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NC-884/13

1-02796/13

# भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

## INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

L 462352

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-parganas

### POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We [1] **Sri Sanat Kumar Ghosh** son of Late Jagadish Chandra Ghosh, by faith Hindu, by nationality Indian, by occupation, businessman residing at Premises No.68/A, Dr Suresh Chandra Banerjee Road, Kolkata 700010, Police Station Beliaghata [2.] **Sri Sandeep Kumar Ghosh** son of Late Jagadish Chandra Ghosh, by faith Hindu, by nationality Indian, by occupation businessman, residing at 40/55, Lachmanpura, Banarasi, Police Station, Dasaswamedh, Pin, 221001,

*Sanat Kumar Ghosh*

*Sandeep K. Ghosh*

*Madhumita Biswas.*

*Amritya Sundar Biswas*

*[Handwritten mark]*

66885

21 NOV 2012

**BAPI DAS**  
Advocate  
Alipore Police Court  
Kolkata-700027

**FIFTY ONLY**

Siddhanta Bhattacharya

NETI-1993

**Merlin Projects Limited**

Siddhanta Bhattacharya

Authorised Signatory

NETI-1994

**Merlin Projects Limited**

*[Signature]*

Authorised Signatory

NETI-1995



Sarat Kumar Ghosh

NETI-1996

*[Signature]*  
District Sub-Registrar-III  
Alipore, South 24 Parganas

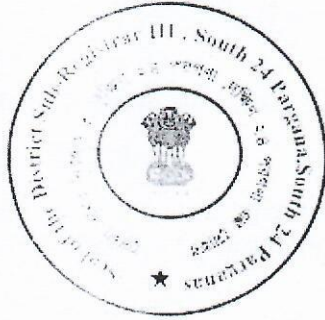
Sandeep K. Ghosh

19 MAR 2013

Sandeep Mukherjee  
S/o Tapan Mukherjee  
22, B.D. Ghosh Road,  
Kolkata-700033.  
Cenisee.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 9486 to 9499  
being No 02796 for the year 2013.



(Rajendra Prasad Upadhyay) 03-April-2013  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS  
West Bengal **D.S.R-III**  
**South 24 Parganas**  
**Alipore**



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

**Endorsement For Deed Number : I - 02796 of 2013**  
**(Serial No. 02954 of 2013)**

**On 19/03/2013**

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

Presented for registration at 15.30 hrs on :19/03/2013, at the Private residence by Sri Siddhartha Bhattar , one of the Claimants.

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

Execution is admitted on 19/03/2013 by

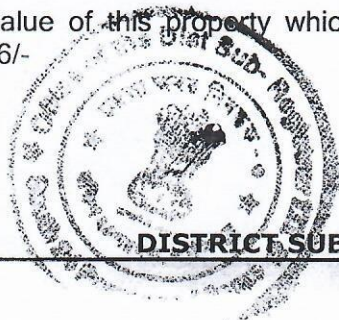
1. Sri Sanat Kumar Ghosh, son of Late Jagadish Ch. Ghgosh , 68/ A, Beliaghata Main Road, Kolkata, Thana:-Beliaghata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700010, By Caste Hindu, By Profession : Business
  2. Sri Sandeep Kumar Ghosh, son of Late Jagadish Ch. Ghgosh , D 40/55, Lachmanpura, Varanasi District:-Varanasi, Uttar Pradesh, India, Pin :-221001, By Caste Hindu, By Profession : Business
  3. Smt. Madhumita Biswas, daughter of Late Atindra Nath Biswas , Asansol, 161, Burnpur Road, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Service
  4. Sri Anindya Sundar Biswas, son of Late Prodyut Kumar Biswas , Asansol, 161, Burnpur Road, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, , By Caste Sikh, By Profession : Service
  5. Sri Siddhartha Bhattar  
Authorised Signatory, Merlin Projects Limited, 79, Shambhunath Pandit Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.  
, By Profession : Business
  6. Mr. Saket Mohata  
Authorised Signatory, Merlin Projects Limited, 79, Shambhunath Pandit Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.  
, By Profession : Business
- Identified By Sandip Mukherjee, son of Tapan Mukherjee, 22, Prince Anwar Shah Road, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033, By Caste: Hindu, By Profession: Service.

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

**On 20/03/2013**

**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.-8,98,94,176/-



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

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

21/03/2013 13:53:00

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 - 02796 of 2013**  
**(Serial No. 02954 of 2013)**

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

**On 21/03/2013**

**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.

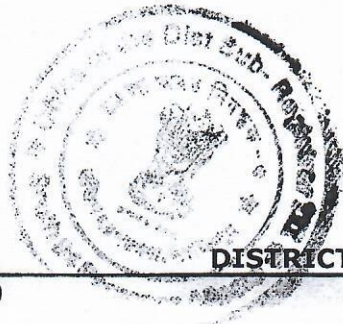
**Payment of Fees:**

Amount By Cash

Rs. 39.00/-, on 21/03/2013

( Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 21/03/2013 )

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



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

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

21/03/2013 13:53:00

EndorsementPage 2 of 2

UttarPradesh, [3]. Smt. **Madhumita Biswas**, daughter of Lt. Atindra Nath Biswas, by faith Hindu, by nationality Indian, by occupation, service residing at 161, Burnpur Road, Police Station Hirapur, Asansol, District Burdwan, and [4]. Sri. **Anindya Sundar Biswas**, son of Late Prodyut Kumar Biswas, by faith Hindu, by nationality Indian, by occupation, service, residing at 161, Burnpur Road, Police Station Hirapur, Asansol, District Burdwan, hereinafter called as the '**PRINCIPALS**' do hereby appoint, constitute and nominate <sup>MERLIN PROJECTS LTD., 79, SAMBHUNATH PANDIT STREET, KOLKATA-700020</sup> (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.

#### WHEREAS

- A. We are the co-owners having 30% 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 Executants above named do hereby appoint (1) **Mr. Saket Mohta**, son of Shri Sushil Mohta and (2) **Mr. Siddharta Bhattar** son of Sri Sheo Prakash Bhattar, both working for gain at 79, Shambhunath Pandit 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.

Sunat Kumar Ghosh  
Sandeep K. Ghosh  
Madhumita Biswas.

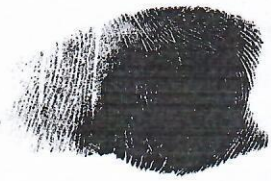
Anindya Sundar Biswas

MERLIN PROJECTS LTD represented by

Handwritten signature

prakash Mohta  
Siddharta Bhattar  
Anindya

prakash Mohta  
Siddharta Bhattar



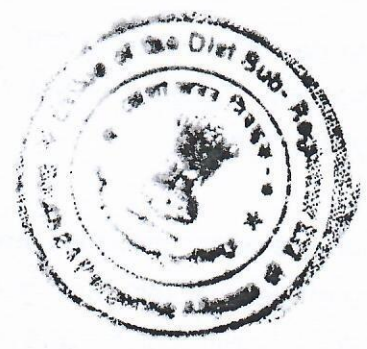
vet/1-1988

Madhumita Biswas.



vet/1-1988

Anindya Sundar Biswas



Sub-Registrar-III  
Parganas  
19 MAR 2013

Sandip Mukherjee  
S/o Tapas Mukherjee  
22, P.A. Shah Road,  
Kolkata - 700033.  
Service.

Service

**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 Tele-communication, 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.

*Sruat Kumar Ghosh*

*Sandeep K. Ghosh*

*Madhumita Biswas*

*Abhinava Sundar Biswas*

*br 2*





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

19 MAR 2013

S. S. S. S.

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 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 .

Sarat Kumar Ghosh  
Sandeept Ghosh  
Madhukumar Biswas  
Chandya Sundar Biswas

h-2



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

19 MAR 2013

Office,

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, agreements, deeds with, Government Departments, Municipal Corporation, other Authorities and Prospective Customers, <sup>Att of Developer's Association</sup> and to sign <sup>Plaint</sup> necessary documents, deeds and represent us before all officers, Courts, Tribunals and other concerned authorities in connection with matters related to the said premises.

SLS  
 Sandeep K. Ghok  
 Madhuvante Osias  
 Anindya Sunchar Biswas

h v s  
 a.



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

19 MAR 2013

~~16. To defend any or all the powers hereby conferred on the said  
 Constituted Attorneys in favour of their respective representatives, agents  
 and persons from time to time and to reverse the course as shall be  
 thought fit and proper by the said Attorneys.~~

18. 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 favour 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

SKE

Sandeepk. Ghot

Madhumita Biswas

Chindya Sundar Biswas

h/s



Distt. Sub-Registrar-III  
Alipore, South 24-Parganas

19 MAR 2013

IN WITNESS WHEREOF WE, [1] Sri Sanat Kumar Ghosh [2.] Sri Sandeep Kumar [3]. Smt. Madhumita Biswas, and [4]. Sri. Anindya Sundar Biswas, put our respective hand and seal on this 14<sup>th</sup> Day of March 2013.

SIGNED SEALED AND DELIVERED

by the **Principals** at Kolkata

in the presence of:

*Sandeep Kumar Ghosh*  
(SANDIP MURHERJEE)  
22, P.A-Shah Road,  
Kolkata - 700033.

*Sanat Kumar Ghosh*  
Sri Sanat Kumar Ghosh

*Sandeep K. Ghosh*  
Sri Sandeep Kumar Ghosh  
*Madhumita Biswas*

Smt. Madhumita Biswas

*Anindya Sundar Biswas*  
Sri Anindya Sundar Biswas

**[Principals]**

**Merlin Projects Limited**

*Saket Mohta*  
Authorised Signatory

**Merlin Projects Limited**

*Siddharta Bhattar*  
Authorised Signatory

Accepted By :

1. Mr. Saket Mohta

2. Mr. Siddharta Bhattar

*Anindya Sundar Biswas*  
*Sri Anindya Sundar Biswas*  
Ur 22


























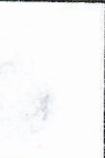
District Sub-Registrar-III  
Alipore, South 24 Parganas

19 MAR 2013












C. S. S. S.

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	right hand					












Name S.  
 Signature Sanat Kumar Ghosh

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	right hand					

Name .....  
 Signature Sandeep R. Ghosh

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	right hand					

Name .....  
 Signature Madhumita Biswas

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	right hand					

Name .....  
 Signature Anandya Suresh Bixwas











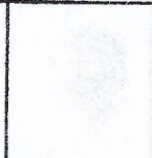


District Sub-Registrar-III  
Alipore, South 24 Parganas

19 MAR 2013

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	right hand					












Name .....

Signature .....

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	left hand					
	right hand					

Name .....

Signature *Siddhanta Bhattar* .....

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	left hand					
	right hand					

Name .....

Signature *Siddhanta Bhattar* .....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



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

19 MAR 2013