

3830/15 (30/1A)

IV - 160600661/2015

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

9 - 321235/15

9/11/15 शक्तिवर्जा पश्चिम बंगाल WEST BENGAL

U 767904

5-30 PM

Certified that the document is
admitted to Reg. No. The
signature sheet and the
Enclosure sheet attached to the
document are part of this document.

[Signature]
Additional Registrar
[Date]

GENERAL POWER OF ATTORNEY

KNOWN ALL MANY BY THESE PRESENTS THAT WE, (1) MAHJABEEN BANO (PAN : AWDPB2714P), widow of Late Aushaf Hossain, (2) ARJUMAN BANO (PAN : AWDPB2814J), daughter of Late Aushaf Hossain, (3) ABED HOSSAIN (PAN : ABGPH1000A), son of Late Aushaf Hossain, all are residing at 30A/2, Rai Charan Ghosh Lane, Post Office - Tiljala, Police Station - Tiljala, Kolkata - 700039, (4) SABERA KHATOON (PAN : DEIPK0994E), wife of Sk. Rowsan Ali, (5) MD. ASHRAF HOSSAIN (PAN : AEPPH9540D), son of Late Aushaf Hossain, both are residing at 30A, Rai Charan Ghosh Lane, Post Office - Tiljala, Police Station - Tiljala, Kolkata - 700039, SEND GREETING.

WHEREAS we, are the absolute owner of ALL THAT piece and parcel of Bastu Land measuring 6 (Six) Cottahs 4 (Four) Chittacks 15 (Fifteen) Sq.ft., be the same a little more or less as per Partition Deed, dated 06th June, 2014 referred as LOT - 'E' being Premises No. 30/1A, Tiljala Road, P.O. Gobindo Khatick Road, P.S. Karaya, Assessee No. 11-065-34-0116-4, Ward No. 65, Kolkata - 700 046, with all rights of easements and appurtenances attached thereto which is particularly mentioned and described in the schedule hereunder written referred to as the "said property".

NOW KNOW ^{we} and present witnesseth that ^{we} do hereby appoint, nominate, constitute and authorized **SYED ZUBAIR AHMED**, PAN No. AKUPS5428A, son of Late Md. Azimuddin, by faith Islam, by occupation - Business, by Nationality - Indian, residing at 4/3/H/68, Bhukailash Road, P.O. Babu Bazaar, P.S. Ekbalpur, Kolkata - 700023, as my true and Lawful Attorney to act severally for us in our name and on respect of the said premises that is to say :-

1. To supervise, manage, and conduct all sorts of administration in respect of the demised land which we now have and to handle all sorts of official matters, letters, and correspondence arising in course of or in relation to matter concerned with our said property at our cost.
2. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage, gas, and/or power to the said

premises and to sign all such applications, forms and documents as shall be required for the said purpose.

3. To pay all rates, charges, expenses and other outgoing whatsoever payable in respect of the said premises or any part thereof on our behalf.
4. To apply for annual valuation of the said premises and to prefer any appeals or reviews from annual valuation and for that to sign and execute all papers and documents.
5. To appoint and engage any solicitor, council, Advocate, or other Lawyer or Lawyers, and revoke such appoints and others as occasions shall require and to sign and verify any petition for the grant, to affirm any affidavit or affidavits, enter or lodge any caveat or to apply for its discharge and otherwise conduct the said case whenever our said Attorney think proper to do so.
6. To sign and execute any agreement for sale and/or agreement for transfer, deed of conveyance, deed of Gift and/or transfer and/or tenancy and/or lease as may be necessary or be required from time to time in respect of the said premises.
7. To sign in any deed in respect of the said premises wherein we may be required as Confirming Party.

8. To appear and represent for us before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other Officer or officers having jurisdiction and to present for registration and have registered and perform all agreement for sale and/or transfer and/or tenancy and/or lease and/or any other deeds and/or deed of gifts, agreements, documents and instruments executed for sign and signature by our attorney in any manner concerning the said premises.
9. To cause any deed of conveyance and/or deed of gift and/or documents or instruments in respect of the said premises to be registered and for the said purposes to sign execute and submit all declarations, statements, applications and affirm Affidavits as may be necessary or required from time to time.
10. To commence/prosecute/enforce/defend answer and oppose all actions and proceedings concerning in anyway the said premises or any part thereof including those relating to acquisition and/or requisition in which the owners are now or may hereafter be interested or concerned and if through fit and compromise, settlement refer to arbitration abandon become non-suited submit to judgement in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
11. To appear for and on our behalf in the office of the Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Electric Supply Corporation, Kolkata Metropolitan, Development Authority, Fire

Brigade and any local or any Police Station and to apply for and obtain sanction, permit, licence, supply service, connection, etc., as may be required from the respective authorities.

12. To appear and prosecute and defend all actions and proceedings, to sign and verify all complaints, written statements and other pleading, tabular statements, applications, also applications under Article 226 of the Constitution of India in any suit, petitions or documents to the money or moneys from the court or forum the opposite party, either in execution of the decree or otherwise and, on receipt and discharge for the same.
13. To appear before and take necessary steps in Kolkata Municipal Corporation authority on our behalf and to pay necessary Kolkata Municipal Corporation taxes, fine charges to Kolkata Municipal Corporation authorities on our behalf.
14. To appear and submit plan to the Kolkata Municipal Corporation of the scheduled mentioned premises for necessary sanction and to take all steps as will be necessary for obtaining such plan and to sign all papers, petitions, affidavits, agreements, undertaking declaration, deed of gift, bond as will be required for the purpose of sanction of the plan.
15. To deposit all fees, moneys before the authority concerned in our name and on our behalf for obtaining sanction from the Kolkata

Municipal Corporation and to receive the sanctioned building plan on our behalf from the said Authority.

16. To sign and execute any sale deed and admit Registration in favour of any purchaser or purchasers and to receive from the purchaser or purchasers earnest money and also the balance of consideration money and to give valid receipt for the same and to give possession thereof to credit the consideration or sale proceeds in our Bank account.
17. To apply for and obtain certificates, permissions and clearances including certificate under Urban Land (Ceiling and Regulation) Act, 1976, or other Law relating to Revenue and/or land and/or building in urban area as may be required for execution and /or Registration of any sale deed, Lease deed, or other documents for transfer concerning except our share in the said premises and also to appear before and sign and submit all papers and documents and make representation to the necessary authorities for getting such certificate and/or permission.
18. This Power of Attorney is being granted in favour of the said attorney without any consideration i.e. there is no monetary transaction has been occurred between principals and attorney and it does not create any right, title or interest of the Attorney on the said property.

19. The Attorney does not obtain any power to develop the said property by any means.

20. All money received by the Attorney in respect of the said property will have to be deposit immediately in our bank account and all expenditures incurred by the Attorney will be borne by us.

AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents and we hereby declare that I shall not to do anything inconsistent with the Power of Attorney.

AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and the said Attorney shall be empowered and entitled to exercise the powers conferred upon him.

AND GENERALLY to do, to execute and perform any other act or acts, deeds or deeds, matter or things which in the opinion of our said Attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as full and effectually as ourselves could have done the same if we personally present.

AND WE hereby declare that the powers and authorities hereby granted and conferred on the attorney till the said is full and properly maintain, the concern rule and regulation, and also undertake to ratify and confirm all and whatsoever our said Attorney under the power of in that behalf herein before

contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties conferred upon under and by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO
(Description of Landed Property)

ALL THAT piece and parcel of Bastu land measuring 6 (Six) Cottahs 4 (Four) Chittacks 15 (Fifteen) Sq.ft. be the same a little more or less being Premises No. 30/1A, Tiljala Road, P.O. Gobindo Khatick Road, P.S. Karaya, Assessee No. 11-065-34-0116-4, Ward No. 65, Kolkata – 700 046, with all rights of easements and appurtenances attached thereto which is particularly mentioned and described in the schedule hereunder written referred to as the "said property". The said property is butted and bounded by :-

ON THE NORTH	:	By Common Passage.
ON THE SOUTH	:	By 28/1, Tiljala Road.
ON THE EAST	:	By 27, Tiljala Road.
ON THE WEST	:	Partly Premises No. 30/1A, Tiljala Road as LOT – C, LOT – D.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals this the 15 day of NOV. 2015

SIGNED SEALED & DELIVERED

At Kolkata in presence of :-

1. Abdul Rahaman
Ahmedali
Assistant Judge's
Court, Kat-29.

1) Mahjabeen Bano

2) Arijuman Bano

3) Abed Hossain

4) Sabera Khatun

2. Sayaraz Ahmed
39, Jaded Ali Lane
Kolkata - 700016

5) A. B. Hossain












EXECUTANTS

Sayed Ali Ahmed

CONSTITUTED ATTORNEY












As per information
& documents supplied
by me & drafted by
me.

Sayed Ali Ahmed
Ahmedali
Assistant Judge's Court
Kat-29.

	Thumb	1st finger	middle finger	ring finger	small-finger	
	left hand					
	right hand					












Name MAHJABEEN BANO

Signature Mahjabeen Bano

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	left hand					
	right hand					












Name ARJUMAN BANO

Signature Arjuman Bano

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	left hand					
	right hand					












Name ABED HOSSAIN

Signature Abed Hossain

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	left hand					
	right hand					












Name SABERA KHATOON

Signature Sabera Khatoon

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	left hand					
	right hand					

Name MD ASHRAF HOSSAIN

Signature Ashraf Hossain

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	left hand					
	right hand					

Name SYED ZUBAIR AHMED

Signature Syed Zubair Ahmed

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1606-2015, Page from 6687 to 6715
being No 160600661 for the year 2015.



Digitally signed by JAIDEB PAL
Date: 2015.11.06 17:51:42 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 06/11/2015 17:51:41
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)