

2586/2020

T-2281/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 904120

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

*[Handwritten signature]*

Additional Sub-Registrar  
Alipore, South 24 Parganas

25 AUG 2020

*[Handwritten notes and stamps]*  
 87998888/2020  
 18/12/20  
 Case No. 2586/2020

**DEVELOPMENT POWER OF ATTORNEY**  
**AFTER REGISTERED DEVELOPMENT AGREEMENT**

**TO ALL TO WHOM THESE PRESENCE** shall come I, **SRI. SUBIR DUTTA,**

PAN- AGLPD1744K, son of Late Chandra Bhusan Dutta, by faith Hindu by occupation Business and residing at Premises No. 20, Kabi Sabitri Prasanna Chattopadhyay Road (Previously known as Lansdown Terrace), P.O. Kalighat, P.S. Rabindra Sarabor, Kolkata - 700 026, hereinafter referred to as the **"OWNER"**;

5-25

**SEND GREETINGS:-**


I am the Co-Owner of the three storied building along with the piece and parcel of land measuring 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.



RECEIVED  
20/01/2024

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

WITNESSED BY  
KOLKATA MUNICIPAL CORPORATION

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. 2188.

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** I have executed these presents 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. Suhni Saha  
12 Kansarhome Tenare  
Kolkata - 700026.

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

Suhni Saha

**SIGNATURE OF THE OWNER**

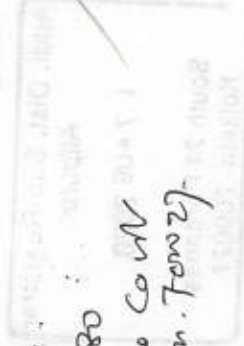
U.P. (USJAL BOSE)

**ACCEPTED BY :**

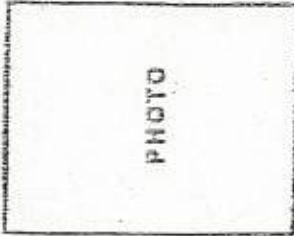


Drafted by me:

Goutam Bose  
WB 17/8/20  
Advocate: Alipore Police Court  
Kolkata - 700027



PRESENTANTY



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

NAME .....

SIGNATURE .....



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

NAME .....

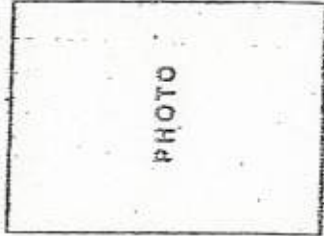
SIGNATURE *Subir Dutta* .....



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

NAME .....

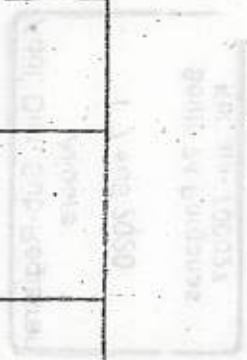
SIGNATURE *Ujjal Bose* .....



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

NAME .....

SIGNATURE .....







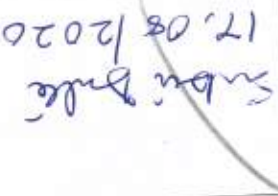





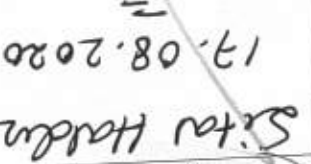


Government of West Bengal

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 16058000958983/2020

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 SUBIR DUTTA 20, KABI SABITRI PRASANNA CHATTOPADHYAY., P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Principal			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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 IUS DEVELOPERS PRIVATE LIMITED.]			
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 SUBIR DUTTA, Mr UJJAL BOSE			

  
(Sukanya Talukdar)

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



Query No:-16058000958983/2020, 17/08/2020 04:07:25 PM ALIPORE (A.D.S.R.)

Signature



AGLFD1744K

Permanent Account Number

19/01/1958

CHANDRA BHUSAN DUTTA

SUBIR DUTTA

INCOME TAX DEPARTMENT

आयकर विभाग



GOVT. OF INDIA

भारत सरकार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

U S DEVELOPERS PRIVATE LIMITED



14/06/2005

Permanent Account Number

AAACU8610P

06122006

सर्वकार विभाग

INCOME TAX DEPARTMENT


UJJAL BOSE

ANIL KUMAR BOSE

24/12/1964

Permanent Account Number

ADZPE7758G



Signature



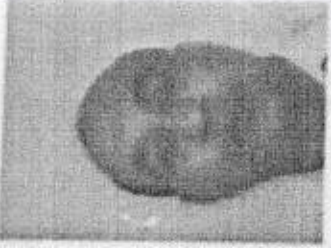
सर्वकार

GOVT. OF INDIA





भारत सरकार  
GOVERNMENT OF INDIA



সুবীর দত্ত

Subir Dutta

পিতা : চন্দ্র ভূষণ দত্ত

Father : CHANDRA BHUSHAN DUTTA

জন্ম সাল / Year of Birth : 1958

পুরুষ / Male



3371 5964 6196

আধার - সাধারণ মানুষের অধিকার



ভাষিকৃত্তির আই ভি / Enrollment No.: 1178/49616/04863

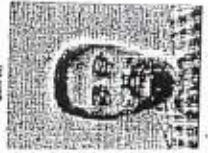
To  
উজ্জ্বল বোস  
Ujjal Bose  
S/O: Anil Kumar Bose  
103 Monohar Pukur Road  
Sarat Bose Road  
Sarat Bose Road  
Circus Avenue Kolkata  
West Bengal 700029  
8830533787  
18549633  
08/01/2017  
MD185496339FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8045 6338 6121**

আমার আধার, আমার পরিচয়



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



8045 6338 6121

আমার আধার, আমার পরিচয়



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.



ঠিকানা:

এস/ও: অনিল কুমার বোস, 103, S/O: Anil Kumar Bose, 103,  
মোনার পুকুর রোড, শরৎ বোস Monohar Pukur Road, Sarat Bose  
রোড, কোলকাতা, শরৎ বোস Road, Kolkata, Sarat Bose Road  
পশ্চিম বঙ্গ, 700029 West Bengal, 700029



www.aadhaar.gov.in



8045 6338 6121



help@uidai.gov.in



www.uidai.gov.in

Handwritten signature

### Major Information of the Deed

Deed No :	I-1605-02231/2020	Date of Registration	25/08/2020
Query No / Year	1605-8000958983/2020	Office where deed is registered	
Query Date	14/08/2020 2:28:27 PM		1605-8000958983/2020
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]- 160502188/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement 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	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 :
<b>Grand Total :</b>					<b>1 /-</b>	<b>50,62,507 /-</b>	

### 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	<b>Mr SUBIR DUTTA</b> Son of Late CHANDRA BHUSAN DUTTA 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: Business, Citizen of: India, PAN No.: AGxxxxxx4K, Aadhaar No: 33xxxxxxxx6196, 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

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<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 - 700026 , PAN No.: AAxxxxxx0P, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr UJJAL BOSE (Presentant )</b> Son of Late ANIL KUMAR BOSE 103, MONOHOR PUKUR ROAD, P.O:- SARAT BOSE 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.: ADxxxxxx8G, Aadhaar No: 80xxxxxxxx6121 Status : Representative, Representative of : U S DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

## Identifier Details :

Name	Photo	Finger Print	Signature
<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			
Identifier Of Mr SUBIR DUTTA, Mr UJJAL BOSE			

## Transfer of property for A1

SI.No	From	To. with area (Name-Area)
1	Mr SUBIR DUTTA	U S DEVELOPERS PRIVATE LIMITED-960.000000 Sq Ft
Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr SUBIR DUTTA	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 17:25 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 SUBIR DUTTA, Son of Late CHANDRA BHUSAN DUTTA, 20, KABI SABITRI PRASANNA CHATTOPADHYAY, P.O: KALIGHAT, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

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, MONOHAR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026

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 1889.

**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: Imprinted, Serial no 10304, Amount: Rs. 100/-, Date of Purchase: 19/09/2019, 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 84841 to 84861  
being No 160502281 for the year 2020.



Digitally signed by SUKANYA  
TALUKDAR  
Date: 2020.08.26 15:19:17 +05:30  
Reason: Digital Signing of Deed.

*Sukanya Talukdar*

(Sukanya Talukdar) 2020/08/26 03:19:17 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)