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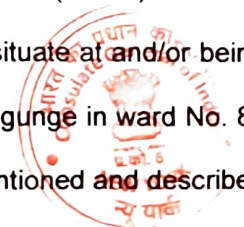
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



THIS POWER OF ATTORNEY is made on this 16th day of October Two Thousand and Twenty Three BY DEBANJAN RAY (OCI Card No. A 1389569) son of Late Mrinal Kumar Ray an United Kingdom national, by faith Hindu by occupation professional presently residing at No. 50, 62nd Street, West New York, NJ, Pin Code 07093, United States of America hereinafter referred to as the OWNER in favour of SWASTIC PROJECTS PRIVATE LIMITED (PAN AADCS5305E), 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, India (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 02 (two) cottahs 15 (fifteen) chittacks and 21 (twenty one) sq. ft. be the same a little more or less lying situate at and/or being premises No. 8, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 84 of the Kolkata Municipal Corporation (morefully and particularly mentioned and described



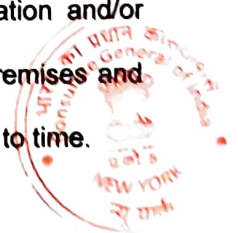
in the **SCHEDULE** hereunder written and is hereinafter for the sake of brevity referred to as the said **PREMISES**).

- B. All the owners of the said Premises 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 the Developer and in terms thereof they are required to sign and execute a power of attorney in favour of the Developer i.e. the attorney herein.
- C. 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, **DEBANJAN RAY** (OCI card No. A 1389569) son of Late Mrinal Kumar Ray an United Kingdom national, by faith Hindu by occupation professional presently residing at No. 50, 62nd Street, West New York, NJ, Pin Code 07093, 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, India 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:



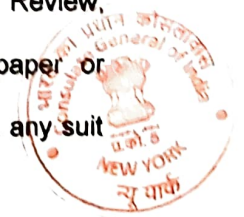
1. To have the name of the Owner to be mutated in the records of the Kolkata Municipal Corporation and for that to sign all papers, documents, applications and others as may be necessary or be required in this regard.
2. To have the said Premises amalgamated and merged with the adjoining property No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge and for that to sign and execute all necessary deeds, applications, maps, plans etc.
3. 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 and the said the adjoining property No. 6, Satish Mukherjee Road, Kolkata 700 026 PS Tollygunge to be amalgamated as one single municipal holding No. in the records of the Kolkata Municipal Corporation
4. 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.
5. 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.
6. 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.



7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. To enter into agreement for sale, transfer or otherwise in respect of the Developer's Allocation under the said Development Agreement.



13. 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.
14. 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 Developer's Allocation under the said Development Agreement and/or anything relating to the said Development Agreement.
15. 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.
16. 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.
17. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
18. 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.



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:

x 



1. 
Bo Jiang
685 1st Ave Apt 17P
New York NY 10016



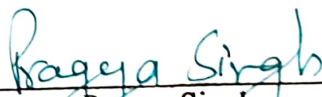


2. Emma Lowe
70 W 95th St.
New York, NY 10025



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MONICA GAZZILLO
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 5, 2027


Pragya Singh
Vice Consul (Visa)
Consulate General of India
New York


October 16, 2023



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