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पश्चिम बंगाल WEST BENGAL

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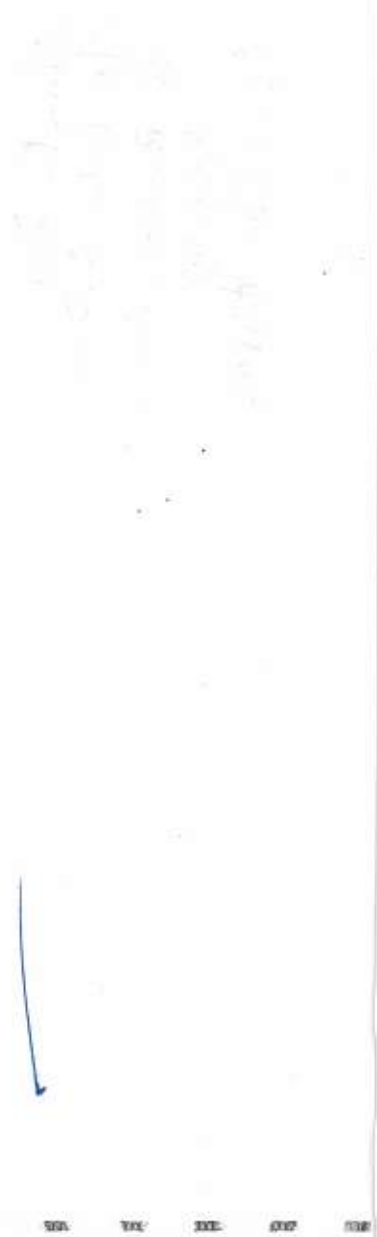
Certified that the document is admitted  
 to registration. The signature sheet/s and  
 the endorsement sheets attached with this  
 document are the part of this document

  
 Addl. Dist. Sub-Registrar  
 Shyama, South 24 Parganas

14 JUN 2017

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENCE shall we, (1) SMT. PRARTHANA  
 PAUL CHOUDHURY, PAN. ATPPC1735Q, wife of Sri. Raktim Paul Choudhury  
 and daughter of Srijit Kumar Roy Chowdhury, by faith- Hindu, by occupation  
 Teaching and at present residing at No. 160A, Bakul Bagan Road, P.O and P.S.  
 Bhowanipore, Kolkata- 700 025, herein after called the "OWNERS"





**SEND GREETINGS:-**

**WHEREAS** by Agreement for Development bearing dated 02.05.2014 hereinafter referred to as the said Agreement duly registered before the Additional District Sub - Registrar, Office at Alipore, in Book No. I, CD Volume No. 15, Pages- 2862 - 2920, Being No. 03609 for the year 2014 and the Power of Attorney dated 02.05.2014 in Book No. I, CD Volume No. 15, Pages- 2008 - 2020, Being No. 03610 for the year 2014 made between ourselves therein described as the Owners of the One Part and M/s U. S. Developers Pvt. Ltd, Represented by its Director **Ujjal Bose**, of 103, Monohar Pukur Road, P.S. Lake, P.O. Sarat Bose Road, Kolkata: 700 029 as the Developer of the Other Part , with the Owners have therein described as the One Part and on the terms and condition mentioned therein the said Owners and the Developer have entered into a Development Agreement for the purpose of development of the Premises No. 160A, Bakul Bagan Road, P.O and P.S. Bhowanipore, Kolkata- 700 025.

**AND WHEREAS** immediately after the said Development Agreement and the Power of Attorney, were registered Srijit Kumar Roy Chowdhury the one of the Co- Owner of the said premise died intestate on or about 21.02.2017 living behind his his only daughter Smt. Prarthana Paul Choudhury as his only heirs and legal Representative.

**AND WHEREAS** as per the law of inheritance said **Smt. Prarthana Paul Choudhury** became the Co - Owner of the said Premises No. 160A, Bakul Bagan Road, P.O and P.S. Bhowanipore, Ward- 72, Kolkata- 700 025, comprising an area of 16 Cottahas 04 Chittacks 12 sq. ft, more or less being situated at premises No. 160A, Bakul Bagan Road, P.O and P.S. Bhowanipore, Kolkata- 700 025, more fully described in the schedule hereto and hereafter collectively called the "**LAND PROPERTY**"

**AND WHEREAS** the name of Smt. Prarthana Paul Choudhury, will be substituted in place and instead of Srijit Kumar Roy Chowdhury, since deceased in the Development Agreement, since Registered as indicated above and all the right, title, interest and obligation that vested on Srijit Kumar Roy Chowdhury since deceased, as per the said Registered Development Agreement shall be enjoyed and vested to Smt. Prarthana Paul Choudhury absolutely.

**AND WHEREAS** in the said Agreement dated 02/05/2014 with the said Developer, it is agreed by and between the parties to execute a General Power of Attorney for the purpose of such development.

**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 hereby constitute, appoint and empower **Ujjal Bose**, Director of M/s. U. S. Developers Pvt. Ltd, of 103, Monohar Pukur Road, P.S. Lake, P.O. Sarat Bose Road, Kolkata: 700 029.

**AND WHEREAS** it is also agreed that this Power of Attorney will be in force till the development of the said premises is over from all the corner including the Registration of Deed of Conveyance or Conveyances of both the Developer's/Owner's Allocation in favour of the nominee or nominees of the said Developer subject to the terms and conditions contained in the said Agreement.

Now I do hereby appoint and constitute **Ujjal Bose**, son of Late. Anil Kumar Bose aged about 50 years, at present residing at 103, Monohar Pukur Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata- 700 029, 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 comprising an area of 16 Cottahas 04 Chittacks 12 sq. ft, more or less being situated at Premises No.



160A, Bakul Bagan Road, P.O and P.S. Bhowanipore, Ward- 72, Kolkata- 700 025, without any financial implications.

1. To manage and look after the property described in the schedule below on my behalf till the work of Development is complete in all respects in accordance with the said Agreement.
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 petition.
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 for the premises No. 160A, Bakul Bagan Road, P.O and P.S. Bhowanipore, Ward- 72, Kolkata- 700 025, 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 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, Shops etc. from the Developer's Allocation as per the said Joint Venture Agreement and to receive the entire consideration money from the intending Purchasers above said subject to the terms and conditions and covenants agreed to be observed and performed by the Developer in the said Agreement.

8. To construct the building, appoint Architect, Engineers, Contractor, Agent etc. in connection with the Development of the said Premises.
9. To do all type of work in the office of the Kolkata Municipal Corporation with regard to the said property 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.
10. 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.
11. After the construction is over and after delivery of Owner's Allocation in a fully complete and habitable condition the Developer shall be at liberty to execute registration of the Deed of Conveyance or Conveyances in respect of the Developer's Allocation in favour of itself or in favour of the intending buyer or buyers, by utilising this Power of Attorney on behalf of the Owners subject to the observance and performance of the terms and conditions agreed to be observed and performed by the Developer under the said Agreement.
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 said Agreement dated 02/05/2014.
13. And we do hereby agree to ratify and confirm all and whatever acts, deeds, matters, things powers and authorities, said Attorney, by virtue of the Powers



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 piece or parcel of land measuring more or less 16 Cottahas 04 Chittacks 12 sq. ft, together with three storied building, each floor 700, Sq. ft, totally 2100 Sq. ft area standing thereon lying situate and being the Premises No. 160A, Bakul Bagan Road, P.O and P.S. Bhowanipore, Ward- 72, Kolkata- 700 025, comprised within the area of the Kolkata Municipal Corporation and butted and bounded by:

ON THE NORTH : By KMC Road

ON THE SOUTH : By Pre. No. 4 & 5, Beltala Road

ON THE EAST : By Pre. No. 159/1A, & 159, Bakul Bagan Road

ON THE WEST : By Pre. No. 160D, Bakul Bagan Road

IN WITNESS WHEREOF we have executed these present on the 14<sup>th</sup> day of June 2017.

**SIGNED SEALED AND DELIVERED**

by the said Executors at Kolkata in the


Presence of:

1. Nantu An  
6 Baker and  
Kar-2 Bose
2. Rajit Bose  
Akhore Rakhee Car  
Kal. 27

Prarthana Paul Chowdhury

P. Paul Chowdhury

SIGNATURE OF THE EXECUTORS

 (UJJAL BOSE)

ACCEPTED BY:

Drafted by me:

Gautam Bose.  
Advocate AB/745/80  
Akhore Rakhee Court  
Kolkata, 700 27

PRESENTANT



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Left Hand					
Right Hand					

NAME .....  
SIGNATURE .....



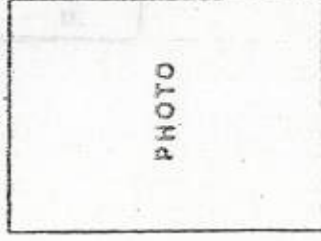
P. Paul  
NAME PRARTHANA PAUL CHOWDHURY  
SIGNATURE P. Paul Chowdhury

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Left Hand					
Right Hand					



NAME UJJAL BOSE  
SIGNATURE .....

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Left Hand					
Right Hand					



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




NAME .....  
SIGNATURE .....



### Major Information of the Deed

Deed No :	IV-1605-00501/2017	Date of Registration	14/06/2017
Query No / Year	1605-1000206935/2017	Office where deed is registered	
Query Date	13/06/2017 5:37:14 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Nantu Das Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830244850, Status : Others		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

#### Principal Details :










SI No	Name,Address,Photo,Finger print and Signature	Photo	Fingerprint	Signature
1	<p><b>Smt Prarthana Paul Chowdhury</b>                      Wife of Mr Raktim Paul Chowdhury                      Executed by: Self, Date of Execution: 14/06/2017                      , Admitted by: Self, Date of Admission: 14/06/2017 ,Place : Office</p>	 <small>14/06/2017</small>	 <small>LTI 14/06/2017</small>	 <small>14/06/2017</small>
160a, Bakul Bagan Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ATPPC1735Q, Status :Individual				

#### Attorney Details :


SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>M/s U S Developers Pvt Ltd ( Private Limited Company )</b>                      103, Monohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Status :Organization</p>



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Ujjal Bose (Presentant )</b>            Son of Late Anil Kumar Bose            Date of Execution -            14/06/2017 , , Admitted by:            Self, Date of Admission:            14/06/2017, Place of            Admission of Execution: Office         </td> <td>              Jun 14 2017 12:34PM         </td> <td>              LTI            14/06/2017         </td> <td>              14/06/2017         </td> </tr> </tbody> </table> <p>103, Monohar 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, Status : Representative, Representative of : M/s U S Developers Pvt Ltd (as director)</p>	Name	Photo	Finger Print	Signature	<b>Mr Ujjal Bose (Presentant )</b> Son of Late Anil Kumar Bose Date of Execution - 14/06/2017 , , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office	 Jun 14 2017 12:34PM	 LTI 14/06/2017	 14/06/2017
Name	Photo	Finger Print	Signature						
<b>Mr Ujjal Bose (Presentant )</b> Son of Late Anil Kumar Bose Date of Execution - 14/06/2017 , , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office	 Jun 14 2017 12:34PM	 LTI 14/06/2017	 14/06/2017						

**Identifier Details :**

Name & address
Mr Nantu Das Son of Late S Das 6 Baker Road, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt Prarthana Paul Chowdhury, Mr Ujjal Bose   14/06/2017

**Endorsement For Deed Number : IV - 160500501 / 2017****On 14-06-2017****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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:22 hrs on 14-06-2017, at the Office of the A.D.S.R. ALIPORE by Mr Ujjal Bose .

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

Execution is admitted on 14/06/2017 by Smt Prarthana Paul Chowdhury, Wife of Mr Raktim Paul Chowdhury, 160a, Bakul Bagan Road, P.O: Bhawanipore, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Others

Identified by Mr Nantu Das, . Son of Late S Das, 6 Baker Road, 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 14-06-2017 by Mr Ujjal Bose, director, M/s U S Developers Pvt Ltd (Private Limited Company), 103, Monohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr Nantu Das, . . . Son of Late S Das, 6 Baker Road, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

**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 48047, Amount: Rs.50/-, Date of Purchase: 08/06/2017, Vendor name: A K Saha



**Amitava Chanda**

**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 - IV

Volume number 1605-2017, Page from 8061 to 8072

being No 160500501 for the year 2017.



Digitally signed by AMITAVA CHANDA  
Date: 2017.06.21 17:06:58 +05:30  
Reason: Digital Signing of Deed.

(Amitava Chanda) 21/06/2017 17:06:58  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)