Albertan

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 bscribed to the attached documents with the specimens of his/her signature d in my office and I verily believe the said signature to be genuine; and AT I HAVE compared the impression of the seal of the said RAKHI NCHOLI appearing on the attached documents with the specimen ression of his/her seal filed in my office and I verily believe the impression e seal to be genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed eal of the Provincial Secretary for the Province of Alberta, in the City of onton, 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 Eckerk	
attested.	
No. VAN LED No. TO DATE 22 -07 - 20 20 CONSULATE GENERAL OF INDIA, VANCOUVER, BC (CANADA) (Mahesh Sharma) Vice Consul (Visa) Consulate General of India Vancouver (Canada)	







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. Aloke 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. Aloke 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: -

- 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.
- 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.
- 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 subtenancy as may be necessary or be required from time to time in respect of the Developer's Allocation under the said Development Agreement.
- 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.

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.

Anut Baneijer

SIGNED, SEALED, AND DELIVERED in the presence of:

Witness: Reablowar Laplot (Sign)

Witness Name: PRBHAKAR DASGUPTA

Address: 1022 MCKINNEY GREEN, NW

FDMONTON, AR, TGR384

NOTARY ACKNOWLEDGEMENT

The Province of Alberta City/Town_Edmanton

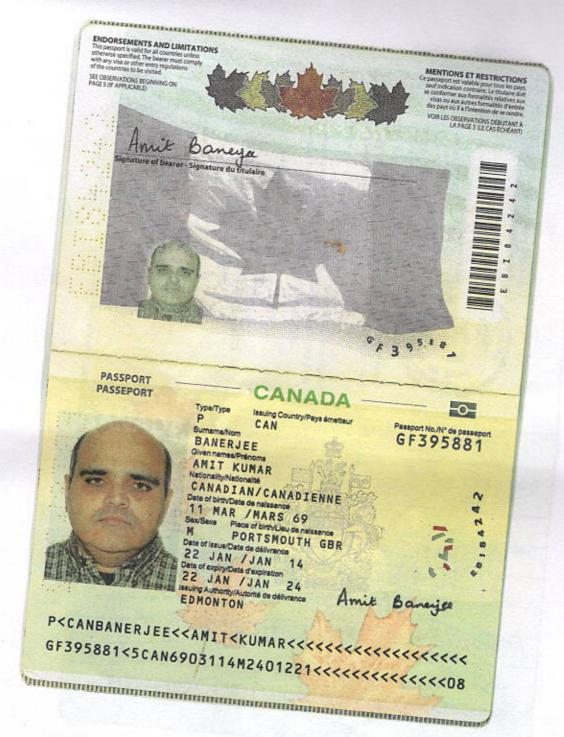
On this the 29 day of June, 2020, before me, Rakhi Pandai, the undersigned officer, personally appeared Amit Kumar Bannejee, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same as and for his/her respective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

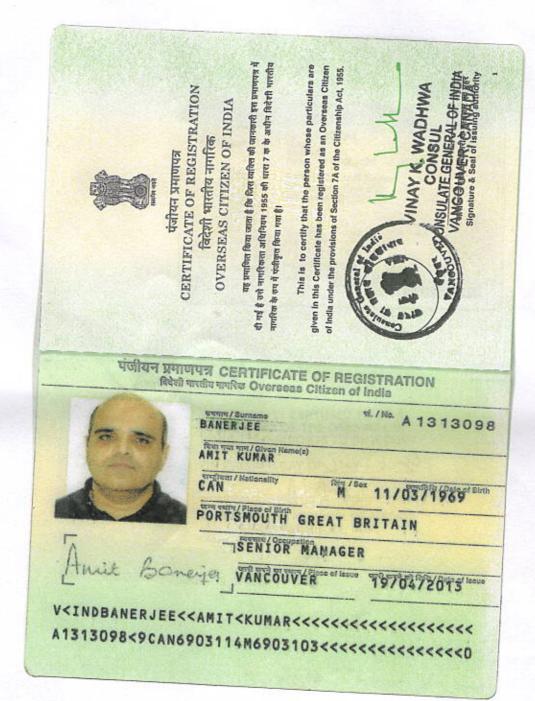
Member of the Legislative Assembly A Commissioner for Oaths and Notary Public in and for Alberta



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

ON THIS 29 DAY OF JUNE 20 20

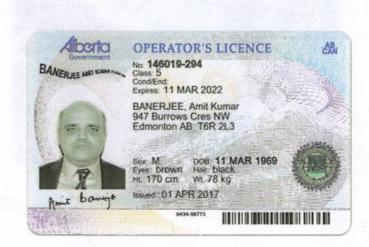
A NOTARY PUBLIC IN AND FOR THE PROVINCE OF ALBERTA RAKHI PANCHOLI, MLA



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

ON THIS 29 DAY OF JUNE 2026

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



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

ON THIS 29 DAY OF JUNC 20 20

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



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

ON THIS 9 DAY OF JUNC 20:00

IN AND FOR THE PROVINCE OF ALBERTA
RAKHI PANCHOLI, MLA

CHOLF becausing on the etheched deguments with the speciments and the seal filed in my office and I verify believe the impression

IN TESTINONY WHEREOF, I have hereunto set my hand and allows wat of the Provincial Secretary for the Provincial Secretary for the Provincial of Alberta, in the ENEW