

11824/m

T09604/14



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 230180

30.12.14
 21.12.18
 30.12.14
 21.12.18

Certified that the document is submitted
 to registration. The signature submitted is
 the original and as is attached with this
 document are the part of this document


 Sub-Registrar
 Alipore, South 24 Parganas

30 DEC 2014

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENCE shall we, (I) SAMBIT ROY
CHOWDHURY, son of Late. Tilak Kumar Roy Chowdhury, at present residing
 at 160-C, Bakul Bagan Road, Police Station- Bhowanipore, Kolkata- 700 025
 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 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 30th day of December 2014.

SIGNED SEALED AND DELIVERED

by the said Executors at Kolkata in the

Presence of:

1. Suhay Saha.
12 Conisdown Terrace
Kolkata - 700026.

2. Arindam Ray Choudhury
17/6, K.P. Roy Lane, 2nd Floor
Kolkata - 700031.

[Signature]

SIGNATURE OF THE
EXECUTOR

[Signature]
(UJJAL BOSE)

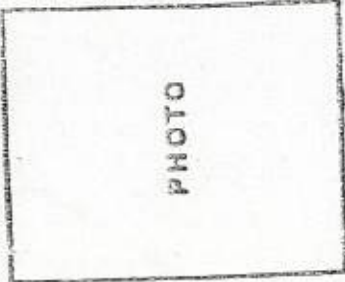
CONFIRMED BY:



Drafted by me
Goutam Basu
Adv.
Alipore Police Court
Kolkata - 27

RECEIVED FOR THE JUDGE
ALIPORE POLICE COURT
30 DEC 2014

PRESENTANT



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

NAME
SIGNATURE



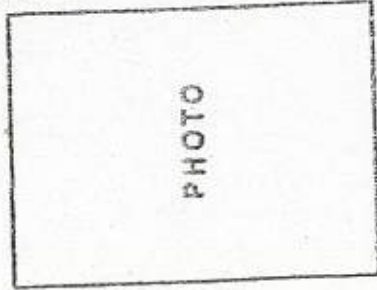
NAME **SAMBIT ROY CHOWDHURY**
SIGNATURE *Sambit Roy Chowdhury*

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Left Hand					
Right Hand					



NAME **UJJAL BOSE**
SIGNATURE *Ujjal Bose*

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Left Hand					
Right Hand					




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



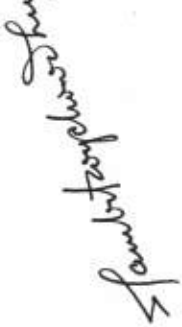



NAME
SIGNATURE

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. ALIPORE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 11826 / 2014, Deed No. (Book - I , 09604/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ujjal Bose 103, Manohar pukur Road, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029	 30/12/2014	 LTI 30/12/2014	 (UJJAL BOSE) 30/12/14

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sambit Roy Chowdhury Address -160- C, Bakul Bagan Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 30/12/2014	 LTI 30/12/2014	
2	Ujjal Bose Address -103, Manohar pukur Road, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029	Self	 30/12/2014	 LTI 30/12/2014	

Name of Identifier of above Person(s)

Sital Halder
6, Baker Road, Kolkata, Thana:-Alipore, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700027

Signature of Identifier with Date


Sital Halder
30/12/14





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

Endorsement For Deed Number : I - 09604 of 2014
(Serial No. 11826 of 2014 and Query No. 1605L000021702 of 2014)

On 30/12/2014

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 30/12/2014

(Under Article : ,E = 7/- on 30/12/2014)

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/-

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

Presented for registration at 12.18 hrs on :30/12/2014, at the Office of the A.D.S.R. ALIPORE by Ujjal Bose , Claimant.

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

Execution is admitted on 30/12/2014 by

1. Sambit Roy Chowdhury, son 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
2. Ujjal Bose, son of Late A . K Bose , 103, Manohar pukur Road, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : Business
Identified By Sital Halder, son of S Halder, 6, Baker Road, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Others.

(Md. Shadman)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Md.Shadman)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 40
Page from 4213 to 4222
being No 09604 for the year 2014.



A
Shadman

(Md. Shadman) 02-January-2015
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal