

STAMP AFFIXED BY
29/7/24
STATE SECRETARY TO GOVT
BOLLEATA COLLECTORATE



KNOW ALL MEN BY THESE PRESENTS THAT I SREEMATI PROCHETA MUKHERJEE OLSON daughter of Late Tapash Mukherjee, Pan No. BAXPM2285G, and wife of **DANE OLSON** presently residing at **6 Amherst Road, Leverett, MA 01054, USA**, 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

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. 91 pages 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

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.

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.

<p>AND</p> <p>Sali</p> <p>land</p> <p>measuring</p> <p>6 Kottah</p> <p>30 Sqft</p> <p>more or</p> <p>less</p>			<p>Dag No</p> <p>2171</p>	<p>365</p>	<p>at Mouza</p> <p>Kusumba, J.L</p> <p>No.</p> <p>50, Revenue</p> <p>Survey No.</p> <p>38, Touzi No.</p> <p>249,</p>	
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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
12Kottah 5Chittak 20 Sqft more or less	Sali.	2171	364 & 1393	<i>Mouza Kusumba, J.L No. 50, Revenue Survey No. 38, Touzi No. 259,</i>	$\frac{1}{2}$ share holder

8. Said Tapash Mukherjee died intestate on 6th 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

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

summons, notices and other processes of Law for establishment of my rights and claims over the property mentioned below.

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

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 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

Constituted attorney and the remaining portion of this Power of attorney shall in full force and effect.

27. That by this power of attorney the constituted attorney shall have the right of rectification regarding any omission of Deed or document if after registration of Deed of Conveyance it reveals.

28. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute limited to any one or more purpose or purposes as she shall from time to time desire in that behalf.

29. This Power of Attorney is always revocable in nature at my will in any time with prior notices for reasonable times.

SCHEDULE OF THE SCHEDULE PROPERTY

Area of Land	Nature of Land	Comprised in Dag No.	Under Khatian No.	At Mouza ,J.L.	Nature of ownership

<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>10 Kottah 4Chittak 11Sqft 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>	

SIGNED AND DELIVERED

„ACCEPTED by the above
named CONSTITUTED
ATTORNEY

in the presence of:

1.

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2.

Commonwealth of Massachusetts
County of Hampshire

On this 5th [day] of June, 2024, before me, the undersigned
notary public, Pracheta M Olson [name of document signer]
personally appeared, proved to me through satisfactory evidence of
identification, which were MA Driver's License, to be the person
whose name is signed on the preceding or attached document in my presence.



A handwritten signature in black ink, appearing to be "John C. Miller", written over a horizontal line.

[Notary Public Signature]

358

0030/1005 4451 to 25

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,
243, N.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, N.S. Ray Road, Kol-1.

8. (a) Particulars and Authority of Deposit : *Special Adhivore Stamp (Affixed on document,*

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 : *28-7-2024.*

Received payment

Treasury Received Challan No. *15037386*

Bank Scroll Serial No.

DELIVERED DOCUMENT
DUTY STAMP
KOLKATA CORPORATION

IMPRESSING OF DOCUMENT, FRANKING
0030-02-103-001-02

Payable at
State Bank of India
Esplanade Branch

PASSED BY
GSJ

UDC/LDC STAMP
KOLKATA CORPORATION
BAGCHORATE

ESPLANADE BRANCH

25 JUL 2024

Initials

Journal No.
Checker ID

Receipt by Bank / Treasury

Signature with seal of the Bank

Date :

14226 5586 / 11861

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