

Salil Sarkar

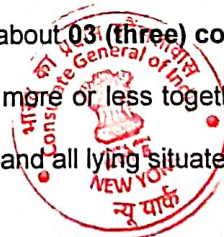


STAMP APPLIED BY
S/S/16/22
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE

THIS POWER OF ATTORNEY is made this 27 day of APRIL Two Thousand and Twenty Three **BY SALIL SARKAR** (PAN QUFPS8317R and OCI Card No. A4607447) son of Late Upendra Chandra Sarkar, a citizen of USA, by faith Hindu, by occupation retired and presently residing at 7, Baker Way, Pennington, New Jersey 08534, United States of America hereinafter referred to as the **OWNER** in favour of **SWASTIC PROJECTS PRIVATE LIMITED** a company within the meaning of the Companies Act, 2013 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge PS Gariahat (hereinafter called the **ATTORNEY**).

WHEREAS:

- A. The Owner along with Samir Sarkar, Pabitra Banerjee, Sophia Banerjee, Mahabir Banerjee, Chandrima Dutta, Minati Hore, Suprabha Hore, Deepanjan Hore, Deepsikha Hore, Mousumi Hore, Debdtut Hore and Swastic Projects (P) Ltd. is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by measurement an area of about **03 (three) cottahs, 01 (One) chittack and 15 (fifteen) sq. ft.** be the same a little more or less together with a three storied building and other structures standing thereon and all lying situate at and/or being



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municipal premises No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029, PO Sarat Bose Road PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation (morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and is hereinafter for the sake of brevity referred to as the said **PREMISES**),.

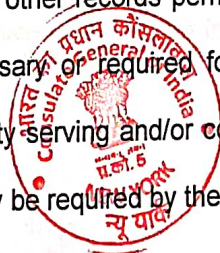
- B. All the owners have agreed /granted by an agreement (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) granted the exclusive right of development of the said Premises unto and in favour of **SWASTIC PROJECTS (P) LTD.** (hereinafter referred to as the said **DEVELOPER**) and in terms thereof they are required to sign and execute a power of attorney in favour of the attorney herein.
- C. All the other owners shall grant /have already granted the power of attorney and now the Owner is in terms of the said Development Agreement desirous of appointing nominating and constituting the Attorney herein as his true and lawful Attorney for and on behalf of the Owner in his name place and stead to severally do the following acts deeds matters and things in respect of the said Premises, and also upon amalgamation with municipal premises No. 6A, Dr. Sarat Banerjee Road, Kolkata 700 029 PS Tollygunge in terms of the said Development Agreement.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I, **SALIL SARKAR** (PAN QUFPS8317R and OCI Card No. A4607447) son of Late Upendra Chandra Sarkar, a citizen of USA, by faith Hindu, by occupation retired and presently residing at 7, Baker Way, Pennington, New Jersey 08534, United States of America, the **OWNER** as aforesaid doth hereby nominate appoint and constitute **SWASTIC PROJECTS PRIVATE LIMITED** a company within the meaning of the Companies Act, 2013 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge PS Gariahat to be my true and lawful attorney for and on my behalf and in my name place and stead to severally do the following acts deeds matters and things in respect of the said Premises that is to say:



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1. To manage, hold and possess the said Premises and every part thereof in accordance with and in terms of the said Development Agreement.
2. To have the names of the Owner to be mutated in the records of the Kolkata Municipal Corporation and for that to sign all papers, documents, applications and others as maybe necessary or be required in this regard.
3. To have the said Premises to be amalgamated with municipal premises No. 6A, Dr. Sarat Banerjee Road, Kolkata 700 029 PS Tollygunge and for that to sign and execute all necessary deeds, applications, maps, plans etc.
4. To sign, execute and register the necessary sale deed and/or deed of exchange that maybe necessary or be required for having the said Premises to be amalgamated with municipal premises No. 6A, Dr. Sarat Banerjee Road, Kolkata 700 029 PS Tollygunge in the records of the Kolkata Municipal Corporation as one single municipal holding No.
5. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
6. To sign and submit all applications maps plans specification and obtain the same thereof upon sanction in respect any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
7. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said Premises and also to sign other documents as may be required by the authorities from time to time.



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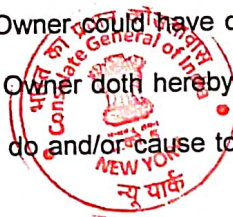
8. To negotiate, settle and have vacated the trespassers, tenants and/or occupiers at the said Premises and for that to sign and execute all necessary agreements, papers, deeds, documents.
9. To appear and represent the Owner before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the Owner and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on our behalf before the authorities concerned.
10. To appear and represent the Owner before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police in connection with the sanction modification or alteration of the plans.
11. To apply for electricity, water, drainage, lift or of any other utility and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney.
12. To apply for and obtain licenses and permissions that maybe necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
13. To enter into agreement for sale, transfer or otherwise in respect of the said Premises.
14. To sign and execute any deed of conveyance and/or transfer and/or tenancy and/or sub-tenancy as may be necessary or be required from time to time in respect of the said Premises.



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15. To appear and represent me before any Notary Public, Registrar of Assurances, District Registrar Sub-Registrar of Assurances or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents, and instruments executed and signed by the said Attorney in any manner concerning the said Premises.
16. To cause any Deed of Conveyance or document or instrument in respect of the said Premises, to be registered and for the said purposes to sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
17. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in anyway the said Premises or any part thereof including those relating to acquisition and/or requisition in which the Owner is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
18. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
19. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said Premises or any part thereof.

AND GENERALLY, to do all acts and things concerning the powers herein conferred in respect of the said Premises which the Owner could have done lawfully under his own hands if present personally. AND I the said Owner doth hereby agree ratify and confirm all and whatsoever and the said Attorney shall do and/or cause to do in accordance herewith



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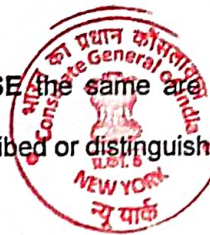
and this Power of Attorney shall remain valid and subsisting until such time the Developer has performed and done all acts deeds and thing which are necessary or be required in terms of the said Development Agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **03 (three) cottahs, 01 (One) chittack and 15 (fifteen) sq. ft.** be the same a little more or less together with three storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 6B, Dr. Sarat Banerjee Road, Kolkata 700 029 PO Sarat Bose Road PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation, having assessee No. 110870500087 Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

- ON THE NORTH: By KMC Road named as Dr. Sarat Banerjee Road;
 ON THE EAST: By municipal premises No. 8, Dr. Sarat Banerjee Road;
 ON THE WEST: By municipal premises No. 4B, Dr. Sarat Banerjee Road;
 ON THE SOUTH: By municipal premises No. 6A, Sarat Banerjee Road;

OR HOWSOEVER OTHERWISE the same area is was or were heretofore butted bounded called known numbered described or distinguished.



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IN WITNESS WHEREOF I the said Owner has set and subscribed my hands to these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the above mentioned OWNER

In the presence of:



Salil Sarkar
(SALIL SARKAR)

1. *[Signature]*
SWAPAN NAG-CHAUDHURI
22 CARTER ROAD
MARLBORO, NJ 07746
(USA)
(848) 391-4403

SEEN IN THE CONSULATE GENERAL OF INDIA
NEW YORK, USA
NO. USANC 0407523 DATE MAY 02 2023
THE CONSULATE DOES NOT HOLD ANY
RESPONSIBILITY ABOUT THE CONTENTS
OF THE DOCUMENTS

2. *[Signature]*
Claudia A. Colon
130L PARKWAY AVE.
EWING, NJ 08628
(USA)
(609) 538-4061

[Signature]
Bijender Kumar
Consul (CPV)
Consulate General of India
New York

[Signature]

NARDA HERRERA
ID # 50004038
NOTARY PUBLIC OF N.J.
MY COMMISSION EXPIRES OCT 1, 2024