5) **FINISHING** :

a) All interior surface shall have sand-cement finished with plaster of paris only.

b) All exterior surface wall shall have painted with snowcent print of approved shade.

c) Overhead and underground tank as per sanction plan which should be adequate to full fill all the requisite of Flat Owner.

d) Half grill will be fitted in the Hanging Verandah.

e) Common space.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED
at Kolkata in the presence of: -

WITNESSES: -

1) Altamas Kabir
S.C Court
Kol-700014

2) Tahseen Reza
S.C Court
Kol 700014

L.T.I of Santoshi Ray by the pen of Subhra Roy

Signature of the Owner

UV CONSTRUCTION

1) Uday Shankar Sinha

UV CONSTRUCTION

2) Sarka Cohen

Partner

Partner

Signature of the Developers

Drafted by me
Altamas Kabir
Advocate
Enrolment No. F/3854/3793/2022
Sealdah Civil Court
Kolkata - 700014

SK. MD. ALTAMAS KABIR
Advocate
Sealdah Civil & Criminal Court
Enrolment No.-F/3854/2022
Kolkata-700014

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DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, **SMT. SANTOSHI ROY**, PAN : DZZPR1252Q, wife of Late Niranjan Roy, by occupation - Housewife, by faith - Hindu, by Nationality - Indian, residing at A/8, Nayabad Main Road, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, hereinafter called and referred to as the "PRINCIPAL" do hereby SEND GREETINGS.

WHEREAS one Hara Lal Roy, son of Late Satish Chandra Roy became the sole and absolute Owner in respect of ALL THAT a piece and parcel of land measuring 1 (one) Cottah more or less comprised in Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, R.S. No. 3, District Collectorate Touzi No. 56 under R.S. Khatian No. 69, R.S. Dag No. 133, lying under Police Station - Jadavpur, Kolkata - 700099, within the limits of the Kolkata Municipal Corporation, it's Ward No. 109, Borough No. XII, District - South 24-Parganas, which he purchased from Sri Panchu Bag, son of Sri Sridhar Bag by way of a Registered Bengali Saf Bikroy Kobala dated 20.02.1980, which was executed and registered before the Office of the District Sub-Registrar, Alipore, 24-Parganas and duly recorded in Book No. I, Volume No. 48, pages 75 to 78, being No. 1063 for the year 1980.

AND WHEREAS thereafter said Haralal Roy sold, transferred and conveyed ALL THAT the said piece and parcel of land measuring 1 (one) Cottah more or less comprised in Mouza - Nayabad, Pargana - Khaspur,

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J.L. No. 25, R.S. No. 3, District Collectorate Touzi No. 56 under R.S. Khatian No. 69, R.S. Dag No. 133, lying under Police Station - Jadavpur, Kolkata - 700099, within the limits of the Kolkata Municipal Corporation, in its Ward No. 109, Borough No. XII, District - South 24-Parganas, unto and in favour Sri Suren Roy, son of Late Niranjan Roy, the Owners No. 2 herein, by way of a Registered Bengali Saf Bikroy Kobala dated 22.12.1999, which was executed and registered before the Office of the District Sub-Registrar, Alipore, 24-Parganas and duly recorded in Book No. I, Volume No. 58, Pages 283 to 292, Being No. 2358 for the year 2001.

AND WHEREAS one Smt. Santoshi Roy became the sole and absolute owner in respect of ALL THAT piece and parcel of land measuring 2 (two) Cottahs more or less comprised in Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, R.S. No. 3, Collectorate Touzi No. 56, under R.S. Khatian No. 69, R.S. Dag No. 133, lying and situated at and being Premises No. 278, Hederhat, Police Station - Purba Jadavpur, Kolkata - 700099, within the limits of the Kolkata Municipal Corporation Ward No. 109, Borough - XII, in the District of 24-Parganas (South), which he purchased from Sri Panchu Bag son of Sri Sridhar Bag, by way of a Registered Bengali Saf Bikroy Kobala dated 20.02.1980, which was executed and registered before the Office of the District Sub-Registrar, Alipore, 24-Parganas and duly recorded in Book No. I, Volume No. 48, Pages from 71 to 74, being No. 1062 for the year 1980.

AND WHEREAS the Owner herein mutated their names in the records of the Kolkata Municipal Corporation vide Assessee No. 31-109-05-0278-9.

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AND WHEREAS Suren Ray, son of late Niranjan Ray hereby gifted his share in respect of all that piece and parcel of bastu land measuring about 1 (one) Cottah more or less togtherwith 100 Sq.ft. R.T. Shed structure at Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, R.S. No. 3, District Collectorate Touzi No. 56 under R.S. Khatian No. 69, R.S. Dag No. 133, being 278, Hederhat, Police Station Purba Jadavpur, Kolkata -700099, within the limits of the Kolkata Municipal Corporation, in its Ward No. 109, Borough No. XII, District - South 24-Parganas (South) in favour of his mother namely Santoshi Ray by way of registered Deed of Gift recorded in Book No. I, Volume No. 1606-2021, Pages 251079 to 251100, Being No. 160605941 for the year 2021 duly registered in the Office of ADSR Sealdah.

AND WHEREAS for the purpose of performing the Owner's obligation as contained in the said Development Agreement the Owner is desirous to appoint the said (1) **SRI UDAY CHAND DUTTA**, PAN : AHYPD0082A, Aadhaar No. 7989 2393 2618, Mobile No. 8910359226, son of Late Samar Dutta, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 55, Dr. Suresh Sarkar Road, Post Office and Police Station - Entally, Kolkata - 700014, District - 24 Parganas (South) and (2) **SRI SHANKAR GHARAMI**, PAN : AKGPG1828G, Aadhaar No. 7861 5018 9492, son of late Manoranjan Gharami, residing at P-1/1, Surabardi Avenue, Circus Avenue, Police Station - Park Circus, Kolkata - 700 017, as their Constituted Attorney.

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AND WHEREAS by the Development Agreement executed by us as OWNER of the ONE PART and **U.V. CONSTRUCTION**, a Partnership firm having registerd at Office of 55, Dr. Suresh Sarkar Road, Post Office and Police Station - Entally, Kolkata - 700 014 being its partner (1) **SRI UDAY CHAND DUTTA**, PAN : AHYPD0082A, Aadhaar No. 7989 2393 2618, Mobile No. 8910359226, son of Late Samar Dutta, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 55, Dr. Suresh Sarkar Road, Post Office and Police Station - Entally, Kolkata - 700014, District - 24 Parganas (South) and (2) **SRI SHANKAR GHARAMI**, PAN : AKGPG1828G, Aadhaar No. 7861 5018 9492, son of late Manoranjan Gharami, residing at P-1/1, Surabardi Avenue, Circus Avenue, Police Station - Park Circus, Kolkata - 700 017, hereinafter called and referred to as the "DEVELOPER" of the OTHER PART, we have appointed the Developer to develop the said property, morefully and particularly detailed below in the Schedule "A" on the basis of the terms and conditions contained.

AND WHEREAS to give effect to the said Agreement, it is necessary to execute a Power of Attorney in favour of the Developer to complete the said project at the earliest.

NOW THESE PRESENTS WITNESSETH that I **SMT. SANTOSHI ROY**, PAN : DZZPR1252Q, wife of Late Niranjan Roy, by occupation - Housewife, by faith - Hindu, by Nationality - Indian, residing at A/8, Nayabad Main Road, Post Office - Mukundapur, Police Station - Purba

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Jadavpur, Kolkata - 700099, as my true and lawful attorney/agent for the purpose of following acts, deeds, matters and things i.e. to say.

1) To prepare the plan or modified plan for construction of the building in respect of the said property on my behalf and to sign and execute the said proposed plan or modified plan or any other plan or any supplementary plan or any other documents for obtaining the said plan in my name and on my behalf and to submit the same to the Kolkata Municipal Corporation for sanction and to obtain the said sanction plan on my behalf.

2) To apply for and obtain No Objection Certificate and/or Completion Certificate and/or Occupation Certificate in respect of the said building after completion of the project.

3) To negotiate on terms for and to agree to and enter into and conclude any Agreement for Sale, Transfer, Boundary Declaration, supplementary agreement etc. in respect of the allotment of the Developer only with any Purchaser or Purchasers or transferee at such price which my said attorney in my absolute discretion thinks proper and/or cancel and/or repudiate the same in respect of the Developer's Allocation togetherwith the undivided proportionate share of land as mentioned in the Development Agreement or Supplementary Agreement.

4) To obtain clearance and/or any other clearance certificate from the competent authority and to complete the construction of the

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building according to the sanction plan and/or modified plan of the Kolkata Municipal Corporation.

5) To approach, appear, represent and carry on correspondence with any authority and to deposit requisite amounts before any authority or authorities including Government, Municipalities, town planning departments etc. in connection with the development, construction and/or completion of the said project.

6) To execute the Deed of Amalgamation in between individual premises specifically 98, Durga Charan Doctor Road, Post Office and Police Station - Taltala, Kolkata- 700014 as per rules and regulations of the Kolkata Municipal Corporation.

7) To do all things necessary for the purpose of construction of the building and to apply for and obtain from the competent authority any permits for cement, steel and other materials, or any other things which are necessary for carrying out the said construction work on my behalf.

8) To apply for and to execute necessary document on my behalf as an when required to obtain electricity, water connection, drainage connection from any competent authority and to execute necessary documents for installation of electrical equipment and/ or supply of water to the entire premises and to install separate electric meters for apartment after completion of construction of building.

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9) To represent me before the office concern including Kolkata Municipal Corporation and to sign and execute all papers, documents on my behalf before the Kolkata Municipal Corporation in respect of the property detailed below in the Schedule "A" and to appear in all hearing before the competent authority for mutation and/or to file any objection or appeal on my behalf or to file any objection against the excess valuation if any by the Kolkata Municipal Corporation and/or to prepare any appeal before the appropriate authority and to represent me in any hearing of any case before any authority in respect of the property detailed below in the Schedule with proper intimation.

10) To demolish the existing building for construction of new building at Developer's risk and cost.

11) Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.

12) I hereby agree to ratify and confirm whatsoever the said attorney shall do in relation to the premises by virtue of these presents and I hereby declare that I shall not do anything inconsistent with the Power of Attorney.

FIRST SCHEDULE ABOVE REFERRED TO

(The Said Premises)

ALL THAT the property measuring about 3 (three) Cottahs (more or less) together with 100 Sqft structure finished lying and situate at Premises No. 3813, Nayabad, Post Office -

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Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099 at Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, R.S. No. 3, District Collectorate Touzi No. 56 under R.S. Khatian No. 69, R.S. Dag No. 133, lying under Police Station - Jadavpur, Kolkata - 700099, within the limits of the Kolkata Municipal Corporation, its Ward No. 109, Borough No. XII, District - South 24-Parganas, Assessee No. 311090895945 togetherwith all easement rights and benefits appertaining hereto butted and bounded by :-

ON THE NORTH : By 22 feet wide Nayabad Main Road ;

ON THE SOUTH : By property of Sudhir Biswas and Jitendra Kumar Jaiswal ;

ON THE EAST : By property of Sudhir Biswas ;

ON THE WEST : By property of Jitendra Kumar Jaiswal ;

SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

ALL THAT shall mean Owner shall get 50% of the total constructed area i.e. 4 (four) shop rooms & 4 flats as per the KMC sanction plan in respect of the multi-storied building having premises No. 3813, Nayabad, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099 at Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, R.S. No. 3, District Collectorate Touzi No. 56 under R.S. Khatian No. 69, R.S. Dag No. 133,

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lying under Police Station - Jadavpur, Kolkata - 700099, within the limits of the Kolkata Municipal Corporation, its Ward No. 109, Borough No. XII, District - South 24-Parganas, Assessee No. 311090895945 and also received Rs. 2,00,000/- (Rupees Two Lac) only from the Developers which will be forfeited.

If the Developer construct the said multi-storied building according to sanction building plan.

THIRD SCHEDULE REFERRED TO

(DEVELOPER'S ALLOCATION)

The Developer shall mean the Developer shall get remaining portion of the F.A.R. of the total sanctioned area i.e. 50% constructed area (except Owner's Allocation) in respect of Multi-storied Building with proportionate share of ownership in the land attributable to the said portions alongwith common facilities, utilities, use of roof, civic amenities as to be provided in the newly constructed building at the aforesaid Premises no. 3813, Nayabad, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099 at Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, R.S. No. 3, District Collectorate Touzi No. 56 under R.S. Khatian No. 69, R.S. Dag No. 133, lying under Police Station - Jadavpur, Kolkata - 700099, within the limits of the Kolkata Municipal Corporation, Ward No. 109, Borough No. XII, District - South 24-Parganas, Assessee No. 311090895945 after handing covers Owner/Owners' Allocation to the Owner.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of :-

WITNESSES:-

1) Altamas Kabir
S.C. Court
Kol-700014.

L.T.I of Santoshi Roy by the pen of Sudeen Roy

SIGNATURE OF THE EXECUTANT/OWNER

UV CONSTRUCTION

1) Uday Chand Sutto.
UV CONSTRUCTION
Partner

2) Sarkar Cohen
Partner

2) Altseen Reza
S.C Court
Kol-700014

SIGNATURE OF THE ATTORNEYS/ACCEPTANTS

Drafted by: -

Altamas Kabir.
Advocate
Enrolment No. F/3854/3791/2022
Sealdah Civil Court
Kolkata - 700014.

SK. MD. ALTAMAS KABIR
Advocate
Sealdah Civil & Criminal Court
Enrolment No.-F/385 2022
Kolkata-700014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 92022 to 92077

being No 160202557 for the year 2023.

Digitally signed by Suman Basu
Date: 2023.02.28 14:18:13 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/02/28 02:18:13 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)