

STAMP APPLIED BY  
STAMP SUPERINTENDENT  
KOLKATA COLLECTORATE



*Prerona Mukherjee*

**KNOW ALL MEN BY THESE PRESENTS THAT I SREEMATI PRERONA**

**MUKHERJEE** daughter of Late Tapash Mukherjee, Pan No. AKDPM4264H, and wife of **Subho Sanjay Chatterjee** presently residing at **111 Chestnut Street, Unit 403, CA 94111**, as one of the joint **LAND OWNERS** of the inherited property particularly mentioned in the Schedule below, considering my various inconvenience and non-availability of my physical appearance at all reasonable or required time before any Government office like BL & LRO, Panchayat/ Municipality, Land Acquisition Department, Real Estate Regulatory Authority (RERA), or Non-Government Offices, registration office/offices, Institutions, organizations, before Court, Tribunal, and also to develop look after, protect, safeguard, manage and control the under mentioned property which I have acquired through inheritance/ purchase, I do hereby nominate, appoint my Mother **SASWATI MUKHERJEE** ( PAN: AANPM9025G, AADHAR NO: 8401 1718 4048, MOBILE NO: 98300 41986) wife of Late Tapas Mukherjee, By Faith Hindu, By Nationality Indian, By Occupation retired residing at, Under

*Snowe Mukherjee*

Post Office Ballygunge, Police station Karaya, Pin code 700 019, District South 24 Parganas as my lawful constituted Attorney.

**KNOW ALL MEN BY THESE PRESENTS WITNESSETH THAT** I the above named executant have nominated, constituted and appointed and do hereby nominate, Constitute and appoint in my place and stead and depute My Mother **SASWATI MUKHERJEE** ( PAN: AANPM9025G, AADHAR NO: 8401 1718 4048, MOBILE NO: 98300 41986) wife of Late Tapas Mukherjee, By Faith Hindu, By Nationality Indian, By Occupation retired residing at, Under Post Office Ballygunge, Police station Karaya, Pin code 700 019 District South 24 Parganas, in my name and on my behalf to do execute and perform or cause to be done executed and performed all or any of the following acts, deeds, matters and things namely:-----

**1. WHEREAS** By a Bengali Kobala dated 31/5/1996 registered at the office of Additional Registrar of Sonarpur recorded in Book No. I, Volume No. 53 pages 305 to 312 as Deed No. 3517 for the year 1996 one Anefa

*Prerana Mukherjee*

Bibi sold, transferred and conveyed to **Tapash Mukherjee And Saswati Mukherjee** wife of Tapash Mukherjee all that plot of Sali land measuring **12Kottah 5Chittak 20 Sqft** more or less comprised in Dag No . 2171 of Khatian Numbers 364 & 1393 at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi no. 259, under Sonarpur Municipality/Panchayat, within Police Station Narendrapur, Post Office Narendrapur Pin code 700103 in the District South 24 Parganas.

## 2. AND WHEREAS

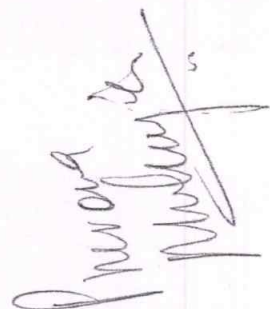
By a Bengali Kobala dated 31/5/1996 registered at the office of Additional Registrar of Sonarpur recorded in Book No. I, Volume No. 91pages 20 to 27 as Deed No. 5911 for the year 1996 one Topojit Bhattacharjee sold, transferred and conveyed to **Tapash Mukherjee And Saswati Mukherjee, wife of Tapash Mukherjee** all that plot of Sali land measuring **in total 8Kottah 14Chittak 37 Sqft** more or less out of which Sali land measuring 2 Kottah 14 Chittak 7 Sqft more or less comprised in Dag No . 2170 of Khatian Number 1288 at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 249, and Sali

Perova  
Mukherjee

land measuring 6 Kottah 30 Sqft more or less comprised in Dag No. 2171 of Khatian Number 365 at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 249, under Sonarpur Municipality, within Police station Narendrapur, Post Office Narendrapur Pin code 700103 in the District South 24 Parganas.

### **3. AND WHEREAS**

By a Bengali Kobala dated 25/3/1998 registered at the office of Additional Registrar of Sonarpur recorded in Book No. I, Volume No. 38 pages 28 to 35 as Deed No. 2988 for the year 1998 one Rajib Sarkar sold, transferred and conveyed to **Tapash Mukherjee** all that plot of Sali land in total measuring **7 Kottah** more or less out of which Sali land measuring 4 Kottah 10 chittaks more or less comprised in Dag No. 2171 of Khatian Number 365 at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 259, and Sali land measuring 2 Kottah 6 Chittak more or less comprised in Dag No. 2170 of Khatian Number 1288



at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 249, under Sonarpur Municipality, within Police Station Narendrapur, Post Office Narendrapur, Pin code 700103 in the District South 24 Parganas.

**4. AND WHEREAS**

By a Bengali Kobala dated 25/3/1998 registered at the office of Additional Registrar of Sonarpur recorded in Book No. I, Volume No. 38 pages 36 to 42 as Deed No. 2184 for the year 1998 one Rajib Sarkar sold, transferred and conveyed to Prerona Mukherjee daughter of **Tapash Mukherjee** all that plot of Sali land in total measuring **10 Kottah 4Chittak 11Sqft** more or less out of which Sali land measuring 4 Kottah 10 chittak more or less comprised in Dag No . 2171 of Khatian Number 365 at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 259, under Sonarpur Municipality, within Police Station Narendrapur, Post Office Narendrapur, Pin code 700 103 in the District South 24 Parganas.

*Handwritten signature/initials*

5. After such purchase, the said Tapash Mukherjee, Saswati Mukherjee and Prerona Mukherjee separately mutated their names in the record of Sonarpur Municipality in respect of their respective property.
6. Said Tapash Mukherjee by virtue of the aforesaid Three Deeds partly became the absolute owner and partly became the owner of undivided  $\frac{1}{2}$  share in the following Land:-

Area of Land	Nature of Land	Comprised in Dag No.	Under Khatian No.	At Mouza, J.L.	Nature of ownership
<b>12Kottah</b> <b>5Chittak</b> <b>20 Sqft</b> more or less	Sali.	2171	364 & 1393	Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 259,	$\frac{1}{2}$ share holder

Revenue  
Kusumba

<p>Sali land measuring <b>2 Kottah</b> <b>14</b> <b>Chittak 7</b> <b>Sqft</b> more or less AND</p>		<p>Dag No . 1288 2170 ,</p>		<p>at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 249,</p>	<p>½ Share holder.</p>
<p>Sali land measuring <b>6 Kottah</b> <b>30 Sqft</b> more or less</p>		<p>Dag No 2171</p>	<p>365</p>	<p>at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 249,</p>	

*Praveen*  
*Praveen*

<p>Sali land measuring 4 Kottah 10 chittak more or less AND Sali land measuring 2 Kottah 6 Chittak more or less</p>		<p>2171</p> <p>2170</p>	<p>365</p> <p>1288</p>	<p>at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 259, at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 249</p>	<p>Absolute owner.</p>
<p><b>10 Kottah 4 Chittak 11 Sqft</b> more or less out of which Sali land measuring</p>		<p>2171</p>	<p>365</p>	<p>at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 259,</p>	

*Ramesh Mukherjee*

4 Kottah 10 chittak more or less					
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7. Said Saswati Mukherjee by virtue of the aforesaid two Deeds, became the owner of undivided  $\frac{1}{2}$  shareholder of the property mentioned below:-

Area of Land	Nature of Land	Comprised in Dag No.	Under Khatian No.	At Mouza, J.L.	Nature of ownership
<b>12Kottah</b> <b>5Chittak</b> <b>20 Sqft</b> more or less	Sali.	2171	364 & 1393	Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 259,	$\frac{1}{2}$ share holder

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<p>Sali land measuring <b>2 Kottah 14 Chittak 7 Sqft</b> more or less AND</p>		<p>Dag No . 1288 2170 ,</p>		<p>at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 249,</p>	<p>½ Share holder.</p>
<p>Sali land measuring <b>6 Kottah 30 Sqft</b> more or less</p>		<p>Dag No 2171</p>	<p>365</p>	<p>at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 249,</p>	

*Saswati Mukherjee*  
*Mukherjee*

8. Said Tapash Mukherjee died intestate on 6<sup>th</sup> October 2020 leaving his wife namely Saswati Mukherjee and two daughters namely Prerona Mukherjee and Procheta Mukherjee Olson as his heirs and legal representatives who jointly inherited the undivided share of Tapash Mukherjee since deceased under the provision of Hindu Succession Act 1956.

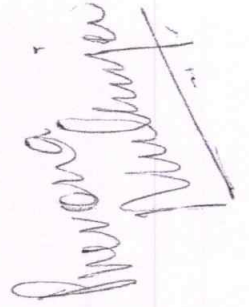
Now the executant being one of the legal joint heirs appointing her mother Saswati Mukherjee as her constituted attorney \_

- 1) To look after manage and control the Property specifically mentioned in the Schedule Below.
- 2) To divide the entire land with small plots together with right of common ways for ingress to and egress from the said plot of land and to sell the same to any intending purchaser.
- 3) To Enter into any Kind of Development Agreement with any Firm, Company, Persons, or individual to construct a Housing complex on the entire land measuring 38Kottah 08 Chittaks 23 Square feet comprised in Dag

Pravara  
Municipality

No 2170 and 2171 in Mouza Kusumba which the aforesaid attorney at her absolute discretion thinks proper and fit and also to receive advance money on my behalf on the date of execution of Development Agreement and to deposit the same in my Bank Account.

- 4) To represent me before the BL & LRO and Municipality, for mutation of my name in the record of BL & LRO as a joint owners and also to attend hearing procedure .
- 5) To work, control ,supervise and administer the joint landed property belonging to me as mentioned hereinafter and also to co-operate with the Developer for construction of the building on the said land by signing the sanctioned Plan on my behalf and also to engage architects ,engineers, building contractors and sanitary contractors with consultation of the Developer.
- 6) To sign proposed building Plan or any revision Plan or modified Plan if necessary and all other necessary papers and documents to the competent authority and or authorities on my behalf and receive back the same and also to deposit the necessary statutory fees through developer to the Authority.



- 7) To obtain Sanctioned Plans from the Sonarpur Municipality and also to obtain NOC from RERA, Land Ceiling Department and Other Department relating to the construction of the Building if required.
- 8) To enter into any agreement for sale with the intending purchaser /s of the under mentioned property and also to sign the agreement for sale on behalf of me on the terms and conditions as the constituted attorney may think proper and justified and also to receive earnest money from the intending purchaser and also to issue good and valid receipt for the same ,in the event of sale of small plot of Land .
- 9.. To present any such sale Deed/Deeds or other document or documents required for registration and to admit execution thereof for accepting, the immovable property mentioned in the Schedule below. , upon such terms, consideration, and conditions as my said attorney shall deem fit and proper and to execute, acknowledge and deliver such instruments and writings of whatsoever kind and nature as may be necessary, convenient or proper in this regard in respect of Developer's allocation.

*Pranab*  
*Mukherjee*

10. To appear for and represent me before the District Registrar, Sub Registrar and Registrar of Assurances at Kolkata for signing any kind of Agreement or Deed of conveyance relating to the said property to sale the same .

11. To swear Affidavit in any Court or before any Magistrate, Notary Public or before the Income Tax Authority or any other authority empowered to administer on oath and to the income tax officer for Income Tax clearance U/S 23A(I) of the I.T Act .

12. To appear for and represent me before all courts either civil or Criminal, Government offices, all authorities, local bodies ,Municipality, Public offices, Any Tribunal, High Court as the case may be and also to sign, execute ,verify and file Plaint, written statements, Petitions ,objections , Memorandum of Appeals and also to accept services of summons, notices and other processes of Law for establishment of my rights and claims over the property mentioned below.

Pranava  
Nudumjeri

13. To appoint, engage on my behalf pleaders, Advocates and solicitors whenever their said attorney shall think proper to do so and to discharge and or terminate his or their appointment.

14. To contest, compromise or withdraw cases if anybody files against me regarding the joint ownership of the under mentioned property.

15. The executant reserve the right of revocation of this Power of attorney at any point of time if he thinks proper and in that event the constituted attorneys shall have no right to challenge such revocation.

16. Be it specifically noted that I am lawfully entitled to purchase the right, title interest of the property by appointing such attorney to do that acts in my name and on my behalf and the schedule mentioned property is not situated within the notified area , cantonment and leasehold property and Thika tenancy property and no embargo and/or restriction has been imposed by the local authority /Competent Authority/Govt. Authority for transferring the Land/Flat in question /no violation of the notice under section 22/A of the Indian Registration

Shreeraj  
Mishra

Act 1908 and if restrictions prevail, in that event Principal will be held responsible for that.

17. Be it noted that by this power of attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this power of attorney and that further the said attorney shall not have hereby obtain or have power to make any further construction, renovation, repair, or development work or apply for sanctioning plan or enter into any agreement with any contractor on the said property as mentioned below.

18. That neither I am selling nor transferring any right title and interest of the property by way of this power of Attorney in favour of the attorney and the Attorney cannot claim or enjoy the dividend, rent and income arise from the property.

19. That by dint of this Power of Attorney, the attorney shall have the right to mortgage this property, or part of it as joint owners to avail loan

*Handwritten signature*

facility from banks for construction finance and/or for purchase of flats by the ultimate consumers.

20. To apply and sign for and to pay all rates, taxes, outgoings payable on account of such Schedule Property through Developer and or any part thereof and similarly to receive any such money as rents, awards, compensation etc. receivable on account of the under mentioned Schedule Property.

21. To apply and sign for and obtain electricity, gas, water connection, Sewerage /drainage or any other civil commotion/amenities telephones and other utilities in the said Schedule Property and also to make alteration thereof and to close down or to disconnect the same on behalf of the owners .

22. To construct the new building on the said Schedule Property through the developer who would be appointed through this Power of Attorney and expenses and efforts as per the terms of the Development Agreement and Sanctioned Plan.

*Pranav*  
*Pranav*

23. To obtain permission from the RERA Authority under the provision of the RERA ACT 2016 and also shall upload all information regarding the development of the construction as may be required from time to time to comply with the provision of the RERA ACT 2016.

24. To sign any Agreement for Sale on behalf of the Owners and also to sign conveyance in due course.

25. Also to receive earnest money / advance money for such agreement, and the same shall be deposited in the account of the owners in respect of their ratio of share and also to execute a deed of conveyance in favour of the purchaser by receiving balance consideration from the Purchaser and such consideration shall be directly deposited to the accounts of the owners.

24. If the executant died intestate in that event the Legal heirs of the executant shall execute fresh Power of attorney in favour of the Constituted attorney and the remaining portion of this Power of attorney shall in full force and effect.



*M. S. S. S.*  
*M. S. S. S.*  
*M. S. S. S.*

less					Survey No. 38, Touzi No. 259,
Sali land measuring <b>2 Kottah</b> <b>14 Chittak</b> <b>7 Sqft</b> more or less AND Sali land measuring <b>6 Kottah</b> <b>30 Sqft</b> more or less		Dag No . 2170 ,	1288	at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 249, at Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 249,	½ Share holder.
		Dag No 2171	No 365		

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<p>Sali land measuring 4 Kottah 10 chittak more or less AND Sali land measuring 2 Kottah 6 Chittak more or less</p>		<p>2171</p> <p>2170</p>	<p>365</p> <p>1288</p>	<p>at Mouza Kusumba,J.L No. 50, Revenue Survey No. 38,Touzi No. 259,at Mouza Kusumba,J.L No. 50, Revenue Survey No. 38, Touzi No. 249</p>	<p>Absolute owner.</p>
<p><b>10 Kottah 4Chittak 11Sqft</b> more or less out of which Sali land measuring 4 Kottah 10 chittak more or</p>		<p>2171</p>	<p>365</p>	<p>at Mouza Kusumba,J.L No. 50,Revenue Survey No. 38,Touzi No. 259,</p>	

less					
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The said land is butted and bounded as follows:

ON THE NORTH: BY Dag No 2121

ON THE SOUTH: BY Dag No 2172

ON THE EAST: BY Sonar Gan Co-operative Society

ON THE WEST: BY Public Road

**IN WITNESS WHEREOF** the **PARTIES** hereto have put their respective signatures of the day, month and year first above written.

**SIGNED AND DELIVERED** by  
the **OWNERS** above named in  
the presence of:

1. Jeela de Souza Bransten  
 Jeela de Souza Bransten  
 570 Belvedere Street  
 San Francisco, CA 94117

*Prerona  
 Mubhya*

See Attached  
California Compliant  
Notary Certificate

*Pravena  
M. M. M. M.*

**SIGNED AND DELIVERED**

„ACCEPTED by the above  
named CONSTITUTED

ATTORNEY

in the presence of:

**1.**

.....

**2.**

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 that document.

STATE OF CALIFORNIA }

COUNTY OF San Francisco

On June 7, 2024 before me, Matt Miller Notary

Public, personally appeared Preerona Mukherjee

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]



### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: POA Document Date: 6/7/2024  
Number of Pages: 23 Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signers Name: Preerona Mukherjee  
 Corporate Officer  Title(s) \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

Signers Name: \_\_\_\_\_  
 Corporate Officer - Title(s) \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

0030/063  
329

T. R. FORM No. 7

[ See Sub-rule (2) (b) of T. R. 3.06 ]

Challan for Deposit of money in the account of GOVERNMENT OF WEST BENGAL

1. Name of the Bank & Branch :

2. (a) Name of the Treasury :

(b) Treasury Code :

3. Account Code :

(14-Digits must be filled up properly )

4. Detail Head of Account :

5. (a) Amount : Rs.

(b) In Words : Rupees *one hundred Only.*

6. By whom tendered - Name & Address : *A. K. Mondal,  
273, K. S. Ray Road, Kolkata-700001.*

7. Name / Designation & Address of the Departmental Officer on whose behalf / favour money is paid  
*Mrs. Dipika Ghosh, Advocate, 7A, K. S. Ray Road, Kol-*

8. (a) Particulars and Authority of Deposit : *Special Adhesive Stamp (Affixed on documents)*

1\* (b) T.V. No. & Date of A.C. Bill :

9. Accounts Officer by whom adjustable : *Accountant General (A&E), West Bengal.*

Verified

Signature of Departmental / Treasury Officer  
Depositor's Signature *A. K. Mondal*

Date : *23-7-2024*

Received payment

Treasury Receipt Challan No.

Bank Scroll Serial No.

DELIVERED DOCUMENT  
DAILY STAMP  
KOLKATA COLLECTORATE

PASSED BY  
*8517*  
UDC/LDC STAMP SECTION  
KOLKATA COLLECTORATE

CSBI  
User ID No. *5897386*  
Queue No. *1706*  
Journal No. *25 JUL 2024*  
Checker ID No. *A*  
Initials

Receipt by Bank / Treasury

Signature with seal of the Bank

Date :

*143351463/11862*

1\*In respect of Challan relating to refund of unspent amount of A.C. Bill.