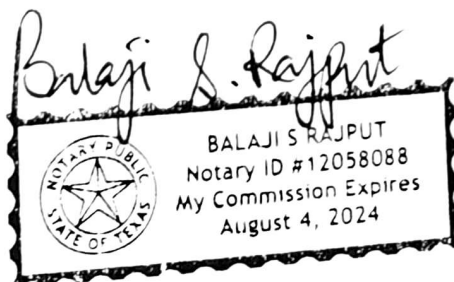


RECEIVED
NOTARY PUBLIC



GENERAL POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS, I MRS. SUMAN MUKHERJEE, wife of Mr. Debajyoti Mukherjee, daughter of Late Chandan Kumar Dutta, by religion Hindu, by Nationality Indian, by occupation Household duties, presently residing at 818, West Royal Lane, Apt. 361, Irving, Texas-75039, United States of America, permanently residing at D94 Rabindrapally, Brahmapur, Kolkata - 700096, West Bengal, India, and holder of Indian Passport No. N7669902 issued on 11/06/2021, PAN CWIPM14390P, AADHAAR No. 5249 8543 7394, hereinafter referred to as the **PRINCIPAL**, send this greeting:



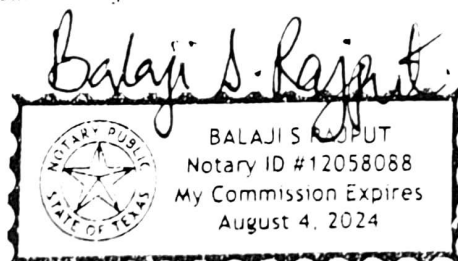
Suman Mukherjee

WHEREAS my grand father namely Kanti Ranjan Dutta (since deceased) and my grand mother namely Maya Rani Dutta (since deceased) jointly were the owners and were seized and possessed of All That piece and parcel of homestead land measuring about 04 (four) Cottahs together with one single storied brick built wall with tile shed building measuring more or less 800 square feet standing thereon which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of the A.D.S.R. Garia, Police Station Sonarpur, District South 24 Parganas, Pin-700154, together with all easement rights, benefits, facilities and other advantages attached therein which is more fully and particularly described in the Schedule written herein below hereinafter referred to as the 'Said property';

AND WHEREAS after the partition of India a large number of residents of former East Pakistan crosses over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control and the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal;

AND WHEREAS a considerable number of such persons who were compelled by circumstances to use vacant lands in the urban areas for homestead purpose and my grand father namely Kanti Ranjan Dutta (since deceased) and my grand mother namely Maya Rani Dutta (since deceased) were such persons who had come to use and occupy a piece of land particularly described in the Schedule hereunder written and they being the refugees displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for their rehabilitation;

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the such refugees from East Pakistan (now Bangladesh) acquired lands in C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, Police Station Sonarpur, District South 24 Parganas in the urban area under the provisions of L.D.P. Act, 1948/L.A. Act I of 1894 including the plot which were of the occupation of said deceased Kanti Ranjan Dutta and said deceased Maya Rani Dutta:



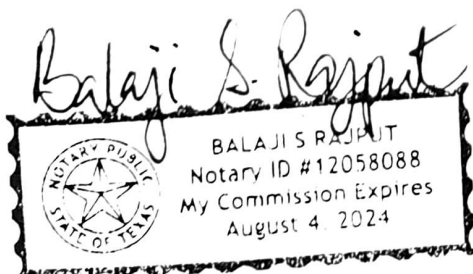
Sumen Mukherjee

A circular official seal of the Consulate General of India in Kolkata. The seal features the Indian national emblem in the center, surrounded by the text "CONSULATE GENERAL OF INDIA" and "KOLKATA". There is also text in Bengali script.

AND WHEREAS out of the said acquired lands, the Government of West Bengal by and/or under an Indenture dated 12th day of April, 1993 therein described as the Donor of the one part and said Kanti Ranjan Dutta and Maya Rani Dutta therein described as Donees of the other part, the Government of West Bengal as and way of Gift granted, transferred and conveyed unto and in favour of the said Donees i.e. said Kanti Ranjan Dutta and Maya Rani Dutta the said property i.e. All That the piece and parcel of homestead land measuring 04 (four) Cottahs which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, Police Station Sonarpur, District South 24 Parganas, Sub-Registrar Office Alipur which is more fully described in the Schedule there under written as well as hereunder written and the said Indenture was registered at the office of the Additional District Registrar, Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 7, Pages 65 to 68, Being No. 467 for the year 1993 and the said Donees i.e. said Kanti Ranjan Dutta and Maya Rani Dutta accepted the said Gift as made in their favour;

AND WHEREAS accordingly said deceased Kanti Ranjan Dutta and said deceased Maya Rani Dutta jointly became the owners of the said plot of land i.e. All That the piece and parcel of homestead land measuring 04 (four) Cottahs which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E P No. 1057, Police Station Sonarpur, District South 24 Parganas which is fully and particularly described in the Schedule hereunder written and were in occupation of the said plot of land in khas;

AND WHEREAS said Kanti Ranjan Dutta died intestate on 14/07/2002 leaving behind his widow namely Maya Rani Dutta, three sons namely Chandan Kumar Dutta (now since deceased), Bipul Kanti Dutta and Swapan Kumar Dutta and two married daughters namely Gouri Bhattacharya and Shukha Sarkar as his sole legal heirs who all upon his death inherited and thus became entitled to undivided 1/6th (one-sixth) share each in the undivided 1/2 (half) share of the said property which is described in the Schedule written herein below:



Suman Mukherjee

AND WHEREAS said Chandan Kumar Dutta died intestate on 18/08/2013 leaving behind his mother namely Maya Rani Dutta, his wife namely Sulekha Dutta and only daughter Suman Mukherjee i.e. myself as his sole legal heirs;

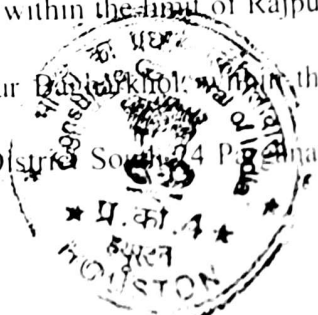
AND WHEREAS said Maya Rani Dutta died intestate on 14/12/2017 leaving behind her said two sons namely Bipul Kanti Dutta and Swapan Kumar Dutta, said two daughters namely Gouri Bhattacharya and Shikha Sarkar and one daughter in law namely Sulekha Dutta, who being the wife of her predeceased son namely Chandan Kumar Dutta and one grand daughter Suman Mukherjee i.e. myself who being the only daughter of her predeceased son namely Chandan Kumar Dutta as her sole legal heirs who all upon her death inherited the said property and thus said Bipul Kanti Dutta, Swapan Kumar Dutta, Gouri Bhattacharya and Shikha Sarkar became the owner of undivided 1/5th (one-fifth) share each of the said property which is described in the Schedule written herein below and my mother namely Sulekha Dutta and myself became the owner of undivided 1/10th (one-tenth) share each of the said property which is described in the Schedule written herein below and are/were in occupation of the said property which is described in the Schedule written herein below in khas;

AND WHEREAS said Sulekha Dutta is my mother and I have immense love and respect for her and as such due to my natural love and affection for my mother namely Sulekha Dutta I intended to make gift in favour of my mother namely Sulekha Dutta who is residing permanently at Plot No. 1057, Garia Govt. Colony, Holding No. 227, Sripur Bagharkhol, Boral Shib Mandir Para, Post Office Boral, Police Station Narendrapur (formerly Police Station Sonarpur), Kolkata-700154, District South 24 Parganas, West Bengal, India in respect of my undivided 1/10th (one-tenth) share of the said property i.e. All That the undivided 1/10th (one-tenth) share in all that All That piece and parcel of homestead land measuring about 04 (four) Cottahs together with one single storied brick built wall with tile shed building measuring more or less 800 square feet standing thereon which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of the A.D.S.R. Garia, Police Station Sonarpur, District South 24 Parganas.

Mukherjee

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Balaji S. Bapat
BALAJI S. BAPAT
BALAJI S. BAPAT

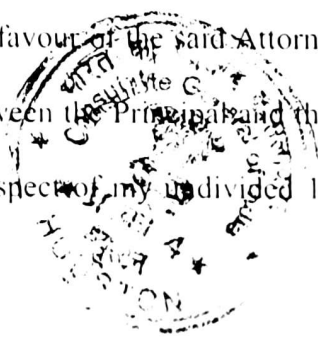


Pin-700154, together with all easement rights, benefits, facilities and other advantages attached therein which is fully and particularly described in the Schedule written herein below but presently I am residing far away and due to other inconveniences and it is not possible for me to present at Kolkata, West Bengal, India for execution of Deed of Gift in favour of my mother namely Sulekha Dutta and to present the said deed before the proper Registering Authority and to admit execution and registration and to do other acts, deeds, matters and things in respect of my said property which is fully and particularly described in the Schedule written herein below and as such I do hereby nominate, appoint and constitute my cousin brother **MR. RAHUL DUTTA**, son of Sri Bipul Kanti Dutta, by faith Hindu, by nationality Indian, by occupation Service, residing at Plot No. 1057, Garia Govt. Colony, Holding No. 227, Sripur Bagharkhol, Boral Shib Mandir Para, Post Office Boral, Police Station Narendrapur (formerly Police Station Sonarpur), Kolkata-700154, District South 24 Parganas, West Bengal, India, PAN BCSPD2668G, AADHAAR No. 5791 9034 1347 as my true and lawful **ATTORNEY** for and on my behalf who will do and/or perform all acts, deeds, matters and things in my name and on my behalf in respect of my undivided share in the said property which is fully and particularly described in the Schedule written herein below as follows:-

1. To appoint a surveyor and to take linier measurement of the said property and to demarcate the same.
2. To sign and execute Deed of Gift in my name and on my behalf in respect of my undivided 1/10th (one-tenth) share of the said property which is fully and particularly described in the Schedule written herein below in favour my mother namely Sulekha Dutta and to present the same before the proper Registering Authority and to admit execution and registration and shall also deliver possession of the same to my mother and to do all such acts which will be required for completion of the said transfer on behalf of me.
3. Be it be noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and or there is no monetary transaction between the Principal and the Attorney and no right, title or interest of the Attorney is created in respect of my undivided 1/10th (one-

Mukherjee
Suman

Balaji S. Rajput
BALAJI S RAJPUT
Notary ID #12058088
MAY Commission Expires



JAN 24 2022

tenth) share of the said property which is the subject matter of this Power of Attorney and the Attorney cannot change the nature and character of the said property.

4. This Power of Attorney is always revocable at any time at the will of any of the Principal.

5. That the said property is not acquired by any Government or Semi Government Authority.

AND to do and or perform all other acts, deeds and things relating to my undivided 1/10th (one-tenth) share of the said property which my said Attorney in his absolute discretion thinks fit and proper.

AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorney will do whatever as aforesaid in respect of my undivided 1/10th (one-tenth) share of the said property by virtue of this present

THE SCHEDULE REFERRED TO

ALL THAT the **undivided 1/10th (one-tenth) share** of all that piece and parcel of homestead land measuring about **04 (four) Cottahs which is equivalent to undivided 06 (six) Chittaks 18 (eighteen) Square feet** together with one single storied brick built wall with tile shed residential building measuring more or less 800 square feet which is equivalent to undivided 80 Square feet standing thereon and which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of the A.D.S.R. Garia, Police Station Sonarpur, District South 24 Parganas, Pin-700154, together with all easement rights, benefits, facilities and other advantages attached therein and which is butted and bounded by-

| | | |
|--------------|---|-----------------------------------|
| ON THE NORTH | - | By L.O.P. No. 1051. |
| ON THE SOUTH | - | By 19' (nineteen feet) wide Road. |
| ON THE EAST | - | By L.O.P. No. 1056. |
| ON THE WEST | - | By L.O.P. No. 1058. |

Balaji S. Rajput
BALAJI S RAJPUT
Notary ID #12058088
My Commission Expire
August 4, 2024

That the said property is comprised in L.R. Dag No. 294 under L.R. Khatian No. 1623.

Suman Mukherjee

SUBBALAKSHMI MOHAN
Consul
Consulate General of India



No HOU/CONS/ 448/22
Signature of Notary Public

IN WITNESS WHEREOF I the above named Principal have set and subscribed my hand and seal
on this 6th day of JANUARY, 2022 A.D.

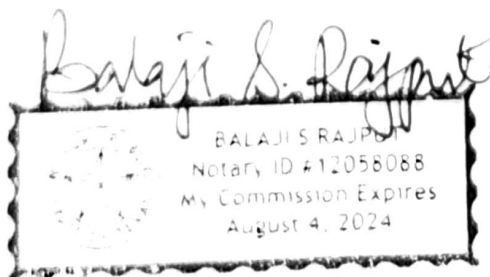
WITNESSES -

1. Bikesh Dutta

2. Debarati Majumder

Suman Mukherjee

SIGNATURE OF THE PRINCIPAL



Suman Mukherjee