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पश्चिम बंगाल WEST BENGAL

P 907744

20.08.2014  
870-6322814  
5-08-2014

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.

*[Signature]*  
Actl. Dist. Sub-Registrar  
Alipore, South 24 Parganas

22 SEP 2014

DEVELOPMENT POWER OF ATTORNEY  
AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENCE shall we, (1) SRI. DILIP KUMAR ROY CHOWDHURY, PAN. ACMPR2924E son of Late. Preeti Kumar Ray Chaudhury, by faith- Hindu, by occupation- Doctor; (2) SMT. MEERA ROY, PAN. AUNPR9956P wife of Late. Shoven Roy, daughter of Late. Preeti Kumar Ray Chaudhury, by faith- Hindu, by occupation- House wife; (3) SRI. PRASENJIT ROY CHOWDHURY PAN. ADNPR0749K son of Late. Pradip Roy Chowdhury, by faith- Hindu, by occupation- Retired; all at present residing at Premises No. 160A, Bakul Bagan Road, P.S. Bhowanipore, Kolkata- 700 025, herein after conjointly called the "OWNERS"

*[Signature]*  
20.9.14  
NL  
2736

**SEND GREETINGS:-**

We are the Owners of land and house property comprising an area of 4 Cottahs 5 Chittacks 40 Square Feet more or less being situated at premises Nos. 160A, 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 Agreement for Development bearing dated 20/09/2014 hereinafter referred to as the said Agreement duly registered before the Additional District Sub Registrar Office at Alipore, in Book No-I, Deed No. 7295 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 Second Part, with the Confirming Parties have therein described as the Other Part and on the terms and condition mentioned therein the said Owners and the Confirming Parties have entered into a Development Agreement with the said Developer for the purpose of development of the Premises Nos. 160A, 160B & 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 **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 20/09/2014 with us and the Confirming Parties 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** 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 subject to the terms and conditions contained in the said Agreement.

Now we do hereby appoint and constitute **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 4 Cottahs 5 Chittacks 40 Square Feet more or less being situated at premises No. 160A, 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 till the work of Development is complete in all respects in accordance with the said Agreement.
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. 160A, 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 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 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 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 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 said Agreement dated 20/09/2014

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 4 Cottahs 5 Chittacks 40 Square Feet more or less, together with three storied building, each floor 700, Sqft, totally 2100 Sqft area standing thereon lying situate and being the Premises No. 160A, 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 KMC Road

ON THE SOUTH : By Pre. No. 160B, Bakul Bagan 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 20<sup>th</sup> day of September 2014.

SIGNED SEALED AND DELIVERED

by the said Executors at Kolkata in the

Presence of:

1. Nantu In  
S. Baker ki  
Kot. 27

2. Sital Halder  
6 Bx Km. Road  
K01-27.



1. Di Gop Kumar Das Choudhury

2. Meera Roy

3. Prosejit Roy Choudhury

SIGNATURE OF THE

EXECUTORS

U.S. DEVELOPERS PVT. LTD.

Ujal Ban. Upadhyay  
Director

ACCEPTED BY:

Drafted by me:

Santanu Banerjee  
Advocate

District Court, Hooghly



PRESENTANT



*Dilip Kumar Roy*

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

NAME DILIP K. ROY CHANDHURY

SIGNATURE *Dilip Kumar Roy*



*Meera Roy*

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

NAME MEERA ROY

SIGNATURE *Meera Roy*



*Prosent*

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

NAME PROSENT ROY CHANDHURY

SIGNATURE *Prosent Roy*



*Ujjal Bose*

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

NAME UJJAL BOSE

SIGNATURE *Ujjal Bose*



**Government Of West Bengal**

**Office Of the A.D.S.R. ALIPORE**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 07296 of 2014**

**(Serial No. 09002 of 2014 and Query No. 1605L000016320 of 2014)**

**On 20/09/2014**

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

Presented for registration at 17.00 hrs on :20/09/2014, at the Private residence by Ujjal Bose ,Claimant.

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

Execution is admitted on 20/09/2014 by

1. Dilip Kumar Roy Chowdhury, son of Late Preeti Kumar Ray Chaudhury , 160 A, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Professionals
  2. Meera Roy, wife of Late Shoven Roy , 160 A, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : House wife
  3. Prosenjit Roy Chowdhury, son of Late Pradip Roy Chowdhury , 160 A, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Retired Person
  4. Ujjal Bose  
Director, M / S . 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 Sital Halder, son of S Halder, Alipore Police Court, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Others.

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 22/09/2014**

**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 22/09/2014

( Under Article : ,E = 7/- on 22/09/2014 )

**22/09/2014 17:56:00**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**EndorsementPage 1 of 2**

( Arnab Basu )



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

Endorsement For Deed Number : I - 07296 of 2014

(Serial No. 09002 of 2014 and Query No. 1605L000016320 of 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.-2,71,34,722/-

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

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR



( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

22/09/2014 17:56:00



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 30  
Page from 4699 to 4708  
being No 07296 for the year 2014.



*Basu*

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