

This General Power of Attorney ("POA") is made and executed on this 1st day of April 2024, by Mustanki Cooperative Co., a registered cooperative society, with its principal office at *Fishing Hub, 4th Cross Road, Ramaswamy Colony, Panampilly Nagar, Kochi, Kerala, India*, represented herein by its President, Mrs. Meera Kumar (hereinafter referred to as the "Principal").

WHEREAS, the Principal is desirous of appointing an attorney to act on its behalf in respect of specific transactions and dealings related to its business interests;

AND WHEREAS, the Principal has full trust and confidence in **Ms. Tahera Mustanki**, residing at *123, Marine Drive, Kochi, Kerala, India*, to act as its representative in specified matters;

NOW, THEREFORE, by this Power of Attorney, the Principal hereby appoints Ms. Tahera Mustanki (hereinafter referred to as the "Attorney") to act on behalf of the Principal with the following powers and responsibilities:

The Attorney is authorized to:

- a. Act as the Principal's representative for executing lease agreements, receiving payments, and any related correspondence regarding leasing transactions.
- b. Handle transactions, make payments, and issue receipts for dealings related to Mustanki Cooperative Co.'s commercial activities.
- c. Represent the Principal in negotiations with third parties, including but not limited to banks, tenants, and other business stakeholders.

The Attorney shall not:

- a. Sell, mortgage, or otherwise transfer any of the Principal's assets without prior written approval from the Principal.
- b. Enter into any loan or credit arrangements on behalf of the Principal.

This Power of Attorney is effective from the 1st day of April 2024 and shall expire on the 10th day of June 2024. The Principal reserves the right to revoke this Power of Attorney at any time by providing written notice to the Attorney.

The Principal has executed this Power of Attorney on the date first above written.

For Mustanki Cooperative Co. (Principal)

Name: Meera Kumar

Position: President

Date: 1st April 2024

Witnesses:

1. **Abhishek Jama**

Address: *456, Chittoor Road, Kochi, Kerala, India*

Date: 1st April 2024

2. **Sita Nair**

Address: *789, Ernakulam South, Kochi, Kerala, India*

Date: 1st April 2024