

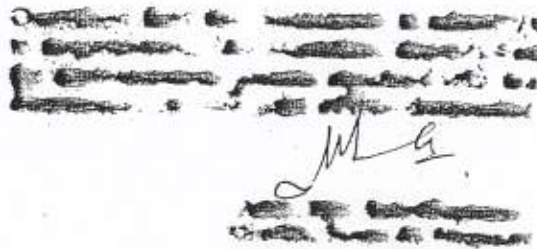
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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 393835



30 AUG 2018

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENCE shall come I, SRI. BIMAN KUMAR MUKHERJEE, son of Late. Kedareshwar Mukherjee, by occupation Retired, by faith Hindu and residing at 15K, Anil Roy Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar (Previously Lake), Kolkata- 700 029, hereinafter referred to as the "OWNER";

SEND GREETINGS:-

I am the Co-Owner of the three storied Building along with the piece and parcel of land measuring about an area a little more or less 1 Cottah 03 Chittacks 43 Sqft, be the same a little more or less comprised at and under the Premises No. 15K, Anil Roy Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar (Previously Lake), Ward- 86, Kolkata- 700 029 more fully described in the schedule hereto and hereafter called the "PROPERTY"

WHEREAS by Deed of Development Agreement bearing dated 16.08.2018 made between yourself therein described as the Owner of the One Part and U. S. DEVELOPERS PVT. LTD as the Developer of the Other Part, on the terms and condition mentioned therein the said Owner, enter into a Development Agreement with the said Developer for the purpose of development of the Premises No. 15K, Anil Roy Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar (Previously Lake), Ward- 86, Kolkata- 700 029.

AND WHEREAS for inconvenience in coordinating to look after, manage or otherwise to deal with the property as per my mutual understanding, which necessitate us to execute and Register this General Power of Attorney. I do hereby constitute, appoint and empower Sri. Ujjal Bose.

AND WHEREAS in the said Agreement dated 16.08.2018 with me and 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 for the purpose of development of the said premises 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, 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 being situated at Premises No. 15K, Anil Roy Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar (Previously Lake), Ward- 86, Kolkata- 700 029, 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 over the Premises No. 15K, Anil Roy Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar (Previously Lake), Ward- 86, Kolkata- 700 029, 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, office, Shops etc. from the Developer's Allocation as per the said Development Agreement and to receive entire

consideration money from the indenting Purchaser/s.

8. To execute the Sale Deeds in favour of the nominee or nominees of the Developer in respect of the Developer's Allocation and to tender the same before the registering authority and to admit the registration and to receive the consideration themselves and to appropriate the same as the consideration of the Developer.
9. To construct the building, appoint Architect, Engineers, Contractor, Agents etc. in connection with the Development of the said Premises.
10. To do all type of work in the office of the Kolkata Municipal Corporation with regard to the said premises 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.
11. 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.
12. It is also agreed that this Power of Attorney shall remain after the amalgamation of both the premises into a single Premises' number, in which event the Attorney can appear, sign and represent me before the Kolkata Municipal Corporation and/or other authority/authorities concerned having competent jurisdiction for the said premises to do all type of work and to submit the plan, drawing, map etc. and for the said purpose swear affidavit and sign and file indemnity bond, deposit fees etc.

13. 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 16.08.2018, Deed No. 5618/2018

14. 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 the 50% of piece and parcel of the total homestead land measuring 1 Cottah 03 Chittacks 43 Sqft, that means 449 Sqft be the same a little more or less together with 50% of the existing three storied residential building, each floor 500 Sqft, totally 1500 Sqft area that means 750 Sqft more or less with boundary wall and other structures whatsoever lying erected and built thereon situated lying and being municipal Premises No. 15K, Anil Roy Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar (Previously Lake), Ward- 86, Kolkata- 700 029, and butted and bounded in the manner following:

North : 40' wide KMC Road;

East : 40' wide KMC Road;

South : Premises No. 15L, Anil Roy Road;

West : Premises No. 15J, Anil Roy Road;

IN WITNESS WHEREOF I have executed these present on the 17th day of
August, 2018.

SIGNED SEALED AND DELIVERED

by the said Owner at Kolkata in the
Presence of:

1. Labanya Mukherjee.
15K, Anil Roy Road.
Kolkata - 700029.
2. Nishi Adhikary
4, Deshpriam Sasmol.
Road. Kolkata - 33.

Biman Kumar Mukherjee

SIGNATURE OF THE
OWNER

Ujjal Bose (UJJAL BOSE)

CONFIRMED BY:

Drafted by me:

Goutam Bose
Advocate: WB/745/80
Alison Police Court
Kolkata - 27.

PRESENTANT



	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 BIMAN KUMAR MUKHERJEE
SIGNATURE Biman Kumar Mukherjee



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

NAME UJJAL BOSE
SIGNATURE Ujjal Bose



	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 Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000233055/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Biman Kumar Mukherjee 15K, Anil Roy Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Principal			Biman Kumar Mukherjee 17/08/2018
2	Mr Ujjal Bose 103, Manohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Attorney [U S Developer s Private Limited]		 (UJJAL BOSE) 17/08/2018	(UJJAL BOSE) 17/08/2018
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Nantu Das Son of Late S Das 6, Baker Road, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mr Biman Kumar Mukherjee, Mr Ujjal Bose		Nantu Das 17/8/18	

(Md Shadman)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
ALIPORE

South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1605-05895/2018	Date of Registration	30/08/2018
Query No / Year	1605-1000233055/2018	Office where deed is registered	
Query Date	17/08/2018 2:21:37 PM	A.D.S.R. ALIPORE, District South 24-Parganas	
Applicant Name, Address & Other Details	NANTU DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830244850, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 43,04,172/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160505818/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Anil Roy Road, , Premises No. 15K, Ward No: 086

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		449 Sq Ft	1/-	37,41,672/-	Width of Approach Road: 40 Ft.,
Grand Total :					1.029Dec	1/-	37,41,672/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	1/-	5,62,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		750 sq ft	1/-	5,62,500/-	

Major Information of the Deed :- I-1605-05895/2018-30/08/2018

07/09/2018 Query No:-16051000233055/2018 Deed No:-160505895/2018, Document is digitally signed.

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Biman Kumar Mukherjee Son of Late Kedareswar Mukherjee 15K, Anil Roy Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADNPM5158K, Status :Individual, Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	U S Developers Private Limited 103, Manohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.: AAACU8610P, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ujjal Bose (Presentant) Son of Late Anil Kr Bose 103, Manohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADZPB7758G Status : Representative, Representative of : U S Developers Private Limited (as DIRECTOR)

Identifier Details :

Name & address	
Mr Nantu Das Son of Late S Das 6, Baker Road, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Biman Kumar Mukherjee, Mr Ujjal Bose	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Biman Kumar Mukherjee	U S Developers Private Limited-1.02896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Biman Kumar Mukherjee	U S Developers Private Limited-750.00000000 Sq Ft

Major Information of the Deed :-1-1605-05895/2018-30/08/2018

Endorsement For Deed Number : I - 160505895 / 2018

On 17-08-2018

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

Presented for registration at 19:05 hrs on 17-08-2018, at the Private residence by Mr Ujjal Bose ,

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 43,04,172/-

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

Execution is admitted on 17/08/2018 by Mr Biman Kumar Mukherjee, Son of Late Kedareswar Mukherjee, 15K, Anil Roy Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person

Indetified by Mr Nantu Das, , Son of Late S Das, 6, Baker Road, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 17-08-2018 by Mr Ujjal Bose, DIRECTOR, U S Developers Private Limited, 103, Manohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr Nantu Das, , Son of Late S Das, 6, Baker Road, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business



Md Shadman

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE**

South 24-Parganas, West Bengal

On 30-08-2018

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

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Major Information of the Deed :- I-1605-05895/2018-30/08/2018

ment of Stamp Duty

verified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7593, Amount: Rs.50/-, Date of Purchase: 14/08/2018, Vendor name: S Das

Md Shadman

Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-05895/2018-30/08/2018

07/09/2018 Query No:-16051000233055 / 2018 Deed No :I - 160505895 / 2018, Document is digitally signed.

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Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2018, Page from 187931 to 187944
being No 160505895 for the year 2018.



Digitally signed by MD SHADMAN
Date: 2018.09.07 11:49:45 +05:30
Reason: Digital Signing of Deed.

MD Shadman

MD Shadman) 07/09/2018 11:49:42
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)