

S-1705/23

I-1654/23

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Q-1388350/23

AH 266365

Certified that the document is admitted to registration. The signature sheets and the indorsement sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

GENERAL POWER OF ATTORNEY

30 MAY 2023

KNOW ALL MEN BY THESE PRESENTS that We **M/S. ARSENAL HOTELS PRIVATE LIMITED** (PAN- AFSPR5575E), a Private Limited Company registered under the Companies Act, 1956 having its registered office at 51, Mirza Ghalib Street, Police Station- Park Street, Post Office- Park Street, Kolkata- 700016, represented through its Directors namely (1) **MR. SHABBIR RAHMAN** (PAN- APJPS5405F), (Aadhaar No. 3305-4900-9451), son of Late Abdur Rahman, by faith- Muslim, by occupation- Business, by nationality- Indian, permanent resident of 21, Kavi Md. Iqbal Road, Post Office- Khidderpore, Police

Station- Ekbalpore, Kolkata- 700023 and presently residing at 51, Mirza Ghalib Street, Police Station- Park Street, Post Office- Park Street, Kolkata- 700016, do hereby nominate, constituted and appoint **M/S. AL-AM PROJECT DEVELOPERS LLP** (PAN : ACBFA9189K), a partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 10, Mansatala Row, Post Office – Khidderpore, Police Station – Watgunge, Kolkata – 700023 represented through its partner namely **1) MOHAMMED AZAD alias MD. AZAD** (PAN- AEVPA7154C) (Aadhaar No. 6721-1704-2163), and **2) MOHAMMED MOINUDDIN alias MD. MOINUDDIN** (PAN- AKWPM4529N) (Aadhaar No. 8231 5878 5639), both sons of Late Abdul Rashid, both faith- Muslim, both by occupation- Business, both by nationality- Indian, both are residing at 76, Dr. Sudhir Basu Road, Police Station- Ekbalpore, Post Office- Khidderpore, Kolkata- 700023, hereinafter jointly and collectively called and referred to as the 'DEVELOPERS / BUILDERS' to do and act for us

and on our behalf such acts, deeds and things for the purpose as hereinafter expressed.

WHEREAS the Owner/First Party herein being the absolute lawful owner, occupier, title holder is seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of bastu land measuring about 1 (one) Bigha 4 (four) cottahs 4 (four) chittacks 33 (thirty-three) sq.ft. be the same a little more or less which is approx 1625.139 Sq. Mtrs. (40.0881 Decimals), together with structures standing thereon, lying and situated at and being Premises No. 21, Kavi Md. Iqbal Road, Police Station- Ekbalpore, Post Office- Khiderpore, Kolkata- 700023, within the limits of the Kolkata Municipal Corporation, under Ward No. 77, Borough- IX, in the District of South 24-Parganas, which is more fully and particularly described in the First Schedule hereinafter written and hereinafter referred to as the 'said property', by virtue of Deed Nos. 01679 and 02620/2003 and 01027/2005 and 02488, 02489, 02490 and 11503/2008;

AND WHEREAS the present Owner/First Party herein had been in peaceful possession and enjoyment of the said property duly recorded its name before the Kolkata Municipal Corporation, under Ward No. 77, having Assessee No. 110771200230 and by paying all

taxes and outgoings. Presently the said property is mortgaged and the owners represent and confirm that they shall get the property released and make it free from all encumbrances;

AND WHEREAS the Owners for larger interest gains, benefits and advantages have decided to construct a multi storied building as may be approved and sanctioned by the Kolkata Municipal Corporation in the name of the present owners;

AND WHEREAS the Owners have unanimously decided to appoint the Developer, the right to develop the said premises with its own money, resource and expertise and the Developer has agreed to the said proposal upon the terms and conditions herein after appearing;

AND WHEREAS That we being engaged into various works and very much engaged in our personal affairs and accordingly it has become inconvenient and difficult for us to look after or manage the aforesaid properties, more fully described in the Schedule hereunder written, therefore we do hereby constitute, appoint and nominate our attorney namely said M/S. AL-AM PROJECT DEVELOPERS LLP (PAN : ACBFA9189K), a partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 10, Mansatala Row, Post Office – Khidderpore, Police Station – Watgunge, Kolkata –

700023 represented through its partner namely 1) MOHAMMED AZAD alias MD. AZAD (PAN- AEVPA7154C) (Aadhaar No. 6721-1704-2163), and 2) MOHAMMED MOINUDDIN alias MD. MOINUDDIN (PAN- AKWPM4529N) (Aadhaar No. 8231 5878 5639), both sons of Late Abdul Rashid, both faith- Muslim, both by occupation- Business, both by nationality- Indian, both are residing at 76, Dr. Sudhir Basu Road, Police Station- Ekbalpore, Post Office- Khiderpore, Kolkata- 700023, as our true and lawful CONSTITUTED ATTORNEY to do for us and on our behalf to do or execute all or any of the following acts, deeds or things as herein after expressed.

NOW THIS INDENTURE WITNESSETH as follows:-

1. To supervise, manage and conduct all sorts of administration in respect of our schedule properties herein below and to appoint/search/negotiate with intending Developers/Purchasers on our behalf.
2. To admit our signature in all documents, papers, deeds and receipts.
3. To apply for and obtain necessary permission and sanction in respect of the aforesaid property and to appear before the assessment department, water works department, building department, Law department, Survey Department of Kolkata Municipal Corporation

and to sign all plans, revised plan supplementary plan and obtain permission and sanction from authorities concerned in respect of the aforesaid property and also deposit fees penalties for the purpose aforesaid.

4. To execute any judgment Decree or order and to appoint or engage Solicitor, Pleader, Counsel or Advocate and to sign and to execute any Vakalatnama Warrant of Attorney or act or plead as ourself could be personally in respect of the scheduled property mentioned herein under.

5. To settle, adjust, compound, compromise or submit to Arbitration all actions, suits, accounts, claims and disputes between or any person/persons to compound of comprise the same relating to the said land and proposed plot and maintenance over the said scheduled property mentioned herein under.

6. To appear and sign all relevant documents or papers for mutation and other relevant documents before the said Kolkata Municipal Corporation and other Government offices or appropriate authority and to do all things necessary at our below schedule properties and premises.

7. Not to receive the earnest money/booking money/part payment full and final payment in respect of the schedule property mentioned

herein below from any intending purchaser, purchasers, developers,
etc on our behalf without taking prior written consent.

8. To apply for mutation and/or to pay the arrear taxes and/or to pay the current taxes in respect of the schedule properties hereunder written and to sign and execute any application form for mutation of the Kolkata Municipal Corporation and to pay any fees for that in our name/names and or on our behalf in respect of the schedule property mentioned herein below.
9. To appear and present on behalf of us before any Government office/offices and/or before Kolkata Municipal Corporation.
10. To institute, commence, prosecute, carry or defend or resist and represent in all suits and other action or proceedings or be added as a party or be non suited or with draw the same concerning the said proposed scheduled property mentioned herein under thereof or concerning anything in which we are the parties in any court in civil, criminal, revenue or revisional jurisdiction or Special Jurisdiction on the Hon'ble High Court under article 226 and 227 of the Constitution etc. before Income Tax , Wealth Tax, Sales Tax authorities in whatsoever purposes and to sign and verify all claims, written statements, accounts, inventory accept services of all summon and notices and other judicial processes.

Be it expressly stated that this power of attorney does not create, constitute or assume any kind of transfer, enjoyment or making profit in favor of the Attorney and it is further declared that the attorney shall not obtain or have power for development work on said property.

All the receivable shall be paid back to the principal and all the payables shall be borne by the principal.

AND GENERALLY to do, execute and perform all other lawful acts, matters and things as our said Attorney shall consider necessary in connection with the said premises and we hereby agree that all acts, deeds and things in respect of the said premises lawfully done by the said Attorney on our behalf shall be constructed as acts, deeds and things, done by us and we undertake to ratify and confirm all and whatever they said Attorneys shall lawfully do or cause to be done for the said premises by virtue of this GENERAL POWER OF ATTORNEY.

SCHEDULE REFERRED TO
(Description of entire land)

ALL THAT piece and parcel of bastu land measuring about 1 (one) Bigha 4 (four) Katha 4 (four) Chittack 33 (thirty-three) sq.ft. be the same a little more or less which is approx 1625.139 Sq. Mtrs. (40.0881 Decimals), together with structures standing thereon, lying and situated at and being Premises No. 21, Kavi Md. Iqbal Road, Police Station- Ekbalpore, Post Office- Khiderpore, Kolkata- 700023, within the limits of the Kolkata Municipal Corporation, under Ward No. 77, Borough- IX, in the District of South 24-Parganas.

IN WITNESS WHEREOF We, the Principals hereto put our signatures
unto these presents on this the 30th day of May, Two Thousand and
Twenty Three (2023).

In the Presence of:

WITNESSES

1. Prasanta Ghosh
Alipore Police Court
1001-27.

Sheela Khan

SIGNATURE OF THE PRINCIPAL'S

2. Mintu Shaw
Alipore Police Court
Kol-27

MD. Azal

ME MOINUDDIN

SIGNATURE OF THE ATTORNEY

Sheela Khan

Signature of the Attorney attested by

SIGNATURE OF THE PRINCIPAL'S

Drafted by me:

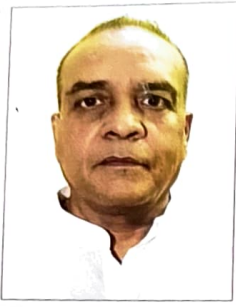
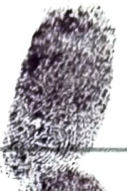
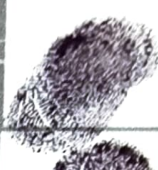
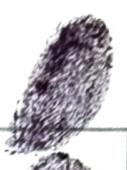
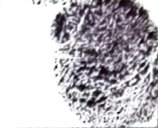
D. Hore

DIPANJAN HORE (Advocate)

Alipore Police Court.

Kolkata- 700027.

WB 2329/2010

		Thumb.	1 ST finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name SHABIZIR RAHMAN

Signature Shabizir Rahman

		Thumb.	1 ST finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name MOHAMMED AZAD

Signature MD. Azad

		Thumb.	1 ST finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name MOHAMMED MOYNUDDIN

Signature M. Moynuddin

		Thumb.	1 ST finger	middle finger	ring finger	small finger
PHOTO	Left hand					
	Right hand					

Name _____

Signature _____

Major Information of the Deed

Deed No :	I-1630-01654/2023	Date of Registration	30/05/2023
Query No / Year	1630-2001388350/2023	Office where deed is registered	
Query Date	30/05/2023 1:37:44 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	KAKOLI CHAKRABORTY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9804421035, Status :Deed Writer		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,40,72,688/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ekbalpore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: KAVI MAHAMMAD IQBAL ROAD, , Premises No: 21, , Ward No: 077 Pin Code : 700023

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Bigha 4 Katha 4 Chatak 33 Sq Ft	1/-	2,31,51,120/-	Property is on Road
Grand Total :				40.0881Dec	1 /-	231,51,120 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	17493 Sq Ft.	1/-	1,09,21,568/-	Structure Type: Structure
Gr. Floor, Area of floor : 8746.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 8746.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		17493 sq ft	1 /-	109,21,568 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS ARSENAL HOTELS PRIVATE LIMITED 51, MIRZA GHALIB STREET,, City:- Not Specified, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AFxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS AL AM PROJECT DEVELOPERS LLP 10, Manasatala Row, City:- Not Specified, P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: ACxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Agent by Authenticated Power Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr SHABBIR RAHMAN, Son of Late MD ABDUR RAHMAN Date of Admission: 30/05/2023, admitted by : Self, Place of Admission of Execution: Office</td><td> May 30 2023 5:27PM</td><td> LTI 30/05/2023</td><td> 30/05/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Mr SHABBIR RAHMAN, Son of Late MD ABDUR RAHMAN Date of Admission: 30/05/2023, admitted by : Self, Place of Admission of Execution: Office	 May 30 2023 5:27PM	 LTI 30/05/2023	 30/05/2023
Name	Photo	Finger Print	Signature						
Mr SHABBIR RAHMAN, Son of Late MD ABDUR RAHMAN Date of Admission: 30/05/2023, admitted by : Self, Place of Admission of Execution: Office	 May 30 2023 5:27PM	 LTI 30/05/2023	 30/05/2023						
51, MIRZA GHALIB STREET, City:- Not Specified, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: APJPS5405F, Aadhaar No: 33xxxxxxxx9451 Status : Agent by Authenticated Power, Agent by Authenticated Power of : Mr RIZWAN RAHMAN									

Representative Details :

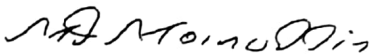
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHABBIR RAHMAN Son of Late ABDUR RAHMAN Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office			
	May 30 2023 5:23PM	LTI 30/05/2023	30/05/2023	
51, MIRZA GHALIB STREET, City:- Not Specified, P.O:- PARK STREET, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx5F, Aadhaar No: 33xxxxxxxx9451 Status : Representative, Representative of : MS ARSENAL HOTELS PRIVATE LIMITED (as DIRECTOR)				

2 **Mr RIZWAN RAHMAN**

Son of Mr SHABBIR RAHMAN 51, MIRZA GHALIB STREET, City:- Not Specified, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5E, Aadhaar No: 62xxxxxxxx8672 Status : Representative, Representative of : MS ARSENAL HOTELS PRIVATE LIMITED (as DIRECTOR)

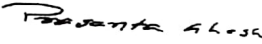
Name	Photo	Finger Print	Signature
MOHAMMED AZAD, (Alias Name: MD AZAD) Son of Late ABDUL RASHID Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	 May 30 2023 5:23PM	 LTI 30/05/2023	 30/05/2023

76, DR. SUDHIR BASU ROAD,, City:- Not Specified, P.O:- KHIDDERPORE, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4C, Aadhaar No: 67xxxxxxxx2163 Status : Representative, Representative of : MS AL AM PROJECT DEVELOPERS LLP (as PARTNER)

Name	Photo	Finger Print	Signature
MOHAMMED MOINUDDIN, (Alias Name: MD MOINUDDIN) (Presentant) Son of Late Abdul Rashid Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	 May 30 2023 5:25PM	 LTI 30/05/2023	 30/05/2023

76, DR. SUDHIR BASU ROAD, City:- Not Specified, P.O:- KHIDDERPORE, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9N, Aadhaar No: 82xxxxxxxx5639 Status : Representative, Representative of : MS AL AM PROJECT DEVELOPERS LLP (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRASANTA GHOSH Son of Late M. N. GHOSH ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 30/05/2023	 30/05/2023	 30/05/2023
Identifier Of Mr SHABBIR RAHMAN, Mr RIZWAN RAHMAN, MOHAMMED AZAD , MOHAMMED MOINUDDIN, Mr SHABBIR RAHMAN			

On 30-05-2023

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.

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

Presented for registration at 17:21 hrs on 30-05-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by MOHAMMED MOINUDDIN Alias MD MOINUDDIN.,

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

Execution is admitted on 30-05-2023 by Mr SHABBIR RAHMAN, DIRECTOR, MS ARSENAL HOTELS PRIVATE LIMITED (Private Limited Company), 51, MIRZA GHALIB STREET,, City:- Not Specified, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr PRASANTA GHOSH, , Son of Late M. N. GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-05-2023 by MOHAMMED AZAD , , MD AZAD PARTNER, MS AL AM PROJECT DEVELOPERS LLP (Partnership Firm), 10, Manasatala Row, City:- Not Specified, P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr PRASANTA GHOSH, , Son of Late M. N. GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-05-2023 by MOHAMMED MOINUDDIN, , MD MOINUDDIN PARTNER, MS AL AM PROJECT DEVELOPERS LLP (Partnership Firm), 10, Manasatala Row, City:- Not Specified, P.O:- Khidderpore, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr PRASANTA GHOSH, , Son of Late M. N. GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Admitted by Authenticated power

Execution is admitted by Mr SHABBIR RAHMAN, , Son of Late MD ABDUR RAHMAN, 51, MIRZA GHALIB STREET, P.O: PARK STREET, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Business as agent for Mr RIZWAN RAHMAN, Son of Mr SHABBIR RAHMAN, 51, MIRZA GHALIB STREET, P.O: PARK STREET, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Business;

DIRECTOR, MS ARSENAL HOTELS PRIVATE LIMITED (Private Limited Company), 51, MIRZA GHALIB STREET,, City:- Not Specified, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

under a power no 0 for 0 authenticated by MS ARSENAL HOTELS PRIVATE LIMITED

Indetified by Mr PRASANTA GHOSH, , Son of Late M. N. GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 42873, Amount: Rs.50.00/-, Date of Purchase: 30/05/2023, Vendor name: Smriti BikaSH DAS



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 46443 to 46459
being No 163001654 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.05.30 17:38:28 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/05/30 05:38:28 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)