

STAMP AFFIXED BY

STAMP SUPERINTENDENT
TAMIL NADU COLLECTORATE

14.06.19



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I SRI SUDIPTA MUKHERJEE (PAN NO. CNRPM7006E /MOB. NO. 0016086987337) Son of Late Samarendra Nath Mukhopadhyay, by faith: Hindu, by Occupation: Service, residing at - 401 W. Curtis Road, Apt 2-203, Savoy, IL 61874, USA, do here by solemnly affirm and declare as follows:-

WHEREAS I am the co-owner of the property mentioned in the schedule bellow and it would not be possible for me to look after personally my said property.

THAT I do hereby and hereunder appoint my Constituted Attorney 'LOKENATH CONSTRUCTION' (PAN NO. AAFFL429IH/MQB. NO.9836297091) a partnership business, having its office space at - 38, Ruby Park, Police Station - Kasba, Kolkata - 700078, District : 24 Parganas (South) represented by its Partners SRI ASHUTOSH DAS, (PAN NO. AFLPD1633A/ MOB. NO.9836297091) son of Late Monotosh Das, by faith - Hindu, by occupation - Business, residing at 130C, Swinhoe Lane, Kolkata 700042 and SRI GOUR MISTRY, (PAN NO. AQJPM4782C/MQB. NO. 9831077161) Son of Late Nani Mistry, by faith - Hindu, by occupation - Business, residing at - 146F, Swinhoe Lane, P.S. - Kasba, Kolkata - 700042, District South 24 Parganas, to do all acts, things and deeds in my name and on my behalf.

NOW BY THIS POWER OF ATTORNEY, I do hereby and hereunder appoint, engage, constitute and empower the above named attorney to do any and all of the activities for and on my behalf.

- 1) To look after and supervise and administer the property as mentioned in the schedule written hereunder in my name and on my behalf.
- 2) To appear before the CESC, KMC & other offices in respect of my Schedule mentioned property and to sign in necessary documents in my name on my behalf.
- 3) To do all such acts, deeds and things in my name and on my behalf in respect of the said property as mentioned herein under for proper administration thereof.
- 4) To deposit taxes, charges, fees etc. as and when asked by any authority or authorities in my name and on my behalf and to sign in all documents in my name and on my behalf.
- 5) To submit application/s to the KMC and other authorities for approval of building plan in our names and on my behalf and to sign in all documents in my name and on my behalf.
- 6) To obtain delivery of the sanctioned copies of plans and related documents on my behalf and to sign in all documents in my name and on my behalf.

- 7) To deposit taxes, charges, fees etc. as and when asked by any authority or authorities in my name and on my behalf and to sign in all documents in my name and on my behalf.
- 8) To appear before the Kolkata Municipal Corporation in respect of my schedule mentioned property for building plan, sewerage connection, drainage connection, completion certificate and other necessary permissions on my behalf and to sign in my name on my behalf in necessary documents.
- 9) To file suit, Appeal, Revision and make application to file petition in any Court of Law to protect my right and interest in my said property and to contest any suit, appeal, revision etc. by filing written objection and for such purpose to appoint any Lawyer, Barrister at their own choice on my behalf.
- 10) To appear and represent me before any Notary, Registrar of assurance, District Registrar, Sub- Registrar, Metropolitan Magistrate and other officers or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfect all agreement for sale, declaration, Affidavit and / or deed of Conveyance and any other registered documents executed and signed by my said Attorney in any manner concerning the said property mentioned in the schedule

written hereunder and to receive the consideration money in respect of the Developer's Allocation i.e. ALL THAT the rest sanctioned area after Owner's Allocation i.e. 50% constructed area of the proposed building to be erected upon the landed property as per KMC Plan consisting of entire second floor, 50% constructed area of the ground floor car parking space and 50% constructed area of the third floor Southern side including proportionate share in the land and common facilities and amenities of the building on the said property save and except the Owner's Allocation i.e. 50% constructed area of the proposed building according to sanctioned building plan to be sanctioned from the Kolkata Municipal Corporation, consisting of entire First floor, 50% constructed area of the ground floor car parking space and 50% constructed area of the third floor North side of the proposed building.

AND GENERALLY to do all acts, deeds and things in my name as I could have lawfully done and I do hereby ratify and confirm and agree to ratify all and whatsoever my said Attorney shall lawfully do arise to be done in or about the said premises as aforesaid.

I do hereby agree to confirm and ratify all and whatsoever my said Attorney shall under this power in that behalf hereinbefore contained lawfully do or cause to be done in connection with the property mentioned in the schedule hereunder.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area about 09 Cottahs 08 Chittaks 00 sq. ft. more or less with 3000 sq. ft. tiles shed structure standing thereon comprised in Premises No. 42/C, Rajkrishna Ghosal Road, P.S - Kasba, Kolkata - 700042, within the limits of the Kolkata Municipal Corporation, under Ward No. 91, Being Assessee No. 210911500700, which is butted and bounded as follows:-.

ON THE NORTH :- 5.1M WIDE, R. K. GHOSAL ROAD & 43, R. K. GHOSHAL ROAD;
 ON THE SOUTH :- PREMISES NO. 43/A/1, 43/C, 43/B N. C. CH. ROAD AND
 PASSAGE;
 ON THE EAST :- PREMISES NO. 43, R. K. GHOSAL RD & 36, N. C. CH. RD.;
 ON THE WEST :- 45, N. C. CH RD & 41B, R. K. GHOSAL ROAD;

IN WITNESSETH WHEREOF I the Executant herein fully undertake the contents hereof

and set and subscribed my hand on this the

Day of 21st, May 2019.

SIGNED SEALED & DELIVERED

By the Executants in presence of



May 21, 2019
Stacy Olson

WITNESSES:-

1. Mark C. Gryka

A handwritten signature in black ink, appearing to read "Mark C. Gryka".

A handwritten signature in black ink, appearing to read "Lin Chen".

SIGNATURE OF THE EXECUTANT

2. Lin Chen

Lin Chen