

2489/15

TV

01471/15

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

501

R 718585

13/3/15
Additional Registrar of Assurances-III
Kolkata



01/03/15
Certified that the document is submitted to
Registration. The stamp sheet and the
endorsement sheets attached to this document
are the part of this Document.

[Signature]
Additional Registrar of Assurance - III
Kolkata

16 MAR 2015

[Signature]
Additional Registrar
of Assurances-III

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I SMT. K. SULEHA
BEGUM, wife of Shri P. Kader Mohindeen Gani residing at Premises No.36, Eliot
Road, P.S.- Park Street, Kolkata-700016, having PAN ADDPB0207C, SEND
GREETINGS:

300 250
500 250
500

091411

Serial No.....
Name.....
Address.....
71, Park Street, (Room No.-14)
Kolkata - 700 016

S. Jalan Co
6/7 A.J.C. Bose Road
Rd-17-

24 FEB 2015 Licensed Stamp Vendor
Date..... S. SARKAR

K. Saha Bepu

955
c

K. Saha Bepu



Additional Registrar of Assurance
Kolkata


13 MAR 2015

Indefied by
Rajiv Saha
Advocate
Calcutta High Court
Kolkata-700001

WHEREAS by virtue of Deed of Sale dated 25th August, 1990 registered at the office of the Sub-Registrar of Assurances Calcutta in Book No.I, Volume No.533, Pages 336 to 405, Being Deed No.15830 for the year 1990 I became absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of All That piece and parcel of land containing by measurement an area of 7 Cottahs, 9 Chittacks and 31 Sq.ft. be the same a little more or less together with two storied brick built building, messuages tenements constructed thereon being premises No.36, Elliot Road, Calcutta and morefully described in Part-I of the First Schedule hereunder written;

AND WHEREAS by virtue of another Deed of Conveyance dated 24th September 2011 registered at the office of the Additional Registrar of Assurances-II, Kolkata in Book No.I, CD Volume No.47, Pages 4070 to 4085, Being No.12569 for the year 2011 I became absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of All That piece and parcel of land containing by measurement an area of 10 Cottahs, 8 Chittacks and 20 Sq.ft. be the same a little more or less together with building situate thereon being premises No.40A, Elliot Road within Police Station Park Street, Kolkata – 700016 and morefully described in Part-II of the First Schedule hereunder written ;





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Kolkata

13 Mar 2015

AND WHEREAS by virtue of the aforesaid two separate registered Deeds of Conveyance the said Smt. K. Suleha Begam hereinafter referred to as the "said Owner" became the sole and absolute owner of All That premises No.36, Elliot Road, Kolkata and 40A, Elliot Road, Kolkata which were amalgamated by the concerned authorities of the Kolkata Municipal Corporation and became premises No.36, Elliot Road, Kolkata – 700016 hereinafter referred to as the "said premises" and morefully and particularly described in the First Schedule hereunder written and the said premises were amalgamated free from all encumbrances charges liens mortgage lispendenses whatsoever or howsoever ;

AND WHEREAS I have entered into an agreement dated 17th December, 2012 which was registered in the office of Registrar of Assurances-II, Kolkata in Book No.I, CD Volume No. 63, pages from 480 to 510, Being No. 15655 for the year 2012 for development of the "said Premises" with Aradhya Buildcon Pvt. Ltd, office at 50, Suburban School Road, Kolkata-700025, hereinafter referred to as "the Developer" for the purpose of construction of a modern residential and/or




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Kolkata

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Commercial Complex hereinafter referred to as the "said Building" at the said premises on the terms and condition therein mentioned hereinafter referred to as the "said Agreement" ;

AND WHEREAS in pursuance of the said agreement for development of the said Premises the flats comprised in the Owner's Allocation and the Developer's Allocation have been identified and demarcated between myself and Aradhya Buildcon Pvt. Ltd. and both of us are entitled to sell and transfer the same and appropriate the sale proceeds arising in respect thereof ;

AND WHEREAS by virtue of the aforesaid the Developer has become entitled to sell and transfer the flats comprised in the Developer's Allocation which is morefully described in the Second Schedule hereunder written and delineated in the Map or Plan attached herewith in favour of intending Purchasers;

AND WHEREAS it is not possible for me to be present personally to sign and execute the Agreement for Sale and the Deed of Conveyance or Sale Deed to convey transfer assign and assure the undivided proportionate share in the land comprised in the said



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premises attributable to the flats comprised in the Developer's Allocation morefully described in the Second Schedule stated hereunder unto and in favour of nominees of the Developer and/or to perform various acts, deeds and things which are required to be done for the said purpose as such it is necessary to appoint constituted attorneys to do the following acts deeds, and things as stated hereunder ;

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I **SMT. K. SULEHA BEGUM**, wife of Shri P. Kader Mohindeen Gani formerly residing at No.28C, Eliot Road, P.S.- Park Street, Kolkata – 700016 and presently residing at Premises No.36, Eliot Road, P.S.- Park Street, Kolkata-700016, do hereby nominate constitute and appoint **Aradhya Buildcon Pvt.Ltd.** office at 50, Suburban School Road, P.S.- Kalighat, Kolkata – 700025, having **PAN AAJCA0824A**, to be my true and lawful Attorney or Attorneys ~~jointly or severally~~ in my name and on my behalf to do and execute and perform the following acts and deeds as stated hereunder :-

K. Suleha Begum

1. To negotiate the terms for and to agree to and enter into and conclude and sign execute and deliver any Agreement for Sale or other deeds or documents as may be required in respect of the flats



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comprised in the Developer's Allocation in the new building in course of construction at the said premises No.36, Elliot Road, Kolkata – 700016 hereinafter referred to as the "said premises" with any intending purchaser or purchasers at such price which the said attorney, in his absolute discretion thinks proper and to cancel or repudiate the same.


2. To receive consideration amount in from any person/persons for the said flats comprised in the Developer's Allocation partly or fully and to grant receipts in respect thereof.

3. To enter into such terms and conditions stipulations, covenants, in the said Agreement for Sale, Deed of Conveyance for the said flats comprised in the Developer's Allocation as the said Attorney may deem fit and proper.

4. To sign and execute Agreement for Sale, Sale Deed or the Deed of Conveyance and other related deeds and documents in my name and on my behalf and as my act and deed to sign, execute and deliver any Agreement for Sale or deed or deeds of sale, conveyance or conveyances to convey transfer assign and assure the undivided proportionate impartible share in the land comprised in the said



[Handwritten signature]

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Kolkata

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premises attributable to the flats comprised in the Developer's Allocation in favour of the Developer or its nominees or assignees at their cost.

5. To present such Agreement for sale, Deed of sale or Conveyance or other documents as may be required on my behalf for registration when executed by the Attorney and to admit execution thereof before the Registrar of Assurances, Kolkata or Sub-Registrar having authority for and to have them registered according to law in respect of the said flats comprised in the Developer's Allocation for and on my behalf and in my name place and stead and to do and perform all such acts and things on that behalf as shall be necessary or proper for effecting and completing registration thereof in due form of law and to do all other acts, deeds and things which my said attorney shall consider necessary as fully and effectually in respect whereof as I could do the same myself.

AND GENERALLY to do and perform all and every such further and other lawful acts, deeds and things touching or concerning the matters and things aforesaid as fully and effectually and to do all intents and purposes as I might or could do if I were personally present.



[Signature]
Additional Registrar of Assurance
Kolkata

13 MAR 2015

Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the premises which is the subject matter of this Power of the Attorney and that further the said attorney shall not hereby obtain or have power to make any construction development work on the said premises.

AND I do hereby ratify and confirm and agree at all times hereafter to ratify and confirm all and whatever my said Attorney shall lawfully do or cause to be done in or about the flats comprised in the Developer's Allocation by virtue of this Power of Attorney notwithstanding no express power in this behalf is hereunder provided.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land measuring more or less 18 Cottahs, 02 Chittacks and 06 Sq.ft. within ward No.61 of Calcutta Municipal Corporation, now being numbered as Premises No.36, Elliot Road, P.S.- Park Street, Kolkata – 700 016 and Butted and bounded in the manner following that is to say :



~~_____~~
Additional Registrar of Assurance - III
Kolkata

13 MAR 2015

On The South :Partly by 40B, Elliot Road & Partly by 42, Elliot Road
On The North :Partly by 34, Elliot Road & Partly by 38, Elliot Road
On The East :By KMC Road - Elliot Road,
On The West :Partly by 34, Elliot Road & Partly by 28, Elliot Road

THE SECOND SCHEDULE ABOVE REFERRED TO :

DEVELOPER'S ALLOCATION

RELATING TO G+3 STORIED BUILDING

ALL THAT demarcated constructed area comprising the –

- A. Entire Second Floor;
- B. Half of the First Floor demarcated as lot – B in the attached plan and bordered with Green Colour;
- C. Half of the Car Parking Area on the Ground floor ;

IN WITNESS WHEREOF I SMT. K. SULEHA BEGUM have executed these presents this the 13th day of March Two Thousand and Fifteen.

SIGNED SEALED AND DELIVERED by the

said K. SULEHA BEGUM Kolkata

K. Suleha Begum

In the presence of :

1. Tapan Bose
Advocate
City Civil Court at Calcutta

2. *V. Mohi*
50, Suburban school Rd.
KOL - 25

Raju Banerjee
Advocate
Enrol: F/47/2004
Calcutta High Court
(W.B. Bar Council)



Additional Registrar of Assurance - III
Kolkata

13 MAR 2015



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

Endorsement For Deed Number : IV - 01471 of 2015
(Serial No. 02489 of 2015 and Query No. 1903L000002528 of 2015)

On 13/03/2015

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

Presented for registration at 17.15 hrs on :13/03/2015, at the Private residence by K. Suleha Begum
Executant.

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

Execution is admitted on 13/03/2015 by

1. K. Suleha Begum, wife of P. Kader Mohindeen Gani , 36, Eliot Road, P. S. - Park Street, Kolkata,
District:-, WEST BENGAL, India, Pin :-700016, By Caste Hindu, By Profession : Others

Identified By Raju Sarkar, son of . , High Court Cal, District:- WEST BENGAL, India, By Caste:
Hindu, By Profession: Advocate.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 14/03/2015

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/-

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 16/03/2015

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 16/03/2015

(Under Article : ,E = 7/- on 16/03/2015)

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance - III
Kolkata

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Department of Revenue
ATGA, 2011, 2012, 2013, 2014
G. No. 1000/2011-12

For the purpose of this order, the following provisions shall apply:

1. The provisions of the Income Tax Act, 1961 shall apply to the extent they are not inconsistent with the provisions of this order.

2. The provisions of the Income Tax Rules, 1962 shall apply to the extent they are not inconsistent with the provisions of this order.

3. The provisions of the Income Tax (Amendment) Act, 2008 shall apply to the extent they are not inconsistent with the provisions of this order.

4. The provisions of the Income Tax (Amendment) Act, 2009 shall apply to the extent they are not inconsistent with the provisions of this order.

5. The provisions of the Income Tax (Amendment) Act, 2010 shall apply to the extent they are not inconsistent with the provisions of this order.



6. The provisions of the Income Tax (Amendment) Act, 2011 shall apply to the extent they are not inconsistent with the provisions of this order.

7. The provisions of the Income Tax (Amendment) Act, 2012 shall apply to the extent they are not inconsistent with the provisions of this order.

8. The provisions of the Income Tax (Amendment) Act, 2013 shall apply to the extent they are not inconsistent with the provisions of this order.

9. The provisions of the Income Tax (Amendment) Act, 2014 shall apply to the extent they are not inconsistent with the provisions of this order.

10. The provisions of the Income Tax (Amendment) Act, 2015 shall apply to the extent they are not inconsistent with the provisions of this order.

11. The provisions of the Income Tax (Amendment) Act, 2016 shall apply to the extent they are not inconsistent with the provisions of this order.

12. The provisions of the Income Tax (Amendment) Act, 2017 shall apply to the extent they are not inconsistent with the provisions of this order.

13. The provisions of the Income Tax (Amendment) Act, 2018 shall apply to the extent they are not inconsistent with the provisions of this order.

14. The provisions of the Income Tax (Amendment) Act, 2019 shall apply to the extent they are not inconsistent with the provisions of this order.

15. The provisions of the Income Tax (Amendment) Act, 2020 shall apply to the extent they are not inconsistent with the provisions of this order.

16. The provisions of the Income Tax (Amendment) Act, 2021 shall apply to the extent they are not inconsistent with the provisions of this order.

17. The provisions of the Income Tax (Amendment) Act, 2022 shall apply to the extent they are not inconsistent with the provisions of this order.

18. The provisions of the Income Tax (Amendment) Act, 2023 shall apply to the extent they are not inconsistent with the provisions of this order.

19. The provisions of the Income Tax (Amendment) Act, 2024 shall apply to the extent they are not inconsistent with the provisions of this order.

20.

FINGER PRINTS



		Little	Finger	Ring	Finger	Middle	Finger	Fore	Finger	Thumb	Finger
L H S	[Fingerprint]										
	[Fingerprint]										
	[Fingerprint]										
		Thumb	Finger	Fore	Finger	Middle	Finger	Ring	Finger	Little	Finger
R H S	[Fingerprint]										
	[Fingerprint]										
	[Fingerprint]										

Signature K. Suleha Begum

Name K. SULEHA BEGUM



		Little	Finger	Ring	Finger	Middle	Finger	Fore	Finger	Thumb	Finger
L H S	[Fingerprint]										
	[Fingerprint]										
	[Fingerprint]										
		Thumb	Finger	Fore	Finger	Middle	Finger	Ring	Finger	Little	Finger
R H S	[Fingerprint]										
	[Fingerprint]										
	[Fingerprint]										

Signature _____

Name _____




		Little	Finger	Ring	Finger	Middle	Finger	Fore	Finger	Thumb	Finger
L H S	[Fingerprint]										
	[Fingerprint]										
	[Fingerprint]										
		Thumb	Finger	Fore	Finger	Middle	Finger	Ring	Finger	Little	Finger
R H S	[Fingerprint]										
	[Fingerprint]										
	[Fingerprint]										

Signature _____

Name _____



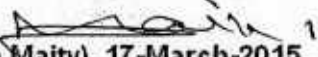

Additional Registrar of Assurance - III
Kolkata

13 MAR 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 4
Page from 442 to 456
being No 01471 for the year 2015.




(Sanatan Maity) 17-March-2015
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT
5720 S. UNIVERSITY AVE.
CHICAGO, ILL. 60637



PHYSICS DEPARTMENT
5720 S. UNIVERSITY AVE.
CHICAGO, ILL. 60637



सत्यमेव जयते



आधार



भारत सरकार

Unique Identification Authority of India

Government of India

एनआईडी/आधार संख्या / Enrollment No. : 1040/20393/46296

To
Kader Suleha Begum
কাদের সুলেহা বেগম
36
ELLIOT ROAD
Park Street
Park Street, Kolkata
West Bengal - 700016



KL844212204FT

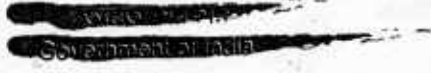
84421220



আপনার आधार সংখ্যা / Your Aadhaar No. :

8921 2993 8083

আধার - সাধারণ মানুষের অধিকার



কাদের সুলেহা বেগম
Kader Suleha Begum
পিতা : কাদের মহিউদ্দিন
Father : Kader Mohideen

জন্মতারিখ/DOB: 22/01/1954
মহিলা / Female

8921 2993 8083



আধার - সাধারণ মানুষের অধিকার

K. Suleha Begum



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার

ঠিকানা: হুপিট রোড
পার্ক স্ট্রীট, পার্ক স্ট্রীট
কোলকাতা, পশ্চিম বঙ্গ

Address: 36, ELLIOT ROAD,
Park Street, Park Street,
Kolkata, West Bengal,
700016

8921 2993 8083

1847
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KADER SULEHA BEGUM
KADER MOHIDEEN GANI
19/03/1954

Permanent Account Number
ADDP80207C

Kader Suleha Begum
Signature



K. Suleha Begum



=====

DATED THIS 13 DAY OF March 2015

=====

FROM

K. SULEHA BEGUM

TO

Aradhya Buildcon Pvt. Ltd

POWER OF ATTORNEY

RAJU SARKAR
Advocate
Bar Association R.N.6
Calcutta High Court
Kolkata 700001