

STAMP AFFIXED BY

W 29/1/15  
STAMP SUPERINTENDENT  
KOLKATA COLLECTORATE



DEVELOPMENT POWER OF ATTORNEY  
AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENCE shall we, (I) SABORNA ROY CHOWDHURY, daughter of Late. Nishith Kumar Roy Chaudhuri, at present residing at 7419, Baldwin Crossing, Sugarland, Texas 77479, USA, herein after called the "OWNER"

**SEND GREETINGS:-**

I am the Co-Owner 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** 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

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 22<sup>nd</sup> day of November 2014.

**SIGNED SEALED AND DELIVERED**

by the said Executors at Kolkata in the

Presence of:

1. *S. Jyoti Karedia*
2. *Sofiya Karedia*  
*Kavya Ganguly*

*Saborna Roychowdhury*

**SIGNATURE OF THE  
EXECUTOR**

Presence of:

1. Safaya Karedia

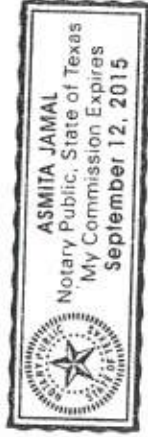
2. Soriya Karedia  
Kavya Ganguly

STATE OF Texas  
COUNTY OF Fort Bend

The foregoing instrument was acknowledged before me this 9 day of Jan, 2014 by Saborna Roychowdhury

Asmita Jamal Saborna Roychowdhury  
Notary Public's Signature Notary Name

Personally Known OR 34435232  
Type of Identification Produced



Saborna Roychowdhury

SIGNATURE OF THE  
EXECUTORS

Asmita Jamal

CONFIRMED BY:

Notary Public

Drafted by me:

Advocate