

STAMP AFFIXED BY

07/6/18
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



07/6/18

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT that I, **SRI SATYENDRA KUMAR CHATTERJEE** son of Late Sudhir Kumar Chatterjee, by faith-Hindu, by occupation retired from service, residing at 18905 Horst Avenue, Artesia, CA-90701, U.S.A. and 13/3, Ballygunge Station Road, Police Station-Gariahat, Post Office-Ballygunge, Kolkata-700019, India hereinafter called and referred to as **PRINCIPAL, SEND GREETINGS.**

(2)

WHEREAS, I, am the co-owner of **ALL THAT** a piece and parcel of total amalgamated land area measuring about 9 Cottahs 1 Chittak 22 Sq. feet more or less together with structure thereon, comprised in portion of C.S. Plot No. 516 of C.S. Khatian No. 180 and portion of C.S. Plot No. 517 of C.S. Khatian No. 179 and C.S. Plot No. 518 of C.S. Khaitan No. 103, in Mouza – Kakulia, J.L NO. 40, Touzi No. 1298/2833 of Collectorate of 24 Paraganas, District-South 24 Paraganas, lying situated at being K.M.C amalgamated Premises No. 48/46, Purna Chandra Mitra Lane, Police Station - Charu Market, Post Office - Tollygunge H.P.O. Kolkata-700033, within the limits of Ward No. 89 of Kolkata Municipal Corporation, being the Assessee No. 210891601852 together with all right of easement and common passage belonging and appurtenant hereto hereinafter sake of brevity referred as the **“SAID PROPERTY”**.

AND WHEREAS due to my busy schedule, I, need some persons to look after and manage the affairs of my said property as mentioned in the Schedule written hereunder as such I, have decided to appoint, **SRI ASHIM SINGHA**, son of Late Bishwanath Singha, by faith Hindu, by occupation-Business, residing at 2, Rajeshwar Dasgupta Road, Police Station-Bhowanipore, Post Office - Kalighat, Kolkata-700 026, as my constituted attorney or and on behalf of myself the said Principals herein.

NOW KNOW BY THESE PRESENTS, I, the Principal herein, do hereby and hereunder nominate, constitute and appoint, **SRI ASHIM SINGHA**, son of Late Bishwanath Singha, by faith Hindu, by occupation-Business, residing at 2, Rajeshwar Dasgupta Road, Police Station-Bhowanipore, Post Office - Kalighat, Kolkata-700 026, as my true and lawful attorney in my name and on my behalf to do and execute and perform or caused to be done, execute and perform all or

any of the acts, deeds, matters and things in respect of the said property mentioned in the schedule herein below :-

- 1) To enter upon such understanding, agreement and/or arrangement with the other co-owners and/or co-sharers of the property in connection with the said Property or any of them as the said attorney on my behalf may deem fit and proper.
- 2) To pay all rates, taxes, maintenance and other charges expenses and other outgoings whatsoever payable for and on account of the said property or any of them and to claim and receive refund, reimburse any other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.
- 3) To ask, demand, sue for recover, realize, claim, collect and receive further or other consideration from new buyers and also any other amounts receivable in respect of the said property or any of them or any part thereof which are or may be due payable or recoverable from any person or persons or authority or authorities by cheques or pay orders or demand drafts drawn in the names of the Principal and/or in cash and to grant valid receipts and discharges therefore and also for any payments already received by the Principal from time to time to fully exonerate the person or persons paying the same.
- 4) To sell, convey and transfer and/or complete the sale, deed of exchange, amalgamation and transfer of the said property of any of them or any part or share thereof to any new purchaser or purchasers, and to do all acts deeds and things with regard to any Sale or Transfer before the Competent Registrar in any Registry office.

- 5) To produce and deliver all title deeds documents and papers relating to the said property to the buyers of the name and to answer and comply with all requisitions that may be made out by such intending buyers/transferees.
- 6) To apply for obtain and submit all clearance certificates, forms, mutation, amalgamation mutation, declaration, Gift, and/or permission if so and as be required for or in relation to the otherwise transfer of the said property or any of them or any part hereof.
- 7) To enforce all or any of the terms conditions or covenants of any agreement deed or document executed or that may be hereafter executed in respect of all or any of the affairs relating to the acquiring, holding, user, sale, transfer, of the said property or any of them or any part or share thereof or in any other way relating to the said Property or any of them or any part or share thereof and to exercise all my rights in respect thereof.
- 8) To sign and execute all papers applications mutation, and any plan for sanction and or any revised plan and documents for having the said property or any of them or any part or share thereof separately assessed and also sign and submit the drainage, sewerage and any other type of Municipal matter or of CESC on my behalf.
- 9) To sign execute and admit, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, sale agreements, sale deeds, documents of transfer, rectifications, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, application and to enter into and/or agree of such covenants and conditions as may be required for fully and effectually conveying the said building on the said land or any portion thereof, as I, could do myself personally present.

- 10) To appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Improvement Trust, Collector, ULC, statutory bodies and government departments and/or any of their officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals and also any person, or other persons and deal with them in all manner and sign execute deliver and submit and take delivery of and/or explain all documents of title, clearances, etc. and to do all acts deeds and things as may be required or found necessary or expedient by the said attorney on my behalf.
- 11) To sign the Boundary Declaration, or any declaration, splay corner Gift, common passage in connection with the requisition of Kolkata Municipal Corporation and Kolkata Improvement Trust on my behalf.
- 12) To present any such deeds of sale, deed of gift and conveyance or conveyances of other documents in respect of the building on the said land mentioned in the above paragraph, for registration when executed by my attorney in my name and on my behalf before the Additional District Sub-Registrar Office, District Registrar Office and Registrar of Assurances at Kolkata, having authority for and to have them registered according to law.
- 13) And to do all other acts and deeds in respect of the aforesaid property or premises or portion of it which my said Attorney shall consider necessary for the transferring and/or conveying the said building on the said land or any portion of the building and proportionate share of the land as aforesaid to such purchaser or purchasers, as fully and effectually in all respect as I could do the same myself.
- 14) To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or Court paper in any



proceeding as the occasions shall require and/or as the said Attorney on my behalf may think fit and proper.

- 15) To appoint, engage, transfer, suspend, remove, any employee, and/or agent for or from temporary, permanent or special services and to settle the terms and conditions of such appointments/ engagements to determine respective duties and responsibilities as my said Attorney shall think fit and proper.
- 16) To negotiate with the intending purchaser or purchasers and to settle the price of any other spaces in the said property or any part thereof required to be sold and to receive booking and consideration money as my said Attorney may deem fit and proper, provided of course, all such sale proceeds shall be deposited in the Principal Bank Account.
- 17) To appear and represent the Principal before any Notary Public, other Magistrates and other officer or officers and authorities in connection with affirmation or notarization of any deed instrument declaration or writing signed or made by the said attorney on my behalf by virtue of the powers hereby conferred.
- 18) To file and submit all declaration, clearances, permissions, certificates, forms, statements affidavits and undertakings for having the registration completed of all documents instruments and writings executed by the said attorney or any of them by virtue of the power hereby conferred.
- 19) To accept notices summons and services of paper from any court, Tribunal postal authorities and/or other authorities and/or persons.
- 20) To receive or pay and/or deposit on my behalf and account of the Principal all money including court fees, stamp duty, registration fees etc. and refund of the excess amount if any, paid and to give valid and effectual receipts in respect thereof.



- 21) For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, pleaders, Solicitors, Musketeers and to revoke such appointment.
- 22) This Power of Attorney is revocable.

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 property is created on this property which is subject matter of this Power of Attorney and further that said attorney shall not hereby obtain or have power to make any construction, development work on the said property and be it also noted that all sum received by the Attorney in respect of the said property will have to deposit in the Bank account of the principal and all expenditure incurred by the attorney will be borne by the principal.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said properties or any of them or any part thereof which the principal could have lawfully done under my own hands and seals, if personally present.

AND the Principal do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney have done or shall lawfully do or cause to be done in or about said property.

THE FIRST SCHEDULE ABOVE REFERRED TO



ALL THAT a piece and parcel of total amalgamated land area measuring about 9 Cottahs 1 Chittaks 22 Sq.feet more or less together with structure thereon, comprised in portion of C.S. Plot No. 517 under C.S. Khatian No. 179 and portion of C.S. Plot No. 516 under C.S. Khatian No. 180, in Mouza – Kaklia, J.L NO. 40, Touzi No. 1298/2833 of Collectorate of 24 Paraganas, District-South 24 Paraganas, lying situated at being K.M.C amalgamated Premises No.48/46, Purna Chandra Mitra Lane, Police Station-Charu Market, Kolkata-700033, within the limits of Ward No. 89 of Kolkata Municipal Corporation, being the Assessee No. 210891601852.

Which is butted and bounded as follows :

- On the North : 7.315 m wide Purna Chandra Mitra Lane, Kolkata-700033.
- On the South : 6.096 m wide Purna Chandra Mitra Lane, Kolkata-700033.
- On the East : By premises No. 43/3, Purna Chandra Mitra Lane, Kolkata-700033.
- On the West : By premises No. 48/44, Purna Chandra Mitra Lane, Kolkata-700033.

State of California Secretary of State

APOSTILLE (Convention de La Haye du 5 octobre 1961)

1. Country: Pays / País:	United States of America		
This public document Le présent acte public / El presente documento público			
2. has been signed by a été signé par ha sido firmado por	Dilip C. Patel		
3. acting in the capacity of agissant en qualité de quien actúa en calidad de	Notary Public, State of California		
4. bears the seal / stamp of est revêtu du sceau / timbre de y está revestido del sello / timbre de	Dilip C. Patel , Notary Public, State of California		
Certified Attesté / Certificado			
5. at à / en	Los Angeles, California	6. the le / el día	28th day of April 2016
7. by par / por	Secretary of State, State of California		
8. N° sous n° bajo el número	41039		
9. Seal / stamp: Sceau / timbre: Sello / timbre:		10. Signature: Signature: Firma:	



This Apostille is the trilingual model Apostille Certificate as suggested by the Permanent Bureau and developed in response to the 2009 Special Commission on the practical operation of the Hague Apostille Convention.
 This Apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears.
 This Apostille does not certify the content of the document for which it was issued.
 This Apostille is not valid for use anywhere within the United States of America, its territories or possessions.
 To verify the issuance of this Apostille, see: www.sos.ca.gov/business/notary/apostille-search/.

Cette apostille est le modèle d'Apostille trilingue tel que suggéré par le Bureau Permanent et élaboré en réponse à la Commission spéciale de 2009 sur le fonctionnement pratique de la Convention de La Haye Apostille.
 Cette Apostille atteste uniquement la véracité de la signature, la qualité en laquelle le signataire de l'acte a agi et, le cas échéant, l'identité du sceau ou timbre dont cet acte public est revêtu. Cette Apostille ne certifie pas le contenu de l'acte pour lequel elle a été émise.
 L'utilisation de cette Apostille n'est pas valable en / au États-Unis d'Amérique, ses territoires ou possessions.
 Cette Apostille peut être vérifiée à l'adresse suivante: www.sos.ca.gov/business/notary/apostille-search/.

Esta apostilla es el modelo trilingüe Certificado de Apostilla según lo sugerido por la Oficina Permanente y desarrollado en respuesta a la Comisión especial de 2009 sobre el funcionamiento práctico del Convenio de La Haya sobre Apostilla.
 Esta Apostilla certifica únicamente la autenticidad de la firma, la calidad en que el signatario del documento haya actuado y, en su caso, la identidad del sello o timbre del que el documento público esté revestido.
 Esta Apostilla no certifica el contenido del documento para el cual se expidió.
 No es válido el uso de esta Apostilla en Estados Unidos de América, sus territorios o posesiones.
 Esta Apostilla se puede verificar en la dirección siguiente: www.sos.ca.gov/business/notary/apostille-search/.

IN WITNESS WHEREOF, I have hereunto set and subscribed our hand at as aforesaid thisDay of Two Thousand Sixteen.

WITNESSES :

1. Shibani Chatterjee
18905 Horst Ave.
Artesia, CA 90701

2. Uddalak B. Chatterjee
~~Chatterjee~~ Satyendra. K. Chatterjee
Grantor
Bon Arill



No. SANF/CONS/ESF/3281/16
Seen at the Consulate General.
No responsibility is accepted
by this Consulate General for
the contents of this document.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Subscribed and sworn to (or affirmed) before me this 28 day of APR, 2016 by SATYENDRA KUMAR CHATTERJEE who proved to me on the basis of satisfactory evidence to be the person (s) who appeared before me.

D. Patel
SIGNATURE OF NOTARY PUBLIC



Bon
Brahmam Jagabattuni
Vice Consul
Consulate General of India
San Francisco
MAY 16 2016

