




**SEND GREETINGS:-**

I am the Co-Owner of the three storied building along with the piece and parcel of land measuring about an area a little more or less 5 Cottah 10 Chittaks, be the same a little more or less comprised at and under the Premises No. 20, Kabi Sabitri Prasanna Chattopadhyay Road (Previously known as Lansdown Terrace), P.O. Kalighat, P.S. Rabindra Sarabor, Ward - 85, Kolkata - 700 026 more fully described in the schedule hereto and hereafter called the "**PROPERTY**"

**WHEREAS** by Deed of Development Agreement bearing dated 14.08.2020 made between myselfes therein described as the Owner 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 Owner, enter into a Development Agreement dated 14.08.2020 with the said Developer for the purpose of development of the Premises No. 20, Kabi Sabitri Prasanna Chattopadhyay Road (Previously known as Lansdown Terrace), P.O. Kalighat, P.S. Rabindra Sarabor, Ward - 85, Kolkata - 700 026.

**AND WHEREAS** for inconvenience in coordinating to look after, manage or otherwise to deal with the property as per my mutual understanding, which necessitate me to execute and Register this General Power of Attorney. I do hereby constitute, appoint and empower **Sri. Ujjal Bose**, son of Late. Anil Kumar Bose, at present

residing at 103, Monohar Pukur Road, P.S. Rabindra Sarabor,  
Kolkata- 700 029.

**AND WHEREAS** in the said Agreement dated 14.08.2020 with me  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 Conveyance or Conveyances of the Developer's Allocation in favour of the nominee or nominees of the said Developer.

Now I 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, one of the Directors of U. S. Developers Pvt. Ltd., as my Lawful attorney in my name and on my behalf to do or execute all or any of the following acts, deeds and things in connection with my interest in the Land Property being situated at Premises No. 20, Kabi Sabitri Prasanna Chattopadhyay Road (Previously known as Lansdown Terrace), P.O. Kalighat, P.S. Rabindra Sarabor, Ward - 85, Kolkata - 700 026.

1. To manage and look after the property described in the schedule below on my behalf.



2. To receive summons and notices issued in my 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 cause papers relating to any suit.
4. To sign and file documents and to take back the same.
5. To appear, sign and represent me before the Kolkata Municipal Corporation and all other authority or authorities concerned having jurisdiction over the Premises No. 20, Kabi Sabitri Prasanna Chattopadhyay Road (Previously known as Lansdown Terrace), P.O. Kalighat, P.S. Rabindra Sarabor, Ward - 85, Kolkata - 700 026, 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 me before the K.M.C., C.E.S.C, Fire Brigade, K.M.D.A, Police, K.I.T and all other authority or 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, shop, office 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 Sale 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. and to take all other step/steps in the matters.
11. To sign and apply for mutation/amalgamation in my 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. and water and sewerage connection from K.M.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 I could personally do for the

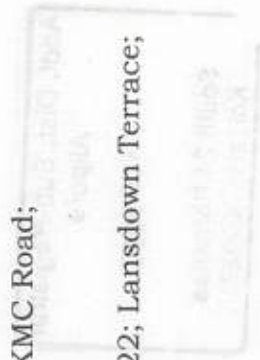
purpose of such development and also to do the other ancillary works for the fulfilment of terms and conditions as appears in the Agreement dated 14 .08.2020, Deed No. 2189.

13. And I do hereby agree 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** undivided 16.67% of all that piece and parcel of homestead land measuring about 675 Sqft be the same a little more or less out of the total land area 5 Cottah 10 Chittaks, along with 800 Sqft covered area on the 1<sup>st</sup> floor of the said building lying and situated at the Municipal Premises No. 20, Kabi Sabitri Prasanna Chattopadhyay Road (Previously known as Lansdown Terrace), P.O. Kalighat, P.S. Rabindra Sarabor, Ward- 85, Kolkata - 700 026, having and butted and bounded by:

North : 14, Lansdown Terrace;  
 East : 18, Lansdown Terrace;  
 South : KMC Road;  
 West : 22; Lansdown Terrace;



**IN WITNESS WHEREOF** we have executed these present on the 17<sup>th</sup>

day of August, 2020.

**SIGNED SEALED AND DELIVERED**

by the said Owner at Kolkata in the

Presence of:

1. Sujin Deka  
12 Koushorenore Tenue  
Kolkata - 700026.

2. Goutam Mondal  
160/A Bakul Bagun Road  
Kolkata - 700025

Srijit Baner

**SIGNATURE OF THE OWNER**

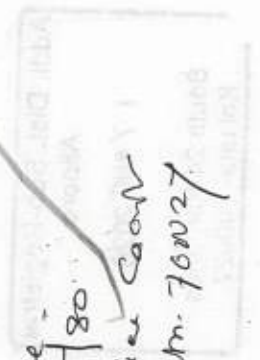
(UJJAL BOSE)

**ACCEPTED BY :**

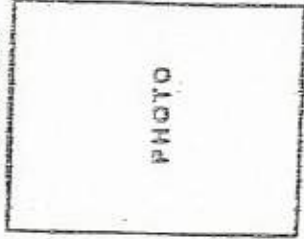


Drafted by me:

Goutam Bose  
WB 745/80  
Advocate: Alipore Palani Coon  
Kolkata - 700027



PRESENTARY



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

NAME  
SIGNATURE



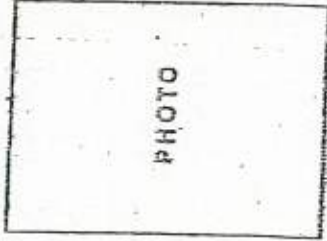
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Left Hand					
Right Hand					

NAME **SRI RAJ KUMAR BANERJEE**  
SIGNATURE *Sriraj Kumar Banerjee*



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

NAME **UJJAL BOSE**  
SIGNATURE *Ujjal Bose*



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

NAME  
SIGNATURE

APPROVED AS DIRECTOR  
TECHNICAL SERVICES





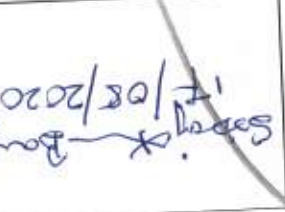


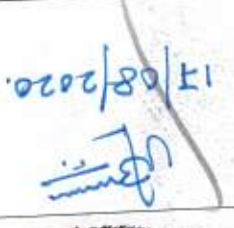


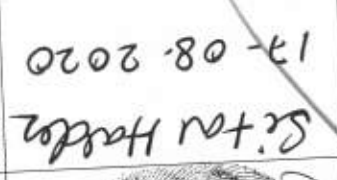



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No./Year 16058000959030/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SRIRAJ KUMAR BANERJEE 20, KABI SABITRI PRASANNA CHATTOPADHYAY,, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Principal			 17/08/2020
2	Mr UJJAL BOSE 103, MONOHOR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Attorney [U S DEVELOPERS PRIVATE LIMITED.]			 17/08/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sital Halder Son of Mr S Halder Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mr SRIRAJ KUMAR BANERJEE. Mr UJJAL BOSE			 17-08-2020

  
(Sukanya Talukdar)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ALIPORE  
South 24-Parganas, West  
Bengal



Query No:-16058000959030/2020, 17/08/2020 04:06:10 PM ALIPORE (A.D.S.R.)

कार्ड संख्या / PERMANENT ACCOUNT NUMBER



ACZPB0689B



नाम / NAME

SRIRAJ KUMAR BANERJEE

पिता का नाम / FATHER'S NAME

DHIRAJ KUMAR BANERJEE

जन्म तिथि / DATE OF BIRTH

31-12-1961

हस्ताक्षर / SIGNATURE

*Sriraj Kumar Banerjee*

*KB*

आयकर अधिकारी, पृ. 7-11

COMMISSIONER OF INCOME-TAX, W.B. - 11

इस कार्ड के खो / गिले जाने पर कृपया जारी करने वाले प्रधिकारी को सूचित / यापस कर दें  
सहायक आयकर अधिकारी,  
पी-7,

चौरंगी स्क्वायर,

कलकत्ता - 700 069.

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

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

U S DEVELOPERS PRIVATE LIMITED



14/06/2005

Permanent Account Number

AAACU8610P

06122008

आयकर विभाग

INCOME TAX DEPARTMENT

UJJAL BOSE

ANIL KUMAR BOSE

24/12/1964

Permanent Account Number

ADZPE7758G

*Ujjal Bose*

Signature



भारत सरकार

GOVT. OF INDIA





**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

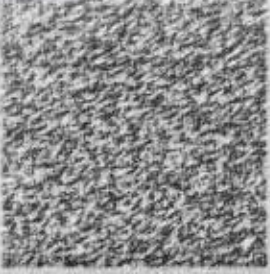
Enrollment No.: 2730/00507/64894

To  
 Tridip Banerjee  
 20 LANSLOWNE TERRACE  
 Kalighat  
 Kalighat  
 Circus Avenue Kolkata  
 West Bengal 700026  
 9831215313

158739565



ME687305659FH



आपका आधार क्रमांक / Your Aadhaar No. :

**3692 4503 3623**

मेरा आधार, मेरी पहचान



Tridip Banerjee  
 DOB : 25/05/1955  
 Male

भारत सरकार  
 Government of India



**3692 4503 3623**

मेरा आधार, मेरी पहचान



ভারত সরকার  
Unique Identification Authority of India  
Government of India

আনিকাভূতির আই ডি / Enrollment No.: 1178/49616/04863

To  
উজ্জল বোস  
Ujjal Bose  
S/O: Anil Kumar Bose  
103 Monohar Pukur Road  
Sarat Bose Road  
Sarat Bose Road  
Cirous Avenue Kolkata  
West Bengal 700029  
9830533767

18549533



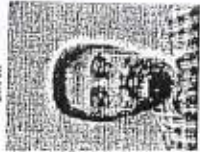
MD165496339FH



আপনার আধার সংখ্যা / Your Aadhaar No.:

**8045 6338 6121**

আমার আধার, আমার পরিচয়



উজ্জল বোস  
Ujjal Bose  
জন্মতারিখ / DOB : 24/12/1964  
পুরুষ / Male



**8045 6338 6121**

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ আধার সারা দেশে মান্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার

ত্রিভাঙ্গা:

এস/ও:

মনোহার পুকুর রোড,

সারত বোস রোড,

কলিকাতা,

পশ্চিম বঙ্গ,

৭০০০২৯

Address:

S/O: Anil Kumar Bose, 103,

Monohar Pukur Road, Sarat Bose

Road, Kolkata, Sarat Bose Road

West Bengal, 700029

www.uidai.gov.in



1867



help@uidai.gov.in

**8045 6338 6121**



www.uidai.gov.in

*Ujjal Bose*

### Major Information of the Deed

Deed No :	I-1605-02280/2020	Date of Registration	25/08/2020
Query No / Year	1605-8000959030/2020	Office where deed is registered	
Query Date	14/08/2020 2:33:03 PM	1605-8000959030/2020	
Applicant Name, Address & Other Details	Sital Halder Alipore Police Court, Thana : Alipore, District : South 24 Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7278262454, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,18,78,507/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160502189/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S.- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kabi Sabitri Parasanna Chattopadhyay Road, Premises No: 20, Ward No: 085 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	675 Sq Ft	1/-	50,62,507/-	Property is on Road , Project Name :
Grand Total :				1.5469Dec	1 /-	50,62,507 /-	

### Apartment Details :

District: South 24-Parganas, P.S.- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 20, Ward No: 085, Road: Kabi Sabitri Parasanna Chattopadhyay Road, Pin Code : 700026

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Covered Area: 800, Super Built-up Area: 960	1/-	68,16,000/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 0 Year ,Property is on Road



## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr SRIRAJ KUMAR BANERJEE</b>            Son of Late DHIRAJ KUMAR BANERJEE 20, KABI SABITRI PRASANNA CHATTOPADHYAY., P.O.- KALIGHAT, P.S.- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ACxxxxxx9B, Aadhaar No: 36xxxxxxxx3623, Status: Individual, Executed by: Self, Date of Execution: 17/08/2020            , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2020            , Admitted by: Self, Date of Admission: 17/08/2020 ,Place : Pvt. Residence</p>

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>U S DEVELOPERS PRIVATE LIMITED</b>            103, MONOHOR PUKUR ROAD, P.O.- SARAT BOSE ROAD, P.S.- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.: AAxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr UJJAL BOSE (Presentant )</b>            Son of Late ANIL KUMAR BOSE 103, MONOHOR 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.: ADxxxxx8G, Aadhaar No: 80xxxxxxxx6121 Status: Representative, Representative of : U S DEVELOPERS PRIVATE LIMITED (as DIRECTOR)</p>

## Identifier Details :

Name	Photo	Finger Print	Signature
<p><b>Mr Sital Halder</b>            Son of Mr S Halder            Alipore Police Court, P.O.- Alipore, P.S.- Alipore, Kolkata, District:-South 24 Parganas, West Bengal, India, PIN - 700027</p>			
Identifier Of Mr SRIRAJ KUMAR BANERJEE, Mr UJJAL BOSE			

## Transfer of property for A1

SI.No	From	To, with area (Name-Area)
1	Mr SRIRAJ KUMAR BANERJEE	U S DEVELOPERS PRIVATE LIMITED-960.000000 Sq Ft

## Transfer of property for L1

SI.No	From	To, with area (Name-Area)
1	Mr SRIRAJ KUMAR BANERJEE	U S DEVELOPERS PRIVATE LIMITED-1.54688 Dec



On 17-08-2020

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

Presented for registration at 17:20 hrs on 17-08-2020, at the Private residence by Mr UJJAL 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 1,18,78,507/-

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

Execution is admitted on 17/08/2020 by Mr SRIRAJ KUMAR BANERJEE, Son of Late DHIRAJ KUMAR BANERJEE, 20, KABI SABITRI PRASANNA CHATTOPADHYAY, P.O: KALIGHAT, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Identified by Mr Sital Halder, , , Son of Mr S Halder, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 17-08-2020 by Mr UJJAL BOSE, DIRECTOR, U S DEVELOPERS PRIVATE LIMITED, 103, MONOHOR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District -South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr Sital Halder, , , Son of Mr S Halder, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

On 25-08-2020

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

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

**Payment of Fees**

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

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 4990, Amount: Rs.100/-, Date of Purchase: 12/08/2020, Vendor name: Tanmoy Kar Purkayastha



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I

Volume number 1605-2020, Page from 84820 to 84840  
being No 160502280 for the year 2020.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2020.08.26 15:17:01 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/08/26 03:17:01 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)