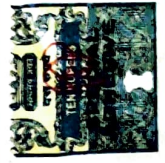


STAMP AFFIXED BY
S-19/10/22
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



Bose

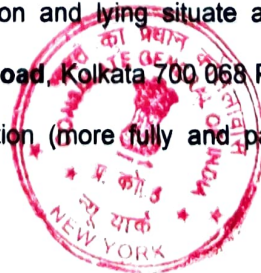
PAMELA M DE VITA
Notary Public - State of New Jersey
My Commission Expires Sep 18, 2025

Pamela M De Vita
9/19/22

THIS POWER OF ATTORNEY is made on this 19 day of September Two Thousand and Twenty Two BY **KRISHNOKOLI BOSE** (PAN CETPB2237K & OCI No. A781059) wife of Mr. Swapan Kumar Bose a citizen of USA, by faith Hindu, by occupation retired person presently residing at No. 1020, Bobwhite Drive, Cherry Hill, NJ 08003, USA USA 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, P.S. Gariahat, P.O. Ballygunge (hereinafter called "**THE ATTORNEY**"):

WHEREAS:

- A. The Owner along with Nilotpol Mitra is 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 **05 cottahs 12 chittacks and 39 sq. ft.** be the same little more or less together with the two storied building and other structures standing thereon and lying situate at and/or being municipal premises No. **1/301, Gariahat Road**, Kolkata 700 068 PS Lake in ward No. 93 of the Kolkata Municipal Corporation (more fully and particularly mentioned and



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

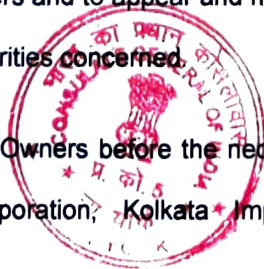
B. By an Agreement dated 14th September 2022 and registered with the District Sub Registrar, Alipore – IV, in Book No. I, Volume No. 1604 – 2022, being No. 160410748 of 2022 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the said Nilotpol Mitra and Krishnokoli Bose have granted the exclusive right of development of the said Premises unto and in favour of the Attorney herein and in terms thereof the said Nilotpol Mitra and Krishnokoli Bose are required to grant power of attorney to the Attorney.

C. The Owner, in compliance of and in terms of the said Development Agreement, is desirous of appointing, nominating and constituting the Attorney herein as her true and lawful Attorney for and on behalf of the Owner in her name, place and stead to do the following acts deeds matters and things in respect of the said Premises.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I, **KRISHNOKOLI BOSE** (PAN CETPB2237K & OCI No. A781059) wife of Mr. Swapan Kumar Bose a citizen of USA, by faith Hindu, by occupation retired person presently residing at No. 1020, Bobwhite Drive, Cherry Hill, NJ 08003, USA the **OWNER** as aforesaid doth hereby nominate appoint and constitute **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, P.S. Gariahat, P.O. Ballygunge to be my true and lawful attorney for and on my behalf and in my name, place and stead to do the following acts, deeds, matters and things that is to say: -



1. If required, to apply for mutation of the name of the present owners of the said Premises in the records of the Kolkata Municipal Corporation and for that to sign all applications, papers documents instruments that may be required in this regard.
2. 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 application, papers, documents, instruments, maps, plans and/or anything not particularly mentioned herein and that may be necessary or be required in this regard.
3. To sign and submit all applications maps plans specifications and obtain the same thereof upon sanction in respect of 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 may be necessary or required for modification, alteration and/or sanction of the plan concerning the said Premises and also to sign other documents as may be required by the authorities from time to time.
5. To appear and represent the Owners before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the Owners 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 representations for and on our behalf before the authorities concerned.
6. To appear and represent the Owners before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata



Metropolitan Development Authority, Fire Services Department, West Bengal, Kolkata Police, Land Department of the Government of West Bengal, Urban Land (Ceiling & Regulation) Act, 1976 and/or any other department and/or authority of Central, State or Local government in connection with the sanction modification or alteration of the plans and to sign all papers and documents in connection therewith.

7. To apply for electricity, water, drainage, lift, gas connection or for 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.
8. If required, to enter into any agreement, settlement and/or any other manner and/or document that may be necessary or be required in respect of any person and/or entity claiming to be an occupier and/or tenant and/or trespasser in any part and/or portion of the said Premises.
9. To apply for and obtain licences and permissions that may be 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 sign, execute and register all declarations, undertakings, affidavits, instruments and other documents that are required and/or may be necessary for sanction of the plan and the development of the said Premises.



17. To sign affirm and verify complaints, petitions, 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 deeds matters and things concerning the powers hereby conferred in respect of the said Premises which the Owner could have done lawfully under their own hands if present personally. AND I the said Owner doth hereby ratify and confirm and agree at all times to ratify and confirm all and whatsoever and the said Attorney shall lawfully do and/or cause to do in accordance herewith.

THE SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **05 cottahs 12 chittacks and 39 sq. ft.** be the same little more or less together with the two storied building and other structures standing thereon and lying situate at and/or being municipal premises No. **1/301, Gariahat Road**, Kolkata 700 068 PS Lake in ward No. 93 of the Kolkata Municipal Corporation and having assessee No. 210930404135 and is butted and bounded in the manner as follows: -

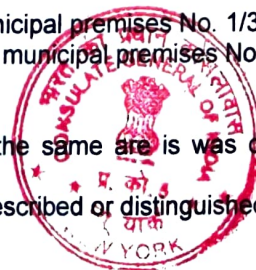
ON THE NORTH: By KMC Road;

ON THE EAST: By municipal premises No. 1/302, Gariahat Road;

ON THE WEST: By municipal premises No. 1/300, Gariahat Road;

ON THE SOUTH: Partly by municipal premises No. 1/321, Gariahat Road and partly by municipal premises No. 1/322, Gariahat Road;

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



IN WITNESS WHEREOF the said Owner has set and subscribed her 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 *Kishuokoli*



i.

PAMELA M DE VITA
Notary Public - State of New Jersey
My Commission Expires Sep 18, 2025

Pamela m DeVita
9119122

ii.

SEEN IN THE CONSULATE GENERAL OF INDIA
NEW YORK, USA
NO. USANC 0883122 DATE SEP 21 2022
THE CONSULATE DOES NOT HOLD ANY
RESPONSIBILITY ABOUT THE CONTENTS
OF THE DOCUMENTS

Shrikant

Shrikant Kumawat
Assistant Consular Officer
Consulate General of India
New York