

STAMP AFFIXED BY  
22.06.18  
STAMP SUPERINTENDENT  
KOLKATA COLLECTORATE



**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS I, SABYASACHI CHATTERJEA**, Son of Late Sanat Kumar Chatterjea, by faith: Hindu, by occupation: Service, having my USA Certificate of Registration as Overseas Citizen of India (in short OCI) having No. A130774 and my USA Passport No. 460965178, having my permanent residence at 1/277B, Gariahat Road, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068 and presently residing at Summers Landing, 615, Florida Avenue, Panama City, Florida - 32344, USA, being the **PRINCIPAL** herein, state as follows:

**WHEREAS** I am a co-owner of the unpartitioned, undivided and undemarcated property (hereinafter referred to as the said property) situated at divided southern portion of plot no. 277 of the Tollygunge Scheme (Jodhpur Club Lands) of Bengal Co-operative Land Mortgage Bank and Housing Society Ltd. at KMC Premises No. 1/227B, Gariahat Road, Police Station - Lake, having its assessee No. 210930406119 ad measuring about 1 (one) cottahs 11(eleven) shittacks and 43 (forty three) sq. ft. together with undivided and undemarcated three storied residential building standing thereon having a constructed total area of 2400 sq. ft., morefully and particularly described in the SCHEDULE written hereinunder.

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**AND WHEREAS** by reason of law of inheritance I have become and still now am the owner of 1/4<sup>th</sup> portion of the said undivided, unpartitioned and undemarcated property alongwith the structure standing therein.

**AND WHEREAS** I am desirous of alienating, selling and disposing of my undivided, unpartitioned and undemarcated 1/4<sup>th</sup> share in the said property and the structure contained therein in favour of the said Amit Ruia and Abhishek Ruia upon receiving a sum of Rupees 1,650,000/- INR.

**AND WHEREAS** since I have been residing outside the territory of India, at the address mentioned above, I am desirous of appointing my nephew, namely, Debashish Mukherjee, having his PAN - AEVPM7382L, son of Late Sourindra Mohan Mukherjee, residing at Premises No. 22A, Nalini Sarkar Street, P.O. Shyambazar, P.S. Shyampukur, Kolkata -700004, as my Lawful Attorney to execute the Deed of Conveyance on my behalf in favour of the above named two purchasers, namely, Amit Ruia (having his PAN - ADJPR3608R) and Abhishek Ruia (having his PAN - ADIPR8820N), jointly, both sons of Late Pashupati Kumar Ruia, both residing at Premises No. 1/111/1 Jodhpur Park , Kolkata-700068.

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**AND WHEREAS** considering the present market value I have satisfied myself as regards the aforesaid consideration of Rs. 1,650,000/- INR and the same has been so determined upon deducting the legal expenditure to be bourn on account of legal charges to facilitate the transaction.

**NOW KNOW YOU AND THESE PRESENTS WITNESSETH** that I, Sabyasachi Chatterjea, Son of Late Sanat Kumar Chatterjea, having my permanent residence at 1/277B, Gariahat Road, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068 and presently residing at Summers Landing, 615, Florida Avenue, Panama City, Florida - 32344, USA, do hereby and hereunder nominate, appoint and constitute my said nephew namely Debashish Mukherjee, having his PAN - AEVPM7382L, son of Late Sourindra Mohan Mukherjee, residing at Premises No. 22A, Nalini Sarkar Street, P.O. Shyambazar, P.S. Shyampukur, Kolkata - 700004, as my true and lawful Attorney and the said Attorney to do and execute all or any of the following acts, deeds and things on my behalf that is to say:

1. To sign and execute the Deed of Conveyance in favour of the above named Amit Ruia and Abhishek Ruia, in respect of my aforesaid unpartitioned undivided and undemarcated 1/4<sup>th</sup> share of ownership in the said property together with the structure contained therein lying and situated at Premises No.



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1/277B, Gariahat Road, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068, District: South 24 Parganas, within the limits of Kolkata Municipal Corporation Ward No. 93, having Assessee No. 210930406119, together with the undivided proportionate share in the common areas and facilities, and to hand over possession thereof after ensuring that a sum of Rs. 1,650,000/- is deposited to my following bank account:

|                          |                                                     |
|--------------------------|-----------------------------------------------------|
| Bank                     | : Regions Bank in<br>the United State of<br>America |
| Routing No.              | : 063104668                                         |
| Account No.              | : 018023619                                         |
| Account<br>Holders' Name | : Saby Chatterjea and Raj K.<br>Chatterjea (Joint)  |

2. To appear and represent me before the Registering Authority having jurisdiction to register the intended Deed of Conveyance and to present the said Deed of Conveyance for registration and to admit execution thereof before the concerned Registering Authority and to collect the original receipts and the said Deed duly registered and / or the certified copy as the case may be and to do all acts, deeds and things which my said Attorney shall consider necessary for transferring my 1/4<sup>th</sup> share in the said



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Schedule property to the aforesaid purchasers as fully and effectually in all respects as I could do myself, if personally present.

3. To deliver the said duly registered Deed of Conveyance in respect of my 1/4<sup>th</sup> ownership in the Schedule property and all other necessary documents in respect of the said Schedule property to the said Amit Ruia and Abhishek Ruia, being the Purchasers of the intending Deed of Conveyance to be executed and registered and also to handover peaceful and vacant possession of the said Schedule property to them.
4. To sign and give valid receipts that may be issued by the Registering Authority.
5. To sign and execute all necessary forms and declarations and documents as may be necessary for mutation of the names of the said Amit Ruia and Abhishek Ruia in respect of my ownership in the said Schedule property, after execution and registration of the said intended Deed of Conveyance, before the concerned department of the Kolkata Municipal Corporation.
6. To appoint solicitors and advocates, from time to time as may be necessary for preparation, execution and registration of the intended Deed of Gift in favour of my above named purchasers in respect of my 1/4<sup>th</sup> share in the Schedule property as the said



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Attorney shall think proper to do so and to discharge and/or terminate his appointment.

7. To do all such necessary acts, deeds and things as thought fit by the said Attorney for the purpose of transferring of my 1/4<sup>th</sup> share in the said Schedule property in favour of Amit Ruia and Abhishek Ruia by a deed of conveyance, duly registered before the concerned Registering Authority.

**AND GENERALLY** to do, execute and perform all the lawful acts, matters and things as my said Lawful Attorney shall consider necessary in connection with my 1/4<sup>th</sup> share in the said Schedule property and I do hereby agree that all acts, deeds and things in respect of the said Schedule property lawfully done by my said Attorney on my behalf shall be construed as acts, deeds and things done by me and I hereby undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done accordingly for the said Schedule property by virtue of this power of Attorney.

#### **SCHEDULE**

**ALL THAT** the divided southern portion of plot no. 277 of the Tollygunge Scheme (Jodhpur Club Lands) of Bengal Co-operative Land Mortgage Bank and Housing Society Ltd. at KMC Premises No. 1/227B, Gariahat Road, Police Station - Lake, having its



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assessee No. 210930406119 and measuring about 1 (one) cottahs 11(eleven) shittacks and 43 (forty three) sq. ft. together with undivided and undemarcated three storied residential building standing thereon having a constructed total area of 2400 sq. ft. within the limits of the Kolkata Municipal Corporation, Ward No. 93, together with the undivided proportionate share in the common areas and facilities of the entire aforesaid property. The said property is butted and bounded by:

|                     |   |                                                                           |
|---------------------|---|---------------------------------------------------------------------------|
| <b>On the North</b> | : | Premises No. 1/277A, Gariahat Road                                        |
| <b>On the South</b> | : | Gariahat Road (60' wide Public Road of the Kolkata Municipal Corporation) |
| <b>On the East</b>  | : | Premises No. 278, Gariahat Road                                           |
| <b>On the West</b>  | : | Premises No. 276, Gariahat Road                                           |



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IN WITNESS WHEREOF I, the executor hereto have set and  
 subscribed in my hands on this 24 day of May, 2018.



**SHAYNON BARTH**  
 Notary Public - State of Florida  
 Commission No. FF 188562  
 My Commission Expires Jan. 11, 2019

**WITNESSES:**

1. Alyssa Schultz  
 Name: Alyssa Schultz  
 Father: Brian Schultz  
 Address: 2310 S Hwy 77 Ste 110  
Lynn Haven, FL 32444  
 Email: Store3015@theUPSstore.com

2. Chelsea Henson  
 Name: Chelsea Henson  
 Father: Jeffrey Henson  
 Address: 2310 S Hwy 77 Ste 110  
Lynn Haven, FL 32444  
 Email: Store3015@theUPSstore.com

J. L. Barth

Signature of the Executor

Delores M. Messinger

Signature of the Attorney

J. L. Barth

Attested by the Executor

SIGNATURE ATTESTED

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Tarlok Badhan  
 Vice Consul (Consular)  
 Consulate General of India  
 Atlanta  
 JUN 06 2018

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पासपोर्ट  
PASSPORT  
भारत  
INDIA

श्री ABYASACHI HATERJEN  
NAME

अनुप्राप्त है (केवल भारत में ही प्राप्त है)  
ACCOMPANIED BY CHILDREN WHOM  
PARTICULARS ARE MENTIONED BELOW.  
NAME DATE OF BIRTH SEX / AGE

1. HATERJEN  
2. HATERJEN  
3. HATERJEN  
4. HATERJEN  
5. HATERJEN  
6. HATERJEN  
7. HATERJEN  
8. HATERJEN  
9. HATERJEN  
10. HATERJEN

प्रमाणित है कि यह व्यक्ति  
यह व्यक्ति अपने देश में

APR 14  
1913



