

15866/2023

15405/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AP 397505

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Documents

Additional Registrar of Assurances-IV, Kolkata

16 OCT 2023

Handwritten notes: 15/30, 8/26/23, 16/10

Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 16th day of October Two Thousand Twenty Three (2023)

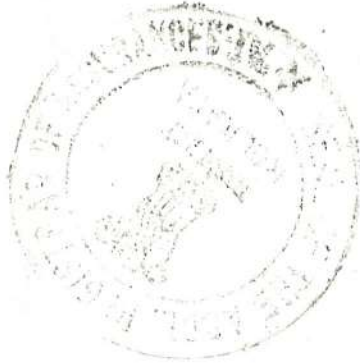
TO ALL TO WHOM THESE PRESENT SHALL COME WE, DEBONAIR VANIJYA PRIVATE LIMITED (PAN:AACCD3722D), a company incorporated under the Companies Act, 1956, having its registered office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata- 700 033, represented by its Director Mr. Dilip Kumar Choudhary (PAN: ACNPC6581F) (Aadhaar No. 3528 0690 6428), son of Late C L Choudhary, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, hereinafter referred to as **GRANTOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successor-in-office, and assigns) **SEND GREETINGS;**

DIPAK RAM
SIO M.K. RAM
Alipore Police Court
Kolkata-700 027

DIPAK RAM
S/O M.K. RAM
Allipore Police Court
Kolkata - 700 027

Dipak Ram

ADDITIONAL REGISTRAR
OPPORTUNITIES-IN-KOLKATA
16 OCT 2023



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No. ₹ 100/- Date

Name :
B. C. LAHIRI
Advocate

Address :
ALLIPUR JUDGE COURT
KOL-27

Vendor :
Allipore Collectorate, 24 Pgs. (South)
STAMP VENDOR
Allipore Police Court, KOL-27

15 SEP 2023

14046

WHEREAS:

- A) The Grantor herein is the Owner of Municipal Premises No. 2/1, Ho-Chi-Minh Sarani, P.S. Shakespeare Sarani, Kolkata – 700 071 which includes a 'Heritage-2B' Building standing there at, with a clear marketable title, and hereinafter referred to as the 'Said Premises'.
- B) The Grantor herein for development of a demarcated portion excluding the existing heritage Building measuring 1 Bigha 4 Cottahs 6 Chittaks equivalent to 1629.526 Sq. Mt. more or less out of the 'Said Premises', morefully and particularly mentioned in the Schedule hereunder written and hereinafter referred to as the "Said Property", has entered into a Development Agreement duly registered at the office of the Additional Registrar of Assurances-IV, Kolkata, Being No. 1904¹⁵³86 for the year 2023, with Merlin Projects Ltd. and in terms of the said Development Agreement the Grantor is required to execute a Power of Attorney in favour of the Developer Merlin Projects Ltd. and/or its representative in respect of the said Development Agreement.
- C) In compliance of its obligation under the said Development Agreement, the Grantor hereby appoint MERLIN PROJECTS LTD. as its 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 the "**Said Property**".

NOW KNOW ALL MEN BY THESE PRESENTS WE, the Grantor 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, represented by its Authorised Signatory Mr. Jagrith Choudhary (PAN: AFYPC1885J) (Aadhaar No. 8395 1158 9194), son of Late Om Prakash Choudhary, by occupation Service, faith Hindu, Citizen of India, working for gain 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 Corporation or from any other competent authority in respect 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.

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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3. To take all the necessary steps as may be necessary for development 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 the proposed new building/s to be constructed on 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 appropriate and/or disburse in terms of the Development Agreement, the advance amount and/or sale consideration amount received from the prospective purchaser/s.
6. 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 Grantor 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"**.
7. 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"**.
8. To represent the Grantor 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 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.

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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9. To do all the acts, deeds, things as may be necessary to sell and/or transfer flat/unit/constructed areas of the **“Said Property”** in favour of the purchaser/s nominee/s and /or assign of the same in terms of the Development Agreement.
10. To receive the sale considerations and/or any other amount receivable in respect of sale of flat/unit/constructed areas of the “Said Property” and issue the money receipts for the same and disburse the Net Sale Proceeds as per the terms of the Development Agreement.
11. To enter into and execute agreement for sale, and/or conveyance deed in favour of purchaser/s and/or its, his, her, their nominee/s and /or assign and also to execute other documents as may be required to effectually complete the sale, transfer in respect of the flat/unit/constructed areas to be constructed at the **“Said Property”**.
12. 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 and also to sign and execute any deed or document.
13. 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” in favour of prospective purchaser/s.
14. 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 of the “Said Property”.
15. To create mortgage of the ‘Said Property’ in terms of the provisions of the Development Agreement under reference.

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ADDITIONAL REGISTRAR
OF ASSURANCES, MADRAS



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AND GENERALLY to do all such acts, deeds and things in the name of the Grantor as the Grantor 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 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 the piece and parcel of land measuring 1 Bigha 4 Cottahs 6 Chittaks equivalent to 1629.526 Sq. Mt. being a demarcated portion of Municipal Premises No. 2/1 Ho-Chi-Minh Sarani, P.S. Shakespeare Sarani, Kolkata - 700 071, within the jurisdiction of Ward No. 063 of the Kolkata Municipal Corporation under Assessee No. 11063200030 and the same is butted and bounded as follows:

- | | |
|--------------|--|
| On the North | : By Ho-Chi-Minh Sarani; |
| On the South | : Partly by Premises No. 2, Ho-Chi-Minh Sarani and partly by Premises No. 8, Little Russel Street; |
| On the East | : By Premises No. 2, Ho-Chi-Minh Sarani; |
| On the West | : By carriage driveway of Premises No. 2, Ho-Chi-Minh Sarani. |

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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA



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

SIGNED, SEALED AND DELIVERED
by the above said **GRANTOR** at
Kolkata in the presence of:

1. Rajkumar

2. Gouram Roy

For Debonair Vanijya Pvt. Ltd.



Director

SIGNED, SEALED AND DELIVERED
by the above said **ATTORNEY** at
Kolkata in the presence of:

1. Rajkumar

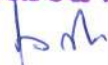
2. Gouram Roy

For Merlin Projects Ltd.



Authorised Signatory

Prepared by me



BAPI DAS

Advocate


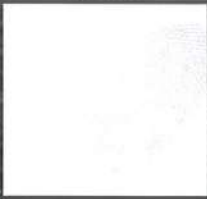









Alipore Police Court

Kolkata - 700 027

Regd. No.-WB-613/2001









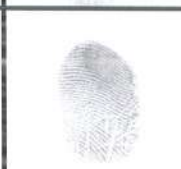
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2023



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

Name : **DILIP KUMAR CHOUDHARY**

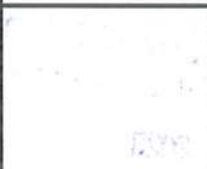




Signature: 

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

Name: **JAGRITH CHOUDHARY**

Signature: 



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PHOTO	left hand					
	right hand					

Name:

Signature:

ADDITIONAL REGISTRAR
OF ASSURANCE S-IV, KOLKATA
16 OCT 2023



Major Information of the Deed

Deed No :	I-1904-15405/2023	Date of Registration	16/10/2023
Query No / Year	1904-8002663873/2023	Office where deed is registered	
Query Date	16/10/2023 3:40:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S K RAM Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 15,96,64,416/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 11/- (Article:E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190415386/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shakespeare Sarani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ho - Chi - Minh Sarani(Harrington Street), Road Zone : (On Road -- On Road) , , Premises No: 2/1, , Ward No: 063 Pin Code : 700071

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	1 Bigha 4 Katha 6 Chatak	1/-	15,96,64,416/-	Property is on Road , Project Name :
Grand Total :				40.2188Dec	1 /-	1596,64,416 /-	






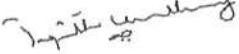
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Debonair Vanijya Private 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.:: aaxxxxxx2d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




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, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dilip Kumar Choudhary (Presentant) Son of Late C L Choudhury Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 Oct 16 2023 3:51PM	 Captured LTI 16/10/2023	 16/10/2023
22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: acxxxxx1f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Debonair Vanijya Private Limited (as Director)				
2	Name Mr Jagrith Choudhary Son of Late Om Prakash Choudhury Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 Oct 16 2023 3:53PM	 Captured LTI 16/10/2023	 16/10/2023
22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: afxxxxx5j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Merlin Projects Limited (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipak Ram Son of Mr M K Ram Alipore Police Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 16/10/2023	 Captured 16/10/2023	 16/10/2023
Identifier Of Mr Dilip Kumar Choudhary, Mr Jagrith Choudhary			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Debonair Vanijya Private Limited	Merlin Projects Limited-40.2188 Dec

Endorsement For Deed Number : I - 190415405 / 2023

On 16-10-2023

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 15:30 hrs on 16-10-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Dilip Kumar Choudhary .,

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 15,96,64,416/-

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

Execution is admitted on 16-10-2023 by Mr Dilip Kumar Choudhary, Director, Debonair Vanijya Private Limited, 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Identified by Mr Dipak Ram, , Son of Mr M K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service

Execution is admitted on 16-10-2023 by Mr Jagrith Choudhary, Authorised Signatory, 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

Identified by Mr Dipak Ram, , Son of Mr M K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11.00/- (E = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 11.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 14046, Amount: Rs.100.00/-, Date of Purchase: 15/09/2023, Vendor name: S Das



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2023, Page from 860540 to 860553
being No 190415405 for the year 2023.



Digitally signed by SEMANTI SIKDAR
Date: 2023.11.07 13:58:40 +05:30
Reason: Digital Signing of Deed.

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(Semanti Sikdar) 07/11/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.