

4108/2022

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3735/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

8/1077551/22



AC 883109

1-15
06/04/22
Additional Registrar of Assurances-II
Kolkata

DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made on this 5th day of April Two Thousand Twenty Two

TO ALL TO WHOM THESE PRESENT SHALL COME I, SUNIL KUMAR SEN (PAN:AMAPS3312H) (Aadhaar No. 9058 4256 8360) , son of Late K.C. Sen, by occupation business faith Hindu, Citizen of India, residing at 30, Jelia Para Lane, P.O. Bowbazar, P.S. Muchipara, Kolkata-700 012, 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 his heirs, executors, administrators, successors-in-interest and permitted assigns) SEND GREETINGS;

Certified that this Document is admitted to Registration. The Signatures of all on this Document are the part of this Document.

Additional Registrar
of Assurances II Kolkata

06 APR 2022

26 OCT 2021

- 32622

.....Rs. 50/- Date.....

Name: B. C. LAHIRI
Advocate

Address: Alipore Judge's Court, Kol-27
Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Address: Police Court, Kol-27

Handwritten signature of Subhankar Das



Handwritten mark resembling the letter 'S'

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
6 APR 2022

Bivash Mukherjee
BIVASH MUKHERJEE
S/O Late B. K. Mukherjee
2/119 Vidyasagar Colony
P.O. Naktala, P.S. Patuli
Kolkata-700047

WHEREAS:

- A) The Owner herein is the Owner of **ALL THAT** piece and parcel of land having an area of about 22 Cottahs 5 Chittacks 12 Sq. ft. being premises No. 116, Ripon Street, now known as 116, Muzaffar Ahmed Street, P.S. Park Street, Kolkata - 700 016, under KMC Ward No. 63, more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the **"Said Property"**.
- B) The Grantor herein for development of the **"Said Property"**, has entered into a Development Agreement duly registered at the office of the Additional Registrar of Assurances- [], Kolkata, Being No. 3721 for the year 2022, with MERLIN REAL ESTATE LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 having its corporate office at 22, Prince Anwar Shah Road, Kolkata- 700 033. In terms of the said Development Agreement the Grantor is required to execute a Power of Attorney in favour of the Developer Merlin Real Estate LLP and/or its representative.
- C) In compliance of its obligation under the said Development Agreement, the Grantor hereby appoint MERLIN REAL ESTATE LLP as his 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 I, the Grantor do hereby appoint, nominate and constitute the MERLIN REAL ESTATE LLP, (PAN: AAVFM5065E), having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, Authorised Signatory Mr. Dinesh G. Sanghvi (PAN:AVHPS5172K) (Aadhaar No. 211730474698), son of Late Gopalji V. Sanghvi, by occupation Business, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P. O. Tollygunge, P. S. Charu Market, Kolkata - 700 033, as my true and lawful Attorney and to act in my name, place and stead, to do the following acts, deeds and things for the development 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"**.



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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 to enter into an agreement for sale and allot the flat/unit to such prospective purchaser/s, and receive the advance against the consideration amount 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,



S

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 6 APR 2022

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 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 in terms of the Development 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 Development Agreement.
10. To enter into and execute agreement for sale, in favour of purchaser/s nominee/s in respect of the flat/unit/constructed areas to be constructed at the **"Said Property"**.
11. To enter into and execute conveyance deed in favour of purchaser/s 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"**, *In respect of Developer's Allocation Areas.*
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, 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, deeds, 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"**.





ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLIKATA

6 APR 2022

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"**.
15. To create mortgage of the **"Said Property"** in terms of the provisions of the Development Agreement under reference.

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 I 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 I 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.

AND it is clarified that the terms and expressions used herein shall, unless there is 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 revenue free land containing, by measurement, an area of 1 (one) Bigha, 2 (two) Cottahs, 5 (five) Chittacks and 12 (twelve) Square feet (be the same a little more or less) situate lying at and being Municipal Premises No. 116, Ripon Street, now known as 116, Muzaffar Ahmed Street, P. S. Park Street, Kolkata - 700016, together with old and dilapidated structures butted and bounded in the following manner:



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

26 APR 2022

REGISTRAR OF COMPANIES
KOLKATA

- On the North : Partly by premises no. 114, Ripon Street, Kolkata - 700 016 (now known as 114, Muzaffar Ahmed Street, Kolkata - 700 016) and partly by premises no. 2, 1/1, 1/2 and 1/3, Collin Street, Kolkata - 700 016;
- On the East : Partly by premises no. 114 & 115, Ripon Street, Kolkata - 700 016, now known as 114 & 115 Muzaffar Ahmed Street, Kolkata - 700016;
- On the South : Partly by premises no. 115 & 117, Ripon Street, now known as 115 & 117, Muzaffar Ahmed Street, Kolkata - 70016 and
- On the West : Partly by premises no. 117 & 118, Ripon Street, now known as 117 & 118, Muzaffar Ahmed Street, Kolkata - 700016.

IN WITNESS WHEREOF, I, the above named Grantor has set and subscribed my hands and signature on these presents on this day, month and year first above written.

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



1. Bibhas Chandan Ray
Advocate,
Alipore Judges' Court,
Kolkata - 700027
2. Gantoni Pray
22, P.A. Saha Road
Kolkata - 700033



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
6 APR 2022

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER

AMAPS3312H



नाम /NAME
SUNIL KUMAR SEN

पिता का नाम /FATHER'S NAME
K C SEN

जन्म तिथि /DATE OF BIRTH
17-07-1948

हस्ताक्षर /SIGNATURE

आयकर अधिकारी, (संयुक्त प्रणाली), कोलकाता
COMMISSIONER OF INCOME-TAX(S.O.), KOLKATA

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस करके संयुक्त आयकर आवृत्त(भट्टादि एवं तकनीकी), पी-7, चौरींग्टी स्क्वायर, कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax/Systems & Technical,
P-7,
Chowringhee Square,
Calcutta- 700 069.





ভারত সরকার
GOVERNMENT OF INDIA



সুনীল কুমার সেন
Sunil Kumar Sen
পিতা: ক.সেন
Father: K.C SEN

জন্ম তারিখ: 1948
Sex: Male



9058 4256 8360

সাধারণ মানুষের অধিকার

Sunil Kumar Sen



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

১৯৪৭, এম, জেলমা প্যারা লেন
বোম্বাজার এম এ, কোলকাতা, পশ্চিমবঙ্গ
৭০০০১২

Address: 30, JELMA PARA
LANE, Bowbazar S.O,
Bowbazar, Kolkata, West
Bengal, 700012.












1947
1800 182 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001



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

Name :SUNIL KUMAR SEN

Signature: 

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

Name:



Signature: DINESH G SANGHVI

		thumb	1st finger	mid finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature:



1



भारत सरकार
 Government of India

दिनेश जी बंग्वी
 Dinesh G. Bangvi



www.uidai.gov.in 24121961
 पुरुष / Male



2117 3047 4698

आधार - आम आदमी का अधिकार

भारत सरकार
 Unique Identification Authority of India

पता - S/O गोपेश वी बंग्वी
 अपार्टमेंट टॉवर 1
 फ्लैट नं. 33 सी/0, 375 प्रिंस अन्वर
 शहन रोड, कोकता, जोधपुर पार्क, जोधपुर पार्क,
 कोकता, पश्चिम बंगाल, 700066

Address: S/O Gopesh V
 Bangvi, South City
 Apartment, Tower 1, Flat No.
 33 C/O, 375 Prince Anwar
 Shah Road, Kolkata,
 Jodhpur Park, Jodhpur Park,
 Kolkata, West Bengal,
 700066

2117 3047 4698

1800 301 3347 help@uidai.gov.in www.uidai.gov.in

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AVHPS5172K



नाम / Name
ONESH G SANGHI

पिता का नाम / Father's Name
GOPALJI VAHO SANGHI

जन्म तिथि / Date of Birth
24/12/1955

Signature

1000214



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DATED THIS DAY OF 2022

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DEVELOPMENT POWER OF ATTORNEY

EXECUTED BY:

MR SUNIL KUMAR SEN

IN FAVOUR OF:

MERLIN REAL ESTATE LLP

Re: Premises 116, Muzaffar Ahmed Street
P. S. Park Street, Kolkata – 700 016

Major Information of the Deed

Deed No :	I-1902-03735/2022	Date of Registration	06/04/2022
Query No / Year	1902-8001077551/2022	Office where deed is registered	
Query Date	06/04/2022 1:44:27 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BAPI DAS ALIPORE POLICE COURT, Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831898863, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 9,18,87,039/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks :	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190203721/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Park Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Muzaffar Ahmed Street, , Premises No: 116, , Ward No: 063 Pin Code : 700016

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 5 Chatak 12 Sq Ft	1/-	9,18,87,039/-	Property is on Road , Project Name :
Grand Total :				36.8431Dec	1 /-	918,87,039 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SUNIL KUMAR SEN (Presentant) Son of Late K C Sen Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 06/04/2022 ,Place : Office			
	06/04/2022	LTI 06/04/2022		06/04/2022
30, Jelia Para Lane, City:- , P.O:- Muchipara, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx2H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 06/04/2022 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MERLIN REAL ESTATE LLP 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

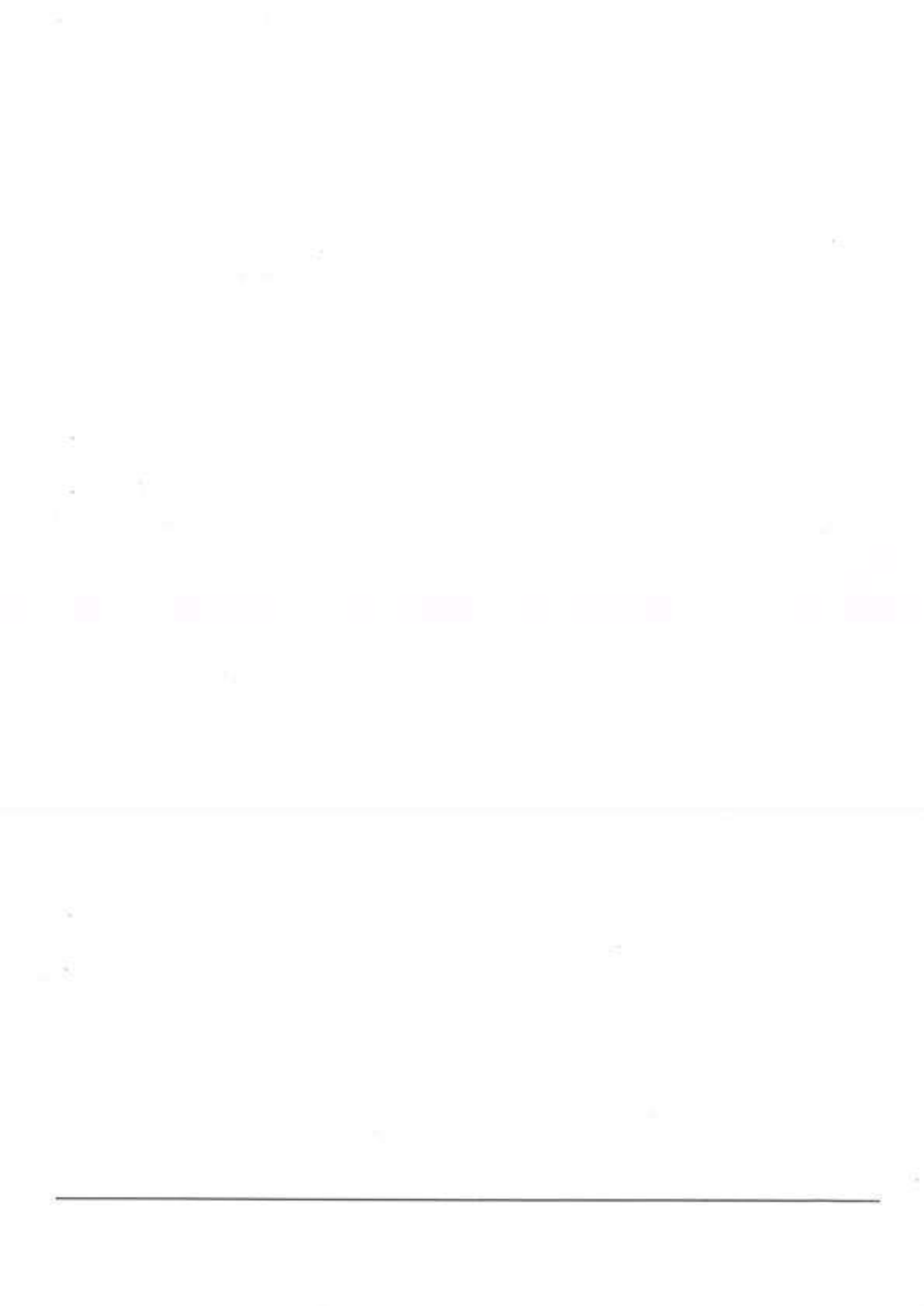
SI No	Name,Address,Photo,Finger print and Signature
1	Mr DINESH G SANGHVI Son of Late GOPALJI V SANGHVI 22,PRINCE ANWAR SHAH ROAD, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MERLIN REAL ESTATE LLP (as)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIVASH MUKHERJEE Son of Late B K MUKHERJEE 2/119,VIDYASAGAR COLONY, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047			
	06/04/2022	06/04/2022	06/04/2022
Identifier Of Shri SUNIL KUMAR SEN, Mr DINESH G SANGHVI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SUNIL KUMAR SEN	MERLIN REAL ESTATE LLP-36.8431 Dec



On 06-04-2022

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 14:29 hrs on 06-04-2022, at the Office of the A.R.A. - II KOLKATA by Shri SUNIL KUMAR SEN ,Executant.

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 9,18,87,039/-

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

Execution is admitted on 06/04/2022 by Shri SUNIL KUMAR SEN, Son of Late K C Sen, 30, Jelia Para Lane, P.O: Muchipara, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business

Indetified by Mr BIVASH MUKHERJEE, , Son of Late B K MUKHERJEE, 2/119,VIDYASAGAR COLONY, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 32622, Amount: Rs.50/-, Date of Purchase: 26/10/2021, Vendor name: S DAS



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 162806 to 162823
being No 190203735 for the year 2022.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.04.30 14:10:14 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/04/30 02:10:14 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)
