

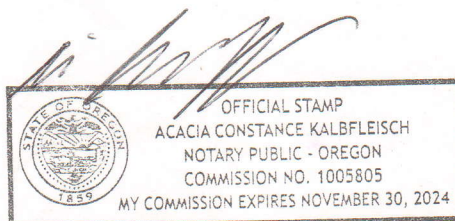
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24.07.23

Additional Treasury Officer
Kolkata Collectorate



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, MR. DILIP KUMAR AHUJA, (PAN: ACPPD9239F), Aadhaar No. 3791 6859 8286, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at M-9, Vinayaka Sukh Villas, Opp Kanodia Cold Storage, Lukerganj, Allahabad, Prayagraj, Uttar Pradesh, Pin – 211001, presently residing at 162A/146, Prince Anwar Shah Road, P.O. Lake Gardens, Police Station - Lake, Kolkata – 700045, District – 24 Parganas (South), state as follows:

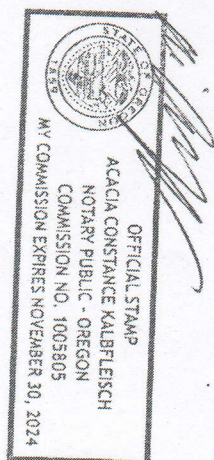


WHEREAS I along with my brothers and sisters namely Manohar Lal Ahuja, Kailash Kumar Ahuja, Ajay Ahuja, Arun Kumar Ahuja, Shobha Mandhyan and Rita Seth respectively became the joint owners of **ALL THAT** piece and parcel of bastu land containing an aggregate area of 11 (eleven) cottahs 4 (four) chittacks and 33 (thirty three) sq.ft. be the same a little more or less, lying and situated in portion of C.S. Plot Nos. 3427 and 3429, appertaining to C.S. Khatian No.1130, Revisional Settlement Khatian No.3416 and 3417, in Mouza – Ariadaha- Kamarhati, J.L. No.1, Pargana – Kalikata, Touzi No.173, Police Station – Belghurria, Sub-Registration Office Cossipore- Dum Dum, in Holding No. 1868, being also premises No.44, Behari Lal Ghose Road, within the limits of Kamarhati Municipality, being Holding No. 704, B.L. Ghosh Road, Ward No.8, District – 24 Parganas (North) and jointly seized and possessed of the same by paying rates and taxes thereto, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS we have decided to develop our said property through the Developer by virtue of Regd. Joint Development Agreement.

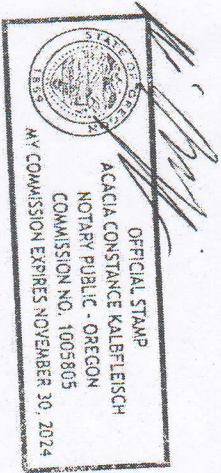
AND WHEREAS at present I am residing out of West Bengal and as such I am unable to attend the registration office at the time of registration of Deed of Conveyance and sign and execute agreement for sale in respect of Developer's Allocated flats and car parking spaces and other spaces in favour of the intending purchaser and for which it is expedient for me to appoint nominate and constitute **SRI VINAY PURI, (PAN: AFWPP2859R), Aadhaar No. 2523 8586 5287, Mob: 9831023135**, son of Sri Vinod Puri, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 162/B/324 Lake Gardens, P.O. – Lake Gardens, Police Station–Lake, Kolkata-700045, Director of M/s. **PENTARCH DESIGNS PRIVATE LTD., (PAN NO. AAACP7215R)** a Private Limited Company incorporated under the Companies Act, 1956, having its Registered office at 162/B/324 Lake Gardens, P.S. – Lake Place, Kolkata-700045, as my true and lawful Constituted Attorney to do any act for me and on my behalf such acts, deeds, matters and things and for the purpose as hereinafter expressed.

NOW KNOW YE BY THESE PRESENTS That **I, MR. DILIP KUMAR AHUJA, (PAN: ACPPD9239F), Aadhaar No. 3791 6859 8286**, son of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at M-9, Vinayaka Sukh Villas, Opp Kanodia Cold Storage, Lukerganj, Allahabad, Prayagraj, Uttar Pradesh, Pin – 211001, presently residing at 162A/146, Prince Anwar Shah



Road, P.O. Lake Gardens, Police Station - Lake, Kolkata - 700045, District - 24
 Parganas (South), do hereby and hereunder nominate Constitute, authorize,
 empower and appoint **SRI VINAY PURI, (PAN: AFWPP2859R), Aadhaar No. 2523
 8586 5287, Mob: 9831023135**, son of Sri Vinod Puri, by faith - Hindu, by occupation
 - Business, Nationality - Indian, residing at 162/B/324 Lake Gardens, P.O. - Lake
 Gardens, Police Station-Lake, Kolkata-700045, Director of M/s. **PENTARCH
 DESIGNS PRIVATE LTD., (PAN NO. AAACP7215R)** a Private Limited Company
 incorporated under the Companies Act, 1956, having its Registered office at
 162/B/324 Lake Gardens, Police Station - Lake Place, Kolkata-700045, to execute all
 or any of the following acts, deeds, things and matter in respect of my undivided
 share of the said property that is to say :

- 1) To appoint engage on my behalf Advocate, Solicitors, whenever my said attorney shall think fit and proper to do so for the purpose of management of the said property and to discharge and/or terminate their appointment.
- 2) To sign, execute, register, affirm and verify any petitions applications, affidavit, to Kamarhati Municipality, Declarations to Kamarhati Municipality etc. and to sign on building Plan or Plans, revised sanctioned plan and other necessary documents of the Kamarhati Municipality and to obtain sanction building plan and water, drainage, sanctions and bonds, indemnities etc. and such other papers and documents as may be necessary or required in respect of the said premises as my Attorney shall think fit and proper.
- 3) To settle, adjust, compound, compromise or submit to all complaint, actions, suits, accounts, Plaints and disputes between us and other person or persons to compound or compromise the same, if any arising out of the said property or any agreement or deed relating to the same.
- 4) To appear for and represent me before all statutory bodies in the office of the WBSEDCL/C.E.S.C. Ltd./Kamarhati Municipality/ Government authorities for permission to transfer and all other purposes relating to the said premises and before any Magistrate and in all other Department or offices in connection with the said land/ premises.
- 5) To appoint appropriate persons sign plans and enter into any negotiations, contracts and/or Agreement for Sale and/or leasing out portion or portions of the Developer's allocation of the said premises to any person or persons.



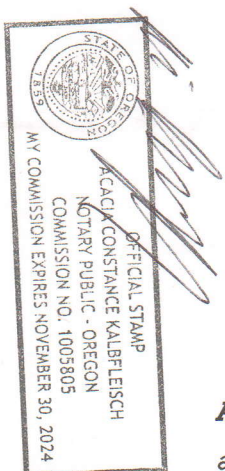
- 6) To give valid and affective receipts and discharges for all payments as may be received and/or realized by my said Attorney from any person or persons in respect of Developer's allocation.
- 7) To apply for and obtain telephone, electricity water sewerage, drainage Sanctioned Plan, completion Certificate of this property, gas and other public utility services in the said premises and for the said purpose to sign execute and submit all necessary applications papers and documents and to all acts, deeds, matters and thing as the said property shall think proper.
- 8) To enter into agreement for sale for Developer's Allocation and to receive from the intending Purchaser or Purchasers any earnest money and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the Purchaser or Purchasers and to appear before the A.D.S.R., D.S.R. 24 Parganas (South) and A.R.A. Kolkata and to sign, execute and register the Deed of Conveyance in favour of the Purchaser or purchasers in respect of Developer's Allocation mentioned in the Joint Development Agreement.

AND GENERALLY to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the Opinion of my said Attorney ought to be done executed and performed in relation to my said property as fully and effectually as I could do the same as if personally present And I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney under this Power on my behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities and hereby conferred them any by virtue of this Deed.

Be it expressly stated that this power of attorney does not create constitute or assume any kind of transfer enjoyment or making profit in favour of the attorney and further declare that the said Attorney shall not hereby obtain or have power for development work on such property.

SCHEDULE ABOVE REFERRED TO

ALL THAT undivided share of my land out of total bastu land containing an aggregate area of 11 (eleven) cottahs 4 (four) chittacks and 33 (thirty three) sq.ft. be the same a little more or less, lying and situated in portion of C.S. Plot Nos. 3427 and 3429, appertaining to C.S. Khatian No.1130, Revisional Settlement Khatian No.3416 and 3417, in Mouza – Ariadaha- Kamarhati, J.L. No.1, Pargana – Kalikata, Touzi No.173, Police



Station – Belghurria, Sub-Registration Office Cossipore- Dum Dum, in Holding No. 1868, being also premises No.44, Behari Lal Ghose Road, within the limits of Kamarhati Municipality, being Holding No. 704, B.L. Ghosh Road, Ward No.8, District – 24 Parganas (North), the entire property butted and bounded as follows:-

ON THE NORTH : By C.S. Plot No.3431;
ON THE SOUTH : By 24ft. wide Behari Lal Ghosh Road;
ON THE EAST : By land belonging to Sm. Pritam Kaur & Others;
ON THE WEST : By Baranagore Jute Mill Railway Siding;

IN WITNESSES WHEREOF I the above named have set and subscribed my hands on the day of 2023.

SIGNED, SEALED AND DELIVERED

In the presence of:

1. *Nishant*

Nishant Chetwani
 15657 NW Andalusian Way
 Portland, OR 97229
 USA.

2. *S. Anuj*

S. Anuj

SIGNATURE OF EXECUTANT

L. L. Adiga

SIGNATURE OF ATTORNEY

Drafted by :

Advocate

State of: Oregon
 County of: Washington
 Before me Appeared: Umar Poudyal Faizabad
 Date: June 23rd 2023

