

14030/12

777

# भारतीय गैर न्यायिक



पचास  
रुपये  
₹.50

FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 532428



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

*[Signature]*  
Additional Registrar  
of Assurances-III, Kolkata

*[Signature]*  
Additional Registrar of Assurance - III  
Kolkata

28 DEC 2012

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, SEND GREETINGS :

11.07  
~~28/12/12~~

A - 22060112

power

E 21  
D/C 12/5

17 DEC 2012

SL. NO. 57317 DATE.....  
NAME.....  
ADD.....  
AMT. 50/-

Smt K. Suleha Begum  
ABC, Eltor Rd. Park St.  
Kot 1/2

FIFTY  
RUPEES  
RECEIVED

*M Ghosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

RECEIVED



Identified by me:-

*V Modi*  
(VIKASH MODI)  
s/o Sri M.P. Modi  
50, Suburban School Road  
Kolkata - 25 P.S. Kalighat  
Service

*[Signature]*  
Kolkata

28 DEC 2012

WHEREAS by virtue of Deed of Sale dated 25<sup>th</sup> 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 Schedule hereunder written;

AND WHEREAS by virtue of another Deed of Conveyance dated 24<sup>th</sup> 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 Schedule hereunder written ;

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 hereinafter jointly referred to as the "said premises" and morefully and particularly described in Part-I and Part-II of the Schedule hereunder written free from all encumbrances charges liens mortgage lispendenses whatsoever or howsoever ;



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AND WHEREAS I have entered into an agreement dated 17<sup>th</sup> 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., represented by its Director Mr. Arun Kumar Kedia, son of Mr. Ram Kumar Kedia, residing at 50, Suburban School Road, Kolkata - 700025 hereinafter referred to as "the Developer" for the purpose of construction of a modern residential and/or Commercial Complex hereinafter referred to as the "said Housing Complex" 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 various acts, deeds and things are required to be done for development of the said Premises 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 (1) MR. ARUN KUMAR KEDIA, son of Mr. Ram Kumar Kedia, residing at 50, Suburban School Road, P.S.- Kalighat, Kolkata - 700025 and (2) MR. INDERPAL SINGH SANDHU son of Late Sarup Singh Sandhu residing at Flat No.4A, 4<sup>th</sup> Floor, Orbit Enclave, 12/3, Picaso Bithi, P.S. - Shakespeare Sarani, Kolkata 700017 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 :-



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1. To apply for and obtain sanction of a plan before appropriate authority or authorities in respect of the said Premises together with modification or alterations of the said plan or sanctioned plan.
2. To sign and execute modified plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of modified plan in respect of the said Premises.
3. To apply for amalgamation of the land of the said Premises and obtain necessary permissions, and/or approvals and/or sanctions from any statutory authority or authorities in respect of the Development of the said Premises.
4. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the said plans to any authority or authorities.
5. To apply and appear before the appropriate authorities for mutation and correction of the records of the said Premises in my favour and for fulfilling the aforesaid objective to sign and execute all letters, papers Deeds and documents and if necessary to register all deeds documents application letters in connection therewith.
6. To appear before the appropriate local administration Land Revenue Authority and Municipal Authorities for the purpose of valuation and payment of any taxes charges levies, fees expenses interest penalty and all other payments outgoings whatsoever due and payable in respect of the said Premises.



*[Handwritten signature]*

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7. To apply for and obtain electricity, water, sewerage, drainage, telephone and/or other connections of any other utility to the said Premises and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorney.
8. To apply for and obtain sanction of the plan for construction of the buildings at the said premises from Kolkata Municipal Authorities and/or any other authorities and for that purpose to sign all kinds of application and other papers, to pay necessary fees and to do all other acts and things necessary for that purpose.
9. To enter upon the said Premises either alone or along with others for the purpose of commencing construction work and for that purpose to demolish the existing structure standing on the said Premises and erecting new structures thereon.
10. To appoint engineers, architects, overseer, surveyors, supervisors, contractors, sub-contractors, managerial staff, accountants, clerks, consultants, security staff and labourers or any other persons required for the construction of the buildings, comprised in the said Premises.
11. To approach any statutory authorities as may be required, city engineers and authorities and officers of the appropriate Authorities and making deposits and payments, receiving refunds if any for electricity supply gas, telephones, sinking tubewells, lifts, any other amenities and utilities as may be required for the purpose of obtaining various permissions and other services connections



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including water connection for carrying out and completing the construction at the said Premises.

12. To execute and sign any papers, forms, applications and/or any other required papers in favour of the Calcutta Electric Supply Corporation in respect of the supply of electricity at the buildings to be constructed in the said Premises.

13. To carry on correspondence with all concerned authorities and bodies including the government of West Bengal in all its Departments, appropriate Municipal Authorities and/or Town Planning Department, land ceiling department and other concerned authorities in connection with the said Premises.

14. To appear and represent us before all concerned authorities and parties as may be necessary in connection with the said Premises as aforesaid.

15. To supervise the construction work in respect of the Buildings to be constructed in the said Premises and to carry out and/or to get carried out through Contractors, Sub-contractors in such manner as may be determined by the said Attorney for construction of the structures on the said Premises in accordance with the plans and specifications to be sanctioned by the appropriate Municipal Authorities and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of West Bengal, concerned Municipal Authorities, Town Planning Authorities, Police Authorities, Fire Brigade Authorities, and/or other concerned authorities in that behalf for the time being.



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16. If any legal proceeding are required to be taken in connection with the work of construction or to assert or establish my right of ownership or any other matters connected with the said Premises or any part thereof or if any legal action is taken against me in connection with the said Premises to prosecute and defend such legal proceedings and for that purpose to sign declare and file all vakalatnama, pleadings, affidavits, applications and other papers, to engage advocate or advocates and to file appeals, Revision/ Revisions against any decision and to do all acts deeds and things required to be done in that behalf.

17. To file necessary suits in Court of Law having jurisdiction in respect of any matters connected with the said Premises and/or in connection with any buildings constructed thereon and for that purpose to engage advocates, solicitors and/or counsel and to appear and plead and/or defend on my behalf and to submit to consent terms and/or any other arrangements as the Attorney may deem fit and proper and for that purpose to sign plaints, petitions applications, written statements, affidavits etc.

18. To enter into, the said Premises and every part thereof and also to manage, maintain and administer the said Premises and all buildings and constructions thereon and every part thereof.

19. To warn and prohibit, if necessary, proceed against all or any trespassers on the said Premises or any buildings constructed thereon or any part thereof and to take appropriate steps whether by action or otherwise.

20. To accept notices and services of papers from any Court, Tribunal, Postal and/or other authority and/or persons in connection with the said Premises.



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21. To pay all outgoings including land revenue, property Tax, Rent, Revenue and other charges whatsoever payable for and on account of the said Premises or any buildings constructed thereon and receive refunds or any other moneys and to grant valid receipts and/or discharges thereof.

22. To settle any account with any person or persons relating to the said Premises and to pay or receive payments in respect thereof.

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 all intents and purposes as I might or could do if personally present.

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 respect of the said new buildings to be constructed at the said Premises by virtue of this Power of Attorney notwithstanding no express power in this behalf is hereunder provided.

THE SCHEDULE ABOVE REFERRED TO :

Part - I

ALL THAT two storied brick built dwelling house together with drains, water courses rights liberties, easements, privileges, appendages and appurtenances situated lying erected or built on a piece or parcel of land in a portion of which the same is erected or built measuring more or less 7 Cottahs, 9 Chittacks and 31 Sq. ft. within ward No.61 of Calcutta Municipal Corporation, now being numbered as Premises No.36, Elliot Road, P.S.- Park Street, Calcutta and Butted and bounded in the manner following that is to say:



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ON THE NORTH : Partly by 34, Elliot Road,  
 Partly by Elliot Road,  
 Partly by 38, Elliot Road,

ON THE EAST : Partly by 38, Elliot Road,  
 Partly by 40, Elliot Road,

ON THE SOUTH : Partly by 40, Elliot Road,  
 Partly by 42, Elliot Road,

ON THE WEST : Partly by 34, Elliot Road,  
 Partly by 28, Elliot Road,

Part III

ALL THAT one storied brick built tenement dwelling house message and hereditament together with Revenue free appertaining land measuring 10 Cottahs 8 Chittacks and 20 Square Feet, more or less, whereon or on a part whereof the building situates covering the total area of 5760 Square Feet, being old building dilapidated in nature and constructed more than 100 years ago, and locally known as municipal premises No.40A, Elliot Road, within Police Station Park Street, Kolkata – 700016, within Ward No.61 of the Kolkata Municipal Corporation, and recorded therein under Assessee No. 110616800385, which is butted and bounded as follows :

On the North : By Premises No.38, Elliot Road,  
 On the South : By Premises No.40B, Elliot Road,  
 On the East : By Elliot Road, and  
 On the West : Partly by Premises No.42 and partly by  
 Premises No.36, Elliot Road, Kolkata ;



Additional Registrar of Assurance - III  
Kolkata

**28 DEC 2012**

IN WITNESS WHEREOF I the said SMT. K. SULEHA BEGUM has executed these presents this 28<sup>th</sup> day of December Two Thousand and Twelve.

SIGNED SEALED AND DELIVERED by the said SMT. K. SULEHA BEGUM at Kolkata

K. Suleha Begum  
(K. SULEHA BEGUM)

In the presence of:

- ① V. Modi  
VIKASH MODI  
50, Suburban School Rd.  
Kolkata - 700 025
- ② Jagan Bose  
Advocate  
City Civil Court At Calcutta.

Drafted by:

Debisree Adhikary  
Advocate  
High Court, Calcutta  
7A, Kiran Shankar Roy Rd,  
Kal-1.



Additional Registrar of Assurance - III  
Kolkata

**28 DEC 2012**

**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. 14030 / 2012, Deed No. (Book - IV , 07771/2012)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
K. Suleha Begum 36 , Elliot Road , P. S.- Park Street, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700016	 28/12/2012	 LTI 28/12/2012	K. Suleha Begum 28/12/2012 ✓

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


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	K. Suleha Begum Address -36 , Elliot Road , P. S.- Park Street, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700016	Self	 28/12/2012	 LTI 28/12/2012	K. Suleha Begum ✓

Name of Identifier of above Person(s)

Signature of Identifier with Date

Vikash Modi  
50 , Suburban School Road, P. S. - Kalighat, Kolkata,  
P.O. :- ,District:-, WEST BENGAL, India, Pin :-700025

V. Modi  
28/12/12

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





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

Endorsement For Deed Number : IV - 07771 of 2012  
(Serial No. 14030 of 2012)

On 28/12/2012

**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 28/12/2012

( Under Article : ,E = 7/- on 28/12/2012 )

**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.- 50/-

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

Presented for registration at 11.06 hrs on :28/12/2012, at the Office of the A.R.A. - III KOLKATA by K. Suleha Begum ,Executant.

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

Execution is admitted on 28/12/2012 by

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

Identified By Vikash Modi, son of M. P. Modi, 50 , Suburban School Road, P. S. - Kalighat, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III




























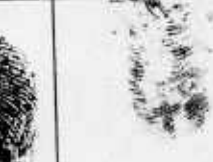





  
Additional Registrar of Assurance-III  
Kolkata

28 DEC 2012 ( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III





## SPECIMEN FORM FOR TEN FINGER PRINTS

S.L. No.	Signature of the Executants and or Purchaser Presents					
1						
		LITTLE	RING [Left Hand]	MIDDLE [Left Hand]	FORE	THUMB
						
	<i>K. Sulechagan</i>	LITTLE	RING [Right Hand]	MIDDLE [Right Hand]	FORE	THUMB
2						
		LITTLE	RING [Left Hand]	MIDDLE [Left Hand]	FORE	THUMB
						
	<i>[Signature]</i>	LITTLE	RING [Right Hand]	MIDDLE [Right Hand]	FORE	THUMB
3						
		LITTLE	RING [Left Hand]	MIDDLE [Left Hand]	FORE	THUMB
						
	<i>[Signature]</i>	LITTLE	RING [Right Hand]	MIDDLE [Right Hand]	FORE	THUMB



Additional Registrar of Assurance - III  
Kolkata


**28 DEC 2012**

*[Handwritten signature]*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV  
CD Volume number 12  
Page from 1768 to 1782  
being No 07771 for the year 2012.



  
(Sanatan Maity) 29-December-2012  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A. - III KOLKATA  
West Bengal

11113



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DATED THIS 28<sup>TH</sup> DAY OF DECEMBER 2012

=====

FROM

SMT. K. SULEHA BEGUM

TO

ARUN KUMAR KEDIA & ANR.

POWER OF ATTORNEY

