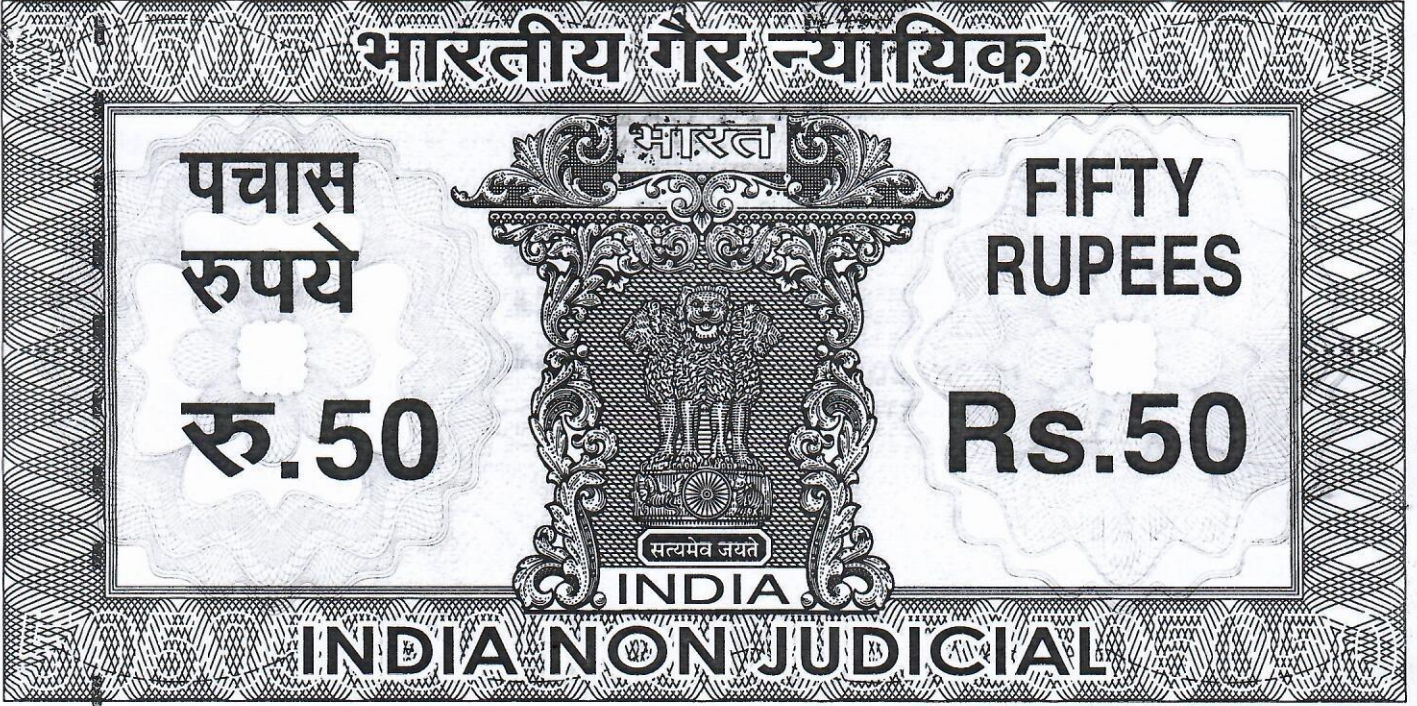


05142

VC-1499/13

1-04842/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Certified that the document is admitted for registration. The signature sheets and the endroement sheets attached with the document are the part of this document. 525188

Handwritten signature and date: 4.2.2013

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

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We, [1]. Smt. Shukla Ghosh wife of Late Sarojesh Chandra Ghosh, by faith Hindu, by nationality Indian, by occupation, house wife residing at Premises No.68/A, Dr Suresh Chandra Banerjee Road, Kolkata 700010 [2]. Smt. Ratna Banerjee wife of Sri Ashis Banerjee, by faith Hindu, by nationality Indian, by occupation housewife, residing at 19B Lansdown Place, Kolkata 700026 [3]. Smt. Mohor Basu wife of Sri Prajit Basu, by faith Hindu, by nationality Indian, by occupation housewife, residing at 4B, Nandalal Jew Road, Kolkata 700026, hereinafter called as the 'PRINCIPALS' do hereby appoint, constitute and nominate Merlin Projects Ltd. represented by (1) Mr. Saket Mohata son of Sri Sushil Mohta and (2) Mr. Siddharta Bhattar son of Sri Sheo Prakash Bhattar, both working for gain at 22 Prince Anwar Shah Road, Kolkata-700033, hereinafter called the 'CONSTITUTED ATTORNEYS', for and on our behalf to do and perform the acts, deeds and things as stated hereinafter.

66899

21 NOV 2012

No. ~~BA 51 54 B~~
Advocate
SOLD TO - Alipore Police Court
OF - Kolkata-700027

VALUE Rs. FIFTY ONLY

NETI LICENCED STAMP VENDOR
3284 20, NETAJI SUBHAS ROAD, KOL-1



ERLIN PROJECTS LIMITED

Siddhanta Bhattar

Authorised Signatory,



NETI 3285

ERLIN PROJECTS LIMITED

Siddhanta Bhattar
Authorised Signatory,



NETI-3286

- Shukla Ghosh.



NETI-3287

- Ratna Banerjee

District Sub-Registrar-III
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22 MAY 2013



NETI-3288

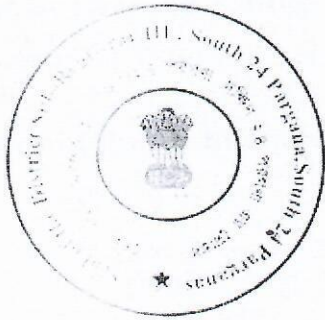
- Mohor Bala.

- Soumyadeep Banerjee
(SOUMYADEEP BANERJEE) (SERVICE)

S/O ASHIS BANERJEE
LICENCED STAMP VENDOR, KOLKATA-700027

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number - 10
Page from 1029 to 1039
being No 04842 for the year 2013.



(Rajendra Prasad Upadhyay) 23-May-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D. S.R. - III SOUTH 24-PARGANAS
West Bengal

District Sub-Registrar-III
Alipore, South 24-Parganas



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 04842 of 2013
(Serial No. 05142 of 2013 and Query No. 1603L000009581 of 2013)

On 22/05/2013

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

Presented for registration at 16.30 hrs on :22/05/2013, at the Private residence by Shukla Ghosh, one of the Executants.

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

Execution is admitted on 22/05/2013 by

1. Smt. Shukla Ghosh, wife of Late Sarojesh Chandra Ghosh, 68/a, Dr.Suresh Chandra Banerjee Road, Kolkata, Thana:-Beliaghata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700010, By Caste Hindu, By Profession : House wife
 2. Smt. Ratna Banerjee, wife of Sri Ashis Banerjee, 19 B, Lansdown Place, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : House wife
 3. Smt. Mohor Basu, wife of Sri Prajit Basu, 4 B, Nandalal Jew Road, Kolkata, Thana: Tollingunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : House wife
 4. Siddharta Bhattar
Authorised Signatory, Merlin Projects Ltd., 79, Sambhunath Pandit Street, Kolkata
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020,
By Profession : Others
 5. Mr. Saket Mohita
Authorised Signatory, Merlin Projects Ltd., 79, Sambhunath Pandit Street, Kolkata
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020,
By Profession : Others
- Identified By Soumyadeep Banerjee, son of Ashis Banerjee, 19 B, Lansdown Place, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste: Hindu, By Profession: Service.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 23/05/2013

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.



(Signature)
District Sub-Registrar-III
Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

23/05/2013 13:42:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 04842 of 2013
(Serial No. 05142 of 2013 and Query No. 1603L000009581 of 2013)

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 23/05/2013

(Under Article : E = 7/- , H = 28/- , M(b) = 4/- on 23/05/2013)

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 -8,18,71,978/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as Impressive Rs.- 50/-

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III
Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

23/05/2013 13:42:00

Endorsement Page 2 of 2


WHEREAS

- A. We are the co-owners having 20% undivided share in Premises No. 68/A, Suresh Chandra Banerjee Road (previously known as Beliaghata Main Road), Kolkata-700010.
- B. Due to our pre-occupations we, are not in a position to look after and/or pursue the matter and for which it has become necessary for us to appoint the Constituted Attorneys for and on our behalf to do and perform the acts, deeds and things as stated hereinafter.
- C. Accordingly, We, the Executant above named do hereby appoint **Merlin Projects Ltd.** represented by **(1) Mr.Saket Mohta**, son of ShriSushilMohta and **(2) Mr. Siddharta Bhattar** son of Sri Sheo Prakash Bhattar, both working for gain at 79, ShambhunathPandit Street, Kolkata – 700 020 as our Constituted Attorneys for and on our behalf to do and/or perform the acts, deeds and things as stated hereinafter either jointly and/or severally.

NOW THIS POWER OF ATTORNEY WITNESSETH as follows:-

1. To enter upon the said Premises No. 68/A, Suresh Chandra Banerjee Road (previously known as Beliaghata Main Road), Kolkata – 700 010, hereinafter called the said **Premises** and to take measurements, survey and soil testing of the said **Premises**.
2. To take all steps necessary for preparation of building plan and to get it sanctioned from the Kolkata Municipal Corporation and other concerned authorities.
3. To prepare the Building Plan or get the same prepared by the Architect and Engineers and if needed modify and submit the same to us for our perusal and thereafter to sign and submit the same to the concerned authorities such as Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, West Bengal Fire Service, Traffic Department Kolkata Police, Microwave Authorities, Department of Telecommunication, Chief Electrical Inspector, Govt. of West Bengal and also to any other concerned department, and to obtain the same from the aforesaid authorities upon their approval and also to sign all other necessary Applications, Documents, Affidavits, Undertakings, Declarations, if needed registered the same or notarized the same and submit the same to the concerned authorities in our names.
4. To sign and submit plan or plans and all papers statements, undertakings declarations with the Kolkata Municipal Corporation and other necessary Authorities for having such plans sanctioned, modified and/or altered by the said Kolkata Municipal Corporation or the other statutory authorities.
5. To pay all fees, costs, charges and incur all expenses in connection with the sanction and/or modification of the plan for the proposed building/s at the said premises.
6. To obtain the sanctioned plan and such other orders and permission from the necessary authorities including from the office of Authorized Officer under The West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 as may be necessary for sanction and/or




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Transfer by Promoters) Act, 1993 as may be necessary for sanction and/or modification and/or alteration of the sanctioned plan and for construction of the proposed building and to submit and receive delivery of the same and all other papers and documents as may be required by the necessary Authority or Authorities and any money received on behalf of the Principals will be deposited in their account.

7. To sign and apply for sanction of house drainage plan, internal water line for supply of water, sinking of tube well, permission for lift erection, supply of electricity, installation of transformer (if necessary) and other utilities as may be necessary for the convenience and enjoyment of the said premises and to apply to Kolkata Municipal Corporation and Forest Department for permission to cut or replant any tree which may be required for construction of the New Building.
8. To pay municipal and other rates taxes charges expenses and other outgoings whatsoever payable for and on account of the said premises and or any part thereof and to appear before any officer of the Kolkata Municipal Corporation or any Court or Tribunal for assessment of valuation and other purposes.
9. To lay-down drainage pipes, sewerage lines, underground electricity lines and other similar lines from the building/s to be constructed up to the road side and/or mains of the said services and to bear and pay the costs of the same on our account .
10. To appear for and prosecute and defend all actions and proceedings including any Appeal arising there from and to sign, affirm and file all plaints, written statement, other pleadings, applications, petitions or documents to the Court and to deposit or withdraw and receive documents and any money or moneys from the Court or from the defendants/opposite party either in execution of the decree or otherwise and on receipt of payment thereof to sign and deliver on our behalf issue proper receipt and discharge for the same.
11. To appear for and on our behalf in any Court of Law or Authorities for any legal matter connected with the said premises.
12. To engage and appoint any solicitor, advocate or advocates or counsel to act and plea and otherwise to file any case or initiate process in and appear in any Court of Law in connection to said properties as and when our said Attorneys shall fit and proper to do so.
13. To pay and incur all fees, costs, charges and expenses of the said actions and proceedings and to appropriate the same.
14. To do all other lawful acts, deeds and things in connection with the aforesaid case or any Appeal or Civil Revision case arising there from as effectually as we could do the same if we were personally presents.
15. To sign and enter into all correspondence, deeds with, Government Departments, Municipal Corporation and other Authorities and Prospective Customers of Developers Allocation to sign necessary documents, deeds and represent us before all officers and before the Courts, Tribunals and other concerned authorities in connection with matters related to the said premises.



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16. Be it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer, convey, assigned, enjoyment or making profit in favor of the Attorneys and all the receivable will be paid back to the Principals and all the payables will be borne by the Principals.

We hereby confirm and ratify and do agree and undertake to ratify and confirm all the said acts, deeds and things that shall be done by our Constituted Attorneys as our own acts, deeds and things as if we were personally present and doing the same.

Schedule of Property

ALL THAT the piece and parcel of land containing an area of 1 Bigha 11 cottahs 2 chittaks 9 sft. more or less, situate and lying within the Kolkata Corporation Ward No 33 being Premises no. 68/A, Suresh Chandra Banerjee Road (previously known as Beliaghata Main Road), Police Station Beliaghata, Kolkata – 700 010 is butted and bounded by in the manner as follows that is to say: -

ON THE NORTH : Land of 68/D Belegkata Main Road

ON THE SOUTH : Belegkata Main Road

ON THE EAST : 68/B & 68/D Belegkata Main Road

ON THE WEST : Private Lane



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IN WITNESS WHEREOF We, Smt. Shukla Ghosh, Ratna Banerjee, and Smt. Mohor Basu put our respective hand and seal on this 22nd Day of May 2013.

SIGNED SEALED AND DELIVERED
By the **Principals** at Kolkata
In the presence of:

1. *Sanyadev Banerjee*
19B, LANSDOWNE PLACE,
KOLKATA : 700 029

2. *Aishanya Basu*
4B, NANDALAL JIU ROAD.
KOLKATA : 700 026

Shukla Ghosh.

Smt. Shukla Ghosh

Ratna Banerjee
Ratna Banerjee

Mohor Basu.

Smt. MohorBasu
[Principals]

Accepted By

MERLIN PROJECTS LIMITED

Saket Mohta
Authorised Signatory

Mr. Saket Mohta
MERLIN PROJECTS LIMITED
Siddharta Bhattn












Authorised Signatory
Mr. Siddharta Bhattn
(Constituted Attorneys)

*Prepared by me,
Aritima Roy
Adv.
Alipore Police Court.
Ret. 27.*














District Sub-Registrar-III
Alipore, South 24-Parganas

22 MAY 2013

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	left hand					
	right hand					












Name:

Signature: *Saket Verma*

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	left hand					
	right hand					












Name:

Signature: *Siddhanta Bhattacharya*

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	left hand					
	right hand					

Name: SHUKLA GHOSH

Signature: *Shukla Ghosh*

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	left hand					
	right hand					

Name: RATNA BANERJEE

Signature: *Ratna Banerjee*














District Sub-Registrar-III
Alipore, South 24-Parganas

22 MAY 2013

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PHOTO	left hand					
	right hand					


Name:

Signature:

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

Name:

Signature: *Meher Baxu*

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PHOTO	left hand					
	right hand					

Name:

Signature:

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

Name:

Signature:



District Sub-Registrar-III
Alipore, South 24-Parganas

22 MAY 2013