

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 185569

KNOW ALL MEN BY THESE PRESENTS THAT I, Abhishek Saraf, son of Shiv Naresh Saraf, by Nationality - Indian, by faith Hindu, by occupation - Business, residing at 6, Mayfair Road, Kolkata 700019, P.S. Karaya state as follows:-

WHEREAS I am the sole and absolute owner of ALL THAT piece and parcel of Rayata Dakhali Swattya Bishista land admeasuring area 09.50 decimels more or less out of 38 decimels more or less share of land 0.5416 out of 72 decimals in R.S and L.R Dag No. 701, whose C.S Dag No.604 and land area 01.75 decimals more or less out of 07 decimals more or less share of land 0.03750 out of 19 decimels in R.S Dag No.701 and L.R. Dag No.701 / 860 whose C.S Dag No. 604 total land area 11.25 decimels more or less under L.R.Khatian Nos, 1909 in the name of the present vendor situated at mouza Bhatinda , J.L No. 28, R.S No.50, Touzi No. 2998, hall touzi no.10, P.S Rajarhat, Parganas , Kolkata under Rajarhat Bishnupur 1 no. Gram Panchayat, ADSR , office Bidhannagar, Salt Lake City, Dist. 24 Pgs(N) be the same a little more or less, more fully described in

the **Schedule** written herein above, forming the part and parcel of this Power of Attorney and is hereinafter referred to as the 'said property'. I have become owner of the said property by virtue of a Deed of Sale dated 11th March 2011 duly registered in the office of A.D.S.R. Bidhannagar, 24 pgs (N). at Salt lake, Kolkata and entered in Book No. I, Volume C.D. No.6, Pages 1518 to 1532, Being No. 03156 for the year 2011.

AND WHEREAS I intend to sell the said property to prospective buyer thereof. For this purpose I require to appoint a person as my lawful attorney.

NOW BY THIS POWER OF ATTORNEY executed at Kolkata on this the 12th day of February 2013, I, Abhishek Saraf do hereby nominate, appoint, constitute Mr. Vijay Agarwal, son of Shyam Sunder Shah, by Nationality - Indian, by faith Hindu, by occupation Business and residing at Block 4, flat no. 4J, Space Town, VIP Road, Raghunathpur, Kolkata - 700052, as my true and lawful Attorney for me and in my name and on my behalf to do or cause to be done the following acts, deeds, matters and things that is to say: -

1. To negotiate on terms for and to agree and to enter into and conclude any agreement for sale in respect of the said property with any intending purchaser or purchasers at such price or prices which my said attorney, in her absolute discretion, thinks proper and/or to cancel and/or repudiate the same.
2. To receive from the intending purchaser or purchasers any earnest money and/or advance money and also the balance of the consideration money on completion of such sale and to give good, valid receipt and discharge for the same which will protect the purchaser/s without seeing the application of the money and to deposit the sale proceeds in my account.
3. Upon such receipt as aforesaid in my name on my behalf and as my acts and deeds to sign, execute and deliver any deed/s of sale, conveyance/s of any number in respect of the said property in favour of such purchaser/s or their nominee or nominees or assignee.

4. To present any such Deed or Deeds of sale, conveyance or conveyances or other document or documents for registration when executed by her, to admit execution thereof and receipt of consideration before the Sub-Registrar or other Registrars having authority for and to have them registered according to law and to do all other acts deeds and things which my said attorney shall deem fit and proper for such transfer of the said property to such purchaser/s as fully and effectually in all respects as I could do the same myself if personally present.
5. To sign, execute all other deed or deeds, instrument/s which she shall consider necessary for better conveying the said property to and/or better enjoyment thereof by the purchaser/s.
6. To appoint brokers for finding out suitable purchaser/s of the said property and/or any part thereof and to negotiate terms & conditions with such brokers and to enter into necessary agreement with them and execute Deed of Agreement on my behalf as my attorney would deem fit and proper.
7. 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 for the purpose aforesaid, or affairs ancillary or incidental thereto as fully and effectually as I myself could do the same if personally present.

AND I Abhishek Saraf, the Executant of this Power of Attorney do hereby agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do execute perform or cause to be done executed or performed in connection with the sale of said property by virtue of this DEED NOTWITHSTANDING no express Power in that behalf is provided hereinbefore.

SCHEDULE REFERRED TO ABOVE

piece and parcel of Rayata Dakhali Swattya Bishista land admeasuring area 09.50 decimels more or less out of 38 decimels more or less share of land 0.5416 out of 72 decimels in R.S and L.R Dag No. 701, whose C.S Dag No.604 and land area 01.75 decimels more or less out of 07 decimels more or less share of land 0.03750 out of 19 decimels in R.S Dag No.701 and L.R. Dag No.701 / 860 whose C.S Dag No. 604 total land area 11.25 decimels more or less under L.R.Khatian Nos, 1909 in the name of the present vendor situated at mouza Bhatinda , J.L No. 28, R.S No.50, Touzi No. 2998, hall touzin no.10, P.S Rajarhat, Parganas , Kolkata under Rajarhat Bishnupur tal. no. Green Panchayat, ADSK office Bidhamatar, Salt Lake, Calcutta Post-22

IN WITNESSES WHEREOF, I, Abhishek Saraf, the Executant of this Power of Attorney put my signature on this the 12th . day of February, 2013.

SIGNED, SEALED & DELIVERED

by the Executant at Kolkata

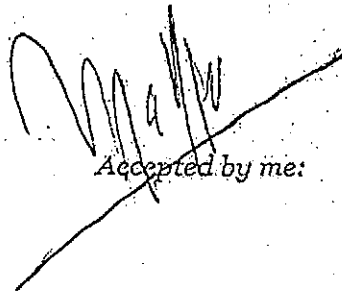
in presence of:

WITNESSES:

1. Phalguni Sarkar.
Phalguni Sarkar.
Jayanti Anandan Flat NO-2A
Howrah Road, KOL-59

2.

Abhishek Saraf
(Signature of the Executant)


Accepted by me:

(Signature of the Attorney)