

General Power of Attorney

Know all men by these Presents that I, Sheila Ann Banerji, Housewife, Resident of ~~40/2~~ Kurraba Road, Neutral Bay, Sydney 2089, Australia, do hereby appoint, nominate and constitute Mr. Amar Banerjee, son of Late Rai Bahadur Bipul Banerjee, M.B.E., by profession - Advocate, Notary, resident of Jarool, Law Chamber, P.O & Dt. Jalpaiguri, West Bengal, Pin - 735 101, India, as my TRUE AND LAWFUL ATTORNEY for me and also as a Legal Heir of Tushar Kumar Ray and on my behalf to do the acts, deeds, and things as mentioned below:-

WHEREAS my mother, sisters, brother and I are the absolute and exclusive owners of lands situated within Mouza Dabgrapi and Jungal Mahal, P.S. Shaktinagar, Dist. - Jalpaiguri in the State of West Bengal, India and also other lands registered in our names in the District of Jalpaiguri

WHEREAS I have decided to sell and transfer my right title and interest in the said landed property to intending purchaser or purchasers in small plots, any portion or entire ~~plots~~ negotiations,

AND

WHEREAS I am not in a position to attend the office of the Registrar or Sub-Registrar at that place personally, and hence I appoint, nominate and constitute the above-named Attorney for me and on my behalf to do the acts, deeds and things as follows:-

NOW THIS INDENTURE OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS :-

1) To attend, appear and represent me in all Public and Central and State Government Office and Offices and also in all Courts including Civil Criminal, Revenue, Labour, Appellate and Tribunal for me and on my behalf and in my name in relation to the said property.

2) To receive from the purchaser or purchasers any earnest money and also the balance of the purchase money, and to give good and valid receipt and discharge for the same which will protect the purchaser or purchasers.

3) To execute and sign the proper conveyances of said lands in favour of the purchaser or purchasers for me and on my behalf as my true and lawful Attorney, as I could do myself, if present.

4).....

4) To present the Deed of Conveyance or Conveyances for proper registration and to appear before the Registrar or Sub-Registrar to admit the receipt of the consideration money and to have the said Deed of Conveyance (s) registered, and to do all acts, deeds and things which may be necessary for conveying as fully and effectually in all respects as I could do the same if I was personally present.

5) To appear before the Land Reforms Dept., B.L. & L.B.O. Offices to prepare compensation Rolls and claim compensation and also to do all legal steps for the same.

AND I hereby agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I have put my hand and signature on this GENERAL POWER OF ATTORNEY after fully understanding the contents hereof being read over and explained to me on this the 26th day

of September, 1997.

Sheila Ann Banerji

Witnesses:

1)

[Signature] T. Sankar

2)

[Signature] M. Prasad

