

STAMP AFFIXED BY
04.10.11
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THIS POWER OF ATTORNEY, I, SRIMATI GOURI SAHA, daughter of Late Dhirendranath Dasgupta, wife of Rathindra Nath Saha, by occupation - House wife, by religion - Hindu, by nationality - Indian, by nationality - Indian, presently residing at C/O Nalanda Matia, 602 Fairmount Ave, Chatham NJ 07928, United States, permanently residing at Block FE No. 176, Salt Lake City, Police Station - Bidhan Nagar (South) Kolkata - 700 106, hereinafter called and referred to as the "PRINCIPAL/EXECUTANT" hereto is the sole owner of being the owner of **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** undivided and un-demarcated proportionate share of land measuring about 1 [One] Cottahs 01 [One]



Chittacks 13 [Thirteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas, West Bengal, , is the co-owner, occupier and enjoying the aforesaid property as of right peacefully and uninterruptedly to the knowledge of all concerned and to the exclusion of all others by exercising various overact of ownership and possession thereto in khas occupation the description of which is mention in the Schedule hereunder to be hereinafter referred to as the "SAID PROPERTY".



AND WHEREAS with a view to raising Multi-storied Building upon the Land of the Said Property I have entered into a Development agreement with **SKY MARK CONSTRUCTION (I.T PAN NO. AFDFS6279K)**, a Partnership Firm, having registered office at G1, Ground Floor, **D. P. ABASAN**, Rabindra Pally, Jyangra, Baguiati, Kolkata -700059, on 28th day of June, 2024, the same registered in the office of Additional Registrar of Assurance- II, Kolkata, being no. 7946 for the year of 2024 subject to the terms, conditions and conditions embodied therein and as such, in order to effectuate the said Development Agreement and also to enable the said Developer proprietorship firm to proceed with proposed construction work of multi-storied building at the said property subject to the terms, conditions and conditions embodied therein and as such, in order to effectuate the said Development Agreement and also to enable the said Developer proprietorship firm to proceed with proposed construction work of multi-storied building at the said property in respect of Plot of Rayati Rights of **Bastu Land Bastu Land** 1/9th undivided and un-demarcated proportionate share of land measuring about 1 [One] Cottahs 01 [One] Chittacks 13 [Thirteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within together with old structure standing thereon comprised within Mouza – Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S



Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24-Parganas, West Bengal.

I, the executants hereto **Do hereby Nominate, Authorize, Empower, Constitute and Appoint, SKY MARK CONSTRUCTION (I.T PAN NO. AFDFS6279K)**, a Partnership Firm, having registered office at G1, Ground Floor, **D. P. ABASAN**, Rabindra Pally, Jyanga, Baguiati, Kolkata -700059, as my true and lawful attorney or agent in my name and on my behalf **as to confirm my assent to** any transaction, addition, alteration to the said property, to do inter alia the following acts and things in respect of the property as fully described in the Schedule herein below, hereinafter referred to as the **"Said Property" :-**

1. To look after and maintain the Said Property on my behalf as my lawful Attorney.
2. To sign, execute and submit all plans, documents, statement, papers undertaking declaration and plans as may be



required for having the plan to be sanctioned and/or sanction plans modified and/or altered by the Bidhannagar Municipal Corporation and other authorities, for have the work, manage, control and supervise the management of all and administer properties now or hereby belonging to our and to develop the same.

3. To erect a multistoried building upon the scheduled mentioned property as per building plan to be sanctioned by the appropriate authorities.

4. To enter into hold and defend possession of the said property and every part thereof and also to manage and maintain and administer the said property.

5. To enter into contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as they shall think fit and proper without making us liable for any loss on that account.

6. To appoint staff and workers and to settle their remuneration and other terms of office and to dismiss or suspend them.

7. To appear for and represent us in all the courts, civil, criminal or revenue office, block land and land reform office, District Registrar Office, Additional District Sub- Registrar Office, District Magistrate and Sub Divisional Office, District Board, Municipal Board or notified area Electricity Office or any other local authority including Labour Tribunals, original, revisional or appellate, in any Registration offices, and to sign, execute, verify and file complaints, written statement and petitions, and also to present appeals in any



court, and to accept service of all summonses, notices and other processes of law.

8. To assign verify complaints, written statements, petitions, objections memorandum of appeals and petitions, objection and application of all kinds and to file it in any court of law such as Civil Court, Criminal Court or any of the office or office.

9. To appoint, engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and / or terminate his or their appointment.

10. To compromise, compound or withdraw cases, or be non-suited to refer to arbitration all disputes and differences.

11. To file and received back any documents to deposit money by challan or receipt and to withdraw money from any court cases or from any offices to grant proper acknowledgement receipt.

12. To accept service of any summons, notice if issued by any court and office against us.

13. To obtain refund of stamp duty, court fees, to execute the decree or any decrees up to the amount of the decree.

14. To file suit for damage and any kind of suit.

15. To apply to court and offices for copies of documents and papers and to withdraw deeds, documents, papers from any court.

16. To apply for the inspection of and to inspect any judicial records and records of any office or offices.

17. To file any application before the Bidhannagar Municipal Corporation or any board and to appear and also to do all acts which



will be necessary to protect the interest of the property and also take any copies from the Corporation.

18. To deal with the **WBSEDCL/CESC** for obtaining electric connection over the Scheduled mentioned property and to sign all letters, applications undertake, terms and conditions as may from time to time be thought necessary as may be required by concerned authorities.

19. To enter into an agreement for sale of any flat/or flats and to do all acts which be legally valid for completion of all agreement if required to appear before the registering authority and presenting the same and shall admit execution and registration, to sign and execute all other deeds, instruments and assurances which he shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property.

20. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.

21. To apply to Court and Offices for copies of documents and papers and to withdraw deeds, documents, papers from any Court.

22. To execute amalgamation of deed with adjacent land for the purpose of construction of multi-storied building.

23. To apply for the inspection and/or inspect judicial records and any records of any office or offices either Central or State or Local Govt.



24. To negotiate with any person/Officer or any authority relating to the affairs of the Scheduled property and to take decision thereof.

25. To pay taxes regularly before the concerned authority and rent to the Government on my behalf and to do all necessary act or acts, which may be necessary relating to the Scheduled Property.

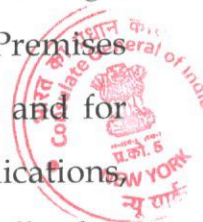
26. To give consent of mutation of names to the proposed Purchasers and to give consent in any manner, which may be required to the purchasers/transferees on my/ our behalf.

27. To swear any Affidavits, Declarations, Agreement, and Indemnity Bond etc. in respect of my/our Said Property as mentioned herein below, if required, in future on my behalf as my / our lawful Attorney(es) before any Judicial, Executive and Notary Public.

28. To represent me before the concerned Bidhannagr municipal Corporation, Registrar, Sub-Registrar, Registrar of Assurances or any office, Authority, Court, Tribunal including Land Tribunal in respect of under mentioned property as my/our lawful Attorney(es).

29. To appoint any Advocates, Solicitors, etc. on my behalf and to sign Plaints, Pleadings, Written Statements, Deeds, Drafting etc. as my / our lawful Attorney(es).

30. To apply and obtain electricity, water, sewerage, drainage, telephone, or any other utility/ services, to the concerned Premises and to close down and/or connect or disconnect the same and for those purpose to sign, execute and submit all papers, applications, documents before the concerned authorities and to prove all other



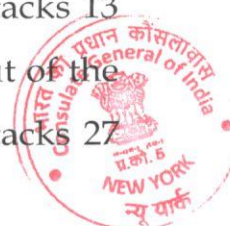
acts, deeds and things as may doth fit and proper by the said Attorney(es).

31. To sign and present the any Deeds including Deeds of Sale, Conveyance or Conveyances, Lease, Rent, Deed of Amalgamation or any other document or documents for registration and to admit thereof and receipt of consideration on my/our behalf before any Sub-Registrar or District-Registrar or Registrars having authority for and to have the same registered according to law and to do all other acts, deeds and things, which my Attorney shall consider necessary for the transferring and/or conveying the Said Property or portions thereof to the Purchaser or Purchasers or any other person as my/our lawful and effectual Attorney(es) and the consideration thereof shall be remitted to me.

AND I do hereby agree to ratify and confirm whatsoever other acts my said Attorney shall lawfully do, execute or perform in connection with the sale of the Said Property by virtue of this Power of Attorney of properties notwithstanding no express power in that is hereunder provided

::SCHEDULE OF PROPERTY::

ALL THAT the piece and parcel of Rayati Rights of **Bastu Land** 1/9th undivided and un-demarcated proportionate share of land measuring about 1 [One] Cottahs 01 [One] Chittacks 13 [Thirteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27



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ON THE NORTH : BA-20, Deshabandhu Nagar;

ON THE SOUTH : Premises No. BA-18, Deshbandhu Nagar;

ON THE EAST : Sixteen Feet wide corporation road

ON THE WEST : Premises No. BA 15, Deshbandhu Nagar;



IN WITNESS WHEREOF I the said EXECUTANT has hereto set
and subscribed my hand on this the 8 Day of July, 2024

I take full responsibility for
the contents of this document

Witnesses:-

1. 
JAYDEV JOSHI

Gouri Saha
(Gouri Saha)
(SIGNATURE OF THE OWNER)
Signature of Executant

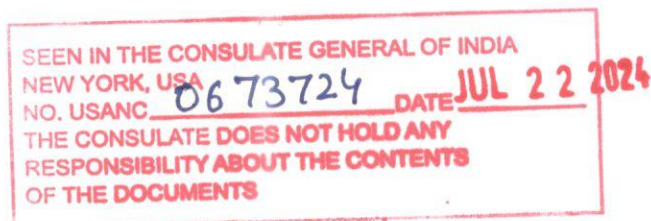


7/8/24
Adam Fabiano
Commission# 50138297
Notary Public of New Jersey
My Commission Expires: 09/23/2025



2. 
Joshua Pierre

(SKY MARK CONSTRUCTION)
Signature of Attorney




Bijender Kumar
Consul (CPV)
Consulate General of India
New York