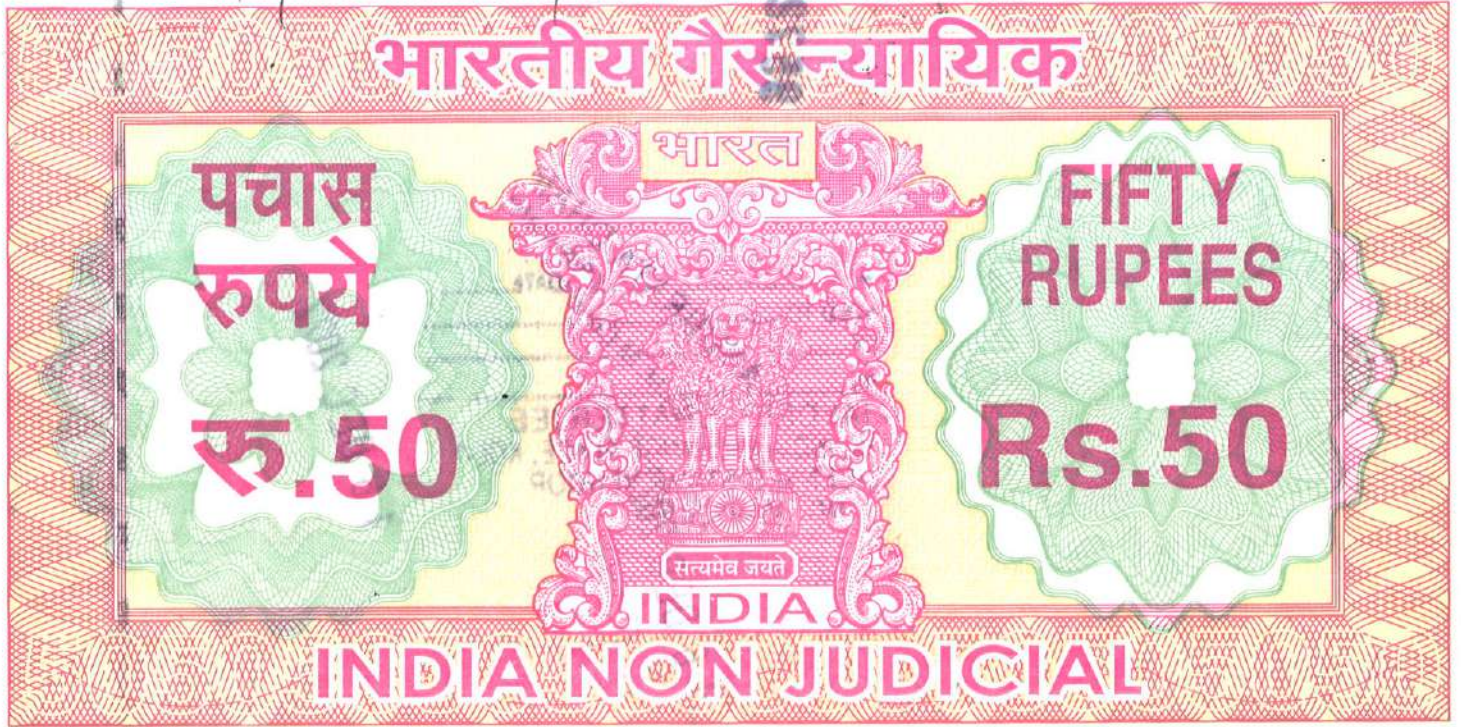


5173/23 VC-1086/23

J-5027/23



पश्चिमबङ्ग पश्चिम बंगाल WEST-BENGAL

the document is admitted, registered, and the original sheets and the endro... are attached with the document are...

AG 594064

13/4/23
5.10
ce - 8/9/23 966

[Signature]

District Sub-Register-
Alipore, South 24-pargana

18/04/2023

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOME THIS PRESENT SHALL COME We, **RIPPLE TRADECOM PRIVATE LIMITED** (PAN:AADCR3072P), having its registered office at 233, B. L. Saha Road, P.O. New Alipore, P.S. Behala, Kolkata - 700053, represented by its Authorised Signatory Mr. Sudipta Halder, (PAN:ADEPH6522R) (Aadhaar No.4031 5795 8468), son of Mr. Sanat Kumar Halder, 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 the **GRANTOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns), **SEND GREETINGS;**

95724

SOLD TO.....
 OF.....
 RS.....
JAYDEEP CHATTERJEE
 16, INDIA EXCHANGE PLACE, KOL-1
 LICENSED STAMP VENDOR
 NO 351RS20

ANUBRATA DHAR
 (Advocate)
 M. M. Court - 1

16 DEC 2022

16 DEC 2022



Sudipto Halder



4142

RIPPLE TRADECOM PVT. LTD

Sudipto Halder

Authorised Signatory / Director



4147

প.সি.
 Alipore police Const.
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WHEREAS:

- A) The Grantor herein is the recorded owner of various pieces and parcels of land total measuring 289.03 decimals (more or less), comprised in LR dag nos.774, 788, 790, 791, 792, 798, 774/1421 and 774/1423 under LR Khatian No. 1838, Mouza-Kriparampore, J.L. No.72, Police Station Bishnupur, District South 24 Parganas, Pin-743503 more fully described in the **SCHEDULE** hereunder written and herein after referred to as the **"Said Property"**.
- B) The Grantor herein for development of the **"Said Property"**, has entered into a Development Agreement with Merlin Projects Ltd. and the said Development Agreement duly registered at the office of the DSR-III, South 24 Parganas, Being No. 160301816 for the year 2023. The Grantor in terms of the said Development Agreement is required to grant Power of Attorney in favour of the Developer Merlin Projects Ltd. and/or its representative.
- 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.**, having its Registered Office 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 name, place and stead, to do the following acts, deeds and things in respect of the **"Said Property"**, that is to say:

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 Local Gram Panchayat/Zila Parishad 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.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
13 APR 2023

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 plots of land and/or Residential Units 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 same to such prospective purchaser/s, and receive the advance against the consideration amount from such prospective purchaser/s.
5. To receive the sale considerations and issue the money receipt for the same, appropriate and/or disburse in terms of the Development Agreement, the 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, Local Gram Panchayat, Zila Parishad, all departments of local Municipal Authority, concerned Offices of B.L.& L.R.O., D.L.& L.R.O., District Magistrate, Urban Land Ceiling Department, Police Department, WBSEDCL, 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, West Bengal Housing Industries Regulation



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
13 APR 2023

Authority of the proposed Real Estate Regulation Authority (RERA) Government of West Bengal, 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.

9. To do all the acts, deeds, things as may be necessary to sell and/or transfer plots of land and/or Residential Units of the **"Said Property"** in favour of the purchaser/s and/or his/her/their/its nominee/s and /or assign.
10. To enter into and execute agreement for sale, lease deed and/or conveyance deed in favour of the purchaser/s and/or his/her/their/its nominee/s and /or assign and also to execute other documents as may be required to effectually complete the sale, lease transfer in respect of the plots of land and/or Residential Units to be constructed at the **"Said Property"** in respect of Developer's allocation only.
11. To sign, execute, enter into modify, cancel, alter, draw, approve, present for registration and admit execution and registration of all papers, documents, contracts, agreements, conveyances, leases, grants assurances, applications, declarations and other documents as may be required to complete the sale, lease or transfer in respect of the flat/unit/constructed areas within Developer's allocation and also to sign and execute any deed or document.
12. To appear before any Notary Public, Registrar of Assurances, 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 respect of Developer's allocation only.
13. 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



DISTRICT SUB-REGISTRAR-III
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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 itself 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 and also such powers and/or authority being granted separately to be read with this without any further act deed or thing on the part of the Grantor.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney or any one of them shall lawfully do or commit or cause to be done or committed in and about the **"Said Property"** as aforesaid by virtue of these presents.

THE SCHEDULE AS REFERRED TO ABOVE
(Said Property)

ALL THAT pieces and parcels of land total measuring 289.03 decimals be the same a little more or less comprised in LR dag nos. 774, 788, 790, 791, 792, 798, 774/1421 and 774/1423 in Mouza : Kripampore, J.L. No: 72 and LR Khatian No. 1838, under PS: Bishnupore, District: South 24 Paraganas, Pin-743 503.

(Dag wise details of the 'Said Property')

Sl. No.	Mouza/JL No.	LR Dag No.	LR Khatian No.	Area in Decimal	Total Area of Dag
1	Kripampore/72	774	1838	24	48
2	Kripampore/72	788	1838	11	11
3	Kripampore/72	790	1838	30	60
4	Kripampore/72	791	1838	101.47	107
5	Kripampore/72	792	1838	30.56	73
6	Kripampore/72	798	1838	48	72
7	Kripampore/72	774/1421	1838	33	50
8	Kripampore/72	774/1423	1838	11	22
Total Land Area				289.03	



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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IN WITNESS WHEREOF, to have set and subscribed in our hands, signature and seal on these presents on the 13th day of April, 2023.

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

RIPPLE TRADECOM PVT. LTD

Sudipta Halder

Authorised Signatory / Director

1. *Arijit Das*

22, Prince Anwar Shah Road,
Kolkata-700 033

2. *Gautam Roy*

22, Prince Anwar Shah Road,
Kolkata-700 033

Prepared by me

bdh
BAPI DAS
Advocate
Alipore Police Court
Kolkata - 700 027
Regd. No.-WB-613/2001



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
13 APR 2023

Thumb

1st finger

mid finger

ring finger

small finger



left hand



right hand



Name : SUDIPTA HALDER

Signature: *Sudipta Halder*

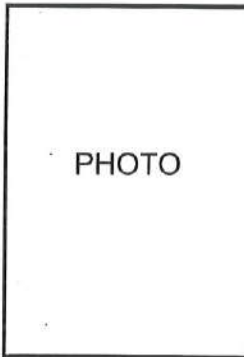
Thumb

1st finger

mid finger

ring finger

small finger



left hand

right hand

Name:

Signature:

thumb

1st finger

mid finger

ring finger

small finger



left hand



right hand

Name: *B API DAS*

Signature: *B API DAS*



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
13 APR 2023

Major Information of the Deed

Deed No :	I-1603-05027/2023	Date of Registration	18/04/2023
Query No / Year	1603-8000947966/2023	Office where deed is registered	
Query Date	12/04/2023 12:44:03 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAPI DAS ALIPORE, 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			
Set Forth value	Market Value		
Rs. 8/-	Rs. 5,55,34,302/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160301816/2023		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHANDI, Mouza: Kriparampore, Pin Code : 743503

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-774	LR-1838	Bastu	Shali	24 Dec	1/-	45,36,000/-	Adjacent to Metal Road, , Project Name :
L2	LR-788	LR-1838	Bastu	Shali	11 Dec	1/-	20,79,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-790	LR-1838	Bastu	Shali	30 Dec	1/-	56,70,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-791	LR-1838	Bastu	Shali	101.47 Dec	1/-	1,91,77,830/-	Property is on Road Adjacent to Metal Road, , Project Name :
L5	LR-792	LR-1838	Bastu	Shali	30.56 Dec	1/-	66,83,472/-	Property is on Road Adjacent to Metal Road, , Project Name :
L6	LR-798	LR-1838	Bastu	Shali	48 Dec	1/-	90,72,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L7	LR-774/1421	LR-1838	Bastu	Shali	33 Dec	1/-	62,37,000/-	Property is on Road Adjacent to Metal Road, , Project Name :

L8	LR-774/1423	LR-1838	Bastu	Shali	11 Dec	1/-	20,79,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			289.03Dec	8 /-	555,34,302 /-	
	Grand Total :				289.03Dec	8 /-	555,34,302 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RIPPLE TRADECOM PRIVATE LIMITED 233, B. L. Shah Road, City:- , P.O:- New Alipore, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided, 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:- Tollyguge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: aaxxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sudipta Halder (Presentant) Son of Mr Sanat Kumar Halder 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.:: adxxxxxx2r,Aadhaar No Not Provided Status : Representative, Representative of : RIPPLE TRADECOM PRIVATE LIMITED (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			
Identifier Of Mr Sudipta Halder,			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RIPPLE TRADECOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-24 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	RIPPLE TRADECOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-11 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	RIPPLE TRADECOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-30 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	RIPPLE TRADECOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-101.47 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	RIPPLE TRADECOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-30.56 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	RIPPLE TRADECOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-48 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	RIPPLE TRADECOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-33 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	RIPPLE TRADECOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-11 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHANDI, Mouza: Kriparampore, Pin Code : 743503

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 774, LR Khatian No:- 1838	Owner:মেশার্শ রিপ্ ল ট্রেড কম প্রাইভেট, Gurdian:লিমিটেড , Address:৮ বাই ১ বাই ২ লউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:0.24000000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 788, LR Khatian No:- 1838	Owner:মেশার্শ রিপ্ ল ড্ৰেড কম প্রাইভেট, Gurdian:লিমিটেড , Address:৳ বাই ১ বাই ২ লাউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 790, LR Khatian No:- 1838	Owner:মেশার্শ রিপ্ ল ড্ৰেড কম প্রাইভেট, Gurdian:লিমিটেড , Address:৳ বাই ১ বাই ২ লাউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:0.30000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 791, LR Khatian No:- 1838	Owner:মেশার্শ রিপ্ ল ড্ৰেড কম প্রাইভেট, Gurdian:লিমিটেড , Address:৳ বাই ১ বাই ২ লাউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:1.07000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 792, LR Khatian No:- 1838	Owner:মেশার্শ রিপ্ ল ড্ৰেড কম প্রাইভেট, Gurdian:লিমিটেড , Address:৳ বাই ১ বাই ২ লাউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:0.37000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 798, LR Khatian No:- 1838	Owner:মেশার্শ রিপ্ ল ড্ৰেড কম প্রাইভেট, Gurdian:লিমিটেড , Address:৳ বাই ১ বাই ২ লাউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:0.48000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 774/1421, LR Khatian No:- 1838	Owner:মেশার্শ রিপ্ ল ড্ৰেড কম প্রাইভেট, Gurdian:লিমিটেড , Address:৳ বাই ১ বাই ২ লাউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:0.33000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 774/1423, LR Khatian No:- 1838	Owner:মেশার্শ রিপ্ ল ড্ৰেড কম প্রাইভেট, Gurdian:লিমিটেড , Address:৳ বাই ১ বাই ২ লাউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:0.11000000 Acre,	Owner Name not selected by applicant.

On 12-04-2023

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 5,55,34,302/-



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

On 13-04-2023

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

Presented for registration at 17:10 hrs on 13-04-2023, at the Private residence by Mr Sudipta Halder ,.

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

Execution is admitted on 13-04-2023 by Mr Sudipta Halder, Authorised Signatory, RIPPLE TRADECOM PRIVATE LIMITED, 233, B. L. Shah Road, City:- , P.O:- New Alipore, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Identified 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



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

On 18-04-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 95724, Amount: Rs.50.00/-, Date of Purchase: 16/12/2022, Vendor name: J Chatterjee



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 148465 to 148479

being No 160305027 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.04.19 10:33:39 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/19 10:33:39 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)