|-------------------|---------------------------------|--------------|------------------------|----------------------|---------------|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| | | | | | | |

| Land Details | | | | | | |
|--------------|--|--|--------------|------------------------|----------------------|--|
| No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L1 | District: South 24-Parganas, P.S:- Maniktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satin Sen Sarani, Road Zone: (Rail Bridge -- Kankurgachhi More On Road) . . Premises No. 194C. Ward No: 31 | (Rail Bridge -- Kankurgachhi More On Road) | 7 Katha | 1,00,000/- | 3,10,32,226/- | Proposed Use: Bastu, Width of Approach Road: 30 Ft., Adjacent to Metal Road. |

| Structure Details | | | | | |
|-------------------|--------------------|-------------------|------------------------|----------------------|---|
| Sch No. | Structure Location | Area of Structure | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| F0 | Gr. Floor | 700 Sq Ft. | 0/- | | Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete |
| S1 | On Land L1 | 700 Sq Ft. | 1/- | 2,10,000/- | Structure Type: Structure |

| Transfer of Property from Principal to Attorney | | | | |
|---|-----------------------------|----------------------------|------------------|------------------------|
| Sch No. | Name of the Principal | Name of the Attorney | Transferred Area | Transferred Area in(%) |
| L1 | Smt MANJU ROYCHOWDHURY | M/S. UJAN REALTY PVT. LTD. | 3.85 | 33.3333 |
| | Shri JOYDEEP ROYCHOWDHURY | M/S. UJAN REALTY PVT. LTD. | 3.85 | 33.3333 |
| | Shri INDRADEEP ROYCHOWDHURY | M/S. UJAN REALTY PVT. LTD. | 3.85 | 33.3333 |

| Transfer of Property from Principal to Attorney | | | | |
|---|-----------------------------|----------------------------|------------------|------------------------|
| Sch No. | Name of the Principal | Name of the Attorney | Transferred Area | Transferred Area in(%) |
| S1 | Shri INDRADEEP ROYCHOWDHURY | M/S. UJAN REALTY PVT. LTD. | 233.333 Sq Ft | 33.3333 |
| | Shri JOYDEEP ROYCHOWDHURY | M/S. UJAN REALTY PVT. LTD. | 233.333 Sq Ft | 33.3333 |
| | Smt MANJU ROYCHOWDHURY | M/S. UJAN REALTY PVT. LTD. | 233.333 Sq Ft | 33.3333 |

D. Applicant Details

| Details of the applicant who has submitted the requisition form | |
|---|---------|
| Applicant's Name | M L Dey |

Details of the applicant who has submitted the requisition form

| | |
|--------------------|--|
| Applicant's Name | M L Dey |
| Address | Thana : Hare Street, District : Kolkata, WEST BENGAL |
| Applicant's Status | Advocate |

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160302380 / 2016

| | | | |
|--------------------|---|----------------------|-------------------|
| Query No/Year | 16031000188172/2016 | Serial no/Year | 1603002758 / 2016 |
| Deed No/Year | I - 160302380 / 2016 | | |
| Transaction | [0138] Sale, Development Power of Attorney after Registered Development Agreement | | |
| Name of Presentant | Shri JAYANTA BOSE | Presented At | Office |
| Date of Execution | 17-05-2016 | Date of Presentation | 17-05-2016 |

Remarks

On 17/05/2016

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 12.16 hrs on 17/05/2016, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri JAYANTA BOSE ..

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 3,12,42,226/-

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

Execution is admitted on 17/05/2016 by

Smt MANJU ROYCHOWDHURY, Wife of Shri Tejomoy Roychowdhury, CE-214, Salt Lake City, Sector-I, P.O. CC Block, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By Profession Business
Indetified by Mr Manik Lal De, Son of Late N C De, High Court Calcutta, P.O. G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 17/05/2016 by

Shri JOYDEEP ROYCHOWDHURY, Son of Shri Tejomoy Roychowdhury, CE-214, Salt Lake City, Sector-I, P.O: CC Block, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By Profession Business
Indetified by Mr Manik Lal De, Son of Late N C De, High Court Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 17/05/2016 by

Shri INDRADEEP ROYCHOWDHURY, Son of Shri Tejomoy Roychowdhury, CE-214, Salt Lake City, Sector-I, P.O: CC Block, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By Profession Business

Identified by Mr Manik Lal De, Son of Late N C De, High Court Calcutta, P O: G P O, Thana: Hare Street, ,
City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 17/05/2016 by

Shri JAYANTA BOSE Shri JAYANTA BOSE, Son of Shri Asit Ranjan Basu, P-22/1, V.I.P. Road, C.I.T.
Scheme, VIIM, P.O. Kankurgachi, Thana: Manikata, , South 24-Parganas, WEST BENGAL, India, PIN -
700054, By caste Hindu, By profession Business

Identified by Mr Manik Lal De, Son of Late N C De, High Court Calcutta, P O: G P O, Thana: Hare Street, ,
City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- , H = Rs 28/- , M(b) =
Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs
100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 255508, Purchased on 12/05/2016, Vendor named
Suranjan Mukherjee.

UK Basu

(Utpal Kumar Basu)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2016, Page from 74609 to 74635

Being No 160302380 for the year 2016.



Digitally signed by UTPAL KUMAR BASU
Date: 2016.05.18 11:25:47 -07:00
Reason: Digital Signing of Deed.

UK Basu

(Utpal Kumar Basu) 18/05/2016 11:25:46 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)