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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is duly registered. The signature sheets at the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

DEVELOPMENT POWER OF ATTORNEY

13 JUN 2023

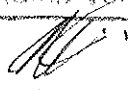
THIS DEVELOPMENT POWER OF ATTORNEY is made on this 13th day of June Two Thousand Twenty Three (2023)

TO ALL TO WHOM THESE PRESENT SHALL COME WE, (1) DR. SANKAR PRASAD GHOSH (PAN:AFVPG2342B) (Aadhaar No. 9649 7331 2595), by occupation Doctor, **(2) DR. DIBAKAR GHOSH** (PAN:AFKPG6418B) (Aadhaar No.2925 9456 4034), by occupation Doctor, **(3) SRI SURONATH GHOSH**, (PAN:ADBPG5469P) (Aadhaar No.727299465209), by occupation Service, all (Sl.No.1 to 3) sons of Late Kanai Lal Ghosh, all by faith Hindu, Citizen of India, residents of 68/A Suresh Banerjee Road, P.O. and P.S Beliaghata, Kolkata-700010 and **(4) SMT. RAGINI DE SARKER** (PAN:ASBPD8952F) (Aadhaar No.3436 4913 8339), daughter of Late Kanai Lal Ghosh) (wife of Goutam Kumar De Sarker), by occupation Housewife, faith Hindu, Citizen of India, residing at 668, Lake Town, Block A, P.O and P.S Lake Town, Kolkata-700089, hereinafter referred to as **PRINCIPALS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) **SEND GREETINGS;**

17 MAR 2023

No 2588. Of 10
Name.....
Address.....
Rs 100/-

B. C. LAHIRI
Advocate
Alipore Court
Kol-700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Court
Kolkata-700 027



DISTRICT SUB/REGISTRAR-III
SOUTH 24 PCS., ALIPORE
13 JUN 2023

for
signature
police
ur

WHEREAS:

- A. The Principals herein by virtue of inheritance due to demise of their father and mother Kanai Lal Ghosh and Dipali Ghosh became the joint owners of undivided 50% share of **ALL THAT** the piece and parcel of land measuring 1 Bigha 11 cottahs 2 chittaks 9 sft. more or less lying and situate at Premises No. 68/A, Suresh Banerjee Road (formerly known as Beliaghata Main Road), P.S. Belegghata, Kolkata-700 010, more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the "**Said Property**" owned by Late Kanai Lal Ghosh.
- B. The said Kanai Lal Ghosh during his life time entered into a Registered Agreement dated 01.10.2013 being No. 08842 for the year 2013 of DSR-III, South 24 Parganas with Merlin Projects Limited, a company incorporated under the Companies Act, 1956 having its Registered Office at 22, Prince Anwar Shah Road, Kolkata - 700 033 for development of his 50% undivided share of the "Said Property".
- C. Subsequent demise of Kanai Lal Ghosh and Dipali Ghosh, we, the PRINCIPALS herein have entered into a Supplementary Development Agreement for continuing the development process of their 50% undivided share of the "Said Property" with the said Merlin Projects Limited and the said Supplementary Development Agreement duly registered at the Office of the District Sub-Registrar-III, South 24 Parganas being Deed No. 160308316 for the year 2023.
- D. In compliance of their obligation under the said Supplementary Development Agreement, the Grantors hereby appoint said Merlin Projects Limited as their true and lawful Attorney (hereinafter referred to as the said Attorney) and to act and to do the following acts, deeds and things in respect of the development of PRINCIPALS 50% undivided share in the "Said Property".

NOW KNOW ALL MEN BY THESE PRESENTS WE, the PRINCIPALS do hereby appoint, nominate and constitute the **MERLIN PROJECTS LTD.**, (PAM:AACCM0505B), having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, to be our true and lawful Attorney and to act in our names, place and stead, to do the following acts, deeds and things in respect of the "**Said Property**" subject to the terms and conditions of the Development Agreement and as may be necessary for construction, development and completion of the Project in order to achieve the purpose and objectives of the said Development Agreement:

1. To take all the necessary steps, execute, sign, submit and receive all the documents which may be required for obtaining, all permissions, clearances, approvals and sanctions from the various authorities including the final sanctioned building plan from the Kolkata Municipal

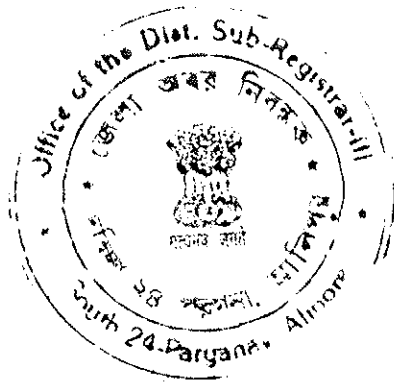
Suresh Kumar
Dipali Ghosh
Ragini De Sarkar



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
13 JUN 2023

Corporation or from any other competent authority in respect of the 50% undivided share of the **“Said Property”**.

2. To take all the necessary steps and/or to sign all the necessary documents and also to pay the sanction fees, charges for obtaining and receiving the final/revised sanction plan, from the competent authority.
3. To take all the necessary steps like appointing Architects, Engineers, Surveyors, Contractors, Soil Test Agency and other consultants, as may be necessary for development of the 50% undivided share of the **“Said Property”**, and to make the payment of their fees/charges.
4. To take all the necessary steps for marketing and selling of the flats/units of Developer's allocation area of the proposed new building/s to be constructed on the 50% undivided share of the **“Said Property”** and for that purpose to do the booking and / or enter into an agreement for sale and allot the flat/unit to such prospective purchaser/s, and receive the agreed consideration amount and/or advance from such prospective purchaser/s and issue receipt for the same.
5. To warn off, prohibit and if necessary proceed against in due process of law against all trespassers on the **“Said Property”** or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and their Departments and to represent the Principals before the appropriate Police Authority and to approach appropriate court of law, if required for the **“Said Property”** and to abate nuisances as may be necessary to protect the **“Said Property”**.
6. To apply for and obtain such Certificate and/or permission under any law relating to ceiling on Urban land or any other law relating to land and/or Building (both urban and Rural) or under the Income Tax Act, or to any other statutory authority/ authorities or under any other law or laws for the time being in force and as may be required for more fully effectuating the powers herein contained with regard to the development of the **“Said Property”**.
7. To represent the PRINCIPALS in any of the Courts of Law, all departments of Kolkata Municipal Corporation, District Magistrate, Urban Land Ceiling Department, Police Department, CESC, West Bengal Fire and Emergency Services, Director General of Civil Aviation, State Water Investigation Department, Irrigation Department, Public Works Department, Chief Electrical Inspector, Government of West Bengal, West Bengal Pollution Control Board, Environment Department, Dept. of Micro Wave (BSNL), Competent Authority appointed under The West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993, WBRERA



DISTRICT SUB REGISTRAR-III
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13 JUN 2009

Authority, Income Tax Department, GST Authority, Revenue Department or any other relevant Office(s) or before any authority or authorities or Society or Body Corporate or other person(s) for any purpose relating to the development of the **"Said Property"** and as may become necessary for fully effectually and/or any of the powers herein and hereby conferred and to sign, execute, and if required registered, all deeds, applications, indemnities, affidavits and other papers as may be necessary and/or required from time to time in terms of the Development Agreement.

8. To do all the acts, deeds, things as may be necessary to sell and/or transfer flat/unit/constructed areas of Developer's allocation for development of 50% undivided share of the **"Said Property"** in favour of the purchaser/s nominee/s and /or assign of the same in terms of the Development Agreement.
9. To enter into and execute agreement for sale, and/or conveyance deed in favour of purchaser/s nominee/s and /or assign and also to execute other documents as may be required to effectually complete the sale, transfer in respect of Developer's allocation of flat/unit/constructed areas to be constructed on the 50% undivided share of the **"Said Property"**.
10. To sign, execute, enter into modify, cancel, alter, draw, approve, present for registration and admit execution and registration of all papers, documents, contracts, sale agreements, deed of conveyances, grants assurances, applications, declarations and other documents as may be required to complete the sale or transfer in respect of the flat/unit/constructed areas of Developer's allocation area in terms of the said Supplementary Development Agreement and also to sign and execute any deed or document.
11. To appear before any Notary Public, District Registrar, Sub-Registrar or Registrar of Assurances or Authority having jurisdiction, and to execute and present for registration, or have effected registration of all sale agreements, deed of conveyance, documents, instruments and writings for the purpose of sale and transfer of the flat/unit/constructed areas in the proposed buildings to be constructed at the **"Said Property"**.
12. To appoint Advocates and other legal agents, sign, declare and/or affirm any vakalatnamas, complaints, writs, written statements, petitions, consents, including application, affidavits, undertakings, declarations, memorandum of appeal or any other documents or papers as may be required from time to time and to defend and prosecute any legal action and/or initiate legal proceedings including filing of writ applications, to appear and give evidence, to prefer any appeal revisions or reviews from any order or decree as the case may be in respect to the **"Said Property"**.



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10 JUN 2023

AND GENERALLY to do all such acts, deeds and things in the name of the PRINCIPALS as the PRINCIPALS could have done lawfully themselves in respect of the **"Said Property"**, and we do hereby ratify and confirm and agree to ratify and confirm all the acts, deeds and things whatsoever done by the said Attorney under these presents shall lawfully do or cause to be done into or about the **"Said Property"** by virtue of these presents provided that nothing contained herein shall authorize the Attorney to act in contravention of the provisions of the Development Agreement and/or allow the Attorney to exceed the authority granted under the Development Agreement.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney or any one of them shall lawfully do or commit or cause to be done or committed in and about the **"Said Property"** as aforesaid by virtue of these presents.

AND it is clarified that the terms and expressions used herein shall, unless there be something contrary or repugnant to the subject or context, have the meanings assigned to them in the Development Agreement.

THE SCHEDULE AS REFERRED TO ABOVE
(Said Property)

ALL THAT ^{undivided 50% share of} the piece and parcel of lands containing an area of 1 Bigha 11 cottahs 2 chittaks 9 sft. more or less lying and situate at Premises No. 68/A, Suresh Banerjee Road (formerly known as Beliaghata Main Road), P.S. Beleghata, Kolkata-700 010, within the jurisdiction of Kolkata Municipal Corporation Ward No 33 under Assessee No. 110330900507 being is butted and bounded by in the manner as follows that is to say:-

- On the North : 68/D Beleghata Main Road;
- On the South : Beleghata Main Road;
- On the East : 68/B & 68/D Beleghata Main Road;
- On the West : Private Lane.

Prakash
Suman Kumar
Prakash Kumar
Ragini De Sarker.



DISTRICT SUB REGISTRAR-III
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10 JUN 2023

IN WITNESS WHEREOF, we the above named Principals have set and subscribed put our respective signature and seal on these presents on this day, month and year first above written.

SIGNED AND DELIVERED by the above said **PRINCIPALS** at Kolkata in the presence of:

Sankar Prasad Ghosh

Dibakar Ghosh

1. Gautam Konde Sarkar
P 668, Lake Town, Block-A.
Kolkata - 700089.

2. Mausumi Roy
22 Prince Anwar Shah Road.
Kolkata - 700033.

Surojit Ghosh

Ragini De Sarkar.

Prepared by me

Bm.
BAPI DAS

Advocate



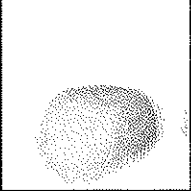



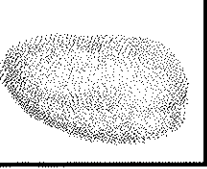
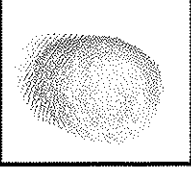
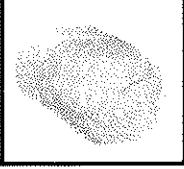
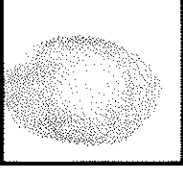
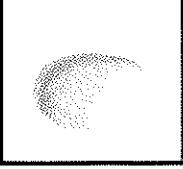
Alipore Police Court

Kolkata - 700 027

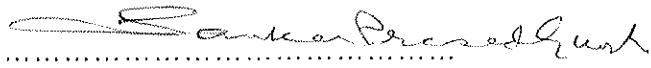
Regd. No. WB-613/2001


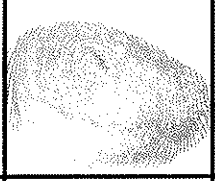


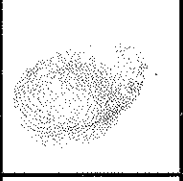



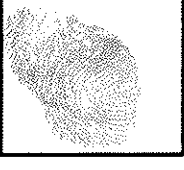
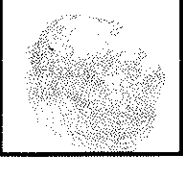
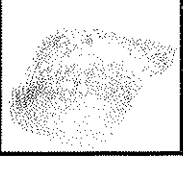


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13 JUN 2023

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	left hand					
	right hand					

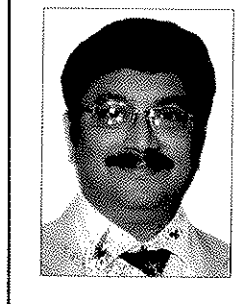


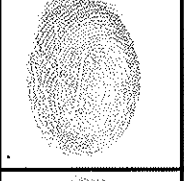







Name : SANKAR PRASAD GHOSH

Signature: 

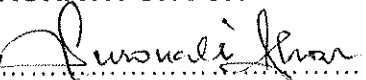
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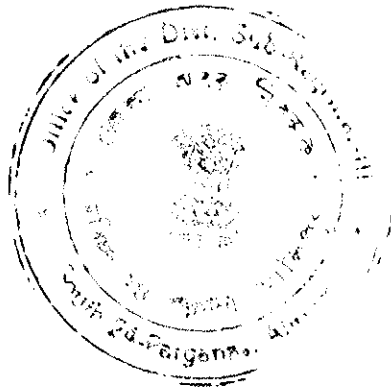
Name: DIBAKAR GHOSH

Signature: 

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	right hand					

Name: SURONATH GHOSH

Signature: 



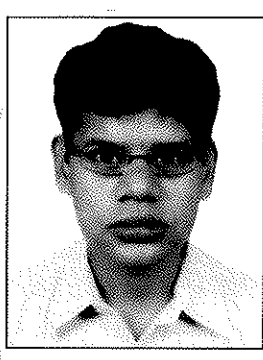
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
13 JUN 2023



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left hand						
right hand						

Name : RAGINI DE SARKER

Signature: *Ragini De Sarker*



		Thumb	1st finger	mid finger	ring finger	small finger
left hand						
right hand						

Name: SIDDHARTHA BHATTER

Signature: *Siddhartha Bhat*

		thumb	1st finger	mid finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature:



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
13 JUN 2023

Major Information of the Deed



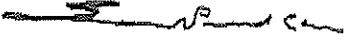
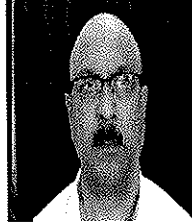

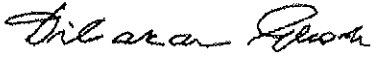
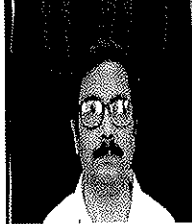

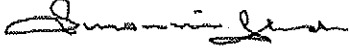
Deed No :	I-1603-08317/2023	Date of Registration	13/06/2023
Query No / Year	1603-8001525742/2023	Office where deed is registered	
Query Date	13/06/2023 11:19:10 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAPI DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836980696, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 9,99,70,784/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160308316/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		




Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beliaghata Main Road, Road Zone : (G.S.Rd/CIT Rd -- E. M. Bye Pass ,Word No 33) , , Premises No: 68/A, , Ward No: 033 Pin Code : 700010

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	15 Katha 9 Chatak 5 Sq Ft	1/-	9,99,70,784/-	Property is on Road , Project Name :
Grand Total :				25.6896Dec	1 /-	999,70,784 /-	

Principal Details :



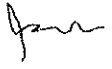
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Dr Sankar Prasad Ghosh (Presentant) Son of Late Kanai Lal Ghosh Executed by: Self, Date of Execution: 13/06/2023 , Admitted by: Self, Date of Admission: 13/06/2023 ,Place : Office	 13/06/2023	 LTI 13/06/2023	 13/06/2023
68/A, Suresh Chandra Banerjee Road, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: afxxxxx2b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/06/2023 , Admitted by: Self, Date of Admission: 13/06/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Dibakar Ghosh Son of Late Kanai Lal Ghosh Executed by: Self, Date of Execution: 13/06/2023 , Admitted by: Self, Date of Admission: 13/06/2023 ,Place : Office	 13/06/2023	 LTI 13/06/2023	 13/06/2023
68/A, Suresh Chandra Banerjee Road, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: afxxxxx8b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/06/2023 , Admitted by: Self, Date of Admission: 13/06/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri Suronath Ghosh Son of Late Kanai Lal Ghosh Executed by: Self, Date of Execution: 13/06/2023 , Admitted by: Self, Date of Admission: 13/06/2023 ,Place : Office	 13/06/2023	 LTI 13/06/2023	 13/06/2023
68/A, Suresh Chandra Banerjee Road, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxx9p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/06/2023 , Admitted by: Self, Date of Admission: 13/06/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Smt Ragini De Sarker Daughter of Late Kanai Lal Ghosh Executed by: Self, Date of Execution: 13/06/2023 , Admitted by: Self, Date of Admission: 13/06/2023 ,Place : Office			
		13/06/2023	LTI 13/06/2023	13/06/2023
668, Lake Town, Block/Sector: A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: asxxxxxx2f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/06/2023 , Admitted by: Self, Date of Admission: 13/06/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Merlin Projects Limited 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: aaxxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	13/06/2023	13/06/2023	13/06/2023
Identifier Of Dr Sankar Prasad Ghosh, Mr Dibakar Ghosh, Shri Suronath Ghosh, Smt Ragini De Sarker			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Dr Sankar Prasad Ghosh	Merlin Projects Limited-6.4224 Dec
2	Mr Dibakar Ghosh	Merlin Projects Limited-6.4224 Dec
3	Shri Suronath Ghosh	Merlin Projects Limited-6.4224 Dec
4	Smt Ragini De Sarker	Merlin Projects Limited-6.4224 Dec

On 13-06-2023**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:20 hrs on 13-06-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Dr Sankar Prasad Ghosh , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,99,70,784/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 13/06/2023 by 1. Dr Sankar Prasad Ghosh, Son of Late Kanai Lal Ghosh, 68/A, Suresh Chandra Banerjee Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Professionals, 2. Mr Dibakar Ghosh, Son of Late Kanai Lal Ghosh, 68/A, Suresh Chandra Banerjee Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Professionals, 3. Shri Suronath Ghosh, Son of Late Kanai Lal Ghosh, 68/A, Suresh Chandra Banerjee Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Service, 4. Smt Ragini De Sarker, Daughter of Late Kanai Lal Ghosh, 668, Lake Town, Sector: A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs.28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2588, Amount: Rs.100.00/-, Date of Purchase: 17/03/2023, Vendor name: P K Chakraborty



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160308317 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.06.13 14:24:03 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/06/13 02:24:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)