

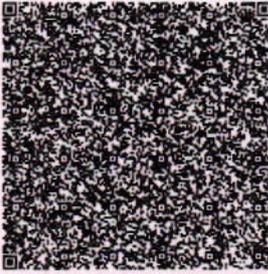


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Puducherry

e-Stamp

Certificate No. : IN-PY26354459843397Q
Certificate Issued Date : 06-Aug-2018 05:46 PM
Account Reference : SHCIL (FI)/ pyshcil01/ SARAM/ PY-PU
Unique Doc. Reference : SUBIN-PYPYSHCIL0142601116427229Q
Purchased by : SAYAN DUTTA
Description of Document : Article 48 Power of Attorney
Property Description : WB,JALPAIGURI DIST,MOUZA DAKSHIN DHUPJHORA, MATELLI-BATABARI GP II, L.R.NO:539 TO 545,EXT:266 DEC
Consideration Price (Rs.) : 0
(Zero)
First Party : SAYAN DUTTA
Second Party : PRODYOT KUMAR DUTTA
Stamp Duty Paid By : SAYAN DUTTA
Stamp Duty Amount(Rs.) : 5,000
(Five Thousand only)



.....Please write or type below this line.....

Sayan Dutta

Bowla.

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

POWER OF ATTORNEY

KNOW ALL THESE MEN BY THESE presents WHEREAS I, **SAYAN DUTTA**, PAN CLDPD9145B, Aadhaar Number - 2499 7227 9409, present Phone Number - 7908383628, son of Sri Pradyot Kumar Dutta, aged about 21 years, by faith Hindu, by Nationality - Indian, by occupation - Student, permanent address is at Mal Telephone exchange, Station Road, P.O and P.S. - Mal, District - Jalpaiguri, Pin - 735221 and presently studying and residing at Sri Aurobindo International Centre of Education, Sri Aurobondo Ashram, Pondicherry - 605002, am the owner as well as all right, title, interest, possession etc. holder of **ALL THAT** piece and parcel of land admeasuring 266 decimal of land more or less lying and situate at R.S. Dag Nos. 192, 193, 194, 196, 197, 198, 199 corresponding to L.R. Dag Nos. 545, 544, 539, 540, 541, 542 and 543 in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the Additional District Sub Registrar Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735206, more fully and more particularly described in Schedule hereunder.

WHEREAS the schedule mentioned property had been inherited by me and I am the absolute owner as well as all right, title, interest, possession etc. holder of the said schedule mentioned property more

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(Signature)

244654

Power of Attorney

[BIV] 1175
09.08.2018
(1-2 pm)

AADHAAR NO. 3839 9246 6526



Prodyot



SCANNED

EXECUTION ADMITTED BY:

AADHAAR NO. 2499 7227 9409



Sayan Dutta



IDENTIFIED BY

1. Gopa Dutta

GOPA DUTTA W/O PRODYOT KUMAR DUTTA
MAL TELEPHONE EXCHANGE STATION ROAD
P.O. P.S. MAL, JALPAIGURI - 735221,
WEST BENGAL. (AADHAR: 7991 1108 2224)
Ph: 94744 50501

2. Rezaul Bakir

M.D. REZAUL BAKIR S/O SHARIFUL HAQUE
BATABARI, P.O. PURBA DATIABARI,
P.S. METTELI, JALPAIGURI - 735206
WEST BENGAL. (AADHAR: 9971 6222 7811)

09th August 2018

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Registered as No. 1175 of 2018 Book IV, IV
Dated: 09th August 2018
Sub-Registrar, Puducherry



presented in the office of the Sub-Registrar...
with the photographs & fingerprints at 1 and fee
of Rs. 15/- paid betw. the hours
of 1.00 and 2.00
On the 9th August 2018
by Prodyot Kumar Dutta

PRODYOT KUMAR DUTTA
S/O DINENDRA NATH DUTTA.
MAL TELEPHONE EXCHANGE
STATION ROAD, P.O. P.S. MAL
JALPAIGURI, - 735221
WEST BENGAL.
Ph: 9434 004966

15/-

fully and more particularly described in the Schedule mentioned hereinbelow.

AND WHEREAS presently I am studying in Pondicherry and it is not possible for me to take leave and to look after my property situated at West Bengal and in the aforesaid circumstances it has become necessary and expedient for me to appoint an agent to manage and look after all my affairs in respect of the property more fully and more particularly mentioned in the Schedule below.

NOW THESE PRESENTS WITNESSETH that I, **SAYAN DUTTA, PAN CLDPD9145B**, son of Sri Pradyut Kumar Dutta, aged about 21 years, by faith Hindu, by Nationality - Indian, by occupation - Student, permanent address is at Mal Telephone exchange, Station Road, P.O. and P.S. - Mal, District - Jalpaiguri, Pin - 735221 and presently studying and residing at Sri Aurobindo International Centre of Education, Sri Aurobindo Ashram, Pondicherry - 605002, the owner of the above referred Schedule mentioned property, do hereby nominate, constitute and appoint my father **SRI PRODYOT KUMAR DUTTA, PAN ADGPD5256L, Aadhaar Number - 3839 9246 6526**, present Phone Number - 9434204966, son of Sri Dinendra Kumar Dutta, aged about 55 years, by faith Hindu, by Nationality - Indian, by occupation Service, residing at Mal Telephone exchange, Station Road, P.O. and P.S. - Mal, District - Jalpaiguri, Pin - 735221, to be my true and lawful ATTORNEY and appoint him for me, in my name and on my behalf to do and execute and perform all or any of the following acts, deeds, and things, namely:

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1. To supervise, manage, maintain and conduct all sorts of administration in respect of my schedule mentioned property, to transact and to handle all sorts of official matters, letters and correspondences arising in course of or in relation to matters concerning me in respect of the property more fully and more particularly mentioned in the Schedule hereunder.
2. To make, sign and verify all applications and/or objections to appropriate authorities for all and any license, permission or consent, etc., required by law in connection with the management and looking after of my property mentioned in the Schedule below.
3. To appear for and represent me in all the courts, civil, criminal or revenue, including labour tribunals, original, revisional or appellate, in any registration offices, and to sign, execute the deed or deeds, verify and file plaints, written statements and petitions, and also to present appeals in any court, and to accept services of all summons, notices and other processes of law in respect of the Schedule mentioned property.
4. To appear for and represent me before the Board of Revenue, Collector of any District, Sub Divisional Office, any Magistrate, Judge, Munsiff and in all government offices, Municipal Corporation, improvement Trust, Commissioners of any Division in all matters and things

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relating to the estate or affairs of my property more fully and more particularly mentioned in the Schedule hereunder.

5. To compromise, compound or withdraw cases, or be non-suited to refer to arbitration all disputes and differences if any dispute arises with regard to my property more fully and more particularly mentioned in the Schedule hereunder.
6. To sign and verify, plaints, defense, written statements, petitions, objections, claims and memorandum of appeal of any kind for me, on my behalf and in my name with regard to my property more fully and more particularly mentioned in the Schedule hereunder.
7. To sign all papers and documents on my behalf and also withdraw and receive all documents and papers in respect of my property more fully and more particularly mentioned in the Schedule hereunder lying and situated within the Matialli - Batabari Gram Panchayat II, Police Station - Mal, District - Jalpaiguri and allied matter and moreover to present the executed documents, papers before the Sub Registrar, within the office of the Additional District Sub Registrar Mal or in any other concerned offices of Additional District Sub Registrar, District Sub Registrar, Additional Registrar of Assurance for the purpose of registration for me and on my behalf.

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8. To appear before and negotiate discuss and pursuc with the land and any department or such other department/departments or any other office concerned within the Matialli - Batabari Gram Panchayat II in connection with my property more fully and more particularly mentioned in the Schedule hereunder and to represent me and to make execute do and file application, petitions, representation, documents, or letters, and/or such other things and for that purpose to make necessary act or acts within the Matialli - Batabari Gram Panchayat II as my attorney shall think fit.
9. To represent me before the Judge, Munsiff, District Collector, Board of Revenue, Electric Supply Corporation, The Telephones and/or before any other Government and Semi Government offices to do all types of acts on my behalf of me and for me to be required for my property more fully and more particularly mentioned in the Schedule hereunder.
10. To enforce payment, and give effective receipt and discharge of all moneys, securities, rents, debts and legacies which I now possess or to which I may possess or to which I may become entitled to or to which by error may have become due owing to, payable or transferable to me from any person or persons, company or companies, corporation, association etc. in respect of my property more fully and more particularly mentioned in the Schedule hereunder.

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11. To ask for, receive and withdraw the amount lying which may come to me out of and/or in connection with my property more fully and more particularly mentioned in the Schedule hereunder from any person or persons or from different offices, from where it is due and receivable.

In case of any sale of the property mentioned hereinabove as well as mentioned in the Schedule property hereinbelow or any part thereof, such consideration and/or sale proceeds to be deposited by the said Attorney to my Bank Account.

12. To appear before the Inspector General of Registration or any District Registrar, Additional District Sub Registrar, Sub Registrar or Registrar or Additional Registrar of Assurances or other officers or authority having jurisdiction in that behalf to present for registration and acknowledge and register pursuant to the provisions of the regulation on that behalf for time being in force or deeds, sale deeds, instruments, and writing executed and sign or made by my attorney under the authority or these presents on which I could present myself for registration through my attorney and to admit execution thereof and do all such other act, deeds, matters and things on that behalf as may be by my attorney may deem fit and proper and expedient.

13. To appoint, to discharge and to continue the services of any Advocate, Vokil, Pleader and Lawyer, or any other Legal Practitioners for me and on my behalf.

Sayan Dutta

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14. To apply to courts and offices for copies and papers and to apply for inspection of and inspect the records of any court or courts, Matialli - Batabari Gram Panchayat II, Municipal Corporation or Administrative or Executive or any Office of the Government or Semi Government, Public and Private Concern.
15. To negotiate on terms for and to invite offer from the intending buyers/purchasers to sell, enter into agreement for sale and to cancel or repudiate the same in connection with my property mentioned in the Schedule hereunder on my behalf.
16. To receive advance or advances and/or balance consideration money from the intending buyers/purchasers in respect of the schedule mentioned property or any part or portion thereof.
17. To sign and execute all other instruments, documents, Deed of Conveyance or Conveyances, Supplementary Deeds and agreements and assurances for registration in respect of the said property or any portion thereof and to present and admit the same before the Registrar or Sub Registrar or Additional District Sub Registrar or District Sub Registrar having authority for the same and to have the said Deed or Deeds or Conveyance or Conveyances registered as fully and effectually as I could do myself as if I am personally present.

Sayan Datta

(Signature)

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18. To cause any kind of mutation of my said property where necessarily effected in the revenue and/or within the Matialli - Batabari Gram Panchayat II records and its rectification and to make such statements and sign and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary taxes from the Matialli - Batabari Gram Panchayat II or any other concerned body (ies).
19. To demarcate or delineate my said property that be necessary for the any purpose by virtue of Deed of Declaration to be registered under any registering authority and to serve any affidavit thereto on my behalf.
20. To deposit the revenue for my said property in the Matialli - Batabari Gram Panchayat II or in any Government department and to pay all the charges thereto and the local taxes,cess, for the property or taxes of the Gram Panchayet or any other concerning authorities.
21. To cause mutation of the said property where necessary effected in the revenue and/or within the Matialli - Batabari Gram Panchayat II or any other concerned authority on records and its rectification and to make such statements and sign and sign all application or objections personally or through Lawyer or to effectuate the said purpose and collect Mutation Certificate, Assessment Roll or Tax

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Clearance certificate and other necessary taxes from the Matialli - Batabari Gram Panchayat II and/or any other concerned authorities. To enter into any agreement for sale, to sell, exchanges, surrender of lease, charge, lien, mortgage or otherwise dispose of my property or any portion of my property in the Schedule mentioned property written and to transfer, release any mortgage or charge, lien or also to execute or enforce any power(s) of sale or any other power(s) under any such mortgages or charges, or otherwise to realize or obtain the benefit thereof in such manner as my said attorney shall think proper.

- 22.** To sale, exchange, surrender, lease the schedule mentioned property and/or part of property or to invest money with any Banker or Bankers or to obtain refund or stamp duty or repayment of Court fees or to borrow from, time to time any sum of money upon any term in relation to my property as my Attorney thinks fit.
- 23.** To execute the deeds of sale in respect of my property executed on my behalf in my name in favour of any intending Purchaser/Purchasers and to present the Deed before the register/concern District Sub Registrar, Additional District Sub Registrar, District Sub Registrar, Registrar of Assurances to admit execution thereof before the Registrar for registration or to present before any such the Registrar to admit execution of any Deed executed by me personally receive

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[Signature]

advance money, total consideration money and to give valid receipt thereof.

- 24.** To sign and execute all other deeds and instruments and assurances which he shall consider necessary and to enter into and agree to such covenant or covenants, condition or conditions as may be required duly and effectually conveying the said property in my name and on my behalf, as per the terms and conditions to be decided by my Attorney.
- 25.** To receive from the intending Purchaser or Purchasers in terms of such agreement any earnest money or advance or advances in full and final payment in respect of the said Agreement for Sale, Deed of Conveyance, and to give good and valid receipt and discharge the same in respect of my property or any part thereof.
- 26.** To pay property tax and to deal and handle my property more fully and more particularly mentioned in the Schedule hereunder.
- 27.** And generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to my property or affairs mentioned in the Schedule below ancillary or incidental thereto as fully and effectually as I myself could have done the same if I was personally present.

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(Signature)

This Revocable Power of Attorney is being granted in favour of the said Attorney without consideration and no interest or right of the Attorney is created on the property which is the subject of this Power of Attorney and that further the said Attorney shall not have obtained or have power to make any construction, development work on the said property.

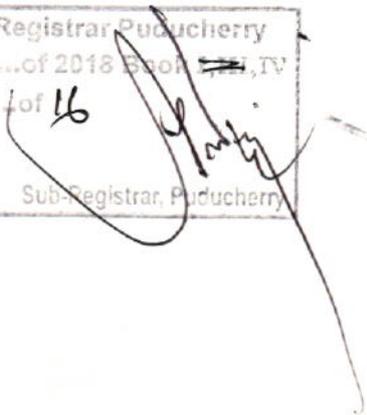
That my said Attorney generally to do all such acts, deeds and things as may be necessary for the maintenance and interest of my property and affairs without changing the nature and character of the property which is morefully described in the schedule hereunder written.

AND I HEREBY AGREE to ratify and confirm all and whatever other act or deed or things our said Attorney shall lawfully do execute, perform or caused to be done executed or performed in connection with my schedule mentioned property and I hereby ratify and such acts, deeds and things as to be lawfully done by said Attorney, shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said **ATTORNEY** shall lawfully do or cause to be done for me by these presents hereby given.

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SCHEDULE

ALL THAT piece and parcel of land admeasuring 266 decimal of land more or less lying and situate at R.S. Dag Nos. 192, 193, 194, 196, 197, 198, 199 corresponding to L.R. Dag Nos. 545, 544, 539, 540, 541, 542 and 543 in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735206, the breakup of which are enumerated below:

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 52 decimal more or less;

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 171 decimal more or less;

In R.S. Dag No. 194 corresponding to L.R. Dag No. 539 - 21 decimal more or less;

In R.S. Dag No. 196 corresponding to L.R. Dag No. 540 - 3 decimal more or less;

In R.S. Dag No. 197 corresponding to L.R. Dag No. 541 - 7 decimal more or less;

In R.S. Dag No. 198 corresponding to L.R. Dag No. 542 - 11 decimal more or less and

In R.S. Dag No. 199 corresponding to L.R. Dag No. 543 - 1 decimal more or less

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(Signature)

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IN WITNESS WHEREOF I, the Executor hereto, do hereby put my signature by these presents on this the 9th day of August, 2018 in presence of the witnesses.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of :

- Gopa Dutta*
1. SMT. GOPA DUTTA
WIFE OF SRI PRODYOT KUMAR DUTTA
MAL TELEPHONE EXCHANGE
STATION ROAD, P.O. & P.S. - HAL
DISTRICT - JALPAIGURI, PIN - 735221

Sayan Dutta

**SIGNATURE OF THE EXECUTOR
PAN CLDPD9145B**

- Rezaul Bakie*
2. MD. REZAUL BAKIE
S/O LATE SHARIFUL HAQUE
VILL + P.O. - BAFABARI
P.S. - METTELI
DISTRICT - JALPAIGURI
PIN - 735206

ACCEPTED THE POWER OF ATTORNEY

Dutta

SIGNATURE OF THE ATTORNEY

PAN ADGPD5256L

DRAFTED BY ME

Ishita Mitra Roy Chowdhury Adv.

Mrs. Ishita Mitra Roy Chowdhury
Advocate
High Court, Calcutta
8, Old Post Office Street
Kolkata - 700 001
WB/1338/1999

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