

Gokul Dhana, Goregaon East, Mumbai -400063, The above (1) to (3) are by faith - Hindu, by Occupation - Housewife, and all are the daughter of Late Nitya Gopal Ghosal, hereby appoint ~~SMT.~~ MINATI GHOSAL, wife of Late Nitya Gopal ghosal, residing at 69T/6, Prince Baktiar Shah Road, P. S. Charu Market, Kolkata- 700 033, our ATTORNEY in our name and on our behalf to do interalia or any of the acts, deeds and things on the demised property being Premises No. 24/2, Baisnabghata Lane, P. S. Jadavpur, District : 24-Parganas (South), Kolkata-700 047.

WHEREAS One Sri Debendra Nath De Sarkar was seized and possessed of bastu land measuring .39 Satak comprising Dag No. 359, Khatian No. 280, J. L. No. 28 in Mouza - Baisnabghata in the District of 24-Parganas.

AND WHEREAS a Deed of Trust was registered in the name of Ramanath Dey Sarkar Religious Charitable Trust on 19th December, 1953 comprising Dag No. 359 wherein trustees were appointed such as Sri Khagendranath Dey Sarkar, Sri Sachindranath Dey Sarkar, Sri Samarendranath Dey Sarkar, Srti Hirendranath Dey Sarkar and Sri Narendranath Dey Sarkar, who were also appointed as Managing Committees of Trustees.

AND WHEREAS the three out of five Managing Committee of Trustees, Sri Khagendranath Dey Sarkar, Sri Sachindranath Dey Sarkar, Sri Samarendranath Dey Sarkar expressed their inability to perform their duties as Trustees. They were substituted by Sri Pranabendranath Dey Sarkar, Sri Dhirendranath Dey Sarkar and Sri Birendranath Dey Sarkar.

AND WHEREAS Smt. Aleja Dey Sarkar, wife of Sri Narendranath Dey Sarkar of the members of the Managing Committee, was also substituted in place of her husband since his death.

AND WHEREAS as for constitution of the said Ramanath Dey Sarkar Religious Charitable Trust, the Managing Committee of the Trustees were empowered in all sorts of sale, lease and transfer of the said trust property.

AND WHEREAS now the said land measuring 0.39 Satak was in full possession and acquired by the said Ramanath Dey Sarkar Religious Charitable Trust.

AND WHEREAS for the development of the said trust the Managing Committee of the Trustees made a resolution on 1st March, 1970 to sell a part of the land which was accepted by Sri Nitya Gopal Ghosal to

purchase measuring 2 (two) Cottahs, 9 (nine) Chittacks and 22 (twenty-two) Square feet.

AND WHEREAS the Managing Committee of the Trust of Ramannath Dey Sarkar Religious Charitable Trust sold, transferred, conveyed to Sri Nitya Gopal Ghosal on 13th April, 1970 by virtue of a registered Deed of Conveyance registered at the Office of District Sub-Registrar, 24-Parganas, Alipore recorded in Book No. I, Volume No. 51, Pages from 67 to 73, being No. 1433 for the year 1970 with a consideration mentioned therein.

AND WHEREAS Sri Nitya Gopal Ghosal was a lawful owner of the said land of premises No. 24/2, Baisnabghata Lane, P. S. Jadavpur, 24-Parganas (South) Kolkata-700047 and was ceased and possessed of or otherwise well and sufficiently entitled to the messuage, tenements, lands heritaments and premises as an absolute and indefeasible estate in fee simple or an estate equitable thereto free from encumbrances.

AND WHEREAS the said Sri Nitya Gopal Ghosal died intestate leaving behind him his wife Smt. Minati Ghosal and three daughters namely - 1) Smt. Mithu Mukherjee, 2) Smt. Munmun Banerjee and 3) Smt. Molly Ghosal as the legal heirs and successors.

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AND WHEREAS the said Sri Nitya Gopal Ghosal constructed and erected two storied building on the said land being Premises No. 24/2, Baishnabghata Lane, P. S. Jadavpur, Kolkata-700047 and living and enjoying peacefully with his family.

AND WHEREAS the legal heirs and successors of the deceased Sri Nitya Gopal Ghosal have decided and agreed to give Power of Attorney to Smt. Minati Ghosal, Mother of the other three successors on behalf of themselves to do the following acts, deeds and things, viz.

1. To negotiate on terms for and to agree to and enter into and conclude any agreement of sale and sell the house situate at 24/2, Baishnabghata Lane fully mentioned and described in the schedule hereto to my purchaser or purchasers at such price which our 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 or advances and also the balance of purchase money and/or to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.

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3. Upon such receipt as aforesaid in our name and as our act and deed, to sign, execute and deliver any conveyance or conveyances of the said property in favour of the said purchaser as his nominee as assignee.
4. To sign and execute all other deeds, instruments and assurances which she shall consider necessary and to enter into and/or agree to such covenant and such conditions as may be required fully and effectually conveying the said property as we could do ourselves, if personally present.
5. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority fees and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the said property to the said purchaser or purchaser as fully and effectually in all respects as we could do the same ourselves.

AND we hereby agree to ratify and confirm all an whatever other act or acts our said attorney shall do, execute or perform or cause to done,

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executed or performed in connection with the sale of the said property under and by virtue of this deed notwithstanding no expressed power in that behalf is hereunder provided.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring 2 cottahs 9 chittacks 22 Square Feet comprising Dag No. 359, Khatian No. 280, J. L. No. 28, in Mouza Baishnabghata wherein 2 storeyed building was constructed and erected as per Sanction Plan sanctioned by the Calcutta Municipal Corporation being premises No. 121/1F, Raja S.C. Mullick Road, P. S. Jadavpur, 24-Pargpanas (South), Calcutta-700047 under C.M.C. Ward No. 100 which is butted and bounded by:

- ON THE NORTH : Land of Md. Momina Bibi
- ON THE EAST : Plot No. 366
- ON THE SOUTH : Land of Smt. Shanti Sarkar.
- ON THE WEST : 12 Feet wide Road.

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IN WITNESS WHEREOF, we the undersigned, have hereto set
and subscribed our hands and seals at 22nd this May day
of 2003.

SIGNED, SEALED AND DELIVERED

with named 1. Smt. Mithu Mukherjee
2. Smt. Munmun Banerjee 3. Smt. Molly
Ghosal at Kolkata in the presence of:

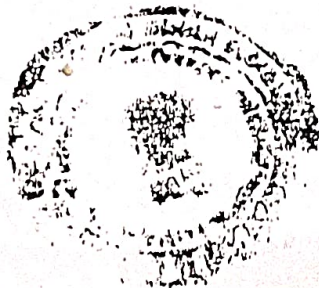
Mithu Mukherjee
Munmun Banerjee
Molly Ghosal

1. Japan Charitable
10th May Rd
Kor. 1

2. S. Banerjee
10th May Rd
Kor. 1

Witness by
Tapas Chandra
Adv.
High Court, Kolkata

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ALL RPT. SPO-RECEIVED
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