

2588/2020

2-2278/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

Z 755381

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.

Addl. Dist S.O-Registrar  
Alipore, South: 24 Parganas

25 AUG 2020

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

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

CHITRITA CHATTERJEE, PAN- ACBP08103D, widow of Late Suniti

Chatterjee by faith Hindu by occupation Housewife and (2) SMT

SAYANTANI CHATTERJEE, PAN- AFUPC5994C, daughter of Late Suniti

Chatterjee, by faith Hindu by occupation Teaching and both are 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 "OWNERS";

✓ Chibiki Chatterjee

✓ Sayantani Chatterjee

Ujial Ban

17-15-2020  
 2020 95988/2020  
 Case no 487  
 5-15P

**SEND GREETINGS:-**

We are the Co-Owners 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 ourselves therein described as the Owners 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 Owners, 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 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**, 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 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.

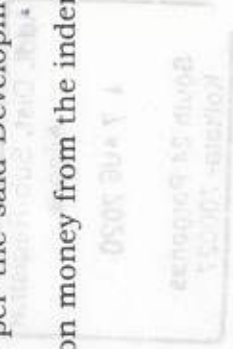
**AND WHEREAS** it is also agreed that this Power of Attorney for the purpose of development of the said premises including the Registration of Deed of Conveyance or Conveyances of the Developer's Allocation in favour of the nominee or nominees of the said Developer.

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, one of the Directors of U. S. Developers Pvt. Ltd., 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. 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 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 cause papers relating to any suit.
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. 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 us 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 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. 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 we could personally do for the

WITNESSES  
KOLKATA  
20/03/2014

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. 2/198.



13. And we 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 33.33% (1350 Sqft) piece and parcel of homestead land out of the total land measuring 5 Cottahs 10 Chittaks (4050 Sqft), be the same a little more or less together covered area 1500 Sqft on the 2<sup>nd</sup> floor at 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, 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 presents on the 17<sup>th</sup>

day of August, 2020.

**SIGNED SEALED AND DELIVERED**

by the said Owners at Kolkata in the

Presence of:

1. Kunal Parshat  
50/1 Karmajoye Chowk, 4,  
Kolkata-700082  
*Chirita Chatterjee*

2. Tapas Maldan,

Pana Pukur,

**SIGNATURE OF THE OWNERS**

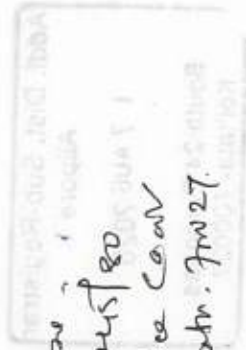
*(USJAL BOSE)*



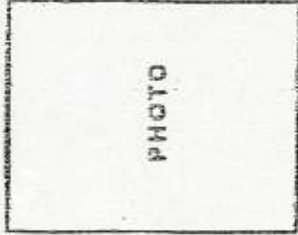
ACCEPTED BY :

Drafted by me:

Goutam Bose  
18/8/20  
Advocate: Alimex Police Com  
Kolkata-70027



PRESENTANT



PHOTO

	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 **CHAITRA CHATTERJEE**

SIGNATURE *Chaitra Chatterjee*



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

NAME **SAYANTANI CHATTERJEE**

SIGNATURE *Sayantani Chatterjee*



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

NAME **UJJAL BOSE**

SIGNATURE *Ujjal Bose*





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 16058000959886/2020






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


SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs CHITRITA CHATTERJEE 20, KABI SABITRI PRASANNA CHATTOPADHYAY., P.O:- KALIGHAT, P.S:- Lake, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Principal			 17.8.2020
2	Mrs SAYANTANI CHATTERJEE 20, KABI SABITRI PRASANNA CHATTOPADHYAY., P.O:- KALIGHAT, P.S:- Lake, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Principal			 17/08/2020



Query No:-16058000959886/2020, 17/08/2020 04:05:34 PM ALIPORE (A.D.S.R.)

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
3	Mr UJJAL BOSE 103, MONOHOR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, 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	Mrs CHITRITA CHATTERJEE, Mrs SAYANTANI CHATTERJEE, Mr UJJAL BOSE			Sital Halder 17.08.2020

  
(Suktanya Talukdar)

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



Query No:-16058000959886/2020, 17/08/2020 04:05:34 PM ALIPORE (A.D.S.R.)

सर्वकार्य विभाग

INCOME TAX DEPARTMENT

UJJAL BOSE

ANIL KUMAR BOSE

24/12/1964

Permanent Account Number

ADZPE7758G



Signature



हिन्दी विभाग

GOVT. OF INDIA



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

U S DEVELOPERS PRIVATE LIMITED



14/06/2005

Permanent Account Number

AAACU8610P

06122006



ভালিকাভুক্তির আইডি / 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 700028  
9830533767  
18549633  
MD185496339FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8045 6338 6121**

আমার আধার, আমার পরিচয়



উজ্জ্বল বোস  
Ujjal Bose  
জন্মতারিখ / DOB : 24/12/1964  
সুন্দর / 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

ঠিকানা:

প্র/ও: অনিল কুমার বোস, 103, S/O: Anil Kumar Bose, 103,  
মোহর পুকুর রোড, সরৎ বোস Monohar Pukur Road, Sarat Bose  
রোড, কোলকাতা, সরৎ বোস Road, Kolkata, Sarat Bose Road  
রোড, পশ্চিম বঙ্গ, 700028 West Bengal, 700028



www.aadhaar.gov.in



1847

8045 6338 6121



help@uidai.gov.in



www.uidai.gov.in

*(Handwritten signature)*

### Major Information of the Deed

Deed No :	I-1605-02278/2020	Date of Registration	25/08/2020
Query No / Year	1605-8000959886/2020	Office where deed is registered	1605-8000959886/2020
Query Date	14/08/2020 3:50:04 PM		
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. 2,26,21,514/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 160502198/2020 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	1350 Sq Ft	1/-	1,01,25,014/-	Property is on Road , Project Name :
Grand Total :				3.0938Dec	1 /-	101,25,014 /-	

### 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 1500, Super Built-Up Area 1800	1/-	1,24,96,500/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 38 Year ,Property is on Road,Status of Completion : Completed

## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs CHITRITA CHATTERJEE</b>  Wife of Late SUNTI CHATTERJEE 20, KABI SABITRI PRASANNA CHATTOPADHYAY., P.O:- KALIGHAT, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx3D, Aadhaar No: 63xxxxxxxx6333, 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>
2	<p><b>Mrs SAYANTANI CHATTERJEE</b>  Daughter of Late SUNTI CHATTERJEE 20, KABI SABITRI PRASANNA CHATTOPADHYAY., P.O:- KALIGHAT, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AFxxxxxx4C, Aadhaar No: 95xxxxxxxx0760, 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, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAxxxxxx0P, 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, Kolkata, 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)</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 Mrs CHITRITA CHATTERJEE, Mrs SAYANTANI CHATTERJEE, Mr UJJAL BOSE			

**Transfer of property for A1**

SI.No	From	To. with area (Name-Area)
1	Mrs CHITRITA CHATTERJEE	U S DEVELOPERS PRIVATE LIMITED-900.000000 Sq Ft
2	Mrs SAYANTANI CHATTERJEE	U S DEVELOPERS PRIVATE LIMITED-900.000000 Sq Ft

SI.No	From	To. with area (Name-Area)
1	Mrs CHITRITA CHATTERJEE	U S DEVELOPERS PRIVATE LIMITED-1.54688 Dec
2	Mrs SAYANTANI CHATTERJEE	U S DEVELOPERS PRIVATE LIMITED-1.54688 Dec

**Transfer of property for L1**



On 17-08-2020

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

Presented for registration at 17:15 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 2,26,21,514/-

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

Execution is admitted on 17/08/2020 by 1. Mrs CHITRITA CHATTERJEE, Wife of Late SUNITI CHATTERJEE, 20, KABI SABITRI PRASANNA CHATTOPADHYAY, P.O: KALIGHAT, Thana: Lake, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife. 2. Mrs SAYANTANI CHATTERJEE, Daughter of Late SUNITI CHATTERJEE, 20, KABI SABITRI PRASANNA CHATTOPADHYAY, P.O: KALIGHAT, Thana: Lake, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Professionals

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 Others

**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 (Private Limited Company), 103, MONOHOR PUKUR ROAD, P O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, 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 Others



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 50/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 19182, Amount: Rs.50/-, Date of Purchase: 25/11/2019, 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 84779 to 84798  
being No 160502278 for the year 2020.



Digitally signed by SUKANYA  
TALUKDAR  
Date: 2020.08.26 15:13:13 +05:30  
Reason: Digital Signing of Deed.

*Sukanya*

(Sukanya Talukdar) 2020/08/26 03:13:13 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)