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15.05.24  
STATE COMMISSIONER  
KOLKATA COLLECTORATE

APR 03 2024  
NICK GHANBARI  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. Sep 4, 2024



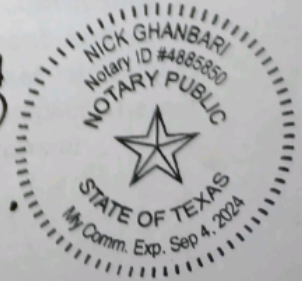
### GENERAL POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS SHALL COME** that I **Chaitali BHAR(Sarkar)**, daughter of Late Subrata Sarkar resident of 6415 Escena Blvd. Unit 3015, Irving, TX, 75039, USA and 1 No. Bengal Chemical, Hridayapur, Barasat, West Bengal, 700127 and holder of Indian Passport No. X3343075 issued on 24/01/2024 at Houston and PAN No. DYSPS0031L and Aadhar No 6922 4116 9441 hereby appoint, nominate and constitute **SRI. APURBA SARKAR** (PAN No. AJFPS5063D & Aadhar No 9822 9988 1959) son of Late Joydeb Sarkar, by faith - Hindu, by nationality - Indian, by occupation - Retired, residing at 312 Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas, as **my** true and lawful **CONSTITUTED ATTORNEY** for and on **my** behalf to do all acts, deeds, matters and things as follows :

**WHEREAS** That I am the inherited owner in respective of my deceased father namely Subrata Sarkar of the undivided land admeasuring an area 2(Two)Chittacks 30(Thirty) Sq.ft. more or less equivalent to 120(One Hundred and Twenty) Sq.ft. more or less alongwith 6(Six) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4093, being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office-Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.



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Chaitali Sarkar

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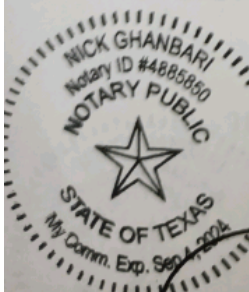
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**AND WHEREAS** That I am the inherited owner in respective of my deceased father namely Subrata Sarkar of the undivided plot of land admeasuring an area 3(Three) Chittacks 31(Thirty One) Sq.ft. more or less equivalent to 166(One Hundred and Sixty Six) Sq.ft. more or less alongwith 6(Six) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No.4093, being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

**AND WHEREAS** I namely **SMT. CHAITALI BHAR(SARKAR)** (PAN No. **DYSPS0031L & Aadhar No 6922 4116 9441**) aged about 34 years, wife of Sri. Abhishek Bhar and also daughter of Late Subrata Sarkar, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at 6415 Escena Blvd., Unit 3015, Irving, TX 75039, USA, infavour of my father's elder brother namely **SRI. APURBA SARKAR** (PAN No. **AJFPS5063D & Aadhar No 9822 9988 1959**) son of Late Joydeb Sarkar, by faith - Hindu, by nationality - Indian, by occupation - Retired, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas executing by this Power of Attorney as my lawful **CONSTITUTED ATTORNEY** in my name, on my behalf to do execute and perform the following acts, deeds, matters and things to do act and perform as follows:-

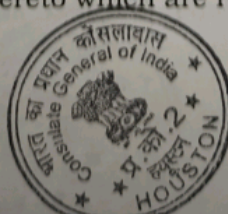
1. To maintain, control, look after, supervision of said undivided property in any manner as my said attorney may deem fit and proper.
2. To attend and or to represent me before the office of the South Dum Dum Municipality or Registrar office before ARA Calcutta, or Dum Dum or Barasat or any office or authority of any State, Central Government or local body which are connected and or concerned and for registration purpose with **my** said undivided property, what so ever and to make any statement, application, affidavit, mutation filling, appearance, presence or attend, to collect mutation certificate, depositing rent or tax, undertakings, sign Agreement for Sale, sign and execute registered Deed of Conveyance in respect of **my** said undivided property and to appear present and or to collect/receive money consideration against the same said undivided property etc. for and on my behalf and in my name in respect thereof and/or any matter incidental thereto which are required for transfer.

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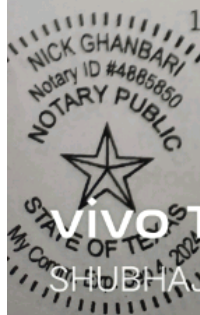
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Chaitali Sarkar

3. To file all applications, petitions and any documents before the South Dum Dum Municipality or Registry Office/s for such documents, applications, statements, declarations, undertakings, valuations, agreement, and receive earnest money against the said undivided property, issue proper money receipt, writings, permissions, verifications, objection if any and to take all other necessary steps relating to land from the competent South Dum Dum Municipality or Registry Office.
4. To maintain, control, look after, supervision of property in any manner as my said attorney may deem fit and proper.
5. To attend any Court of Law either Civil or criminal and to represent in all Government Office including Registry Offices on my behalf in connection with the said property mentioned in Schedule below.
6. To appoint Advocate for the purpose for taking all legal steps for the aforesaid building and to pay his/her legal remuneration.
7. To sign all complaints, petition, application, forms, affidavit etc. and to file the same in any Court of Law or Income Tax clearance Certificate if so required for sale/transfer of **my** rights, interests, lien and titles in the said undivided property or any part thereof from the concerned Income Tax Officer in Form 34A, under the provisions of Section 230A, of the Income Tax Act 1961 and for the purpose to sign and apply any form/document and to do all acts, deed and things which are necessary for the same.
8. To institute, commence, prosecute, carry on or resist of all suits and other actions and proceedings to be added as a party or to be non suited or withdraw the same concerning the said property or any part thereof or concerning anything in which the Principal herein may be parties in any court in Civil, Criminal, Revenue or Revisional or Revenue jurisdiction of the High Court, under Article 226 of the Constitution of India, etc before Income Tax Authorities and to sign and verify all complaints, written statements, accounts, inventories to accept service of all summons, Notice and other Judicial process to execute any Judgment, Decree or Order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokatnama or any kind of Affidavit.
9. To receive any such amount for the purpose of sale, transfer and convey against of my said undivided property, either by the Cash or by Cheques and to deposit the same in **Principal's account**.

10. I hereby agree to ratify and confirm whatsoever my said attorney shall do in the premises by virtue of these presents **AND I HEREBY DECLARE** that I have not done anything inconsistent with this Power of Attorney and subsequently this General Power of Attorney is always irrevocable.



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**BE** it noted that 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 hereby obtain or have power to make any construction, development work on the said property.

**AND** the Principal herein do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by my said Attorney which shall be constructed as **my** acts, deeds and things done by **me** to all intents and purpose and if the Principal herein personally present even notwithstanding the facts that no special power in that behalf is contained in these presents.

**- THE FIRST SCHEDULE ABOVE REFERRED TO -**

**ALL THAT** piece and parcel of undivided land admeasuring an area 2(Two)Chittacks 30(Thirty) Sq.ft. more or less equivalent to 120(One Hundred and Twenty) Sq.ft. more or less alongwith 6(Six) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094, being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas which is butted and follows:-

**ON THE NORTH** : Plot of Own.

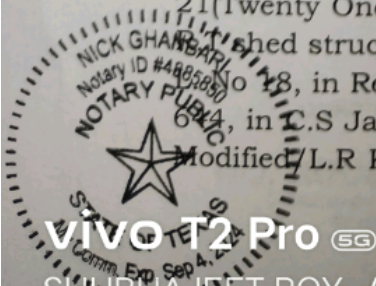
**ON THE SOUTH** : Plot of Suren Sarkar.

**ON THE EAST** : Plot of Indian Railway.

**ON THE WEST** : Plot of Rabin Roy and thereafter 18 feet wide Municipal Road.

**- THE SECOND SCHEDULE ABOVE REFERRED TO -**

**ALL THAT** piece & parcel of undivided land admeasuring an area of 3(Three) Chittacks 31(Thirty One) Sq.ft. more or less equivalent to 166(One Hundred and Sixty Six) Sq.ft. more or less alongwith 6(Six) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 640, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No.4094, being Premises No. 812, Subhas Nagar Bye Lane,



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Charitoli Sarkar

being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas which is butted and bounded as follows :-

**ON THE NORTH** : Plot of Rabin Banerjee.  
**ON THE SOUTH** : Plot of Own and thereafter 18 feet wide Municipal Road.  
**ON THE EAST** : Plot of Indian Railway.  
**ON THE WEST** : 12 feet wide Municipal Road.

**IN WITNESS WHEREOF** I the Principal here in hereto set and subscribed my hand and seals on the 3<sup>rd</sup> day of April, Two Thousand Twenty Four (2024).

**SIGNED, SEALED & DELIVERED** at Irving in the presence of following **WITNESSES** :-

1.

2.



*(Signature)*  
 (INDERPREET SINGH)  
 Vice Consul (VISA & Consular)  
 Consulate General of India  
 Houston

*(Signature)*  
 .....  
 SIGNATURE OF THE EXECUTANT

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CONSULATE GENERAL OF INDIA  
 HOUSTON (USA)  
 NO. HOUS 1CONS 12457/2024

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ATTESTED APPLICANTS  
 SIGNATURE

