

STAMP AFFIXED BY

3/12/14
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENCE shall we, (I) SUKANYA CHOUDHURY, wife of Sri. Bhaskar Choudhury and daughter of Late. Nakshatra Kumar Ray Chaudhury, residing at 29, The Spinney, Tonbridge, Kent TN9 2QQ, United Kingdom, herein after conjointly called the "OWNER"

SEND GREETINGS:-

I am the Co-Owners of land and house property comprising an area of 10 Cottah 39 Sqft more or less being situated at premises Nos. 160B and 160C, Bakul Bagan Road, P. S. Bhowanipur, Ward- 72, Kolkata- 700 025, more fully described in the schedule hereto and hereafter collectively called the "LAND PROPERTY"

WHEREAS by Deed of Joint Venture Agreement bearing dated 02/05/2014 duly registered before the Additional District Sub Registrar Office at Alipore, in Book No-I, CD Volume No. 15, Pages 2862 to 2920, Being No. 03609 for the year 2014 made between ourselves therein described as the Owners of the One Part and **M/s 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 Joint Venture Agreement with the said Developer for the purpose of development of the Premises Nos. 160B and 160C, Bakul Bagan Road, P. S. Bhowanipur, Ward- 72, Kolkata- 700 025.

AND WHEREAS for inconvenience in coordinating to look after, manage or otherwise to deal with the property as per our mutual understanding, which necessitate me to execute and register this General Power of Attorney. I hereby constitute, appoint and empower Sri. Ujjal Bose, Director of **M/s U. S. Developers Pvt. Ltd**, of 103, Monohar Pukur Road, P.S. Lake, Kolkata: 700 029.

AND WHEREAS in the said Agreement dated 02/05/2014 with us with 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 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 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 aged about 48 years, at present residing at 103, Monohar Pukur 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 10 Cottah 39 Sqft more or less being situated at premises No. 160B and 160C, Bakul Bagan Road, P. S. Bhowanipur, 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.
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. 160B and 160C, Bakul Bagan Road, P. S. Bhowanipur, 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 entire consideration money from the indenting above said Purchaser/s.

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, the Developer shall be at liberty to execute registration of the Deed of Conveyance or Conveyances of the Deeds 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 Owner.
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 02/05/2014
13. And I do hereby agreed 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 piece or parcel of land measuring more or less 10 Cottah 39 Square feet more or less, together with two storied building, each floor 1600 Square feet, totally 3200 Square feet area standing thereon lying situate and being the premises Numbers 160B and 160C, Bakul Bagan Road, P. S. Bhowanipur, Ward-72, Kolkata-700 025, Townsend Road, P. S. Bhowanipur, Ward-72, Kolkata-700 025, comprised

within the area of the Kolkata Municipal Corporation and butted and bounded by:

ON THE NORTH : By Pre. No. 160A, 160D, Bakul Bagan Road and the

Common Passage

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. 160E/1, & 162, Bakul Bagan Road

IN WITNESS WHEREOF we have executed these present on the 24th day of November 2014.

SIGNED SEALED AND DELIVERED

by the said Executors ^{Tonbridge} at Kolkata in the
 presence of West, UK

1. *H. G. Juvile*
 SOLICITOR

2. *P. A. English*
 SECRETARY

Sukanya Choudhury

SIGNATURE OF THE

EXECUTORS

Berry & Lamberts Solicitors
 185 High Street
 Tonbridge
 Kent TN9 1BX