



Nandita Basu

STAMP AFFIXED BY  
10/6/16  
STAMP SUPERINTENDENT  
KOLKATA COLLECTORATE

THIS POWER OF ATTORNEY is made this 28<sup>th</sup> day of March Two Thousand and ncb  
Sixteen **BY** NANDITA BASU wife of Lalit Mohan Basu presently residing at 448, Bunker ns  
Lane, Pleasanton, CA 94566 USA hereinafter referred to as the OWNER in favour of  
SATWIC VIVEK RUIA son of Sri Vivek Ruia of No. 21/2, Ballygunge Place, Kolkata 700 019  
(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 07 cottahs 04 chittacks and 35 sq. ft. be the same a little more or less lying situate at and/or being municipal premises No. 19, School Row, Kolkata 700 025, PS Bhowanipore in ward No. 71 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**).

11/11/16 10:50 AM

- B. All the owners have by an agreement (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) granted the exclusive right of development of the said Premises unto and in favour of the attorney herein the said **SATWIC VIVEK RUIA** and in terms thereof they are required to sign and execute a power of attorney in favour of the attorney herein.
- C. All the other owners have already granted the power of attorney and now 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, **NANDITA BASU** wife of Lalit Mohan Basu, the **OWNER** as aforesaid doth hereby nominate appoint and constitute **SATWIC VIVEK RUIA** son of Sri Vivek Ruia 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 in respect of the said Premises that is to say: -

1. To have the names 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 maybe necessary or be required in this regard.
2. To have the said Premises having separate municipal assessee Nos. in the records of the Kolkata Municipal Corporation to be merged/amalgamated in the records of the Kolkata Municipal Corporation.
3. To sign, execute and register the necessary deed of exchange that maybe necessary or be required for having the said Premises having separate municipal assessee Nos. in

the records of the Kolkata Municipal Corporation to be merged/amalgamated 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. 11/3

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 said Premises.
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 said Premises.
14. To appear and represent us 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 *N/B* concerning the said Premises.

*Handwritten signature and date*  
1/15/20



15. To cause any Deed of Conveyance or document or instrument in respect of the said Premises, 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.

**AND GENERALLY** to do all acts and things concerning the powers herein conferred in respect of the said Premises which the Owner could have done lawfully under his own hands if present personally. AND I the said Owner doth hereby agree ratify and confirm all and whatsoever and the said Attorney shall do and/or cause to do in accordance herewith and this Power of Attorney shall remain valid and subsisting until such time the Developer has performed and done all acts deeds and thing which are necessary or be required in *N/B* terms of the said Development Agreement.



THE SCHEDULE ABOVE REFERRED TO

(PREMISES)



ALL THAT the piece or parcel of land containing by ad-measurement an area of about 07 cottahs 04 chittacks and 35 sq. ft. be the same a little more or less lying situate at and/or being municipal premises No. 19, School Row, Kolkata 700 025, PS Bhownipore in ward No. 71 of the Kolkata Municipal Corporation, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

- ON THE NORTH : By municipal premises No. 19B, School Row;
- ON THE EAST : By municipal premises No.20, School Row (with South Block) and premises No.15A, Debendra Ghosh Road (with North Block);
- ON THE WEST : By KMC Road (school Row) 20ft wide;
- ON THE SOUTH : By municipal premises No. 20, School Row;

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



**State of California  
Secretary of State**

<b>APOSTILLE</b> (Convention de La Haye du 5 octobre 1961)			
<b>1. Country:</b> Pays / País:	United States of America		
<b>This public document</b> Le présent acte public / El presente documento publico			
<b>2. has been signed by</b> a été signé par ha sido firmado por	S. Essapoor		
<b>3. acting in the capacity of</b> agissant en qualité de quien actúa en calidad de	Notary Public, State of California		
<b>4. bears the seal / stamp of</b> est revêtu du sceau / timbre de y está revestido del sello / timbre de	S. Essapoor, Notary Public, State of California		
<b>Certified</b> Attesté / Certificado			
<b>5. at</b> à / en	Sacramento, California	<b>6. the</b> le / el día	16th day of April 2016
<b>7. by</b> par / por	Secretary of State, State of California		
<b>8. N°</b> sous n° bajo el número	53334		
<b>9. Seal / stamp:</b> Sceau / timbre: Sello / timbre:		<b>10. Signature:</b> Signature: Firma:	

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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 Nandita Basu

1. *Kyle T + D*  
Kyle T + D  
1807 Santa Rita Dr  
Pleasanton CA 94566

No. SANFICONS/ESF/2927/16  
Seen at the Consulate General  
No responsibility is accepted  
by this Consulate General for  
the contents of this document.

2. *R. Patel*  
R. PATEL  
1182 Catalina Dr.  
Livermore CA 94557



*Brahman Jagabattuni*  
Brahman Jagabattuni  
Vice Consul  
Consulate General of India  
San Francisco  
MAY 02 2016

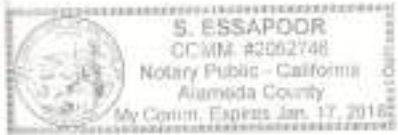
**Acknowledgment**

State of California  
County of Alameda  
On 3-28-16 before me, S. ESSAPOOR, Notary Public  
(here insert name and title of officer)

personally appeared Nandita Basu  
who proved to me on the basis of satisfactory evidence to be  
the person(s) whose name(s) is/are subscribed to the within instrument  
and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the person(s) acted, executed  
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
*S. Essapoora*  
Notary Public



THE STATE



Relevant details of Owner, Nandita Basu

- 1 Name : Nandita Basu  
Date of Birth : April 21, 1938  
Place of Birth : Kolkata, West Bengal, India  
PAN Card No : AHQPB9407K  
Father's Name : Rathindra Krishna Mitra  
Passport No : 514450091  
Date of expiry of Passport : 8<sup>th</sup> April 2024  
Place of issue of Passport : United State of America  
Department of State
- Present & Permanent Address : 448, Bunker Lane,  
Pleasanton, CA 94566,  
USA
- 2 Husband's Name : Lalit Mohon Basu  
Date of Birth : June 10, 1926  
Place of Birth : Allahabad, U.P., India  
Father's Name : Late Ram Mohan Bose  
Father's Place of Residence : Patna, Bihar, India  
Present & Permanent Address : 448, Bunker Lane,  
Pleasanton, CA 94566,  
USA
- E-mail ID : [imbasu4@coomcast.net](mailto:imbasu4@coomcast.net)