

STAMP AFFIXED BY

22/07/19  
STAMP SUPERINTENDENT  
KOLKATA COLLECTORATE



**GENERAL POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS, I RITA BHATTACHARJEE**, wife of Sri Mansh Bhattacharjee and daughter of Late Rabindra Nath Ganguly, by religion - Hindu, by occupation - Service, an Overseas Citizen of India of USA having O.C.I. No.

A1294799, at present residing at No.3207, FANTASIA TRAIL DAYTON OHIO 45449, USA and previously residing at 27E/33, Baburam Ghosh Road, P.S. Regent Park, P.O. Azadgarh, Kolkata - 700 040 and hereinafter called and referred to as **PRINCIPAL/ EXECUTANT SEND GREETINGS: -**

**WHEREAS** I along with other co-sharers are absolute joint owners and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area of 2 (two) cottahs 2 (two) chittacks be the same a little more or less along with a brick built structure standing thereon, lying and

situated at and being premises no. 27E/33, Baburam Ghosh Road, P.S. Regent Park, P.O. Azadgarh, Kudghat, Kolkata - 700 040, in the town of Kolkata in Kolkata Municipal Ward No.97 having Municipal Assessee No. 0102073, together with all easement, right title, interest profits, possession what so ever morefully and particularly described in the Schedule "A" below.

**AND WHEREAS** I alongwith my other co-sharers are absolute joint owners of another property being ALL THAT piece and parcel of land measuring an area of 8 kottahs 9 chittacks 15 sq.ft. be the same a little more or less along with brick built structure standing thereon, lying and situated at and being premises no.11, Haripada Dutta Lane, P.S. Jadavpur, P.O. Tollygunge, Tollygunge, Kolkata - 700 033, in the City of Kolkata in its Kolkata Municipal Corporation Ward No. 94 having Municipal Assessee No.201940500114 together with all easement, right, title, interest profits, possession whatsoever morefully and particularly described in the Schedule "B" below. Both the properties are jointly hereinafter referred to as the **"SAID PROPERTIES"**.

**AND WHEREAS** at present due to my personal inconvenience it is not physically possible for me to look after the said properties mentioned in Schedule "A" and "B" mentioned below or to enter into any agreement/agreements or to deal with various transaction and/or to make any other acts and deeds including Sale, Gift or any other transfer as and when it would be necessary in respect of the said properties.

As such I do hereby nominate constitute and appoint **SRI DIPANKAR GANGULY**, (PAN - AGFPG3857Q), (Mobile No. 9007638724), son of Late Rabindra Nath Ganguly, by faith - Hindu, by Occupation - retired, residing at 27E/33, Baburam Ghosh Road, Kolkata - 700 040, P.S. Regent Park, P.O. Azadgarh, District - South 24 Parganas, as my true and lawful attorney and agent, for me and in my name and on my behalf and authorizing him to do and execute and perform/caused to be done, executed and performed all or any of the following acts, deeds, things and matters in respect of my undivided share or interest in the said properties as mentioned hereinafter.

1. TO look after, manage, supervise, and administer my undivided share of said property stated above, which is more-fully and clearly described in both the SCHEDULES hereunder written.
2. TO sell or gift or to receive or accept gift of our undivided share of both the properties lying and situated at premises no. No. 27E/33, Baburam Ghosh Road, P.O. Azadgarh, P.S. Regent Park, Kolkata - 700 040 and also premises no.11, Haripada Dutta Lane, P.O. Tollygunge, P.S. Jadavpur, Kolkata - 700 033 and to do all other acts deeds, things etc. and to lease, mortgage and all other things as per Transfer of Properties Act., 1882.
3. TO acts; sign, execute & register any kinds of Declaration including Agreement/s for Sale or Gift, Lease or Sale Deed or Deed of Conveyance/s or any deed of one or more in respect of the said Schedule premises or property in favour of such purchaser or purchasers, Donor or Donors or his/her/their nominee or nominees or assignee or assignees.

4. TO present and appear any such deed or deeds of sale, conveyance, mortgage, lease or conveyance, gift, any kinds of Declaration, or other document or documents for having its registration and to admit execution thereof and to give receipt of consideration in part or full and to present the same before the Sub-Registrar District Register, Assurance of Calcutta, or any other Registrar having its jurisdiction/ authority for and to have them register according to law and to do all other acts, deeds and things, which my said attorney shall consider necessary for the transferring and/or transfer my undivided share therein such Donor or purchasers as fully and effectually in all respect as I could do the same myself.
  
5. TO defend, contest and prosecute all cases, suits and proceedings if instituted by any person or persons, firm, association or any authority and to protect, safeguard our interest in our property, which is more-fully and clearly described in the Schedule hereunder written in every respect and my said attorney shall be empowered to engage

any advocate / advocates by signing in the Vakalat-nama for contest, defend, prosecute all the cases relating to the Schedule property in any Court of Law.

6. TO appear in any offices, government or any municipality, the Kolkata Municipal Corporation and to sign all relevant papers, including Building Sanction Plan and/or any modification or change relating to the plan of my aforesaid share of the Schedule property on my behalf and in my favour and also to make application before the CESC for installations of electric meter and also to any banks either private or nationalized for Home loan purposes.
7. To my said attorney shall be empowered to do all the acts, deeds and things stated herein above relating to our said Schedule property, shall be construed as the acts, deeds and things done by me personally. AND I, do hereby agree to ratify and confirm and agree to ratify and confirm all the lawful acts of our said attorney, which will be done by virtue of this General Power of Attorney.

**SCHEDULE "A" ABOVE REFERRED TO**

**ALL THAT** piece and parcel of my undivided share of the land measuring 2 Kottahs 2 Chittaks be the same a little more or less along with brick built structure thereon, lying and situated at and being premises no. 27E/33, Baburam Ghosh Road, P.S. Regent Park, P.O. Azadgarh, Kudghat, Kolkata - 700 040, in the town of Kolkata in Kolkata Municipal Ward No.97 having Municipal Assessee No. 210970102073, together with all easement, right title, interest profits and the said property is butted and bounded in the following manner:-

**ON THE SOUTH** : Baburam Ghosh Road;

**ON THE NORTH** : Open Space;

**ON THE EAST** : Open Space;

**ON THE WEST** : Premises No. 27E/32, Baburam Ghosh Road. Kolkata- 700040.

**SCHEDULE "B" ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring an area of 8 kottahs 9 chittacks 15 sq.ft. be the same a little more or less along with brick built structure standing thereon, lying and situated at and being premises no.11, Haripada Dutta Lane, P.S. Jadavpur, P.O.

Tollygunge, Tollygunge, Kolkata - 700 033, in the City of Kolkata in its Kolkata Municipal Corporation Ward No.94 having Municipal Assessee No. 201940500114 together with all easement, right, title, interest profits, is butted and bounded in the following manner:-

- ON THE SOUTH** : Haripada Dutta Lane, Kolkata - 700033;
- ON THE NORTH** : Premises No.23, Haripada Dutta Lane, Kolkata - 700033;
- ON THE EAST** : Premises No.10, Haripada Dutta Lane, Kolkata - 700033;
- ON THE WEST** : Premises No.12/1, Haripada Dutta Lane, Kolkata - 700033.

**IN WITNESS WHEREOF** I the above named executant hereto have set and subscribe my hand and signature on the 10<sup>th</sup> day of July 2019<sup>th</sup> 2019 - Anno - Domini.

**SIGNED SEALED AND DELIVERED**

by the **EXECUTANT** in the presence of :

**WITNESSES :**

*Rosanna Rosano*

*Rida Bhattacharjee*

**SIGNATURE OF THE EXECUTANT**

LAKEISHA PERKINS

2. *Lakeisha Perkins*

Drafted and Prepared by me :

*Ram Nath Dutta*

**RAM NATH DUTTA**  
Advocate

State of Ohio  
County of Montgomery

The foregoing instrument was acknowledged before  
me on this 6<sup>th</sup> day of July, 2019

by Rita Bhattacharjee

Jamie M. Foust

Notary Public, State of Ohio

My commission expires: Jan 29, 2020



**JAMIE M. FOUST**  
Notary Public, State of Ohio  
My Commission Expires  
January 29, 2020