

CANADA:  
PROVINCE OF BRITISH COLUMBIA



I DO HEREBY CERTIFY THAT to the best of my information and belief it would appear that on the 27th day of May, 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 6th day of June, 2022.

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

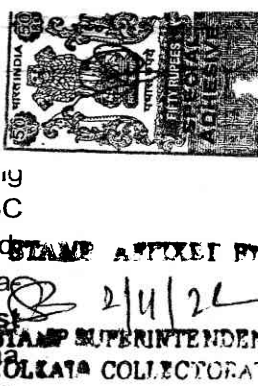
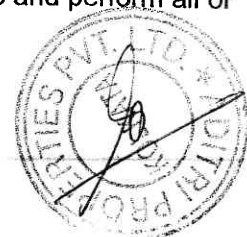


TO ALL TO WHOM THESE PRESENTS SHALL COME, I, ARIJEET A CHATTERJEE: (PAN ACZPC7807N; AADHAR 846727409670) son of Late Alope A Chatterjee residing at 2075 West Mall, Cedar House, Unit 03-205, Ponderosa Commons, Vancouver, BC V6T 1Z2 and also residing at Cedar Block, Apartment B 2003, Greenage Hosur Road Begur; Bommanahalli, 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) (Smt.) 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) (Smt.) 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 said Principal"), SEND GREETINGS:

**WHEREAS:**

- A. One 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".
- B. I have been informed that the said Trustees/Present Owners, of the said Property are desirous of entering into a Development Agreement with one **M/s. Aditri Properties Pvt. Ltd.** (Income Tax PAN - AAXCA0358B) having its Registered Office at 2C, Mahendra Road, Kolkata - 700025, (in short "the said Developer"),
- C. Inasmuch it will not be possible for me to be personally present for the execution and registration of the said Development Agreement, I am desirous of appointing **Mr. Arindam Chatterjee (Income Tax PAN - AABPC2518E) (Aadhar No. 9300 9465 3598)** s/o. Late Alope Chatterjee, residing at Alpine B Wing 904, Salarpuria Greenage Hosur Road, Next to Oxford College Bommanahalli, Begur, Bommanahalli, Bengaluru, Karnataka - 560068, Post Office & Potice Station - Bommanahalli (hereinafter for the sake of brevity referred to as "the said Attorney"), as my true and lawful attorney as hereinafter contained:

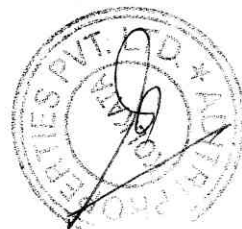
**NOW KNOW YE BY THESE PRESENTS I**, the withinnamed **PRINCIPAL** do hereby nominate constitute and appoint the said **ATTORNEY** as my true and lawful attorney for in the name and on behalf of myself to do execute exercise and perform all or any of the following acts deeds and things i.e. to say:



1. To join in as one of the Beneficiary and to sign execute register and deliver the proposed Development Agreement and all other agreements, deeds, gifts (if the situation warrants), transfers, assignments, and other papers, documents, deeds, confirmations, declarations, affidavits, letters, indemnities, applications, instruments, writings as may be required in connection with the matters herein contained.
2. To apply for and obtain all clearances certificates permissions and/or no objection certificates as be required for matters herein mentioned.
3. To appear and represent me before the Kolkata Municipal Corporation, Income Tax Authorities and other authorities, statutory bodies and government departments and/or its officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities for all matters connected herewith and to produce deliver and/or explain title deeds, accounts, documents and papers as may be necessary and to deal with them in all manner.
4. To appear and represent me before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction and to present for registration and acknowledge and register or have registered and perfected all papers, documents, deeds, confirmations, releases, declarations, affidavits, indemnities, applications and other documents instruments writings etc. (including the said proposed Development Agreement) executed or made by the said Attorney by virtue of the powers hereby conferred.
5. 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.

**AND GENERALLY** to do all acts deeds things and formalities connected with the matters herein contained and/or the said Property, which I myself could have lawfully done or caused to be done under my own hand and seal, if personally present.

**AND I** do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney has done or caused to be done or shall lawfully do or cause to be done in or about premises aforesaid.



*Handwritten initials*



THE SCHEDULE ABOVE REFERRED TO:  
(said Property)

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, and butted and bounded as follows:

- on the North : By KMC road namely Sarat Bose Road, Kolkata;
- on the East: By premises no. 2/2A, Mahendra Road, Kolkata;
- on the South : By KMC road namely Mahendra Road, Kolkata;
- on the West: By premises no. 2A, Mahendra Road and 2C, Mahendra Road, Kolkata;

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

IN WITNESS WHEREOF, I have hereunto set and subscribed my signature to this General Power of Attorney on this the 27 day of May, 2022.

Signed before me at the City of Vancouver, Province of British Columbia, Canada on this 27 day of May, 2022

Notary Public and for the Province of British Columbia

Sanjay Mehta, Notary Public  
D. Mehta & Associates  
Ste. 102 - 1401 West Broadway  
Vancouver, B.C. V6H 1H6  
Tel: (604) 730-7865

Arijeet Chatterjee  
ARIJEET A CHATTERJEE  
(Executant)



We were both present and witnessed this instrument being signed by the Executant, ARIJEET A CHATTERJEE.

1. [Signature]  
Name: Lily Papazian

2. [Signature]  
Name: Yen Tsen



## REVOCATION OF DEVELOPMENT POWER

**KNOW ALL MEN BY THESE PRESENTS, 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 **Present Beneficiary** of the **Trust** created by the **Deed of Trust** dated 8th January 1970 made between (1) Bimal Kumar Chatterjee, (2) Smt. 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) Smt. Smritikona Chatterjee and (2) Monindra Kumar 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 Trustee 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, and also being one of the Beneficiary under the said **Deed of Trust** dated 8th January 1970 (hereinafter referred to as "the said **PRINCIPAL**"), do hereby cancel and revoke the Power of Attorney granted by me in favour of **Wellside Properties Pvt. Ltd.**, having its registered office at No. 2B, Mahendra Road, Kolkata – 700025, P.O. & P.S. Bhowanipore, and its **Directors for the time being and duly Authorised Representatives** jointly and/or severally (hereinafter for the sake of brevity referred to as "**the Attorneys**") for doing certain acts deeds and things in respect of **All Those (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. and P.S. Bhowanipore, Ward No.072 of the Kolkata Municipal Corporation, Kolkata 700025, all being adjacent / contiguous parcels of landed properties 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**

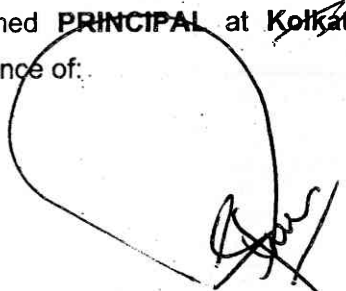


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more or less as per physical survey, (hereinafter referred to as "the **said PREMISES**") as contained therein as also the powers and authorities, as also all other Power/s of Attorney, if found to have been granted.

**IN WITNESS WHEREOF** I have executed these presents on this 27 day of MAY 2022.

**EXECUTED AND DELIVERED** by me the withinnamed **PRINCIPAL** at Kolkata in the presence of:



**Sanjay Mehta**

Notary Public

102-1401 W Broadway, Vancouver BC V6H 1H6  
T:604.730.7865 F:604.730.7864

We Accept & Confirm such revocation

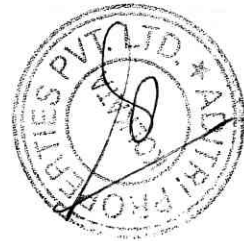
*Ariseet Chatterjee*

(Attorneys)

**ARISEET CHATTERJEE**

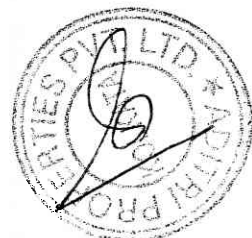
Drafted by me

*[Signature]*  
Advocate  
High Court, Calcutta



## REVOCATION OF POWER

KNOW ALL MEN BY THESE PRESENTS, 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, Kamataka-560068, being one of the **Present Beneficiary** of the **Trust** created by the **Deed of Trust** dated 8th January 1970 made between (1) Bimal Kumar Chatterjee, (2) Smt. 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) Smt. Smritikona Chatterjee and (2) Monindra Kumar 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 Trustee 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, and also being one of the Beneficiary under the said **Deed of Trust** dated 8th January 1970 hereinafter referred to as "the said **PRINCIPAL**"), do hereby cancel and revoke the Registered Power of Attorney dated 8<sup>th</sup> May, 2019 registered with the Additional Registrar of Assurances - III, Kolkata, in Book I Volume No.1903 - 2019 Pages 84619 to 84674 Being No.190301989 for the year 2019, granted by me in favour of (1) **CHANDAN CHATTERJEE**, son of Late S.K. Chatterjee (PAN-ACRPC0270H; Aadhaar No.7247 4468 8525), by occupation Business, by Nationality-Indian, residing at No. 2/2A, Mahendra Road, P.O. & Police Station-Bhowanipore, Kolkata-700025; and (2) **AMIT BAJORIA**, son of Late S.K. Bajoria (PAN-AHCPB2460Q; Aadhaar No. 2384 0785 2533), by occupation Business, by Nationality-Indian, residing at No.7C, Priyanath Mullick Road, P.O. & Police Station-Bhowanipore, Kolkata-700025, (hereinafter for the sake of brevity referred to as "**the Attorneys**") for doing certain acts deeds and things in respect of **All Those (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. and P.S. Bhowanipore, Ward No. 072 of the Kolkata Municipal Corporation, Kolkata 700025, all being adjacent / contiguous parcels of landed properties 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, (hereinafter referred to**



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as "the **said PREMISES**") as contained therein as also the powers and authorities, as also all other Power/s of Attorney, if found to have been granted.

IN WITNESS WHEREOF I have executed these presents on this 27 day of MAY 2022.

EXECUTED AND DELIVERED by me the withinnamed **PRINCIPAL** at ~~Kolkata~~ in the presence of:



**Sanjay Mehta**

Notary Public

102-1401 W Broadway, Vancouver BC V6H 1H6  
T:604.730.7865 F:604.730.7864

We Accept & Confirm such revocation

*Arjeet Chatterjee*

(Attorneys)

**ARIJEET CHATTERJEE**

Drafted by me

*[Signature]*  
Advocate  
High Court, Calcutta

