

4211/14

203610/14



पश्चिम बंगाल WEST BENGAL

P 273612

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

Actl. Dist. Sub-Registrar
Alipore, South 24 Parganas

15 MAY 2014

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENCE shall we, (1) SRIJIT KUMAR ROY CHOWDHURY, PAN- AFPPR1028B (2) TRISHIT KUMAR ROY CHOWDHURY, PAN- APFPC4264E both residing at 160-B, Bakul Bagan Road, Police Station- Bhowanipore, Kolkata- 700 025, (3) BANDANA RAY CHAUDHURY, PAN- ARJPR41277P wife of Late. Nakshatra Kumar Ray Chaudhury, (4) SOMAK RAY CHAUDHURY, PAN- AATPR9700K son of late Nakshatra Kumar Ray Chaudhury, both residing at 160-C, Bakul Bagan Road, Police Station- Bhowanipore, Kolkata - 700 025, (5) NUPUR ROY CHAUDHURI, PAN- AHSPC9993K wife of Late. Nishith Kumar Roy Chaudhuri, (6) SAURABH ROY CHAUDHURY, PAN - AFBPC1746F son of Late. Nishith Kumar Roy

02.05.14
9800 -- 7464/14
10-45/100

1224
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Chaudhuri, both residing at 160-C, Bakul Bagan Road, Police Station - Bhowanipore, Kolkata- 700 025, (7) PULAK KUMAR ROY CHOWDHURY, PAN- AVPPR8259J son of Late. Shanti Kumar Ray Chaudhury, residing at 160-C, Bakul Bagan Road, Police Station- Bhowanipore, Kolkata- 700 025, (8) BULBUL ROY CHOWDHURY, PAN- AYCPC2055K widow of Late. Tilak Kumar Roy Chowdhury and grand daughter-in-law of Late. Shanti Kumar Ray Chaudhury, residing at 160-C, Bakul Bagan Road, Police Station- Bhowanipore, Kolkata- 700 025, (9) SWARALIPI ROY CHOWDHURY daughter of Late. Tilak Kumar Roy Chowdhury and granddaughter of Late. Shanti Kumar Ray, residing at 160-C, Bakul Bagan Road, Police Station- Bhowanipore, Kolkata- 700 025 herein after conjointly called the "OWNERS"

SEND GREETINGS:-

We are the 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, Deed No. 3609/14 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 us to execute and register this General Power of Attorney. We hereby constitute, appoint and empower Sri. Ujjal Bose, Managing 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 we 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 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 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 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 petition.
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 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 us 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 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.

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 Owners.

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 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 we 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 Sqft more or less, together with two storied building, each floor 1600 Sqft, totally 3200 Sqft area standing thereon lying situate and being the premises No. 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 2nd day of May 2014.

SIGNED SEALED AND DELIVERED

by the said Executors at Kolkata in the

Presence of:

1. Nanta &
C. Baker (w
(w/1.2)

2. Sukh Senha
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1. *Schanda*

2. *Roy choudhury*
3. *Bandana Roychoudhury*

4. *Somen Roychoudhury*

5. *Nupur Roychoudhury*

6. *AK Choudhury*

7. *Pradyumn Choudhury*

8. *Bulbul Roychoudhury*

9. *Swaralipi Roychoudhury*

SIGNATURE OF THE

EXECUTORS

Ujjal Bose
(UJJAL BOSE)

CONFIRMED BY:

Drafted by me:

Santanu Banerjee
Advocate
District Court, Hooghly.

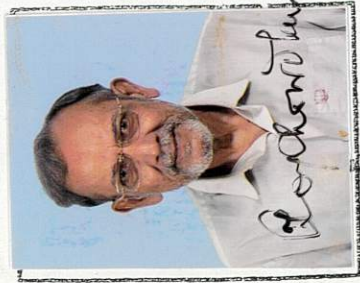
PRESENTANT



NAME ... **SRIJIT KUMAR ROYCHOWDHURY**

SIGNATURE ... *Srijit Roychowdhury*

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Left Hand					
Right Hand					



NAME ... **PRATIK KUMAR ROYCHOWDHURY**

SIGNATURE ... *Pratik Roychowdhury*

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Left Hand					
Right Hand					



NAME ... **BANDANA RAYCHOWDHURY**

SIGNATURE ... *Bandana Raychowdhury*

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Left Hand					
Right Hand					



NAME ... **SOMAK RAYCHOWDHURY**

SIGNATURE ... *Somak Raychowdhury*

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Left Hand					
Right Hand					

PRESENTANTY



2

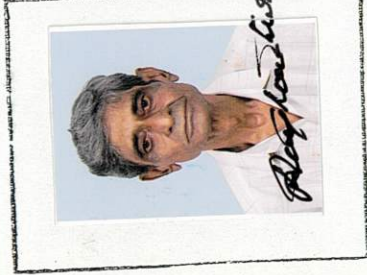
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NAME NUPUR ROYCHAUDHURY
 SIGNATURE Nupur Roy Chaudhury



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NAME SAKRABH ROYCHAUDHURY
 SIGNATURE Sakrabh Roy Chaudhury



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Left Hand					
Right Hand					

NAME PULAK KUMAR ROYCHAUDHURY
 SIGNATURE Pulak Kumar Roy Chaudhury



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Left Hand					
Right Hand					

NAME BULBUL ROYCHAUDHURY
 SIGNATURE Bulbul Roy Chaudhury

PRESENTANT



Swarnalipi Roychowdhury

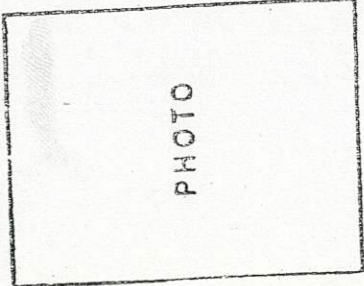
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Right Hand					

NAME **SWARNALIPi ROYCHOWDHURY**
 SIGNATURE *Swarnalipi Roychowdhury*



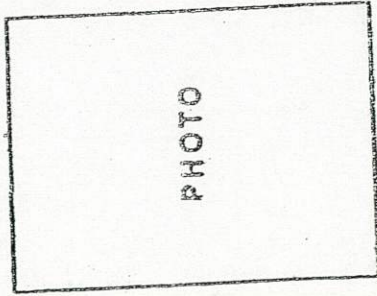
NAME **UJJAK BOSE**
 SIGNATURE *Ujjak Bose*

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Left Hand					
Right Hand					



	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



Government of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 03610 of 2014
(Serial No. 04211 of 2014 and Query No. 1605L000007464 of 2014)

On 02/05/2014

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

Presented for registration at 22.45 hrs on :02/05/2014, at the Private residence by Ujjal Bose
Claimant.

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

Execution is admitted on 02/05/2014 by

1. Srijit Kumar Roy Chowdhury, son of . . . , 160- B, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession :
Others
2. Trishit Kumar Roy Chowdhury, son of . . . , 160- B, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession :
Others
3. Bandana Ray Chaudhury, wife of Late Nakshatra Kumar Ray Chaudhury , 160- C, Bakul Bagan Road,
Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By
Caste Hindu, By Profession : Others
4. Somak Ray Chaudhury, son of Late Nakshatra Kumar Ray Chaudhury , 160- C, Bakul Bagan Road,
Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By
Caste Hindu, By Profession : Others
5. Nupur Roy Chaudhuri, wife of Late Nishith Kumar Roy Chaudhuri , 160- C, Bakul Bagan Road, Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste
Hindu, By Profession : Others
6. Saurabh Roy Chaudhury, son of Late Nishith Kumar Roy Chaudhuri , 160- C, Bakul Bagan Road,
Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By
Caste Hindu, By Profession : Others
7. Pualak Kumar Roy Chowdhury, son of Late Shanti Kumar Roy Chaudhury , 160- C, Bakul Bagan Road,
Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By
Caste Hindu, By Profession : Others
8. Bulbul Roy Chowdhury, wife of Late Tilak Kumar Roy Chowdhury , 160- C, Bakul Bagan Road, Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste
Hindu, By Profession : Others
9. Swaralipi Roy Chowdhury, daughter of Late Tilak Kumar Roy Chowdhury , 160- C, Bakul Bagan Road,
Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By
Caste Hindu, By Profession : Others


(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

15/05/2014 13:13:00



Government of West Bengal
Office of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 03610 of 2014
(Serial No. 04211 of 2014 and Query No. 1605L000007464 of 2014)

10. Ujjal Bose
Director, U . S . Developers Pvt. Ltd., 103, Manohar pukur Road, Kolkata, Thana:-Lake, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700029.
, By Profession : Business
Identified By Nantu Das, son of Late S Das, 6, Baker Road, Kolkata, District:-South 24-Parganas,
WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Others.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/05/2014

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.-5,47,52,545/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as:
Impressive Rs.- 50/-

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/05/2014

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:

Amount By Cash

Rs. 7.00/-, on 15/05/2014

(Under Article : , E = 7/- on 15/05/2014)

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

15/05/2014 13:13:00

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 2008 to 2020
being No 03610 for the year 2014.



(Handwritten signature)

(Arnab Basu) 26-May-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal