

1197

(39/1A)

IV

216 | 13



26/3/14
7-45 pm

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 667625

2318/14

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

[Signature]

Additional District Sub Registrar
Sealdah

7-45 pm

V.C - 25/1

GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT WE, (1) NIKHAT NOOR, wife of Md. Mahmood Hossain, (2) MD. MERAJ HOSSAIN, son of Md. Mahmood Hossain, (3) SAHIDA NOOR HASSAN, daughter of Md. Mahmood Hossain, all are by faith Islam, all are by Nationality Indian, all are residing at 5A, Eliot Lane, Police Station Park Street, Kolkata - 700 016, SEND GREETING.

WHEREAS we are the joint owners and possessors in respect of ALL THAT piece and parcel of land measuring about 6 (Six) Cottahs be the same a little more or less situate at and lying in being the Premises No. 30/1A, Tiljala Road, at present Guru Ravi Das Sarani, Police Station Karaya, Kolkata-700 046, within the limits of Kolkata Municipal Corporation Ward No. 65, Sub-Registration Office at Sealdah, District 24 Paraganas (South), together all right of easements and appurtenances attached thereto which is particularly mentioned and described in the schedule hereunder written.

NOW KNOW we and present witnesseth that we do hereby appoint, nominate, constitute and authorized (1) SYED ZUBAIR AHMED, son of late Md. Azimuddin, a Muslim Businessman, by Nationality Indian, residing at 4/3/H/68, Bhukailash Road, P.S. Ekbalpur, Kolkata-700 023, and (2) AIJAZ NADEEM, son of Md. Muslim, a Muslim Businessman, by Nationality Indian, residing at F48, Garden Reach Road, P.S. Garden Reach, Kolkata-700 024, as our true and Lawful Attorneys to act jointly or individually for us in our names 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 either jointly or individually.
2. To apply for an obtain temporary or permanent connection of water, electricity, drainage, sewerage, gas, and/or power to the said premises and to sign all such application, forms and documents as shall be required for the said purpose.
3. To pay all rates, taxes, expenses and other outgoing whatsoever payable in respect of the said premises or any part thereof on our behalf.
4. To erect boundary walls in and around of the said premises.
5. To apply for annual valuation of the said premises and to prefer any appeal or reviews from annual valuation and for that to sign and execute all papers and documents.
6. 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 Attorneys think proper to do.
7. To sign and execute any agreement for sale and/or agreement for transfer, deed of conveyance, deed of Gift and/or transfer and/or lease as may be necessary or be required from time to time in respect of the said premise.

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 performed all agreement for sale and/or transfer and/or tenancy and/or lease and/or any other deeds, and/or any deed of gifts, agreements, documents and instruments executed and signs and signed by our attorneys 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 owner are now or may hereafter be interested or concerned and if through fit and compromise settle refer to arbitration abandone 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, license 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 plaints, 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 Kokata Municipal Corporation taxes, fine charges to Kolkata Municipal Corporation authorities on our behalf.
14. To prepare 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 and to sign all papers, petitions, affidavits, agreements, undertaking declaration, deed of gift, bond as will be needed for the purpose of sanction of the plan.

15. To deposit all fees, moneys, before the authority concerned in our names and on our behalf for obtaining sanction from the Kolkata Municipal Corporation and to receive the sanction building plan on our behalf from the said authority.
16. To sign and execute all the papers and documents for mutation of the said premises in the name of the principal.
17. To deals in all tenants in respect of the said premises in all matters on our behalf.
18. 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 .
19. To sign, execute and present for admit registration all Deeds of Conveyance or conveyances or Agreement in respect of such sale before any Registration office in favour of intending purchaser or purchasers'.
20. To apply for and obtain certificates, permission and clearance 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.
21. This Power of Attorney has been granted without any consideration i.e., there is no monetary transaction has been occurred between the Principal and the Attorneys and it does not create any right, title, and interest of the Attorneys on the said property.
22. The attorneys does not obtain any power to develop the said property by any means.
23. All money received by the Attorneys in respect of the said property will have to deposit immediately in our Bank account and all expenditures incurred by the Attorney will be borne by us/ourselves.

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

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

AND GENERALLY to do, to execute and perform any other act or acts, deeds or deeds, matters or things which in the opinion of our said Attorneys 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 are personally present.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 6 (Six) Cottahs be the same a little more or less situated at and lying in being the Premises No. 30/1A, Tiljala Road, at present Guru Ravi Das Sarani, Police Station Karaya, Kolkata-700 046, within the limits of Kolkata Municipal Corporation Ward No. 65, Sub-Registration Office at Sealdah, District 24 Paraganas (South), which is butted and bounded by:-

ON THE NORTH:

ON THE SOUTH:

ON THE EAST:

ON THE WEST:

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals this the 26th day of March 2014

SIGNED SEALED & DELIVERED

At Kolkata in the presence of :-

1. Sajjad Ahmed
37, Collin Street, P.S. Park Street
Kol-16

2. A. Latheem
for
Alipur Judges' Court
Col-27

① Nikhat Noor

(2) Md. Meraz Hossain

(3) Sahide Noor Hassan

EXECUTANT

Sajjad Ahmed
Ajaz Nadreem

CONSTITUTED ATTORNEYS

As per documents & information
Supplied to me and drafted by me,

[Signature]

ADVOCATE

Alipur Judges' Court, Kol - 27.



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

Endorsement For Deed Number : IV - 00216 of 2014
(Serial No. 01197 of 2014 and Query No. 1606L000002318 of 2014)

On 26/03/2014

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

Presented for registration at 19.45 hrs on :26/03/2014, at the Private residence by Syed Zubair Ahmed , one of the Claimants.

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

Execution is admitted on 26/03/2014 by

1. Nikhat Noor, wife of Md. Mahmood Hossain , 5a, Elliot Lane, Kolkata, Thana:-ParkStreet, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700016, By Caste Muslim, By Profession : Others
2. Md. Meraj Hossain, son of Md. Mahmood Hossain , 5a, Elliot Lane, Kolkata, Thana:-ParkStreet, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700016, By Caste Muslim, By Profession : Others
3. Sahida Noor Hassan, daughter of Md. Mahmood Hossain , 5a, Elliot Lane, Kolkata, Thana:-ParkStreet, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700016, By Caste Muslim, By Profession : Others
4. Syed Zubair Ahmed, son of Late Md. Azimuddin , 4/3/h/68, Bhukalilash Rd, Kolkata, Thana:-Ekbalpore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700023, By Caste Muslim, By Profession : Business
5. Aijaz Nadeem, son of Md. Muslim . , F48, Garden Reach Road, Kolkata, Thana:-Garden Reach, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700024, By Caste Muslim, By Profession : Business

Identified By S Ahmed, son of M Haque, 32, Colin Street, Kolkata, Thana:-ParkStreet, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700016, By Caste: Muslim, By Profession: Others.

(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 27/03/2014

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(d) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 27/03/2014



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

27/03/2014 12:02:00



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

Endorsement For Deed Number : IV - 00216 of 2014
(Serial No. 01197 of 2014 and Query No. 1606L000002318 of 2014)

(Under Article : ,E = 7/- on 27/03/2014)

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.- /-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impressive Rs.- 100/-

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

27/03/2014 12:02:00

EndorsementPage 2 of 2

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left Hand

Right Hand

Name Nikhat Noor

Signature Nikhat Noor



Left Hand

Right Hand

Name Md. Meraz Hossain

Signature Md. Meraz Hossain



Left Hand

Right Hand

Name Sabiha Noor Hassan

Signature Sabiha Noor Hassan



Left Hand

Right Hand

Signature Saikat Sabir Ahmed



Left Hand

Right Hand


Name AIJAZ NADEEM

Signature Aijaz Nadeem

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 1
Page from 2690 to 2700
being No 00216 for the year 2014.




(Jaideb Pal) 28-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SEALDAH
West Bengal