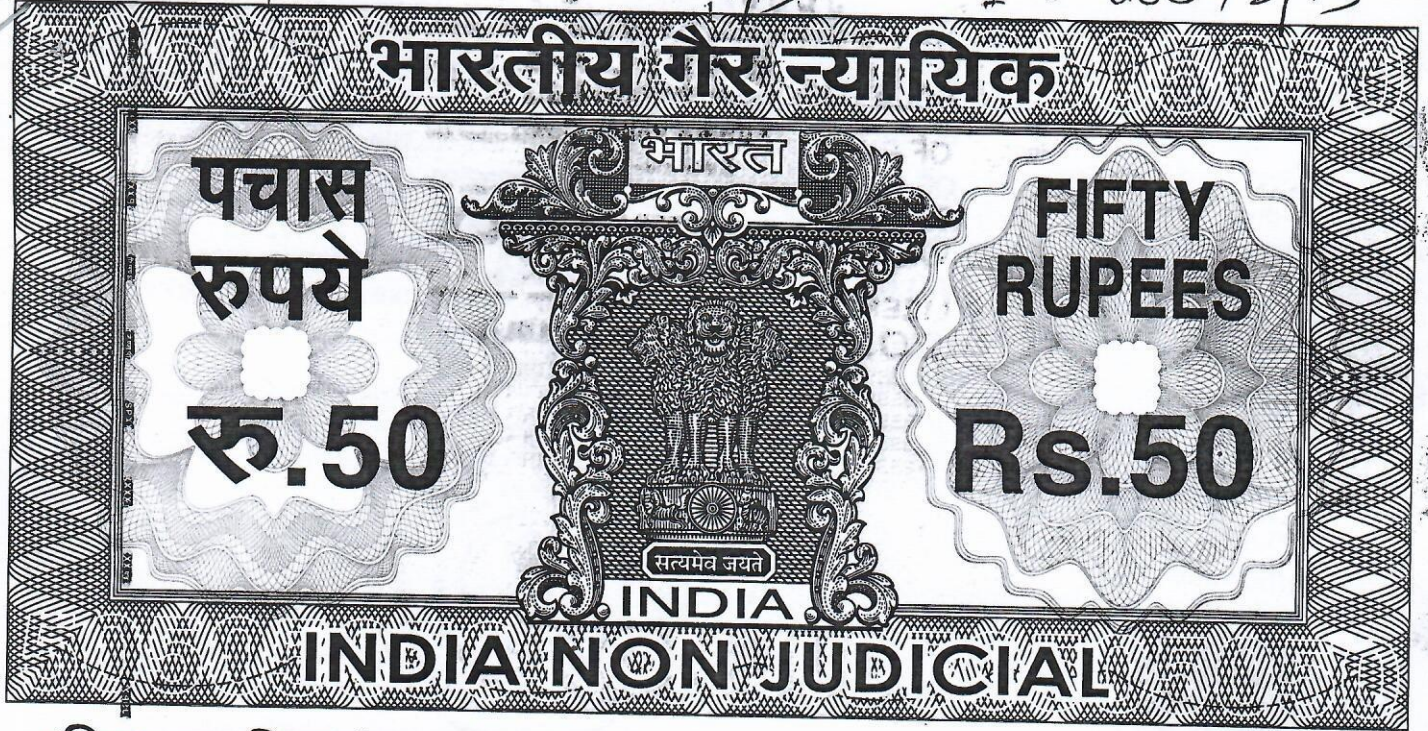


09275

MC-2624/13

I. 08843/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is registered on 08/03/2013  
 registration. The signature sheets and  
 the endroesement sheets attached with the  
 document are the past of this document.

01/10/13  
 822x

POWER OF ATTORNEY

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

KNOW ALL MEN BY THESE PRESENTS I, Kanai Lal Ghosh son of Late Baidya Nath 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, hereinafter called as the 'PRINCIPAL' do hereby appoint, constitute and nominate **Merlin Projects Ltd**, a company incorporated under the Companies Act, 1956 having its Registered Office at 79, Shambhunath Pandit Street, Kolkata - 700 020, represented by its authorized representatives (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 22, Prince Anwar Shah Road, Kolkata - 700 033, hereinafter called the 'CONSTITUTED ATTORNEYS', for and on my behalf to do and perform the acts, deeds and things as stated hereinafter.

32006

29 JUL 2013

No. .... DATE .....  
SOLD TO **BAPIDAS**  
OF **Alipore Police Const.**  
**Kolkata-700027**

*Siddhanta Bhattacharya*



NETI

5840

VALUE **RS FIFTY ONLY**

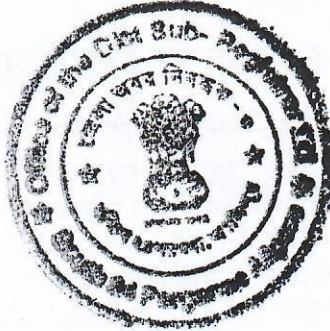
LICENCED STAMP VENDOR  
20, NETAJI SUBHAS ROAD, KOL-1

MERLIN PROJECTS LIMITED  
*Siddhanta Bhattacharya*  
Authorised Signatory



NETI - 5841

MERLIN PROJECTS LIMITED  
*[Signature]*  
Authorised Signatory



NETI - 5842

*Kanai Lal Ghosh*

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


1 OCT 2013

*Baldwa*  
Jagdish Baldwa  
810 Jagat Kumar Baldwa  
21 Prince Anwar Shah Road  
1st-33  
Serice.

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 18  
Page from 2294 to 2303  
being No 08843 for the year 2013.



  
(Rajendra Prasad Upadhyay) 24-October-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 - 08843 of 2013**  
**(Serial No. 09275 of 2013 and Query No. 1603L000017932 of 2013)**

**On 01/10/2013**

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

Presented for registration at 20.20 hrs on :01/10/2013, at the Private residence by Sri Kanai Lal Ghosh ,Executant.

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

Execution is admitted on 01/10/2013 by

1. Sri Kanai Lal Ghosh, son of Late Baidyanath Ghosh , 68/ A, Beliaghata Main Road, Kolkata, Thana:-Beliaghata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700010, By Caste Hindu, By Profession : Business
2. Mr. Saket Mohta  
Authorised Signatory, Merlin Projects Ltd., 79, Sambhunath Pandit Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.  
, By Profession : Others
3. Mr. 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

Identified By J Baldwa, son of . . , 22, Pr Anwar Shah Road, Kolkata, Thana:-Jadavpur, 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 03/10/2013**

**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.-12,44,57,969/-

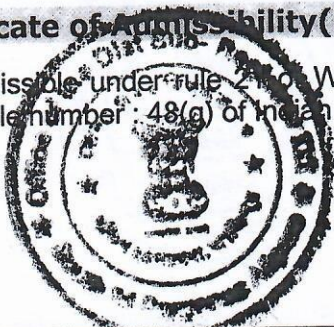
Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 50/-

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

**On 07/10/2013**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 43 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(g) of Indian Stamp Act 1899.



**District Sub-Registrar-III**  
**Alipore, South 24-Parganas**  
**( Rajendra Prasad Upadhyay )**

**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**

07/10/2013 13:38:00

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 - 08843 of 2013**  
**(Serial No. 09275 of 2013 and Query No. 1603L000017932 of 2013)**

**Payment of Fees:**

Amount By Cash

Rs. 39.00/-, on 07/10/2013

( Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 07/10/2013 )

( 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**

**WHEREAS**

- A. I am the co-owners having 50% undivided share in Premises No. 68/A, Suresh Chandra Banerjee Road (previously known as Beliaghata Main Road), Kolkata-700010, hereinafter referred to as the said premises.
- B. Due to my pre-occupations I, am not in a position to look after and/or pursue the matter and for which it has become necessary for me to appoint the Constituted Attorneys for and on my behalf to do and perform the acts, deeds and things as stated hereinafter.
- C. Accordingly, I, the Executant above named do hereby appoint **Merlin Projects Ltd.** represented by its authorized representatives **(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 22, Prince Anwar Shah Road, Kolkata – 700 033, as my Constituted Attorneys for and on my 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 and to take measurements, survey and soil testing.
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 me for my 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 my name.
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



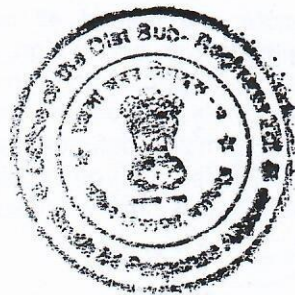
*[Handwritten Signature]*  
District Sub-Registrar-III  
Alipore, South 24-Parganas

**1 OCT 2013**

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 Principal will be deposited in my 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 my 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 my behalf issue proper receipt and discharge for the same.
11. To appear for and on my 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 my said Attorneys shall deem 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 I could do the same if I personally present.
15. To sign and enter into all correspondence, deeds with, Government Departments, Municipal Corporation and other Authorities and Prospective





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

1 OCT 2013

Customers of Developers Allocation to sign necessary documents, deeds and represent me before all officers and before the Arbitrators, Courts, Tribunals and other concerned authorities in connection with matters related to the said premises.

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

I 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 my Constituted Attorneys as my own acts, deeds and things as if I 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



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

1 OCT 2013

IN WITNESS WHEREOF I, Kanai Lal Ghosh put my respective hand and seal on this 1<sup>st</sup> Day of October 2013.

SIGNED SEALED AND DELIVERED by the **Principal** at Kolkata in the presence of:

*Kanai Lal Ghosh*  
**Kanai Lal Ghosh**

**[Principal]**

1. *Padma*  
*(S. S. Ghoshal)*  
*22/12/13*  
*(K-3)*

2. *Ganesh Roy*  
22, Prince Anwar Shah Road,  
Kolkata-700 033

**Accepted by:**

MERLIN PROJECTS LIMITED  
*Saket Mohta*  
Authorised Signatory

**Mr. Saket Mohta**

MERLIN PROJECTS LIMITED  
*Siddharta Bhatnagar*  
Authorised Signatory












**Mr. Siddharta Bhatnagar**

*Prapanjyoti*  
*Pradhan*  
*a.*  
*Police Station*  
*427*



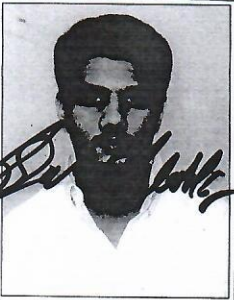










District Sub Registrar-III  
Alipore, South 24-Parganas

1 OCT 2013

		Thumb	1st finger	mid figure	ring finger	small finger
 Siddhanta Bhetta	left hand					
	right hand					

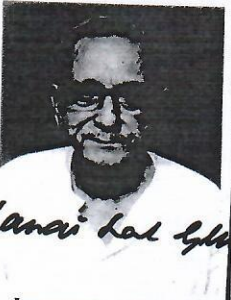










Name: .....

Signature: *Siddhanta Bhetta*

		Thumb	1st finger	mid figure	ring finger	small finger
 <i>Saket Mohta</i>	left hand					
	right hand					

Name: SAKET MOHTA

Signature: *Saket Mohta*

		Thumb	1st finger	mid figure	ring finger	small finger
 <i>Kanai Lal Ghosh</i>	left hand					
	right hand					

Name: KANAI LAL GHOSH

Signature: *Kanai Lal Ghosh*

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

Name: .....

Signature: .....



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

**1 OCT 2013**