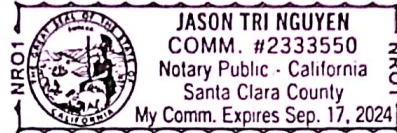


Swastik Sen



STAMP AFFIXED BY
8.21/3/22
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



THIS POWER OF ATTORNEY is made this 18 day of Feb 2023 Two Thousand and Twenty Three BY **SUVAJIT SEN** (US passport No. 663414558 & OCI No. A4137251), son of Late Dr. Asoke Kumar Sen, an US national, by faith Hindu, by occupation Service, presently residing at 6901 Sobrante Road, Oakland, CA, 94611, USA hereinafter referred to as the **OWNER** in favour of **SWASTIC HEIGHTS PRIVATE LIMITED** 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, PO Ballygunge PS Gariahat (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 municipal premises Nos. 42B, Ramkanta Bose Street (including 42C, Ramkanta Bose Street and 42D, Ramkanta Bose Street) and 44, Ramkanta Bose Street (including 43/1, Ramkanta Bose Street, 45, Ramkanta Bose Street and 37, Bose Para Lane), Kolkata 700 003 PO Baghbazar, PS Shyampukur in ward No. 08 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**).



B. All the owners have agreed to grant/granted by an agreement (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the exclusive right of development of the said Premises unto and in favour of **SWASTIC HEIGHTS (P) LTD.** (hereinafter referred to as the said **DEVELOPER**) 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 shall grant /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, **SUVAJIT SEN** (US passport No. 663414558 & OCI No. A4137251), son of Late Dr. Asoke Kumar Sen, the **OWNER** as aforesaid doth hereby nominate appoint and constitute **SWASTIC HEIGHTS PRIVATE LIMITED** 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, PO Ballygunge PS Gariahat to be my true and lawful attorney for and on my behalf and in my name place and stead at my costs to severally 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 two separate municipal holding Nos. in the records of the Kolkata Municipal Corporation to be amalgamated as one single municipal holding No. in the records of the Kolkata Municipal Corporation.



3. To sign, execute and register the necessary sale deed and/or deed of exchange that maybe necessary or be required for having the said Premises having two separate municipal Holding Nos. in the records of the Kolkata Municipal Corporation to be amalgamated as one single municipal holding No.
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.



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 me 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 concerning the said Premises.
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 terms of the said Development Agreement.



THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land admeasuring an area of about 36 (thirty - six) cottahs 04 (four) chittacks and 26 (twenty - six) sq. ft. be the same a little more or less together with the partly three, partly two and partly one storied buildings and other structures standing thereon and all lying situate at and/or being municipal premises Nos. 42B, Ramkanta Bose Street (including 42C, Ramkanta Bose Street and 42D, Ramkanta Bose Street) and 44, Ramkanta Bose Street (including 43/1, Ramkanta Bose Street, 45, Ramkanta Bose Street and 37, Bose Para Lane), Kolkata 700 003 PO Baghbazar, PS Shyampukur in ward No. 08 of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows:

ON THE NORTH: Partly by municipal premises No. 29B, Bose Para Lane, partly by municipal premises No. 38C, Bose Para Lane, partly by municipal premises No. 38/1A, Bose Para Lane and partly by municipal premises No. 38/1B, Bose Para Lane;

ON THE EAST: Partly by municipal premises No. 41/1B, Ramkanta Bose Street, partly by municipal premises No. 41/1C, Ramkanta Bose Street, partly by municipal premises No. 41/1D, Ramkanta Bose Street, partly by municipal premises No. 41/1A, Ramkanta Bose Street, partly by municipal premises No. 43, Ramkanta Bose Street, partly by municipal premises No. 42F, Ramkanta Bose Street and partly by municipal premises No. 42E, Ramkanta Bose Street;

ON THE WEST: Partly by municipal premises No. 45/1, Ramkanta Bose Street, partly by municipal premises No. 48B, Ramkanta Bose Street, partly by municipal premises No. 50/1B, Bose Para Lane, partly by municipal premises No. 38/1B, Bose Para Lane and partly by common passage;

ON THE SOUTH: Partly by KMC Road named by Ramkanta Bose Street, partly by municipal premises No. 15/1, Ramkanta Bose Street, partly by municipal premises No. 42A, Ramkanta Bose Street, partly by municipal premises 42E, Ramkanta Bose Street;

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



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 *Suvajit Sen*

1. SOUMITESH CHAKRAVORTY
4452 Lick Mill Blvd.
Santa Clara, CA 95054

[Signature]

2. SAYANTANI BASAK
4452 Lick Mill Blvd
Santa Clara
CA 95054

Sayantani Basak
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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California, County of Santa Clara

Subscribed and sworn to (or affirmed) before me

on this 18 day of 02, 2023.

by Suvajit Sen

proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature: *[Signature]*



Himani
Assistant Consular Officer
Consulate General of India
San Francisco (USA)

MAR 03 2023

No. SANF/CONS/ESF/1925/23

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