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CANADA:
PROVINCE OF BRITISH COLUMBIA



I DO HEREBY CERTIFY THAT to the best of my information and belief it would appear that on the 12th day of July, 2022,

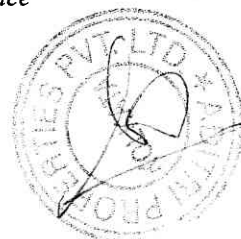
SANJAY MEHTA

was a Notary Public in and for the Province of British Columbia, duly commissioned and authorized by the laws of the Province to act as such Notary Public in British Columbia;

AND THAT to the best of my information and belief, the signature on the certification of the document, and the impression of the seal, both appearing on the document attached hereto, are genuine and are those of the said Notary Public.

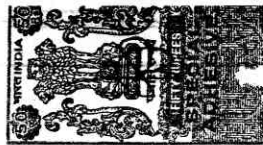
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Registrar, Official Documents, in the City of Victoria, in the Province of British Columbia, this 21st day of July, 2022.

Jennifer Conklin
Deputy Registrar, Official Documents
Order in Council Administration Office
Ministry of Attorney General



DEVELOPMENT POWER

STATE SUPPLY DEPARTMENT
KOLKATA COLLECTORATE



TO ALL TO WHOM THESE PRESENTS SHALL COME, I, ARIJEET A CHATTERJEE (PAN- ACZPC7807N; AADHAR 846727409670) son of Late Alope A Chatterjee, residing at 2075 West Mall, Cedar House, Unit 03-205, Ponderosa Commons, Vancouver, BC V6T 1Z2 and also residing at Cedar Block, Apartment B-2003, Greenage Hosur Road, Begur, Bommanhalli, Bengaluru, Post Office & Police Station-Bommanahalli, Karnataka-560068, being one of the Beneficiary under the **Trust** created by the **Deed of Trust** dated 8th January 1970 made between (1) Bimal Kumar Chatterjee, (2) Sm. Smritikona Chatterjee, (3) Kishore Chatterjee, (4) Alope Chatterjee, (5) Sailendra Kumar Chatterjee, (6) Surath Kumar Chatterjee and (7) Monindra Kumar Chatterjee as the Settlers and (1) Sm. Smritikona Chatterjee and (2) Monindra Kumar Chatterjee (3) Rejina Chatterjee as the Trustees and registered with the Registrar of Assurances, Calcutta in Book I Volume No.36 Pages 180 to 193 Being No.736 for the year 1970, and the **Deed of Appointment of Trustees** dated 15th October 2018 made between Kishore Chatterjee as the Settlor and the abovenamed Present Trustees as the Trustees and registered with the Additional Registrar of Assurances-III, Kolkata in Book IV Volume No.1903-2018 Pages 187182 to 187213 Being No.190306555 for the year 2018 (hereinafter referred to as "the **PRINCIPAL**") **SEND GREETINGS:**

WHEREAS:

- A. The Principal herein, alongwith 1) Kishore Chatterjee, (2) Tridib Chatterjee, (3) Rajib Chatterjee @ Rajiv Chatterjee, (4) (Smt.) Tanuka Chatterjee, and (5) Arindam Chatterjee and (6) Rejina Chatterjee, are the Trustees of the Trust mentioned above, and the Trustees are seized and possessed of **All That Municipal Premises No. 59A, Sarat Bose Road** (formed upon amalgamation of the erstwhile separate and independent premises being (i) Municipal Premises No.59A, **Sarat Bose Road**; (ii) Municipal Premises No.2/1A, **Mohendra Road**; and (iii) Municipal Premises No.2/1B, **Mohendra Road**); P.O. Bhowanipore, P.S. Bhowanipore, Ward No. 072 of the Kolkata Municipal Corporation, Kolkata 700025, containing an **aggregate land area of 9 Cottahs 3 Chittacks 31 Square Feet** more or less as per Trust Deed and **9 Cottahs 14 Chittacks 1 Square Feet** more or less as per physical survey, described in the **Schedule** hereunder written and hereinafter referred to as "the **Said Premises**".



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B. By an Agreement dated ~~12-07-2022~~ made between the abovenamed Trustees therein referred to as the Land Owners / Trustees of the First Part, **M/s. Aditri Properties Pvt. Ltd.** (Income Tax PAN - AAXCA0358B) having its Registered Office at 2C, Mahendra Road, Kolkata - 700025 therein referred to as the Developer of the Second Part (hereinafter also referred to as "the **Developer**") and the abovenamed Principal alongwith other Beneficiaries therein referred to as the Confirming Parties / Beneficiaries of the Third Part, the Principal alongwith Trustees and other Beneficiaries have jointly and/or severally granted exclusive right to the said Developer to develop and exploit commercially the said Premises by constructing new building or buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained (hereinafter referred to as "the **Development Agreement**").

C. In order to effectuate the said Development Agreement and to comply with their obligations therein, the Principal is executing this Power of Attorney, to the extent of her share right title and interest in the said Premises in favour of **Mr. Chandan Chatterjee** (Income Tax PAN - ACRPC0270H)(Aadhar No. 7247 4468 8525), son of Late S. K. Chatterjee, residing at 2/2A, Mahendra Road, P.O. Bhawanipre, P.S. Bhawanipore, Kolkata - 700025, (hereinafter for the sake of brevity referred to as "the **Attorney**"), as and for the purposes relating to the said Premises as hereinafter contained.

NOW KNOW YE BY THESE PRESENTS I, the withinnamed **Principal** doth hereby nominate constitute and appoint the said **Attorney** as the true and lawful attorney of the Principal for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds and things relating to the said Premises i.e., to say:

1. To manage, maintain, look after, supervise and administer and defend possession of the said Premises and every part thereof.



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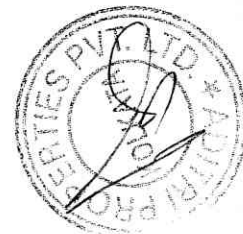
2. To sign and apply for and cause to be mutated the names of the Trustees in the records of all concerned authorities, including the Kolkata Municipal Corporation, as owners of the said Premises, if not already done.
3. To do all acts deeds and things if and as be required to be done for amalgamation of the aforesaid three premises forming the said Premises and do all acts deeds and things incidental thereto.
4. To apply for and obtain registration under the Real Estate (Regulation and Development) Act, 2016 and/or the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
5. To consolidate, amalgamate, separate, apportion, divide, partition and demarcate the said Premises and/or any portion thereof;
6. To sign and apply for and obtain from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 all permissions, clearances, NOCs etc., that may be required for sanctioning, modification and/or alteration of plan obtaining utilities and other purposes herein stated.
7. To sign and apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
8. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the said Premises or portion or portions thereof and also for addition and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes hereinstated.
9. To have the said Premises surveyed and measured and to have the soil tested.



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10. To prepare and apply for and submit the plans from time to time in respect of one or more buildings at the said Premises or on portion or portions thereof with the Kolkata Municipal Corporation and all other concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered from time to time.
11. To process the application for the sanctioning of the plan, and pay all fees and expenses and obtain back and receive the sanctioned plan revalidation renewal and such other order or orders or permissions from the Municipal office and other authorities and to gift any part or portion of the said premises and also to cause any alteration and modification in the said sanctioned plan as shall be deemed fit and proper by the Attorney and for this purpose to sign the modified and altered plans and submit such plan before Municipal authorities and other authorities(if any) and pay the sanction fee and get the same sanctioned and receive the same from municipal office and hold the same and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans
12. To give notice to the Kolkata Municipal Corporation and all other concerned authorities regarding commencement of construction works and/or demolition of any structure(s) on the said Premises.
13. To inform the Kolkata Municipal Corporation and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the Kolkata Municipal Corporation and all other concerned authorities and to get the same regularised.
14. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said Premises to the authorities concerned, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.



15. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modifications and/or alteration of the plans and/or obtaining utilities and other purposes here in stated.
16. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable for and on account of the said Premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon and receive refund of the excess amounts paid from the concerned authorities and to grant receipts and discharges in respect thereof.
17. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said Premises or the building or buildings that may be constructed thereon or any part or share thereof by the Kolkata Municipal Corporation and have the same finalised.
18. To construct new building or buildings and/or structures at the said Premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
19. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, bore-well, lift, and/or other connections of any other utility or facility in the said Premises from the CESC Ltd, The Kolkata Municipal Corporation and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the said attorneys or any of them.
20. To sign and apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipments for the purpose of construction of the new building/s at the said Premises.



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21. To sign and apply for and obtain permissions and licenses to erect and run/operate one or more lifts and/or elevators, generator, Dish Antenna and other Utilities at the said Premises and to place orders for supply and erection of lift or lifts at the said Premises on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts, Dish Antenna and other Utilities and its associated machineries.
22. To sign and apply for and obtain the Completion or Occupancy or other certificates from the Kolkata Municipal Corporation and/or other concerned authorities in respect of construction and/or occupation of the new building/s to be constructed at the said Premises or any part thereof.
23. To warn off and prohibit and if necessary proceed in due form of law against all or any trespassers on the said Premises or any part thereof and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts and arrangements with the trespassers or any of them or otherwise and to abate all nuisance.
24. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principal before the Collector, the Commissioner, the Kolkata Municipal Corporation, The Kolkata Improvement Trust, the Kolkata Metropolitan Development Authority, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Real Estate (Regulation and Development) Act, 2016 and all other acts and statutes, as applicable, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the B.L. & L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Environment authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities West Bengal Fire Services and all Fire Authorities, and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi-Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make, sign, execute, affirm, notarize, register, submit, present for registration,



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- admit, execution, acknowledge, register or have register or have perfected and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc. (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them.
25. To insure and keep insured the new building/s at the said Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium for such insurance.
 26. To sign and apply for and take loans and/or finances from any Bank and/or Financial Institution and/or NBFC and/or Private Lender and/or other entity on the security of the Developer's Allocation (as defined in the said Development Agreement) and such other securities and guarantees as may be required and on such terms and conditions as the said Attorney may deem fit and proper and to sign all documents and to allow the persons interested in purchasing flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said Premises and/or the land comprised in the said Premises or any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution or lenders, in accordance with the said Development Agreement.
 27. To arrange for financing of the Project at the said Premises by Bank/Financial Institution/other entity and obtain loans for the Project and to sign and execute necessary documents on behalf of the Principal and to create a mortgage/charge in favour of the Financier for availing such Project Finance only in respect of the Developer's Allocation (as defined in the said Development Agreement).
 28. To negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s



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to be constructed at the said Premises and accept bookings/blockings from such intending buyer or buyers and to make commitments and sell, convey, lease, transfer or otherwise dispose of such flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Premises alongwith or independent of or independently the land comprised in the said Premises attributable thereto or any portion thereof or any undivided share therein to such person or persons and at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper and to receive and appropriate all proceeds consideration deposit and other amounts received/realised out of such sale conveyance and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same, in accordance with the said Development Agreement.

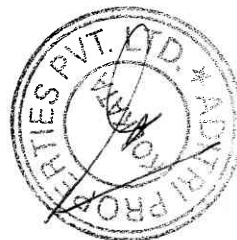
29. To cancel any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire flats, shops, showrooms, offices, car parking spaces and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the said Premises and to deal with the space and rights of such person or persons in such manner as the said attorney or attorneys may deem fit and proper.
30. To join in as party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Premises and/or undivided share in the land comprised in the said Premises or part thereof, and confirming thereunder inter-alia the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of conveyance, lease or otherwise transfer to be executed in pursuance thereof.



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31. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, transfer deeds, conveyances, nominations, assignments, rectifications, declarations, affidavits, applications, undertakings, indemnities and other documents.
32. To sign and appear and represent the Principal before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney by virtue of the powers hereby conferred.
33. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorney or attorneys.
34. To sign and appear and represent the Principal before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorney by virtue of the powers hereby conferred.
35. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Principal or by the said attorneys or any of them by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.



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36. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such Agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
37. To sign and submit all papers applications and documents for having and to have the flats, shops, showrooms, offices and other constructed areas in the new building/s that may be constructed at the said Premises separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons (including the Kolkata Municipal Corporation) having jurisdiction over the said Premises and to deal with such authority and/or authorities in such manner as the said attorneys or any of them may deem fit and proper.
38. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revision and other legal proceedings and demands civil criminal or revenue concerning the sanction revalidation renewal modification and/or alteration of plans and/or obtaining of permission, clearances, certificate etc., and/or touching any of the matters herein contained concerning the said Premises or any part thereof in which the Principal is in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue (including the Collector, Tribunal etc.).
39. To sign declare verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding in any way or connected with the said Premises, and if necessary to adduce evidence for and on behalf of the Principal.



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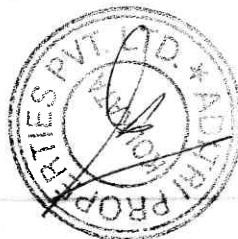
40. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
41. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
42. To receive or pay and/or deposit all moneys including stamp duty, court fees, registration fees, legal fees etc. and to pay and/or receive refunds thereof or the excess amount and give valid receipts and discharges therefor.
43. To sign and appear and represent the Principal before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said Premises or any part thereof or any undivided share therein and/or in the building/s to be constructed at the said Premises which the Principal herself could have lawfully done under her own hand and seal, if personally present.

AND the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in or about the premises aforesaid in accordance with the terms and conditions of the Development Agreement

**THE SCHEDULE ABOVE REFERRED TO:
("said Premises")**

All That Municipal Premises No.59A, Sarat Bose Road (formed upon amalgamation of the erstwhile separate and independent premises being (i) Municipal Premises No.59A, Sarat Bose Road; (ii) Municipal Premises No.2/1A, Mohendra Road; and (iii) Municipal Premises No.2/1B, Mohendra Road); P.O. Bhowanipore, P.S. Bhowanipore, Ward No. 072 of the Kolkata Municipal Corporation, Kolkata 700025, containing a land area of **9 Cottahs 3 Chittacks 31 Square Feet** more or less as per Trust Deed and **9 Cottahs 14 Chittacks 1 Square Feet** more or less as per physical survey, and butted and bounded as follows:



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