

मेघालय MEGHALAYA

104440

SPECIAL POWER OF ATTORNEY

BY THIS POWER OF ATTORNEY I, **SMTI. SHNGIR KHONGLAM**, daughter of (L) Sik Khonglam and (L) Tarji Khongkrom, aged about 58 years, resident of Pynursla, East Khasi District, Meghalaya do hereby nominate, constitute and appoint my husband, **SHRI. PRIMUS MARBANIANG**, son of (L) Augustine Malngiang aged about 59 years, resident of Pynursla, East Khasi District, Meghalaya, as my attorney, for me, in my name and on my behalf;

**WHEREAS** I am the owner and in possession of a House (building) called **Hunlang Complex** situated at **Pynursla**, East Khasi Hills, Meghalaya. The boundaries of the land are more specifically described in the schedule herein below:



(Contd. Pg.2)

S. Khonglam

## SCHEDULE

- EAST** : Land of Smti. B. Lamin (Mother of (L) Robort Lamin)
- WEST** : Land of Smti. Elismery Diengdoh (Daughter of (L) U No of Pynursla)
- NORTH** : Land of Himida Khongstid (previously in the name of Smti. Viola Khongstid and now is transferred to Smti. Himida Khongstid) and PWD Road (NH40)
- SOUTH** : Cliff (Riat)

**WHEREAS** my mother Smti. Sik Khonglam bought the above mentioned land from Shri. Philorsingh Khongrnga Vide Sale Deed dated 20<sup>th</sup> October, 1974.

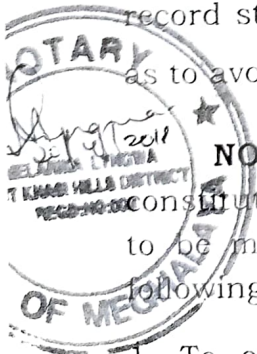
**WHEREAS** after the demised of my parents my only siblings namely Smti. Kyrphoit Khonglam and Shri. Kynthir Khonglam had executed a Family Settlement Deed dated 5<sup>th</sup> January, 2016 declaring that I, Smti. Shngir Khonglam being the youngest sister will be the rightful owner in possession of the above mentioned land.

*(Attested copy of the said Family Settlement Deed is enclosed)*

**WHEREAS** for the past several years, there was a verbal agreement between me and my husband Shri. Primus Marbaniang which I have permitted him to act as the owner and landlord of the said house (building) and to collect rent from Meghalaya Cooperative Apex Bank Ltd., Pynursla Branch vide Tenancy Agreement dated 24<sup>th</sup> June, 2002. Now, to keep the record straight it is desired to execute in writing this Power of Attorney so as to avoid future complications and disputes.

**NOW**, therefore, this Deed witnesses that I hereby nominate, constitute and appoint my husband named above Shri. Primus Marbaniang to be my attorney in my name and on my behalf to do inter alia the following acts, deeds and things:

1. To carry out all my functions mentioned under the said Tenancy Agreement dated 24<sup>th</sup> June, 2002.
2. To manage, control and administer my said rented property comprised thereunder.



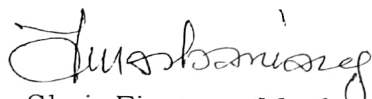
S. Khonglam

3. To appoint and engage advocate or advocates.
4. To institute suits or other legal proceedings authorise by law for recovery of any claims, damages, compensations, etc, and to sign any plaint, petition, Vakalatnama, to execute any decree or order.
5. To do all acts, deeds and things as may be necessary or requisite as he shall think fit and proper as fully and effectually as I could do myself notwithstanding no express power or authority in that behalf is hereunder provided

And I do hereby agree to ratify and confirm all and whatever my said attorney shall do, execute or perform or cause to be done executed or performed in exercise of the power or authority hereunder conferred upon or otherwise expressed or intended.

**IN WITNESS WHEREOF**, I, **SMTI. SHNGIR KHONGLAM** has hereunto said and subscribed my hand this the **18<sup>th</sup>** day of **April, 2018** at Shillong.

**WITNESSES**



1. Shri. Firstson Marbaniang  
S/o (L) F.M Buhsan  
R/o Riatsamthiah, Shillong



(**SMTI. SHNGIR KHONGLAM**)  
EXECUTANT




2. Shri. R. Kharsyad.  
S/o B. Kharsyad  
R/o 3<sup>rd</sup> Mile Upper Shillong

Executed and authenticated before me by the Executants who is identified by **Miss. L. Phawa**, Advocate on this the **18<sup>th</sup>** April, 2018 at Shillong.

Identified by:



(Advocate, Shillong)



20/4/2018  
**NOTARY  
SHILLONG**  
**MELARIKA LYNGWA**  
**NOTARY**  
East Khasi Hills District  
Government of Meghalaya

Ngi kiba soi kyrteng harum ngi dei ki khun jong ka **Kong (L) Sik Khonglam** bad u **Bah (L) Tarji Khongkrom** bashong basah ha **Mawbeh, East Khasi Hills District, Meghalaya.**

Ngi don ka ting ha **Pynursla, East Khasi Hill District** bad ia kane ka ting da ka jingiahun lang bad ka jingiamon lang baroh shipara khlem don ba pynbor mano mano ruh ngi aiti da ka mon sngewbha ba kane ka ting kan long trai longhok noh naduh mynta ka sngi **05<sup>th</sup> January, 2016** ha ka para khatduh jong ngi ka **Kong Shngir Khonglam.**

Kane ka ting ka dei ka ting **RCC Building** ba la ai kyrteng **Hunlang Complex.**

Ki pud sawdong jong kane ka ting bad ka jaka ki long kumne harum:-

- Shatei* - *Ka iing Ka Himida Khongstid bad ka surok (PWD)NH40*
- Mihngi* - *Ka iing ka Bi Lamin na Umkrem*
- Shathie* - *Ka Riat*
- Sepngi* - *Ka iing Ka Elismery Diengdoh*

Kumba kum ka jingiahun lang ngi soi ia ka kyrteng ban pynshisha ha ryngkat ka nongshimti bad ha khmat ki nongsakhi harum: -

**Nongaiti Mon sngewbha**

- 1. **Kong Kyrphoit Khonglam**
- 2. **Bah Kynthir Khonglam**

**Nongshimti**

- Kyrphoit Khonglam* **Kong Shngir Khonglam**
  - Bah Kynthir* *S. Khonglam*
- 5/1/2016.*

**Ki Nongsakhi:**

- 1. *Nilus Masar* - *Thabab*
- 2. *Louis Khonglam* - *Thabab*
- 3. *Plan Thabab* - *P. Thabab*

*Attested by*  


Assistant Public Prosecutor  
Assistant Court Pleader  
Ri Bhoi District

**Dated: Pynursla.**  
**The: 05<sup>th</sup> January, 2016.**