



# Alberta

CANADA

**Government of Alberta** ■

Justice and Solicitor General

I, **MARY E. CLARK**, an official of the Deputy Provincial Secretary's Office of the Province of Alberta, in whose office are the records of all appointments made under the Seal of the Province, **DO HEREBY CERTIFY** that **RAKHI PANCHOLI**, Member of the Legislative Assembly of the Province of Alberta, of the city of **EDMONTON**, in the said Province, whose name is subscribed to the attached documents, was at the time of subscribing his/her name thereto, a **NOTARY PUBLIC** for the Province of Alberta, duly commissioned and authorized by the laws of the Province to administer oaths, to take affidavits and to certify the proof of deeds and other instruments in the Province.

I **FURTHER CERTIFY** that I have compared the signature of the said subscribed to the attached documents with the specimens of his/her signature filed in my office and I verily believe the said signature to be genuine; and **THAT I HAVE** compared the impression of the seal of the said **RAKHI PANCHOLI** appearing on the attached documents with the specimen impression of his/her seal filed in my office and I verily believe the impression of the seal to be genuine.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed the Seal of the Provincial Secretary for the Province of Alberta, in the City of Edmonton, in the said Province, this **15TH** day of **JULY**, A.D., **2020**



  
\_\_\_\_\_  
**MARY E. CLARK**

Consulate General of India, Vancouver

Signature of Notary Public.....

Mary Eckert

attested.

No. VAN LED No. 1750 DATE 22-07-2020

CONSULATE GENERAL OF INDIA,  
VANCOUVER, BC (CANADA)

SEEN IN THIS CONSULATE.

NO RESPONSIBILITY IS ACCEPTED FOR  
THE CONTENTS IN THIS OR ATTACHED  
DOCUMENT(S).

Mahesh Sharma

(Mahesh Sharma)  
Vice Consul (Visa)  
Consulate General of India  
Vancouver (Canada)





STAMP AFFIXED BY  
*K. S. M. G. W.*  
STAMP SUPERINTENDENT  
KOLKATA COLLECTORATE



**THIS POWER OF ATTORNEY** is made on this 28 day of June Two Thousand and Twenty **BY AMIT KUMAR BANERJEE** (PAN BOAPB4048A and OCI Card No. A1313098) son of Dr. Alope Banerjee and presently residing at 947 Burrows Crescent, Edmonton, Alberta, Canada, T6R 2L3 hereinafter referred to as the **OWNER** in favour of **VIVEK RUIA** son of Sri Sheo Kumar Ruia AND **SATWIC VIVEK** son of Sri Vivek Ruia both of No. 21/2, Ballygunge Place, Kolkata 700 019 (hereinafter called the **ATTORNEY**).

**WHEREAS:**

- A. The Owner is alongwith other co-sharers absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 07 (seven) cottahs 13 (thirteen) chittacks and 01 (one) sq. ft. be the same a little more or less lying situate at and/or being municipal premises No. 6, Ekdalia Place, Kolkata 700 019 PS Gariahat in ward No. 68 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 by an agreement (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) granted and/or agreed to grant 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 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, in terms of the said Development Agreement.

**NOW KNOW YE ALL THESE PRESENTS WITNESSETH** that I, **AMIT KUMAR BANERJEE** son of Dr. Alope Banerjee, the **OWNER** as aforesaid doth hereby nominate appoint and constitute **VIVEK RUIA** son of Sri Sheo Kumar Ruia AND **SATWIC VIVEK RUIA** son of Sri Vivek Ruia both of No. 21/2, Ballygunge Place, Kolkata 700 019 to be my true and lawful attorney for and on my behalf and in my name place and stead at my costs to severally do the following acts deeds matters and things in respect of the said Premises that is to say: -

1. To have the name 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.
2. 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.



3. 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.
4. 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.
5. 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.
6. 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 in respect of the said Premises 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.
7. 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.

8. To apply for electricity, water, drainage, lift or of any other utility in the said Premises 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.
  9. 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 of the said Premises 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.
  10. To enter into agreement for sale, transfer or otherwise in respect of the Developer's Allocation under the said Development Agreement.
  11. 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 Developer's Allocation under the said Development Agreement.
- AND GENERALLY to do all acts and things concerning the powers herein conferred in
12. To appear and represent us 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 Developer's Allocation under the said Development Agreement.
  13. To cause any Deed of Conveyance or document or instrument in respect of the Developer's Allocation under the said Development Agreement, 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.

14. 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.
15. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
16. 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 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**

**(PREMISES)**

**ALL THAT** piece or parcel of land ad-measuring about 07 (seven) cottahs 13 (thirteen) chittacks and 01 (one) sq. ft. be the same a little more or less together with partly three and partly two storied building lying situate at and/or being municipal premises No. 6, Ekdalia Place, Kolkata 700 019 PS Gariahat in ward No. 68 of the Kolkata Municipal Corporation of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows: -

ON THE NORTH: By municipal premises No. 4B, Ekdalia Place;  
 ON THE EAST: By KMC Road named as Ekdalia Place;  
 ON THE WEST: By municipal premises No. 8A, Ekdalia Place;  
 ON THE SOUTH: By KMC Road named as Ekdalia Place;

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

Witness Name PREBHAKAR DASGUPTA  
 Address 1022 MCKINLEY GREEN, NW  
EDMONTON, AB, T6R 3S4



**ACKNOWLEDGEMENT**

I, AMIT KUMAR BANERJEE, named in this power of Attorney, hereby acknowledge:

- a) I have read and understand the nature and effect of this Power of attorney;
- b) I am of legal age in the Province of Alberta to grant a Power of attorney; and
- c) I am voluntarily giving this Power of attorney.

IN WITNESS WHEREOF I hereunto set my hand and seal at the City of EDMONTON,  
in the Province of Alberta, this 28 of June, 2020.

Amit Banerjee

**SIGNED, SEALED, AND DELIVERED** in the presence of:

Witness: Prabhakar Dasgupta (Sign)

Witness Name: PRBHAKAR DASGUPTA

Address: 1022 MCKINNEY GREEN, NW  
EDMONTON, AB, T6R 3S4

NOTARY ACKNOWLEDGEMENT

The Province of Alberta

City/Town Edmonton

On this the 29 day of June, 2020, before me, Rakhi Pandhi, the undersigned officer, personally appeared Amit Kumar Banerjee, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same as and for his/her respective act and deed for the purposes expressed therein.

In witness whereof I hereunto set my hand and seal



A Notary Public in and for the Province of Alberta

My commission expires Rakhi Pandhi

Member of the Legislative Assembly  
A Commissioner for Oaths and Notary Public in  
and for Alberta



NOTARILLY CERTIFIED TO BE A  
TRUE COPY OF THE ORIGINAL OF  
WHICH IT PURPORTS TO BE A COPY

ON THIS 29 DAY OF June, 2020

  
A NOTARY PUBLIC  
IN AND FOR THE PROVINCE OF ALBERTA  
RAKHI PANDHI, M.L.A.



**ENDORSEMENTS AND LIMITATIONS**  
This passport is valid for all countries unless otherwise specified. The bearer must comply with any visa or other entry regulations of the countries to be visited.

**SEE OBSERVATIONS BEGINNING ON PAGE 5 (IF APPLICABLE)**

SEE OBSERVATIONS BEGINNING ON  
PAGE 5 (IF APPLICABLE)

**MENTIONS ET RESTRICTIONS**  
Ce passeport est valable pour tous les pays, sauf indication contraire. Le titulaire doit se conformer aux formalités relatives aux visas ou aux autres formalités d'entrée des pays où il a l'intention de se rendre.

**VOIR LES OBSERVATIONS DÉBUTANT À LA PAGE 5 (LE CAS ÉCHEANT)**

VOIR LES OBSERVATIONS DÉBUTANT À  
LA PAGE 5 (LE CAS ÉCHÉANT)

Signature of bearer - Signature du titulaire



E 9 7 0 4 2 4 2

CANADA



Issuing Country/Pays émetteur  
**CAN**

**BANERJEE**

Given names/Prénoms  
AMIT KUMAR

AMIT KUM  
Nationality: National

CANADIAN/CANADIENNE  
 Date of birth/Date de naissance

11 MAR / MARS 69

PORTSMOUTH

ate of issue/Date de délivrance

2 JAN / JAN 1

2 JAN / 1991

2 JAN 7 JAN 24  
Lending Authority/Autorité de prêt


DMONTON

Amit Banerjee

P<CANBANERJEE<<AMIT<KUMAR<<<<<<<<<<<<<<<<  
GF395881<5CAN6903114M2401221<<<<<<<<<<<<<<<<08

NOTARIALY CERTIFIED TO BE A  
TRUE COPY OF THE ORIGINAL OF  
WHICH IT PURPORTS TO BE A COPY

ON THIS 29 DAY OF June 2020

  
 A NOTARY PUBLIC  
 IN AND FOR THE PROVINCE OF ALBERTA  
 RAKHI PANCHOLI, MLA

A NOTARY PUBLIC  
IN AND FOR THE PROVINCE OF ALBERTA  
RAKHI PANCHOLI, MLA







**Alberta**  
Government

**OPERATOR'S LICENCE**


No: 146019-294  
Class: 5  
Cond/End:  
Expires: 11 MAR 2022

**BANERJEE, Amit Kumar**  
947 Burrows Cres NW  
Edmonton AB T6R 2L3

Sex: M DOB: 11 MAR 1969  
Eyes: brown Hair: black  
Ht: 170 cm Wt: 78 kg  
Issued: 01 APR 2017

*Amit Banerjee*

0434-98773



NOTARIALY CERTIFIED TO BE A  
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WHICH IT PURPORTS TO BE A COPY

ON THIS 29 DAY OF June 2020

*Rakhi Pancholi*  
A NOTARY PUBLIC  
IN AND FOR THE PROVINCE OF ALBERTA  
RAKHI PANCHOLI, MLA



NOTARIALY CERTIFIED TO BE A  
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ON THIS 29 DAY OF June 2020

[Signature]  
A NOTARY PUBLIC  
IN AND FOR THE PROVINCE OF ALBERTA  
RAKHI PANCHOLI, MLA

I HEREBY CERTIFY that I have compared the signature of the said  
[Name] with the original documents and I verily believe the signature to be genuine and  
I HAVE compared the impression of the seal of the said RAKHI  
PANCHOLI appearing on the attached documents with the specimen  
impression of the seal filed in my office and I verily believe the impression  
of the seal to be genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed

the seal of the Provincial Secretary for the Province of Alberta, in the City of

[City] in the said Province, this 13th day of JULY, A.D. 2020