

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer(s), not Notary)

General power of Attorney
No. SANF/CONS/ FSC/8711/18
Meena Vashist
Meena Vashist
Vice Consul
Consulate General of India
San Francisco (USA)
OCT 22 2018
[Signature]
 Signature of Document Signer No. 1
[Signature]
 Signature of Document Signer No. 2 (if any)

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

Alameda

Subscribed and sworn to (or affirmed) before me

on this 21 day of OCT 2018

by Date Month Year

(1) GAURAV ASHOK BAOBE

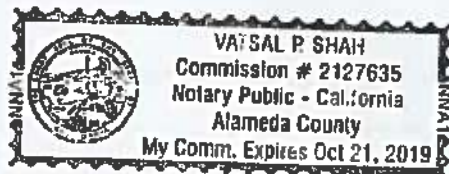
(and (2) N/A)

Name(s) of Signer(s)

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

Signature

Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

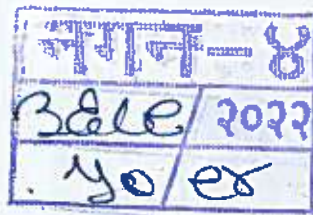
Description of Attached Document:

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

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GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, I, SHRI GAURAV S/O ASHOK BAONE, Aged 36Years, Occupation-Service, PAN BYVPB3381H, R/o. Plot No.14, Jayanagar Colony, New Bowenpally, Thokatta, SECUNDERABAD-500011 (Telangana), do hereby nominate, constitute and appoint my mother SMT. SUHASINI WD/O ASHOK BAONE, Aged 60 Years, Occupation-Service, PAN AZBPB3686R, R/o. S/13B, Scientific Co-op HSG SOC LTD, Flat No. 001, Kalpak Apartments, Near Aath Rasta Chowk, Laxmi Nagar, Nagpur (Maharashtra) as my True and Lawful Attorney in my name and on my behalf and empower her to execute or do all or any of the act, Deeds or things herein after mentioned.

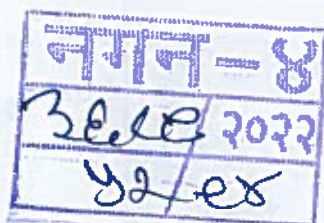
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WHEREAS the deceased father of the Executant and the Husband of the Attorney Shri Ashok Diwakar Baone was the Co-owner of THE UNDIVIDED 1/4th (83.14 Sq. Mtrs) share & interest in ALL THOSE pieces and parcel of land bearing Plot No.52 & 53 total containing by admeasurement 332.54 Sq. Mtrs, being the portion of land bearing Kh. No.44/1, 48/2 & 49 of MOUZA AJNI, Togetherwith the Flat No.4 covering a Super Built up area 63.30 Sq. Mtrs on the First Floor of the Building standing thereon, bearing Corporation House No.1390, City Survey No.1518 & 1519, Sheet No.218/71, situate at Veer Sawarkar Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Ward No.75 in Tah. & Dist. NAGPUR, having been acquired the same by him alongwith his brother Shri Ajit Diwakar Baone (the real Uncle of the Executant & the Brother-in-law of the attorney) jointly from M/s PMG's Office Staff Co-operative Housing Society Ltd., Nagpur, for a valuable consideration of Rs.19,629/- by Sale Deed dated 08.05.1992 and which is duly registered in the office of Sub Registrar No.8 Nagpur in Addl. Book No.1, Vol. No.54 on pages 38 to 50 at Sr. No.1514 (P) on 08.05.1992 and more particularly descried in the Schedule 'A' hereunder written. ;
AND

WHEREAS in the like manner the deceased father of the Executant and the Husband of the Attorney Shri Ashok Diwakar Baone was the absolute and full owner of THE UNDIVIDED 1/6th share & interest in ALL THAT piece and parcel of land bearing Plot No.S/13-B out of the layout of The Scientific Co-operative Housing Society Ltd., containing by admeasurement 371.61 Sq. Mtrs, being the portion of land bearing Kh. No. 4/1, 4/2, 7/2, 25 & 26/1-4 of MOUZA AJNI, Togetherwith the Apartment No.001 covering a Built up area 61.92 Sq. Mtrs on the Ground Floor of the Building known and style as "KALPAK" standing thereon, bearing Corporation House No.358/A, City Survey No.164, Sheet No.84/34, situated at Laxmi Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Ward No.75 in Tah. & Dist. NAGPUR, having been acquired the same by him in terms of Deed of Apartment dated 13.04.1994 duly

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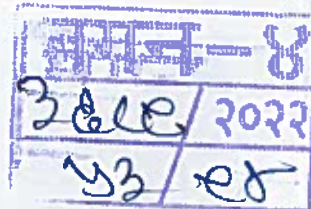
executed by Shri Ajit Diwakar Baone and M/s Salpekar Builders, through its partner Shri Vilas Vasant Salpekar, as a Grantors and Shri Ashok Diwakar Baone as Grantee and which is duly registered in the office of Sub Registrar No.11 Nagpur in Addl. Book No.1, Vol. No.875 on pages 176 to 179 at Sr. No.4002 (P) on 13.06.1994 and more particularly descried in the Schedule 'B' hereunder written.; AND

WHEREAS in the like manner the deceased father of the Executant and the Husband of the Attorney Shri Ashok Diwakar Baone was the absolute & full owner of ALL THAT piece and parcel of land bearing Plot No.14 containing by admeasurement 292.63 Sq. Mtrs, (OR 350 Sq.Yards) being the portion of land bearing Survey Nos. 56, 59, 60, 61 & 65 of Thokatta Village, Bowenpally, Secunderabad Cantonment, Togetherwith House standing thereon, bearing Corporation House No. 14/GF, situate at Jayanagar Colony, New Bowenpaly, Thokatta, Secunderabad, (Telangana), having been acquired the same by him from M/s. B.H.E.L. (R&D) Employees Co-operative Housing Society Ltd., a Registered Society bearing Registration No. TAB 122, for a valuable consideration of Rs.12,250/- by Sale Deed dated 21.11.1983 and which is duly registered in the office of Sub Registrar Hyderabad at Sr. No.2268/1989 and more particularly descried in the Schedule 'C' hereunder written.; AND

WHEREAS the deceased father of the Executant and the Husband of the Attorney Shri Ashok Diwakar Baone left for heaving abode on 16.12.2010 at Korba (Chhattisgarh) intestate leaving behind him, his widow Smt. Suhasini Ashok Baone, (the Attorney hereinabove) and his two sons namely Shri Gaurav Ashok Baone & Shri Chaitanya Ashok Baone (the Executant hereinabove), who thus inherited the aforesaid properties as stated hereinbefore left out by deceased Shri Ashok Baone by way of intestate succession.; AND

WHEREAS in the aforesaid properties the names of the legal heirs of

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deceased Shri Ashok Baone are in the process of mutation. That in the like manner I alongwith my mother and brother are also intending to sale the said properties to any prospective buyer, or alternatively also intending to let out the said properties to any prospective lessee/licensee. That I am also intending to purchase immovable properties in India. That at present I am residing at USA and is pre-occupied in my assignments, it is therefore neither possible, nor convenient for me to do and execute various acts, deeds and things required in the matter of Selling and letting out the said properties as well as purchasing of various immovable properties in all respects or otherwise required by Law and present myself before the proper Registration Authority and the other competent authorities, local bodies, etc., having a governance over the said properties. AND;

WHEREAS in the aforesaid circumstances it has now therefore become necessary that the General Power of Attorney be executed in favour of my mother Smt. Suhasini Ashok Baone to do all acts, deeds and things necessary in respect of the sale and transfer of the said properties as well as purchasing of various immovable properties and also to observe and full fill all the obligations on my part as a Vendor/Lessor/Licensor/Purchaser or otherwise required by Law, I therefore do hereby appoint the aforesaid Attorney and empower her to do all or any of the Acts, Deeds and things for me and on my behalf that is to say:

1. To appear before the Nagpur Improvement Trust, Nagpur Municipal Corporation, City Survey, Secunderabad Municipal Corporation, Land Record Department at Secunderabad Cantonment, all Revenue Authorities at Nagpur and Secunderabad and to represent me in all matters connected with the said Authorities and to execute applications, Bonds, Affidavits etc.
2. To sign / execute / admit and present Agreement to Sell, Agreement to Lease, Lease Deed, Leave and License Agreement, Sale Deed, Correction Deed, any Conveyance Deed, Transfer Deed in respect of the said properties in favour of the prospective buyer/ Lessee/ Licensee or his nominee(s) and to receive earnest

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money, advance, sale price, balance sale consideration, License fee, Security Deposit, etc. from such buyer and Licensee and to acknowledge receipt thereof. To get, admit such Agreement to Sell, Leave and License Agreement, Agreement to Lease, Lease Deed, Sale Deed, Correction Deed, any Conveyance Deed, Transfer Deed, registered before the appropriate Sub-Registration Authority at Nagpur as well as at Secunderabad (Telangana) in accordance with the Law in Force.

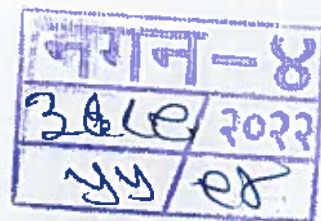
3. To deliver actual physical possession of the said properties bearing (i) Flat No.4 Mouza-Ajni, Veer Sawarkar Nagar, Nagpur, (ii) Apartment No.001 Mouza-Ajni, Laxmi Nagar, Nagpur & (iii) Plot No.14 Thokatta Village Bowenpally Secunderabad to any prospective buyer / Licensee

4. To sign/execute/admit Agreement to Sell, Sale Deed and Correction Deed any conveyance Deed, Transfer Deed, as a Purchaser of the immovable properties intending to be purchase by me on my behalf and to get, admit such Agreement to Sell, Sale Deed and Correction Deed, Transfer Deed before the appropriate Registration Authority in India in accordance with the Law in Force and also to do all things necessary to complete the Registration of the properties intending to be purchase by me in accordance with the law in force relating to properties intending to be purchase by me and also to do all things necessary to complete the registration thereof in accordance with the law in force.

5. To take actual physical possession of the properties intending to be purchase by me from the Vendors on Registration of the Sale Deed.

6. To support all applications for mutation of names on the properties intending to be purchase by me and to do all necessary things, to procure mutation thereof in favour of myself in all relevant records.

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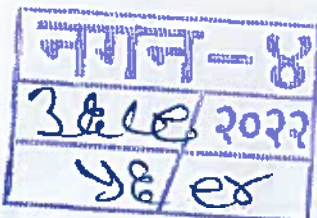
7. To give all notices, commence any legal proceedings or use any other lawful means that may appear to my Attorney desirable or necessary in order to safeguard or enforce my rights in or in connection with the said Properties with full power to prosecute or discontinue any such proceedings and to compromise or submit to arbitration any matter in dispute. To take legal proceedings if necessary against any person or defend any proceedings filed against me in respect of the aforesaid properties or any other properties, to file plaint, written statements, affidavits, complaints, appeals, revisions, reference give evidence, file documents and receive back documents in court and to appoint advocate, pleader and agent for prosecuting legal matters on my behalf, to enter into an Agreement of arbitration appoint arbitrators, umpire, appear before the arbitrators and either to accept or challenge the award according to law, to compromise any dispute at their absolute discretion. To file suit, applications or complaint or petition in any appropriate court or authority for safeguarding and protecting my interest in respect to said properties. To appear and act on my behalf in all the Courts, Civil, Revenue or Criminal, whether original or appellate and any other offices of Government or District Board, Municipal Board or any other local authority in connection with or in relation to exercise of the powers hereby conferred.

8. To apply for and withdraw and obtain refunds of the moneys lying in Deposits in courts and other Government or Semi-Government offices and departments in respect of my above said properties and to give valid discharge of the same. Also to apply in for and obtain certified copies of the documents from courts, office and other local bodies Government and Semi-Government offices and other departments.

9. To engage Advocate, Pleader for Court cases, etc. and to fix his remuneration.

10. To operate all my current, savings Bank Accounts, Fixed Deposit or Other Account and also on safe Deposit Lockers standing in my name with any Bank or Bankers and to open and operate in my name all Bank accounts whatsoever.

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11. To support all applications for mutation of name on the said properties and to do all necessary things, to procure mutation thereof in favour of such individual buyer(s), in all relevant records.

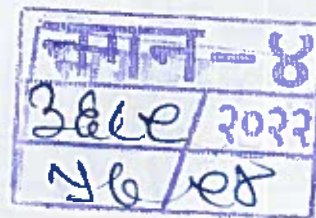
12. To sign and verify the applications, statements, Declarations and Affidavit etc. for me and my behalf.

13. To sign any Bank Documents for Loan purposes etc. mortgage my properties or any part thereof in favour of any Bank(s) or other financial institutions in such manner as my said Attorney deems fit and proper for obtaining a loan and to execute necessary deeds, indemnity bonds, affidavits for creation of mortgage or charge on the said properties as my Attorney deems fit. To receive the loan of and to give valid discharge thereof, and to deliver the original Title Deed documents to such financial institutions for the purpose of loan. To draw, sign, endorse and negotiate all cheques, promissory notes, bills of exchange, bills of lading or other orders for payment of money or delivery of property of every description.

14. To sell endorse, Transfer and assign all or any Govt. Securities, Units, Bonds, National Savings Certificates, Shares, Stocks and debentures of any description whatsoever. Or any other securities which do now or shall hereafter shall in my name or to which I am now or may at any time hereinafter be entitled. To purchase and accept and sign as transferee or transferor into my name or, apply for in my name and on my behalf for Govt. Securities, Units, Bonds, National Savings Certificates, Shares, Stocks and debentures of any description whatsoever.

15. To invest any Moneys belonging to me in Company Deposits Public Provident Fund Accounts, Govt. Securities, Units, Bonds, National Savings Certificates, Shares, Stocks and debentures of any description whatsoever in such manners and upon such terms and conditions as my attorney shall in her absolute discretion think fit and from time to time withdraw any such moneys and apply the same to any purpose she may think fit.

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16. To sell all or any of my investments and for that purpose to employ and pay brokers and other agents in that behalf and to receive and give receipts for the purchase money payable in respect of such sales and to transfer any investments so sold to the purchaser or purchasers thereof or as he or they direct and for these purposes to sign and execute all such contracts. Transfer deeds and other writings and do all such other acts as may be necessary for effectually transferring the same.

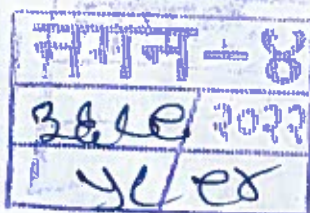
17. To sell, endorse, transfer, assign, pledge or otherwise dispose of all Government securities, securities of local authorities or any other statutory bodies, shares, stocks, units, bonds or debentures in any company, corporation or other statutory body (whether incorporated in India or any other country) or other stocks, funds, debentures and securities of any and every description whatsoever or any other properties which do now or shall hereafter stand in my name to which I am now or may at any time hereafter be or become entitled to in my name.

18. To sign and file returns under the Income-tax Act, 1961 and any other statutes, to appear before the appropriate authorities for the purpose and generally to deal with assessments to income-tax, super tax, wealth tax, gift tax, and any other tax on income revenue or capital, to apply for refunds or any such tax or taxes, to represent me before any authorities or tribunal concerned and for all such purposes to sign , execute and deliver all such documents and make all such declarations as may become necessary or expedient.

19. To assign, transfer all powers vested by virtue of the authorities given under this General Power of Attorney to any one in any manner whatsoever as my aforesaid Attorney deems fit at the absolute discretion of the said Attorney in respect of the aforesaid entire properties or any part thereof.

20. Generally to act as my ATTORNEY OR AGENT in relation to the matters

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aforesaid and all other matters connected there with and on my behalf to execute and do all acts, deeds and things as fully and effectually in all respects as myself would do if personally present.

21. That I hereby ratify, confirm and agree to confirm whatsoever my said Attorney shall do or purport to do by virtue of this General Power Of Attorney.

SCHEDULE 'A' REFERRED TO ABOVE

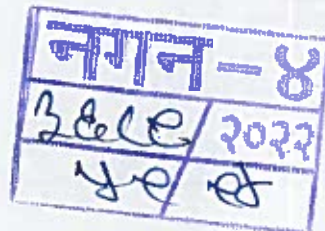
THE UNDIVIDED 1/4th (83.14 Sq. Mtrs) share & interest in ALL THOSE pieces and parcel of land bearing Plot No.52 & 53 total containing by admeasurement 332.54 Sq. Mtrs, being the portion of land bearing Kh. No.44/1, 48/2 & 49 of MOUZA AJNI, Togetherwith the Flat No.4 covering a Super Built up area 63.30 Sq. Mtrs on the First Floor of the Building standing thereon, bearing Corporation House No.1390, City Survey No.1518 & 1519, Sheet No.218/71, situate at Veer Sawarkar Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Ward No.75 in Tah. & Dist. NAGPUR and bounded as under:

ON THE EAST : Plot No.51
ON THE WEST : Flat of Sahastrabudhe & Plot No.54
ON THE NORTH : Plot No.42 & 43
ON THE SOUTH : 9 Mtr. wide Road

SCHEDULE 'B' REFERRED TO ABOVE

THE UNDIVIDED 1/6th share & interest in ALL THAT piece and parcel of land bearing Plot No.S/13-B out of the layout of The Scientific Co-operative Housing Society Ltd., containing by admeasurement 371.61 Sq. Mtrs, being the portion of land bearing Kh. No. 4/1, 4/2, 7/2, 25 & 26/1-4 of MOUZA AJNI, Togetherwith the Apartment No.001 covering a Built up area 61.92 Sq. Mtrs on

Contd...10



: 10 :

the Ground Floor of the Building known and style as "KALPAK" standing thereon, bearing Corporation House No.358/A, City Survey No.164, Sheet No.84/34, situate at Laxmi Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Ward No.75 in Tah. & Dist. NAGPUR and bounded as under:

	Plot	Apartment
ON THE EAST :	Plot No.S/13-A	Plot No.S/13-B
ON THE WEST :	Plot No.S-12	Open Space above side Margine
ON THE NORTH :	9 Mtr. wide Road	Apartment No.002
ON THE SOUTH :	Plot No.S-7	Open Space above Rear Margine

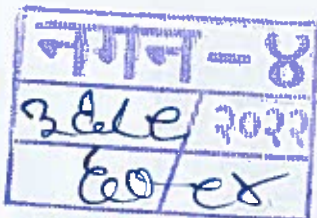
SCHEDULE 'C' REFERRED TO ABOVE

ALL THAT piece and parcel of land bearing Plot No.14 containing by admeasurement 292.63 Sq. Mtrs, (OR 350 Sq.Yards) being the portion of land bearing Survey Nos. 56, 59, 60, 61 & 65 of Thokatta Village, Bowenpally, Secunderabad Cantonment, Togetherwith House standing thereon, bearing Corporation House No.14/GF, situate at Jayanagar Colony, New Bowenpally, Thokatta, Secunderabad, (Telangana) and bounded as under:

ON THE EAST :	30Ft. wide Road
ON THE WEST :	6 Ft. wide Lane
ON THE NORTH :	Plot No.13
ON THE SOUTH :	40 Ft. wide Road

IN WITNESS WHEREOF I, SHRI GAURAV S/O ASHOK BAONE, have hereto set my hands and signed this DEED OF GENERAL POWER OF ATTORNEY at FREMONT, USA on this 21 day of October, 2018 in presence of the attesting witnesses signing as such on the day first above written.

Contd...11






G. Baone
(Shri Gaurav A. Baone)
EXECUTANT




S. A. Baone
(Smt. Suhasini A. Baone)
ATTORNEY

अभिप्रेत
अभिप्रेत
अभिप्रेत



1. *Pratim*
(Smt. PRATIM ARUN KULKARNI) **WITNESSES**
40523 IVES CT,
FREMONT, CA 94538
USA

2. *Tung H. Mai*
TUNG H. MAI
39440 CIVIC CENTER DR.,
FREMONT, CA, 94538
USA

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GENERAL POWER OF ATTORNEY

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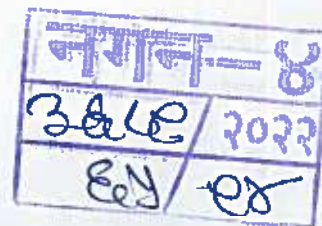
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GENERAL POWER OF ATTORNEY

I CHAITANYA ASHOK BAONE, son of ASHOK DIWAKAR BAONE resident of Plot No. 14, Jayanagar, New Bowenpally, Secunderabad, Telangana 500011, India and 15999 W 62nd Dr, Arvada, Colorado 80403, USA and holder of Indian Passport No. K7906858 issued on 20/08/2013 at New York, USA hereby nominate, constitute and appoint my mother SMT. SUHASINI WD/O ASHOK BAONE, Aged 60 Years, Occupation-Service, PAN AZBPB3686R, R/o. SJB, Scientific Co-op HSG SOC LTD, Flat No. 001, Kalpak Apartments, Near Aathi Rasta Chowk, Laxmi Nagar, Nagpur (Maharashtra) as my True and Lawful Attorney in my name and on my behalf and empower her to execute or do all or any of the act, Deeds or things herein after mentioned.

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[Signature]

: 2 :

WHEREAS the deceased father of the Executant and the Husband of the Attorney Shri Ashok Diwakar Baone was the Co-owner of THE UNDIVIDED 1/4th (83.14 Sq. Mtrs) share & interest in ALL THOSE pieces and parcel of land bearing Plot No.52 & 53 total containing by admeasurement 332.54 Sq. Mtrs, being the portion of land bearing Kh. No.44/1, 48/2 & 49 of MOUZA AJNI, Togetherwith the Flat No.4 covering a Super Built up area 63.30 Sq. Mtrs on the First Floor of the Building standing thereon, bearing Corporation House No.1390, City Survey No.1518 & 1519, Sheet No.218/71, situate at Veer Sawarkar Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Ward No.75 in Tah. & Dist. NAGPUR, having been acquired the same by him alongwith his brother Shri Ajit Diwakar Baone (the real Uncle of the Executant & the Brother-in-law of the attorney) jointly from M/s PMG's Office Staff Co-operative Housing Society Ltd., Nagpur, for a valuable consideration of Rs.19,629/- by Sale Deed dated 08.05.1992 and which is duly registered in the office of Sub Registrar No.8 Nagpur in Addl. Book No.1, Vol. No.54 on pages 38 to 50 at Sr. No.1514 (P) on 08.05.1992 and more particularly descried in the Schedule 'A' hereunder written. ;
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WHEREAS in the aforesaid properties the names of the legal heirs of

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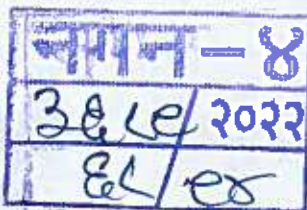
[Signature]

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WHEREAS in the aforesaid circumstances it has now therefore become necessary that the General Power of Attorney be executed in favour of my mother, Smt. Suhasini Ashok Baone to do all acts, deeds and things necessary in respect of the sale and transfer of the said properties as well as purchasing of various immovable properties and also to observe and full fill all the obligations on my part as a Vendor/Lessor/Licenser/Purchaser or otherwise required by Law, I therefore do hereby appoint the aforesaid Attorney and empower her to do all or any of the Acts, Deeds and things for me and on my behalf that is to say:

1. To appear before the Nagpur Improvement Trust, Nagpur Municipal Corporation, City Survey, Secunderabad Municipal Corporation, Land Record Department at Secunderabad Cantonment, all Revenue Authorities at Nagpur and Secunderabad and to represent me in all matters connected with the said Authorities and to execute applications, Bonds, Affidavits etc.
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money, advance, sale price, balance sale consideration, License fee, Security Deposit, etc. from such buyer and Licensee and to acknowledge receipt thereof. To get, admit such Agreement to Sell, Leave and License Agreement, Agreement to Lease, Lease Deed, Sale Deed, Correction Deed, any Conveyance Deed, Transfer Deed, registered before the appropriate Sub-Registration Authority at Nagpur as well as at Secunderabad (Telangana) in accordance with the Law in Force.

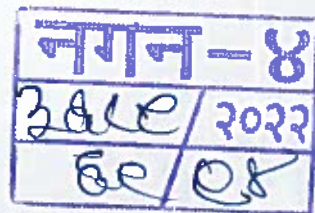
3. To deliver actual physical possession of the said properties bearing (i) Flat No.4 Mouza-Ajni, Veer Sawarkar Nagar, Nagpur, (ii) Apartment No.001 Mouza-Ajni, Laxmi Nagar, Nagpur & (iii) Plot No.14 Thokatta Village Bowenpally Secunderabad to any prospective buyer / Licensee

4. To sign/execute/admit Agreement to Sell, Sale Deed and Correction Deed any conveyance Deed, Transfer Deed, as a Purchaser of the immovable properties intending to be purchase by me on my behalf and to get, admit such Agreement to Sell, Sale Deed and Correction Deed, Transfer Deed before the appropriate Registration Authority in India in accordance with the Law in Force and also to do all things necessary to complete the Registration of the properties intending to be purchase by me in accordance with the law in force relating to properties intending to be purchase by me and also to do all things necessary to complete the registration thereof in accordance with the law in force.

5. To take actual physical possession of the properties intending to be purchase by me from the Vendors on Registration of the Sale Deed.

6. To support all applications for mutation of names on the properties intending to be purchase by me and to do all necessary things, to procure mutation thereof in favour of myself in all relevant records.

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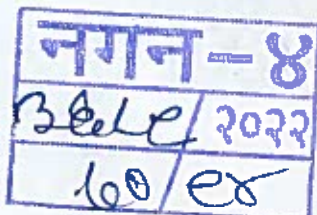
7. To give all notices, commence any legal proceedings or use any other lawful means that may appear to my Attorney desirable or necessary in order to safeguard or enforce my rights in or in connection with the said Properties with full power to prosecute or discontinue any such proceedings and to compromise or submit to arbitration any matter in dispute. To take legal proceedings if necessary against any person or defend any proceedings filed against me in respect of the aforesaid properties or any other properties, to file plaint, written statements, affidavits, complaints, appeals, revisions, reference give evidence, file documents and receive back documents in court and to appoint advocate, pleader and agent for prosecuting legal matters on my behalf, to enter into an Agreement of arbitration appoint arbitrators, umpire, appear before the arbitrators and either to accept or challenge the award according to law, to compromise any dispute at their absolute discretion. To file suit, applications or complaint or petition in any appropriate court or authority for safeguarding and protecting my interest in respect to said properties. To appear and act on my behalf in all the Courts, Civil, Revenue or Criminal, whether original or appellate and any other offices of Government or District Board, Municipal Board or any other local authority in connection with or in relation to exercise of the powers hereby conferred.

8. To apply for and withdraw and obtain refunds of the moneys lying in Deposits in courts and other Government or Semi-Government offices and departments in respect of my above said properties and to give valid discharge of the same. Also to apply in for and obtain certified copies of the documents from courts, office and other local bodies Government and Semi-Government offices and other departments.

9. To engage Advocate, Pleader for Court cases, etc. and to fix his remuneration.

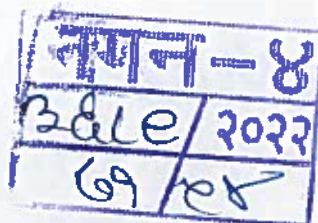
10. To operate all my current, savings Bank Accounts, Fixed Deposit or Other Account and also on safe Deposit Lockers standing in my name with any Bank or Bankers and to open and operate in my name all Bank accounts whatsoever.

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11. To support all applications for mutation of name on the said properties and to do all necessary things, to procure mutation thereof in favour of such individual buyer(s), in all relevant records.
12. To sign and verify the applications, statements, Declarations and Affidavit etc. for me and my behalf.
13. To sign any Bank Documents for Loan purposes etc. mortgage my properties or any part thereof in favour of any Bank(s) or other financial institutions in such manner as my said Attorney deems fit and proper for obtaining a loan and to execute necessary deeds, indemnity bonds, affidavits for creation of mortgage or charge on the said properties as my Attorney deems fit. To receive the loan of and to give valid discharge thereof, and to deliver the original Title Deed documents to such financial institutions for the purpose of loan. To draw, sign, endorse and negotiate all cheques, promissory notes, bills of exchange, bills of lading or other orders for payment of money or delivery of property of every description.
14. To sell endorse, Transfer and assign all or any Govt. Securities, Units, Bonds, National Savings Certificates, Shares, Stocks and debentures of any description whatsoever. Or any other securities which do now or shall hereafter shall in my name or to which I am now or may at any time hereinafter be entitled. To purchase and accept and sign as transferee or transferor into my name or, apply for in my name and on my behalf for Govt. Securities, Units, Bonds, National Savings Certificates, Shares, Stocks and debentures of any description whatsoever.
15. To invest any Moneys belonging to me in Company Deposits Public Provident Fund Accounts, Govt. Securities, Units, Bonds, National Savings Certificates, Shares, Stocks and debentures of any description whatsoever in such manners and upon such terms and conditions as my attorney shall in her absolute discretion think fit and from time to time withdraw any such moneys and apply the same to any purpose she may think fit.

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16. To sell all or any of my investments and for that purpose to employ and pay brokers and other agents in that behalf and to receive and give receipts for the purchase money payable in respect of such sales and to transfer any investments so sold to the purchaser or purchasers thereof or as he or they direct and for these purposes to sign and execute all such contracts. Transfer deeds and other writings and do all such other acts as may be necessary for effectually transferring the same.

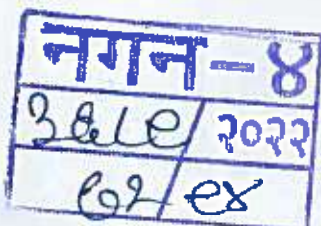
17. To sell, endorse, transfer, assign, pledge or otherwise dispose of all Government securities, securities of local authorities or any other statutory bodies, shares, stocks, units, bonds or debentures in any company, corporation or other statutory body (whether incorporated in India or any other country) or other stocks, funds, debentures and securities of any and every description whatsoever or any other properties which do now or shall hereafter stand in my name to which I am now or may at any time hereafter be or become entitled to in my name.

18. To sign and file returns under the Income-tax Act, 1961 and any other statutes, to appear before the appropriate authorities for the purpose and generally to deal with assessments to income-tax, super tax, wealth tax, gift tax, and any other tax on income revenue or capital, to apply for refunds or any such tax or taxes, to represent me before any authorities or tribunal concerned and for all such purposes to sign, execute and deliver all such documents and make all such declarations as may become necessary or expedient.

19. To assign, transfer all powers vested by virtue of the authorities given under this General Power of Attorney to any one in any manner whatsoever as my aforesaid Attorney deems fit at the absolute discretion of the said Attorney in respect of the aforesaid entire properties or any part thereof.

20. Generally to act as my ATTORNEY OR AGENT in relation to the matters

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aforesaid and all other matters connected there with and on my behalf to execute and do all acts, deeds and things as fully and effectually in all respects as myself would do if personally present.

21. That I hereby ratify, confirm and agree to confirm whatsoever my said Attorney shall do or purport to do by virtue of this General Power Of Attorney.

SCHEDULE 'A' REFERRED TO ABOVE

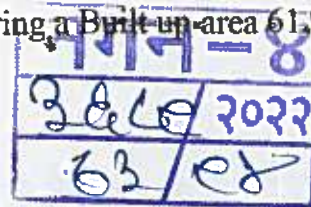
THE UNDIVIDED 1/4th (83.14 Sq. Mtrs) share & interest in ALL THOSE pieces and parcel of land bearing Plot No.52 & 53 total containing by admeasurement 332.54 Sq. Mtrs, being the portion of land bearing Kh. No.44/1, 48/2 & 49 of MOUZA AJNI, Togetherwith the Flat No.4 covering a Super Built up area 63.30 Sq. Mtrs on the First Floor of the Building standing thereon, bearing Corporation House No.1390, City Survey No.1518 & 1519, Sheet No.218/71, situate at Veer Sawarkar Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Ward No.75 in Tah. & Dist. NAGPUR and bounded as under:

ON THE EAST : Plot No.51
ON THE WEST : Flat of Sahastrabudhe & Plot No.54
ON THE NORTH : Plot No.42 & 43
ON THE SOUTH : 9 Mtr. wide Road



SCHEDULE 'B' REFERRED TO ABOVE

THE UNDIVIDED 1/6th share & interest in ALL THAT piece and parcel of land bearing Plot No.S/13-B out of the layout of The Scientific Co-operative Housing Society Ltd., containing by admeasurement 371.61 Sq. Mtrs, being the portion of land bearing Kh. No. 4/1, 4/2, 7/2, 25 & 26/1-4 of MOUZA AJNI, Togetherwith the Apartment No.001 covering a Built up area 61.92 Sq. Mtrs on



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the Ground Floor of the Building known and style as "KALPAK" standing thereon, bearing Corporation House No.358/A, City Survey No.164, Sheet No.84/34, situate at Laxmi Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Ward No.75 in Tah. & Dist. NAGPUR and bounded as under:

	Plot	Apartment
ON THE EAST :	Plot No.S/13-A	Plot No.S/13-B
ON THE WEST :	Plot No.S-12	Open Space above side Margine
ON THE NORTH :	9 Mtr. wide Road	Apartment No.002
ON THE SOUTH :	Plot No.S-7	Open Space above Rear Margine

SCHEDULE 'C' REFERRED TO ABOVE

ALL THAT piece and parcel of land bearing Plot No.14 containing by admeasurement 292.63 Sq. Mtrs, (OR 350 Sq.Yards) being the portion of land bearing Survey Nos. 56, 59, 60, 61 & 65 of Thokatta Village, Bowenpally, Secunderabad Cantonment, Togetherwith House standing thereon, bearing Corporation House No._____, situate at Jayanagar Colony, New Bowenpally, Thokatta, Secunderabad, (Telangana) and bounded as under:

ON THE EAST :	30Ft. wide Road
ON THE WEST :	6 Ft. wide Lane
ON THE NORTH :	Plot No.13
ON THE SOUTH :	40 Ft. wide Road



IN WITNESS WHEREOF I, SHRI CHAITANYA S/O ASHOK BAONE, have hereto set my hands and signed this DEED OF GENERAL POWER OF ATTORNEY at ARVADA, USA on this 25th day of October, 2018 in presence of the attesting witnesses signing as such on the day first above written.

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