

14981/23

I-14345/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the document is admitted for registration. The signature sheet and the endroesement-sheets attached with this document are the part of this document. AP 371498

[Signature]
District Sub-Register-
Alipore, South 24-pargana

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 18th day of September Two Thousand Twenty Three (2023)

TO ALL TO WHOM THESE PRESENT SHALL COME WE, TECHNOGENICS (PAN: AAJFT0401F), a Partnership Firm, registered under the Indian Partnership Act, 1932, having its registered office at 209/1/3, Picnic Garden Road, P.O. Tiljala, P.S. Kasba, Kolkata- 700039, represented by its true and legal joint receivers: (1) Mr. Shibasish Dutt (PAN:ADTPD1492P) (Aadhaar No. 8947 5781 8541), son of late Sibdas Dutt, by occupation- Business, residing at 26/5B, Ballygunge Circular Road, P.O. and P.S.- Ballygunge, Kolkata-700019 and (2) Mr Joydeep Sen, (PAN:BJLPS9127H) (Aadhaar No. 4386 0309 6208), son of Sri Asit Kumar Sen, by occupation- Business, residing at 13A, Durga Charan Doctor Road, Post Office-Entally, Police Station-Taltala, Kolkata- 700 014, 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 the partners for the time being of the said partnership business or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said partnership firm or such other persons and/or persons who may carry on the business of the said partnership firm and their respective heirs legal representatives executors administrators and assigns) **SEND GREETINGS;**

No. 2095 Date 18 JUL 2023
Name.....
Address.....
Rs 100/-

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

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Court
Kolkata-700 027



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
18 SEP 2023

bat.
A. K. Chakraborty
Kolkata

WHEREAS:

- A) The Grantor herein is the Owner of **ALL THAT** the piece and parcel of land measuring about 1 Bigha 2 Cottahs 4 Chittaks, more or less, together with structure standing there at being Municipal Premises No. 209/1/3, Picnic Garden Road, Kolkata-700039, P.S. Kasba, within the jurisdiction of Ward No.67, Borough- VII of Kolkata Municipal Corporation more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the "**Said Property**".
- B) The Grantor herein entered into a Supplementary Agreement in respect of development of the "**Said Property**", and the said Agreement duly registered at the office of the District Sub-Registrar III, South 24 Parganas, Being No. 160314275 for the year 2023, with PS Merlin Developers LLP. In terms of the said Supplementary Agreement the Grantor is required to execute a Power of Attorney in favour of the said PS Merlin Developers LLP and/or its representative.
- C) In compliance of its obligation under the said Supplementary Agreement, the Grantor hereby appoint **PS MERLIN DEVELOPERS LLP** 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 **PS MERLIN DEVELOPERS LLP**, (PAN:AASFP2241E), 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. Siddharta Bhatler (PAN:AGVPB0550D) (Aadhaar No. 6954 3104 0918) son of Mr. Sheo Prakash Bhatler, residing at 2, Bhisop Lefroy Road, P.O. L.R. Sarani, P.S. Bhawanipore, Kolkata - 700 020 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 Supplementary 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 Supplementary 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 revised sanction of building plan from the Kolkata Municipal Corporation or from any other competent authority in respect of the "**Said Property**".



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SOUTH 24 PARGANAS ALIPORE
18 SEP 2023

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 "**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. However, this Power Attorney excludes dealing/disposal of the flat allotted to the Owner in terms of the said Supplementary Agreement.
5. To appropriate and/or disburse in terms of the said Supplementary 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,



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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 said Supplementary Agreement.

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 said Supplementary 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 said Supplementary 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 save and except Owner's flat as mentioned in clause 4 above.



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14. To appoint Advocates and other legal agents, sign, declare and/or affirm any vakalatnamas, plaints, 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".

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 said Supplementary Agreement and/or allow the Attorney to exceed the authority granted under the said Agreements.

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 said Supplementary Agreement.

THE SCHEDULE AS REFERRED TO ABOVE
(Said Property)

ALL THAT the piece and parcel of land measuring about 1 Bigha 2 Cottahs 4 Chittaks, more or less, together with structure standing there at being Municipal Premises No. 209/1/3, Picnic Garden Road, Kolkata-700039, P.S. Kasba, within the jurisdiction of Ward No.67, Borough- VII of Kolkata Municipal Corporation, under Assessee No. 210671803152 butted and bounded as follows:

ON THE NORTH : By Premises No. 209 Picnic Garden Road;
ON THE EAST : By Premises No. 209 Picnic Garden Road;
ON THE SOUTH : By CS Dag No.1552 and Premises No. 209 Picnic Garden Road;
ON THE WEST : By Corporation Road.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
18 SEP 2023

IN WITNESS WHEREOF, we the above named Grantor and the Attorney 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 **GRANTOR** at Kolkata in the presence of:

1. Mahy Sengupta,
Alipore Circle
K01-27

2. p.m.
Alipore Circle
K02

S. Subhanshu Dutt
RECEIVER OF TECHNOGENICS


RECEIVER OF TECHNOGENICS

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

1. Mahy Sengupta,












2. p.m.

PS MERLIN DEVELOPERS LLP
Siddhanta Bhattacharya
Designated Partner / Authorized Signatory

Pradyumn
p.m.
Alipore Circle
K02
K01-6/13/2007














DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
18 SEP 2023

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






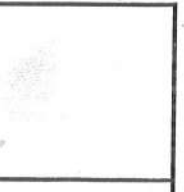





Name :

Signature: *Siddharth Bhetkar*

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

Name:

Signature: *Siddharth Bhetkar*

| | | thumb | 1st finger | mid finger | ring finger | small finger |
|-------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name:

Signature: *Siddharth Delt*



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGAS ALIPORE
18 SEP 2023

Major Information of the Deed

| | | | |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------|
| Deed No : | I-1603-14345/2023 | Date of Registration | 18/09/2023 |
| Query No / Year | 1603-8002355734/2023 | Office where deed is registered | |
| Query Date | 15/09/2023 1:02:02 PM | 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. 7,08,48,438/- | | |
| 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]:- 160314275/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Picnic Garden Road, Road Zone : (Rail line/ (W-65,66)Bandel Road -- Kushia More) , , Premises No: 209/1/3, , Ward No: 067 Pin Code : 700039

| 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 2 Katha 4 Chatak | | 7,08,48,438/- | Property is on Road , Project Name : |
| Grand Total : | | | | 36.7125Dec | 0 /- | 708,48,438 /- | |










Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | TECHNOGENICS 209/1/3, Picnic Garden Road, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.:: AAxxxxxx1F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative |




Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | PS MERLIN DEVELOPERS LLP 22, Pr Anwar Shah Road, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 | Name Mr SHIBASIS DUTT Son of Late SIBDAS DUTT Date of Execution - 18/09/2023, , Admitted by: Self, Date of Admission: 18/09/2023, Place of Admission of Execution: Office |  |  |  |
| | Sep 18 2023 12:13PM | LTI 18/09/2023 | 18/09/2023 | |
| 13A, Durga Charan Doctor Road, City:- Kolkata, P.O:- Entally, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2P,Aadhaar No Not Provided Status : Representative, Representative of : TECHNOGENICS (as RECEIVER) | | | | |
| 2 | Name Mr JOYDEEP SEN (Presentant) Son of Mr ASIT KUMAR SEN Date of Execution - 18/09/2023, , Admitted by: Self, Date of Admission: 18/09/2023, Place of Admission of Execution: Office |  |  |  |
| | Sep 18 2023 11:37AM | LTI 18/09/2023 | 18/09/2023 | |
| 13A, City:- Kolkata, P.O:- ENTALLY, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx7H,Aadhaar No Not Provided Status : Representative, Representative of : TECHNOGENICS (as RECEIVER) | | | | |
| 3 | Name Mr SIDDHARTA BHATTER Son of Mr SHEO PRAKASH BHATTER Date of Execution - 18/09/2023, , Admitted by: Self, Date of Admission: 18/09/2023, Place of Admission of Execution: Office |  |  |  |
| | Sep 18 2023 11:31AM | LTI 18/09/2023 | 18/09/2023 | |
| 2, Bishop Lefroy Road, City:- , P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0D,Aadhaar No Not Provided Status : Representative, Representative of : PS MERLIN DEVELOPERS LLP (as authorised signatory) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Mr BAPI DAS Son of Late SUNIL DAS City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  |  |  |
| | 18/09/2023 | 18/09/2023 | 18/09/2023 |

Identifier Of Mr SHIBASIS DUTT, Mr JOYDEEP SEN, Mr SIDDHARTA BHATTER,

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------|--------------------------------------|
| 1 | TECHNOGENICS | PS MERLIN DEVELOPERS LLP-36.7125 Dec |

Endorsement For Deed Number : I - 160314345 / 2023

On 15-09-2023

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 7,08,48,438/-



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

On 18-09-2023

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 11:11 hrs on 18-09-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr JOYDEEP SEN ,.

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

Execution is admitted on 18-09-2023 by Mr SHIBASIS DUTT, RECEIVER, TECHNOGENICS, 209/1/3, Picnic Garden Road, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

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

Execution is admitted on 18-09-2023 by Mr JOYDEEP SEN, RECEIVER, TECHNOGENICS, 209/1/3, Picnic Garden Road, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

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

Execution is admitted on 18-09-2023 by Mr SIDDHARTA BHATTER, authorised signatory, PS MERLIN DEVELOPERS LLP, 22, Pr Anwar Shah Road, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, 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 2095, Amount: Rs.100.00/-, Date of Purchase: 18/09/2023, 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

Volume number 1603-2023, Page from 391086 to 391099

being No 160314345 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.09.21 11:23:33 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 21/09/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.