12634/14 IV 07254/14

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

50/- P 879650

I - 13758/14
11.27
16/10/14.

A.R.A. III

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances-III
Kolkata

Additional Registrar of Assurances-III
Kolkata

16 OCT 2014

POWER OF ATTORNEY

We, 1. FARID MIRZA, PAN – AKDPM9102G, son of Late Abid Mirza, by faith – Muslim, by occupation- Business, **2. FARIA MIRZA, PAN – AKJPM0084H,** wife of Farid Mirza, by faith Muslim, by occupation Housewife, both residing at – 10/11, Mitra Lane, P.S. - Jorasanko, Kolkata – 700 007, hereinafter called and referred to as **"the OWNERS/PRINCIPALS"** (which expression shall unless excluded by or there be something repugnant to the subject of context

1 Br 708

22 SEP 2014

NAME Md. N. Hasan Ali
ADD. Hi Gh. Court Cal
Rs.

22 SEP 2014
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

Additional Registrar of Assurances-III
Kolkata
16 OCT 2014

Basudev Pradhan
S/o. Late Chunilal Pradhan
26K, Kustia Road.
P.S. Karaya, Kol-700039.
Occ. Business.

Additional Registrar of Assurances - III
Kolkata
16 OCT 2014

be deemed to mean and include our respective heirs, heiress, executors, legal representatives and assigns) state and **SEND GREETINGS:**

WHEREAS by a Conveyance bearing date the 08th September 1924 and made between Shiva Nath Biswas as surviving Executor of the last will and Testament of Smt. Kumudini Dassi, therein called the Vendor of the One part and the said Golam Hossain Ariff therein called as the Purchaser of the other part and registered by the Registrar of Assurance of Calcutta in Book No. 1, Volume No. 104, Pages 215 to 220, being No. 3963 for 1924 the messuage parcel of land hereditaments and premises then numbered as No. 15 Market Street in the town Calcutta fully described therein was for the consideration therein mentioned conveyed unto the said Golam Hossain Cassim Ariff absolutely and forever.

AND WHEREAS the said Premises No. 15 Market Street was subsequently numbered 18A, 18B and 18C Free School Street.

AND WHEREAS in or about July 1936 the said Premises Nos. 18A, 18B, and 18C, Free School Street was numbered as 2A, 2B, and 2C, Free School Street now known as Mirza Ghalib Street.

AND WHEREAS the said Golam Hossain Cassim who was in his lifetime and at the time of his death a Mohamedan governed by the Hanafi School of Mahamedan Law died on or about 1st January 1937 leaving various properties amongst others the said premises No. 2A, 2B and 2C Free School Street (Mirza Ghalib Street) and also leaving a will dated 10th June 1933 where he appointed his wife said Aisha Ariff and his two sons the said Ibrahim Golam Hossain Ariff and Ismail Golam Hossain Ariff the executrix and executors and trustees.

AND WHEREAS by the said Will after providing for payment of his funeral and testamentary expenses and debts, the said Golam Hossain

Cassim Ariff directed his executors and executrix and trustees to make over his properties to his heirs according to the Hanafi School of Mahomedan Law.

AND WHEREAS the probate of the said Will was granted to the said executors and executrix by the High Court of Judicature at Fort Willam in Bengal on the 3rd August 1939.

AND WHEREAS the said Golam Hossain Cassim Ariff left a son the said Ibrahim Golam Hossain Ariff by his predeceased first wife Karimunnesa Begum and three other sons namely Ismail Golam Hossain Ariff, Ahmed Golam Hossain Ariff and Azam Golam Hossain Ariff by his second wife of said Aisha Ariff and also his sole widow the said Aisha Ariff as his only heirs and heiress and legal representatives at the time of his death under the Hanafi School of Mahomadan Law.

AND WHEREAS by a mortgage bearing date the 26th March 1938 and between the said Ibrahim Golam Hossain Ariff in his personal capacity and the Mortgage registered at Calcutta in Book No. 1, Volume 29 Pages 234 to 241 being No. 1221 for 1938 the said Ibrahim Golam Hossain Ariff in consideration of Rs. 20,000/- (Rs. Twenty Thousand) paid to him by the mortgage and granted among other properties his undivided share in the said messuage parcel of land hereidtaments and premises Nos. 2A, 2B, and 2C Free School Street not known as Mirza Ghalib Street to the moratgage subject to a provision therein contained for redemption of the said premises on payment per annum and other monies therein mentioned.

AND WHEREAS it is alleged that the said Ibrahim Golam Hossain Ariff purported to leave a Will which has not been proved and the validity whereof is not admitted.

AND WHEREAS on the 12th February 1941 the said Dorothy Jane Ariff filed a suit in the Calcutta High Court being Suit No. 213 of 1941 against the said Aisha Ariff and the other parties of the 1st and 2nd parts for administration of the estate of the said Golam Hossain Cassim Ariff deceased and if necessary of the estate of Ibrahim Golam Hossain Ariff deceased, for discovery, accounts, directions. For administrations of the said estates, for Receiver, Injunction, Costs and other reliefs.

AND WHEREAS by a decree made in the said suit on the 2nd December 1941, it was inter alia declared that (1) the said Aisha Ariff was entitled to 1/22th share in the estate of the said Golam Hossain Cassim Ariff deceased (2) that the said Ismail Golam Hossain Ariff. Ahmed Golam Hossain Ariff and Azam Golam Hossain Ariff were each entitled to 7/32th share therein and (3) that the estate of Ibrahim Golam Hossain Ariff was entitled to the remaining 7/32th share therein.

AND WHEREAS by the said decree it was inter alia further declared that the said Dorothy Jane Ariff was entitled to 9/72th share and the said Amina Ariff and Jamilla Ariff to 24/72th share each and the said Ismail Golam Hossain Ariff, Ahmed Golam Hossain Ariff and Azam Golam Hossain Ariff deceased.

AND WHEREAS by the said decree the said Stanley Kissen Sawdey was inter alia appointed the Receiver of the estate of the said Golam Hossain Cassim Ariff deceased and Ibrahim Golam Hossain Ariff decased and of the rents, issues and profits thereof with all the powers provided in the Civil Procedure Code 1908.

AND WHEREAS by and order bearing date the 27th April 1942 made in the said Suit No. 213 of 1941 the said Stanley Kissen Sawday as such Receiver was given liberty to sell the said premises Nos. 2A, 2B and

2C Free School Street now known as Mirza Ghalib Street for Rs, 1,55,000/- (Rupees One Fifty Five Thousand) only and the said Receiver was directed to furnish security for a sum of Rs. 1,50,000/- (Rupees One Lacs Fifty Thousand) only before any part of the sale proceeds was received by him as such Receiver as aforesaid.

AND WHEREAS pursuant to liberty given to him the said Receiver Stanley Kissen Sawday contracted and agreed with the Purchasers for absolute sale to them of the said messauge parcel of land hereditaments and premises Nos. 2A, 2B and 2C, Free School Street, (now known as Mirza Ghalib Street) Calcutta free from all encumbrances at or for the said sum of Rs. 1,55,000/- (Rupees One Lacs Fifty Thousand) only and on the 8th day of July 1942 received from the Purchasers the sum of Rs. 15,500/- (Rupees Fifteen Thousand Five Hundred) only as and by way of earnest and in part payment of the said purchaser money.

AND WHEREAS subject to due administration of the estates of the said Golam Hossain Cassim Ariff deceased and Ibrahim Golam Hossain Ariff deceased the parties of the first part are the absolute and sole beneficial owners of and otherwise well and sufficiently entitled to the said messuage parcel of land hereditaments and premises Nos. 2A, 2B, and 2C Free School Street now known as Mirza Ghalib Street in the town Calcutta particularly described in the schedule hereunder written and intended to be hereby granted conveyed and transferred for an absolute and indefeasible estate of inheritance in free simple in possession of an estate equivalent thereto free from all encumbrances.

AND WHEREAS Aisha Ariff and others are the only persons who are entitled to any share in the estate of Golam Hossain Cassim Ariff

deceased and Ibrahim Golam Hossain Ariff deceased and Ibrahim Golam Hossain Ariff deceased and there is no other person is so entitled.

AND WHEREAS by an order bearing the date 12th Day of January 1943 made in the said suit No. 213 of 1941 on the application of the said Receiver and on notice to all parties to the said suit and the said and second part do execute and register a Conveyance along with the said Receiver upon being asked by him and that in the event of the said Aisha Ariff and others and Aisha Ariff and Ismail Golam Hossain Ariff or any of them failing or neglecting or refusing to do so the said receiver be at liberty to execute and register the conveyance on behalf of the part including the minors refusing or neglecting to sign or register the same.

AND WHEREAS by the said order it was inter alia further ordered that the said Mortgage and do join in this conveyance and convey his right title and interest in the said messuages parcel of land hereditaments and premises to the Purchaser and in the event of his refusing or neglecting to do so the said Receiver be at liberty to execute and register the said conveyance on his behalf. In pursuance of the said orders dated 27th April 1942 and 12th January 1943 and the said agreement and in consideration of the premises the Vendors namely (1) Aisha Ariff (2) Ismail Golam Hossain Ariff and Azam Golam Hossain Ariff (3) Dorothy Jane Ariff (4) Aminia Ariff and (5) Stanley Kissen Sawday receiver appointed in suit No. 213 of 1941 – second and Hazi Anisur Rahman sold the above mentioned properties Nos. 2A, 2B, and 2C Mirza Ghalib Street, P.S. formerly Taltala at present New Market, Calcutta – 700 087, to Sri Indu Bhusan Dutta, Saila Bhusan Dutta, Sudhangshu Bhusan Dutta, Durga Bhusan Dutta Dutt, Brojendra Bhusan Dutt, Dwijendra Bhusan Dutt and Dwipendra Bhusan Dutt all sons of Kanai

Lal Dutta on 17th March 1943 which was duly entered in Book No. 1, Volume No. 25, pages 189 to 203, being No. 661 for the year 1943 for the total consideration written in the above indenture free from all encumbrances.

AND WHEREAS the said Fani Bhusan, Moni Bhusan, Brojendra Bhusan, Dwijendra Bhusan, Dwipendra Bhusan, Saila Bhusan, Sudhansu Bhusan, Durga Bhusan and Indu Bhusan mutated their respective names in the Calcutta Municipal Corporation after purchasing the said property and thus became the absolute owners seized and possessed of and sufficiently entitled to ALL THAT the said Premises Nos. 2A, 2B and 2C Mirza Ghalib Street, P.S. formerly Taltala at present New Market, Calcutta – 700 087 more fully described in the schedule hereinafter written.

AND WHEREAS Fani Bhusan, Saila Bhusan, Sudhansu Bhusan, Durga Bhusan & Indu Bhusan all deceased their legal heirs namely :-

1. Sri Sachin Kumar Dutt, son of late Sudhagshu Bhusan Dutt
2. Sri Somen Kumar Dutta, son of late Moni Bhusan Dutt
3. Sri Sandip Kumar Dutta, son of late Moni Bhusan Dutt
4. Smt. Mira Dutta, Wife of late Durga Bhusan Dutta
5. Sri Samar Kumar Dutta, son of late Durga Bhusan Dutta
6. Sri Sakti kumar Dutta, son of late Durga Bhusan Dutta
7. Sri Sajal Dutta, son of Late Durga Bhusan Dutta
8. Sri Sanjoy Dutta, son of Late Durga Bhusan Dutta
9. Sri Sachi Pati Dutt, son of Late Fani Bhusan Dutt
10. Sri Kanta Pati Dutt, son of Late Fani Bhusan Dutt
11. Sri Ramapati Dutt, son of Late Fani Bhusan Dutt
12. Smt. Minati Dutt, wife of Late Umapati Dutt

13. Smt. Ananya Datta daughterof Late Umapati Dutt

14. Smt. Angana Datta daughter of Late Umapati Dutt Dutt

became the absolute owners of the said property at 2A, 2B & 2C, Free School Street now known as 2A, 2B & 2C, Mirza Ghalib Street, P.S. formerly Taltala at present New Market, Calcutta – 700087 with existing owners namely:-

Brojendra Bhusan Dutt, Dwipendra Bhusan Dutt and Dwijendra Bhusan Dutt

AND WHEREAS in the event of thus happened the then owners of said property at 2A, 2B & 2C, Free School Street now known as 2A, 2B & 2C, Mirza Ghalib Street, P.S. formerly Taltala at present New Market, K.M.C. ward no. 46, Kolkata – 700087 containing an area of 18 cottahs 4 chittaks more or less together with very old structures thereon were having their proportionate share holding in the said property which are as under:-

1. Sri Sachin Kumar Dutt is the owner of 25% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087
2. Sri Brojendra Bhusan Dutt, is the owner of 10% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.
3. Sri Dwipendra Bhusan Dutt, is the owner of 10% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.
4. Sri Dwijendra Bhusan Dutta, is the owner of 10% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.
5. Sri Somen Kumar Dutta, is the owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.
6. Sri Sandip Kumar Dutta, is the owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.

7. Sri Mira Dutta, is the owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.

8. Sri Samar Kumar Dutta, is the owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.

9. Sri Sakti Kumar Dutta, is the owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.

10. Sri Sajal Dutta, is the owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.

11. Sri Sanjoy Dutta, is the owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.

12. Sri Sachi Pati Kumar Dutt, is the owner of 2.5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.

13. Sri Kanta Pati Kumar Dutt, is the owner of 2.5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.

14. Sri Rama Pati Kumar Dutt, is the owner of 2.5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.

15. Smt. Minati Dutt, is the owner of 0.0833% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.

16. Smt. Ananya Datta, is the owner of 0.0833% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.

17. Smt. Angana Datta, is the owner of 0.0833% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087.

AND WHEREAS by way of a registered indenture dated 12th May, 1999 executed and registered in the office of the Additional Registrar

of Assurances II, Kolkata, by said owners of said 2A, 2B & 2C, Free School Street now known as 2A, 2B & 2C, Mirza Ghalib Street, P.S. formerly Taltala at present New Market, K.M.C. ward no. 46, Kolkata – 700087 containing an area of 18 cottahs 4 chittaks more or less together with very old structures thereon namely(1). Sri Sachin Kumar Dutt being the then owner of 25% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087 (2).Sri Brojendra Bhusan Dutt, being the then owner of 10% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (3). Sri Dwipendra Bhusan Dutt, being the then owner of 10% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (4). Sri Dwijendra Bhusan Dutta, being the then owner of 10% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (5). Sri Somen Kumar Dutta, being the then owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (6). Sri Sandip Kumar Dutta, being the then owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (7). Sri Mira Dutta, is the owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (8). Sri Samar Kumar Dutta, being the then owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (9). Sri Sakti Kumar Dutta, being the then owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (10). Sri Sajal Dutta, being the then owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (11). Sri Sanjoy Dutta, being the then owner of 5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (12). Sri Sachi Pati Kumar Dutt, being the then owner of

2.5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (13). Sri Kanta Pati Kumar Dutt, being the then owner of 2.5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (14). Sri Rama Pati Kumar Dutt, being the then owner of 2.5% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (15). Smt. Minati Dutt, being the then owner of 0.0833% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (16). Smt. Ananya Datta, being the then owner of 0.0833% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, (17). Smt. Angana Datta, being the then owner of 0.0833% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta – 700087, jointly sold, conveyed and transferred ALL THAT undivided 50% share of premises nos. 2A & 2B Mirza Ghalib Street, P.S. Taltala, K.M.C. ward no. 46, Kolkata – 700087 containing an area of 9 cottahs 2 chittaks more or less together with covered area of 11640 Sq. Ft. thereon in favour of Sri Farid Mirza son of Abid Mirza, Smt. Faria Mirza wife of Farid Mirza being the First Parties/Owners nos. 1 & 2. The said indenture dated 12th May, 1999 made in favour of the Owners/Principals has been executed and registered in the office of the Additional Registrar of Assurances – II Kolkata on 12th May, 1999 has been numbered as Deed No. 09262 for the Year 2014 on payment of the deficit stamp duty and registration fee.

AND WHEREAS in the event of thus happened the Owners/Principals became joint Owners and persons in possession in respect of **ALL THAT** undivided 50% share of land measuring 9 cottahs 2 chittaks more or less equivalent to **4 (Four) Cottahs 9 (Nine) Chittaks** together with 50% of

the covered area of brick built partly two storied and partly three storied fully tenanted more than 100 years old dilapated dwelling house structure measuring 11640 Sq. Ft. equivalent to **covered area of brick built measuring 5820 Sq.Ft.,** lying at premises nos. 2A & 2B Mirza Ghalib Street, P.S. formerly Taltala at present New Market, K.M.C. ward no. 46, Kolkata – 700087.

AND WHEREAS in the event of thus happened the Owners/Principals became joint Owners and persons in possession in respect of **ALL THAT** undivided 50% share of land measuring 9 cottahs 2 chittaks more or less equivalent to **4 (Four) Cottahs 9 (Nine) Chittaks** together with 50% of the covered area of brick built partly two storied and partly three storied fully tenanted more than 100 years old dilapated dwelling house structure measuring 11640 Sq. Ft. equivalent to **covered area of brick built measuring 5820 Sq.Ft.,** lying at premises nos. 2A & 2B Mirza Ghalib Street, P.S. formerly Taltala at present New Market, K.M.C. ward no. 46, Kolkata – 700087, hereinafter referred to as "the said Property" and morefully and particularly described in the schedule hereunder written and we are entitled to deal with the required affairs in respect of the said property.

AND WHEREAS by a Development Agreement dated 24th September, 2014, we the Owners/Principals jointly have entrusted upon **BEEU REALTY PVT. LTD.,** a company registered under the Companies Act, 1956, having its Registered Office at – 267, B.B. Ganguly Street, Kolkata – 700 012, represented by one of its directors, **ZAFAR AHMED KHAN,** son of Nasir Ahmed Khan, by faith - Muslim, by occupation- Business, therein called and referred to as the "Developer". The work of

development to the said property on terms and conditions contained therein and which document was registered in the office of Additional Registrar of Assurances II, Kolkata, on 24th September, 2014 in Book No. I, C.D. Volume No. 60, Pages from – 2837 to 2871, being No. 12305, for the year 2014.

AND WHEREAS by and under the said Development Agreement dated 24th September, 2014, we have agreed to execute a general Power of Attorney in favour of the Developer to empower and authorize the Developer inter alia to perform execute and act for and on own behalf the hereunder mentioned acts, deeds, and matters to the extent of our said property.

AND WHEREAS due to our constant work and busy schedule, it is not possible for ourselves to look after the day to day work of our aforesaid property and it has become expedient and necessary for us to appoint suitable constituted attorney to look after the affairs of the said property.

NOW KNOW WE AND THESE PRESENTS that conformably to the covenants mentioned in the said Development Agreement dated – 24th September, 2014, that **We, 1. FARID MIRZA, PAN – AKDPM9102G,** son of Late Abid Mirza, by faith – Muslim, by occupation- Business, **2. FARIA MIRZA, PAN – AKJPM0084H,** wife of Farid Mirza, by faith Muslim, by occupation Housewife, both residing at – 10/11, Mitra Lane, P.S. - Jorasanko, Kolkata – 700 007, do hereby nominate, constitute and appoint **BEEU REALTY PVT. LTD.,** a company registered under the Companies Act, 1956, having its Registered Office at – 267 B.B. Ganguly Street, Kolkata – 700 012, represented by one of its directors, **ZAFAR AHMED KHAN,** son of Nasir Ahmed Khan, by faith - Muslim, by

occupation-Business, as our lawful attorney in our names and on our behalf to do, inter alias, the following acts and deeds and things:-

1. To approach all concerned authorities under Urban Land Ceiling and Regulations Act, 1976, Kolkata Municipal Corporation in respect of the said schedule premises and for that purpose to sign such application, papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities of the said departments and also preferring appeals pursuant to any order of the competent authority/authorities in connection with the said schedule premises.
2. To carry on correspondence with all concerned authority/authorities in respect of the said schedule premises.
3. To appear and represent us before all concerned authority/authorities whether it is government, semi/government or any statutory bodies as may be necessary in connection with the said schedule premises.
4. To sign and execute agreement or deed for sale, assignment, lease or transfer in any form in respect of developers allocation reserved by and under the said development agreement dated 24th September, 2014 at the schedule premises, fully described hereunder and receive earnest money or full consideration money and grant valid receipts and execute and register documents of sale, assignment, lease or may other document in respect of the developers allocation at the said premises and to represent us before the Registrar and receive consideration money and grant valid receipt and discharges.

5. To do all other acts, matters and things in respect of the said schedule premises including to represent before any department and/or court of law both judicial and qausi judicial in character.
6. To appoint solicitor, advocate, attorney or lawyer to appear and in any court of law or before any customs or Revenue or other office of any State Government or local authority in respect of the said schedule premises and to revoke such appointments and to substitute any other in their place instead.
7. To sign, verify, execute, plan, written statements, counter claims, appeals, revision, review, application affidavit, authorities and papers of every description that may necessary in respect of the said schedule premises and to be signed verified and execute for the purpose of any suits actions, appeal and proceedings of any kind whatsoever, in connection with the said schedule premises in any court of law or equity whether of original appellate, testamentary or equity whether of original appellate, testamentary or equity whether of original appellate, testamentary or Revisional jurisdiction or judicial authority established by lawful authority and do all acts and appearances and application in any such court aforesaid in any such Court aforesaid in any suits whatever.
8. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any court in connection with the said schedule premises whether civil or criminal or before whether any Tribunal or to execute Vakalatnama, to act and plead, to sign and verify plaints, written statements, petitions and other pleadings, including pleadings Under Article 226/227 of the Constitution of India in connection with the said schedule

premises and also to presents any Memorandum of Appeal, Inventory and to accept service of summons, notice and other Legal Processes and to all acts Deeds and things that may be necessary or requisite in connections therewith in terms of our said schedule premises.

9. To take or enter into any possession of the schedule premises and defend the said property and every part thereof.

10. To negotiate with the tenants or occupiers of the schedule premises or to initiate legal proceedings against them as may be necessary, before the appropriate forum.

11. To file and execute any decree that may be passed by any court against the tenants or any occupier of the schedule premises and to take possession of the decreetal property on our behalf.

12. To sign and submit proposed building plan for sanction before the concerned authority of the K.M.C. to deal with all the affairs relating to sanction of building plan and to receive the sanctioned plan from the K.M.C.

13. To appoint and dismiss or discharge qualified engineers or license building survey as required in connection with the development of the said property.

AND GENERALLY to do all lawful acts, deeds and things necessary for the above mentioned purpose.

AND WE DO HEREBY AGREE to ratify and confirm all such deeds or assurance done or executed or made by our said Attorney pursuant to the power hereby entrusted under or by virtue of this Power of Attorney.

THE SHCEDULE ABOVE REFERRED TO:

ALL THAT undivided 50% share of land measuring 9 cottahs 2 chittaks more or less equivalent to **4 (Four) Cottahs 9 (Nine) Chittaks** together with 50% of the covered area of brick built partly two storied and partly three storied fully tenanted more than 100 years old dilapated dwelling house structure measuring 11640 Sq. Ft. equivalent to **covered area of brick built measuring 5820 Sq.Ft.,** lying at premises nos. 2A & 2B Mirza Ghalib Street, P.S. formerly Taltala at present New Market, K.M.C. ward no. 46, Kolkata – 700087. The said premises nos. 2A & 2B Mirza Ghalib Street, P.S. formerly Taltala at present New Market, K.M.C. ward no. 46, Kolkata – 700087, which is butted and bounded in the manner following:

On the North	:	By market street.
On the South	:	Premises 2C, Free School Street (Mirza Ghalib Street).
On the East	:	By Free School Street .
On the West	:	Premises 12A, Market Street

IN WITNESS WHEREOF we have hereunto set and subscribed our hands and signatures on this the 16th day of **October, 2014.**

SIGNED and DELIVERED
At KOLKATA in presence of :

Javid Mirza
Fauzia Mirza
PRINCIPALS

BEEU REALTY PRIVATE LIMITED
Zafar Ahmed Khan
DIRECTOR
CONSTITUTED ATTORNEY

WITNESSES :

1. Basudev Adhar
26K, Kustia Road.
Kolkata-700039.
2. Syed Omar Touheed
Advocate
High Court, Calcutta

Drawn By :
MD. NURUL HAQUE, Advocate,
26 K, Kustia Road, Kolkata- 700 039
Enrolment No. WB/199/86.

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.R.A. - III KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 12634 / 2014, Deed No. (Book - IV , 07254/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Zafar Ahmed Khan 267 , B. B. Ganguly Street, Kolkata, District:-., WEST BENGAL, India, Pin :-700012	 16/10/2014	 LTI 16/10/2014	Zafar Ahmed Khan 16/10/2014

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Farid Mirza Address -10/11 , Mitra Lane , P. S. - Jorasanko, Kolkata, District:-., WEST BENGAL, India, Pin :-700007	Self	 16/10/2014	 LTI 16/10/2014	Farid Mirza
2	Faria Mirza Address -10/11 , Mitra Lane , P. S. - Jorasanko, Kolkata, District:-., WEST BENGAL, India, Pin :-700007	Self	 16/10/2014	 LTI 16/10/2014	Faria Mirza
3	Zafar Ahmed Khan Address -267 , B. B. Ganguly Street, Kolkata, District:-., WEST BENGAL, India, Pin :-700012	Self	 16/10/2014	 LTI 16/10/2014	Zafar Ahmed Khan

Name of Identifier of above Person(s)
Basudev Pradhan
26 K , Kustia Road , P. S. - Karaya, Kolkata, District:-., WEST BENGAL, India, Pin :-700039

Signature of Identifier with Date
Basudev Pradhan.
16/10/14

Additional Registrar of Assurance - III
Kolkata
(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
16 OCT 2014

Government Of West Bengal

Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 07254 of 2014

(Serial No. 12634 of 2014 and Query No. 1903L000019758 of 2014)

On 16/10/2014

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 16/10/2014

(Under Article : ,E = 7/- on 16/10/2014)

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: Impresive Rs.- 50/-

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

Presented for registration at 11.00 hrs on :16/10/2014, at the Office of the A.R.A. - III KOLKATA by Zafar Ahmed Khan ,Claimant.

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

Execution is admitted on 16/10/2014 by

1. Farid Mirza, son of Lt. Abid Mirza , 10/11 , Mitra Lane , P. S. - Jorasanko, Kolkata, District:-., WEST BENGAL, India, Pin :-700007, By Caste Muslim, By Profession : Business
2. Faria Mirza, wife of Farid Mirza , 10/11 , Mitra Lane , P. S. - Jorasanko, Kolkata, District:-., WEST BENGAL, India, Pin :-700007, By Caste Muslim, By Profession : House wife
3. Zafar Ahmed Khan
   Director, Beeu Realty Pvt. Ltd., 267 , B. B. Ganguly Street, Kolkata, District:-., WEST BENGAL, India, Pin :-700012.
   , By Profession : Business

Identified By Basudev Pradhan, son of Lt. Chunilal Pradhan, 26 K , Kustia Road , P. S. - Karaya, Kolkata, District:-., WEST BENGAL, India, Pin :-700039, By Caste: Hindu, By Profession: Business.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance - III
Kolkata

16 OCT 2014

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

	Thumb	First finger	Middle finger	Ring Finger	Small finger
Left Hand					
Right Hand					

Name. FARID MIRZA

Signature. Farid Mirza

	Thumb	First finger	Middle finger	Ring finger	Small finger
Left Hand					
Right Hand					

Name. FARIA MIRZA

Signature. Faria Mirza

	Thumb	First finger	Middle finger	Ring Finger	Small finger
Left Hand					
Right Hand					

Name. ZAFAR AHMED KHAN

Signature. Zafar Ahmed Khan

BEEU REALTY PRIVATE LIMITED

Zafar Ahmed Khan

DIRECTOR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 60
Page from 2837 to 2871
being No 12305 for the year 2014.

Seal of the Additional Registrar of Assurances-II, Kolkata

(Dinabandhu Roy) 10-October-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal