

1619/2022

Q

1529/22

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AC 765401

1-35
22/02/22

Noting that the Document is admitted to registration. The Signature sheet and the endorsement attached to this document are the correct ones.

3/583545/22

Additional Registrar
Assurances II
Kolkata

Additional Registrar Assurances II DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made on this 22nd day of February Two Thousand Twenty Two

2 FEB 2022

TO ALL TO WHOM THESE PRESENT SHALL COME WE, (1) **SUBRATA NASKAR** (PAN: AXXPN3356Q) (Aadhar No 547271586825) son of Late Palan Chandra Naskar by occupation Business (2) **ASHALATA NASKAR** (PAN: ATAPN2706M) (Aadhar No 653498630218) wife of Late Palan Chandra Naskar, by occupation House wife (3) **RITA NASKAR** (PAN: AXJPN3822H)(Aadhar No 550419969738) daughter of Late Palan Chandra Naskar by occupation house wife and (4) **BALAI NASKAR** (PAN: AFDPN3396Q)(Aadhar No 630471095174) son of Late Gadhadar Naskar, by occupation Service (5) **SONAMANI NASKAR** (Pan:CQYPN9561M)(Aadhar No 520228949189) wife of Sri Balai Naskar, by occupation house wife, all are by faith Hindu, Citizen of India, all are residing at Village & P.O. Akandakeshari, Paschimpara, Police Station: Technocity, District North 24 Parganas, Pin 700 135, hereinafter referred to as **GRANTORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest and permitted assigns) **SEND GREETINGS;**

2303

nr/r/r

নং তার
স্থান
কেন্দ্র

শ্রেণী :- শ্রী প্রশ্নব দে
বারুইপুর সাব-রেজিস্ট্রারী অফিস
জেলা- দক্ষিণ ২৪ পরগণা

Alipore Police Com
ber 22



৯

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

22 FEB 2012

Identified by me
Ranjan Chatterorty
s/o Shyamalash Chatterorty
4 Baidik Para Lane.
Po. Hindmatar, P.S. Uttarpara
Dist - Hooghly - 712233

WHEREAS:

- A. The Owners herein are the absolute joint Owners of **ALL THAT** the piece and parcel of Shali land measuring 3.37 Decimals comprised in R.S./L.R. Dag No. 155, under LR Khatian No.208 of Mouza Chapna, J.L. No. 35, Police Station Rajarhat at present Technocity, District North 24 Parganas, under the jurisdiction of Patharghata Gram Panchayet, with a clear marketable title more fully and particularly described in the **First Schedule** written hereunder and hereinafter referred to as the "**Said Property**".
- B. The Grantors herein for development of the "**Said Property**", have entered into a Development Agreement for being duly registered at the office of the Additional Registrar of Assurances - **II** Kolkata, Being No. **190201514** for the year 2022, with Merlin Projects Ltd. and in terms of the said Development Agreement the Grantors are required to execute a Power of Attorney in favour of the Developer Merlin Projects Ltd. and/or its representative.
- C. In compliance of their obligation under the said Development Agreement, the Grantors hereby appoint MERLIN PROJECTS LTD. as their 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 Grantors 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 names, 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/Zilla Parishad/NKDA/HIDCO/BDO Rajarhat 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.



2

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
22 FEB 2011

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 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 Grantors 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**".
5. 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**".
6. To represent the Grantors in any of the Courts of Law, Local Gram Panchayat, Zilla Parishad, all departments of local Municipal Authority, NKDA, concerned Offices of BDO, 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 Authority, 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.



1

ADDITIONAL REGISTRAR
OF ASSURANCES, KIBUNGO
22 FEB 2017

7. To do all the acts, deeds, things as may be necessary to sell and/or transfer flat/unit/constructed areas of Developer's allocation areas of the "**Said Property**" in favour of the purchaser/s nominee/s and /or assign of the same.
8. To receive the sale considerations and/or any amount receivable in respect of the flat/unit/constructed areas of Developer's allocation areas and issue the money receipt for the same.
9. To enter into and execute agreement for sale, lease deed and/or 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, lease transfer in respect of the flat/unit/constructed of Developer's allocation areas to be constructed at the "**Said Property**".
10. 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 of Developer's allocation areas and also to sign and execute any deed or document.
11. 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 deeds, documents, instruments and writings for the purpose of sale and transfer of the flat/unit/constructed of Developer's allocation areas in the proposed buildings to be constructed at the "**Said Property**" in favour of the Developer of its nominees.
12. 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**".
13. To create mortgage in respect of the "**Said Property**" in terms of the provisions of the Development Agreement under reference.



2

ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
22 FEB 2011

AND GENERALLY to do all such acts, deeds and things in the name of the Grantors as the Grantors 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 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 Grantors.

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 the piece and parcel of Shali land measuring 3.37 Decimals comprised in R.S./L.R. Dag No. 155, under LR Khatian No. 208 of Mouza Chapna, J.L. No. 35, Police Station Rajarhat at present Technocity, District North 24 Parganas, under the jurisdiction of Patharghata Gram Panchayet, which is butted and bounded in the manner as follows:

On the North	:	By 31' wide metal Road;
On the South	:	By Part of L.R. Dag No. 165;
On The West	:	By Part of L.R. Dag No. 154;
On The East	:	By Part of L.R. Dag No.165;



1

ADDITIONAL REGISTRAR
OF ASSURANCES, MUMBAI
22 FEB 2012

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals this day, month and year first above written:

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

1. Ranjan Chatterjee
G. B. P. Lane.
Hindmotor,
Hooghly-712223

1) Subrata Naskar

2) Uttarajoy Naskar

3) Rita Naskar

2. Mayank Periwal
22 PAS Road
Kolkata - 33

4) Balaji Naskar

L.T.I of  Sonamoni Naskar

5) By the Pen of Debasis Gayan

Prepared by me


Drafted By

BAPI DAS

Advocate
Alipore Police Court
Kolkata-700027
Advocate
Regd. No.-WB-813/2001

BERLIN PROJECTS LTD.


Additional Director



1

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
22 FEB 2023

FINGER IMPRESSIONS OF HAND



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name: RAJ KUMAR DEY

Signature:



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name:

Signature: Subrata Naskar



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name:

Signature:



ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
22 FEB 1977

FINGER IMPRESSIONS OF HAND



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
	THUMB	INDEX	MIDDLE	RING	LITTLE
right hand					

Name:

Signature: *Rita Naskar*



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
	THUMB	INDEX	MIDDLE	RING	LITTLE
right hand					

Name:

Signature: *Balu Naskar*



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
	THUMB	INDEX	MIDDLE	RING	LITTLE
right hand					

*LTI of Savarnas Resistor
By the pen of*

Debasis Gayen

Signature:





1

ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
27 FEB 2000

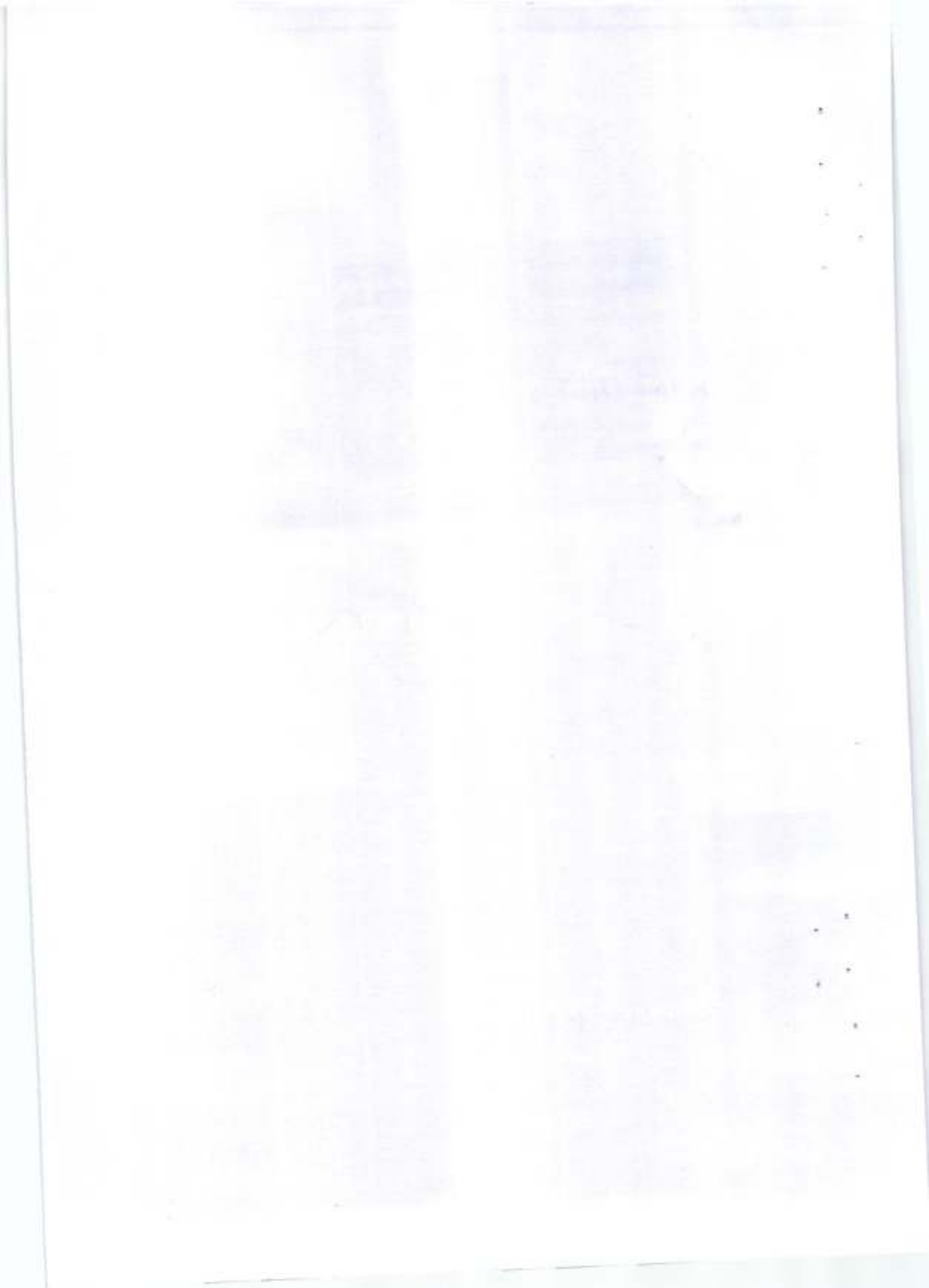


MERLIN PROJECTS LTD.
[Handwritten Signature]
Director

A blue ink stamp is located in the lower right quadrant of the page. It consists of the text 'MERLIN PROJECTS LTD.' in a bold, sans-serif font. Below this, there is a handwritten signature in blue ink. Underneath the signature, the word 'Director' is printed in a smaller font. The stamp is slightly tilted.

[Handwritten mark]

A simple, curved handwritten mark in black ink is located in the bottom right corner of the page. It resembles a checkmark or a stylized flourish.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJ KUMAR DEY

DILIP KUMAR DEY

22/12/1980

Permanent Account Number

BSFPD5011C

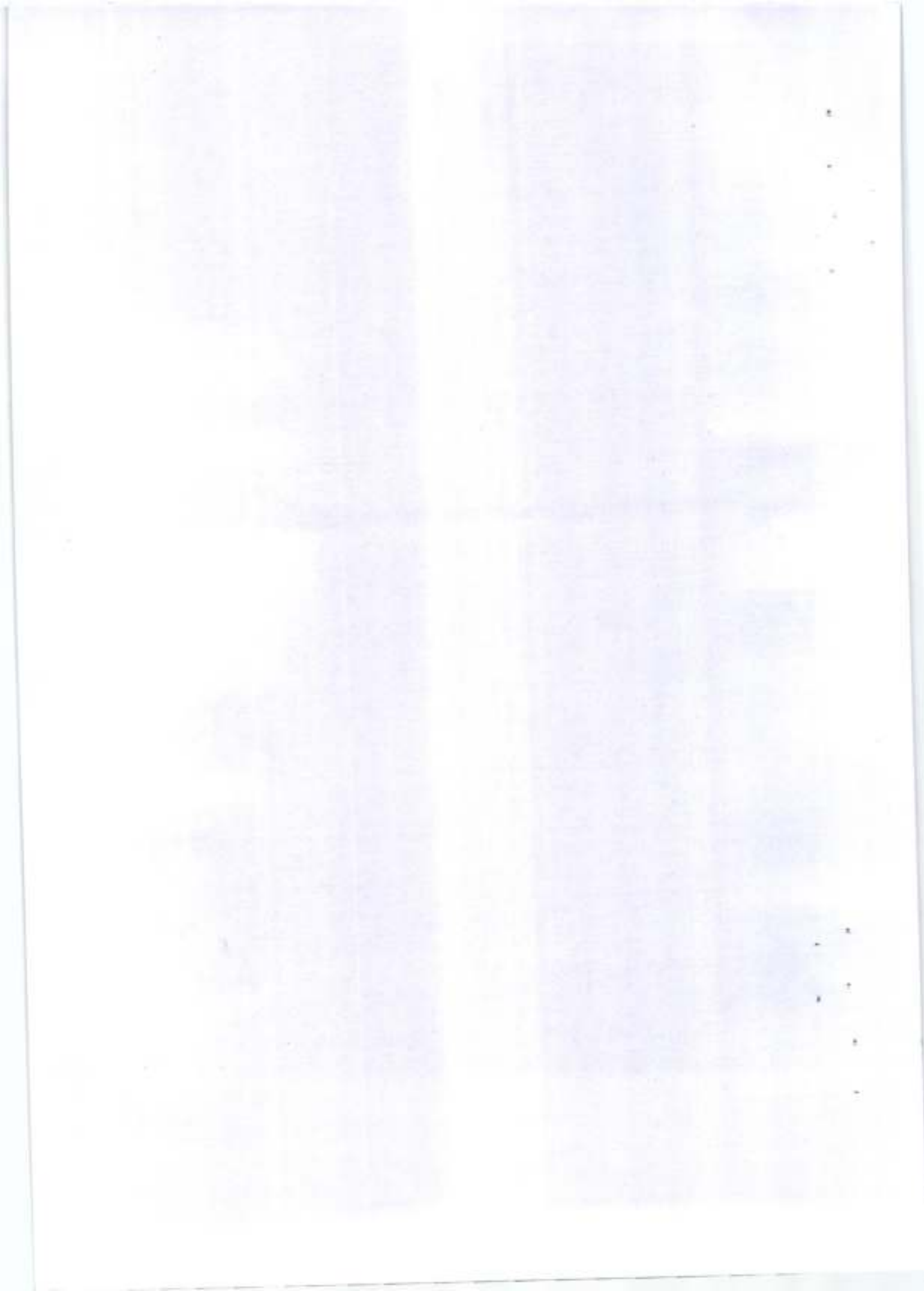
Raj Kumar Dey

Signature

Dey

Dey

Dey





ভারত সরকার

Unique Identification Authority of India

Government of India

অনুষ্ঠানের আইডি / Enrolment No. : 1111/67656/01885

To
RAJ KUMAR DEY
বাস : কুমার গে
MORAL PARA
Khardah (m)
Rahara, North 24 Parganas
West Bengal - 700118

10/01/2014



KL727220914FT

72722091



আমনার আধার সংখ্যা / Your Aadhaar No. :

6619 5035 8204

আধার - সাধারণ মানুষের অধিকার

Deey



ভারত সরকার
Unique Identification Authority of India



বাস : কুমার গে
RAJ KUMAR DEY
বাস : কুমার গে
Father : DILIP KUMAR DEY

www.uidai.gov.in
স্বাক্ষর / Sign

6619 5035 8204



আধার - সাধারণ মানুষের অধিকার

Deey

Deey





सिद्धेश्वर फार्मासिया
सिद्धेश्वर फार्मासिया
सिद्धेश्वर फार्मासिया

सिद्धेश्वर फार्मासिया
सिद्धेश्वर फार्मासिया
सिद्धेश्वर फार्मासिया



सिद्धेश्वर फार्मासिया

सिद्धेश्वर फार्मासिया

सिद्धेश्वर फार्मासिया

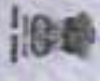
सिद्धेश्वर फार्मासिया

सिद्धेश्वर फार्मासिया



1870
1871
1872
1873
1874
1875
1876
1877
1878
1879
1880
1881
1882
1883
1884
1885
1886
1887
1888
1889
1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900
1901
1902
1903
1904
1905
1906
1907
1908
1909
1910
1911
1912
1913
1914
1915
1916
1917
1918
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1930
1931
1932
1933
1934
1935
1936
1937
1938
1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025

1870
1871
1872
1873
1874
1875
1876
1877
1878
1879
1880
1881
1882
1883
1884
1885
1886
1887
1888
1889
1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900
1901
1902
1903
1904
1905
1906
1907
1908
1909
1910
1911
1912
1913
1914
1915
1916
1917
1918
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1930
1931
1932
1933
1934
1935
1936
1937
1938
1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025



ভারত সরকার

Government of India

ডিজিটাল স্বাক্ষর নথি/ E-Signment No.: 0654/09161/36183

TO
SITA এম
Siddha Basak
AKASHAKSOSAM,
Anandakrishna
Anandakrishna
North 24 Parganas West Bengal - 700135
9830609664

VeriSign
Digitally signed by
Siddha Basak

Dowloaded From SIGNCERT



QR Code এর মধ্যস্থতায়

স্বাক্ষরের তথ্য/ Your Authentication No. :
5472 7158 6825
VNO : 9116 8690 5022 2458



সিটিসি সিস্টেমস
Government of India



সিটিসি সিস্টেমস
Siddha Basak
AKASHAKSOSAM,
North 24 Parganas
West Bengal

5472 7158 6825
VNO: 9116 8690 5022 2458

সিটিসি সিস্টেমস, সিটিসি সিস্টেমস সিস্টেমস



এই নথি ইলেকট্রনিক স্বাক্ষর করা হয়েছে এবং এটি
অন্যান্য নথি থেকে স্বাক্ষর করা হয়েছে এবং
এটি একটি ইলেকট্রনিক স্বাক্ষর নথি।

INFORMATION

- Authentication is a proof of identity, not a signature.
- To establish identity, authenticate the document.
- This is electronically generated with a secure key.
- Authentication will be helpful in creating and Non-Government services as well.



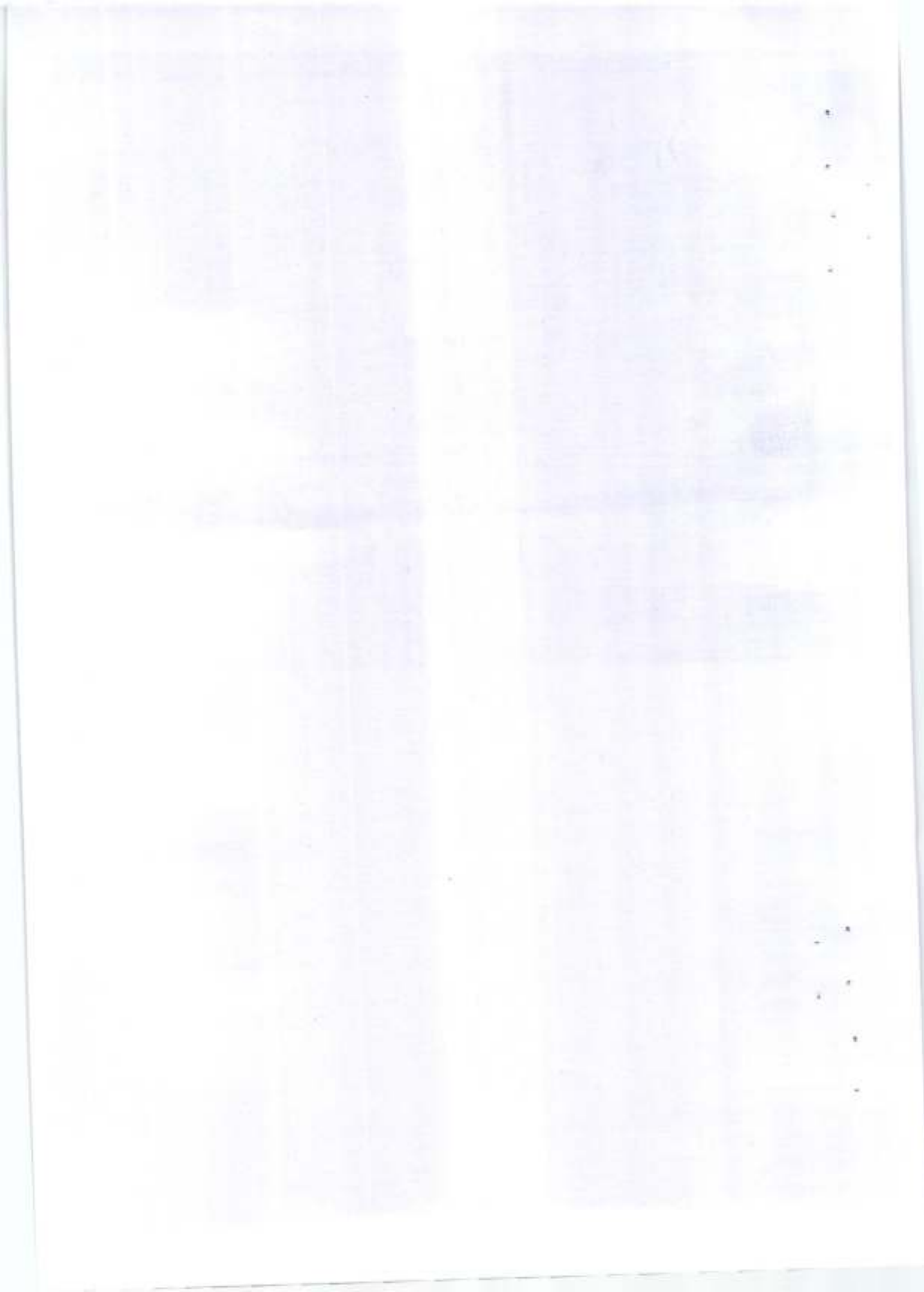
সিটিসি সিস্টেমস
Unique Identification Authority
of India

স্বাক্ষর
Siddha Basak
AKASHAKSOSAM,
North 24 Parganas
West Bengal

5472 7158 68
VNO: 9116 8690 5022 2458

সিটিসি সিস্টেমস, সিটিসি সিস্টেমস সিস্টেমস





आयकर विभाग

INCOME TAX DEPARTMENT

ASHALATA NASKAR

RANDRA NATH BISWAS



भारत सरकार

GOVT. OF INDIA

06/08/1968

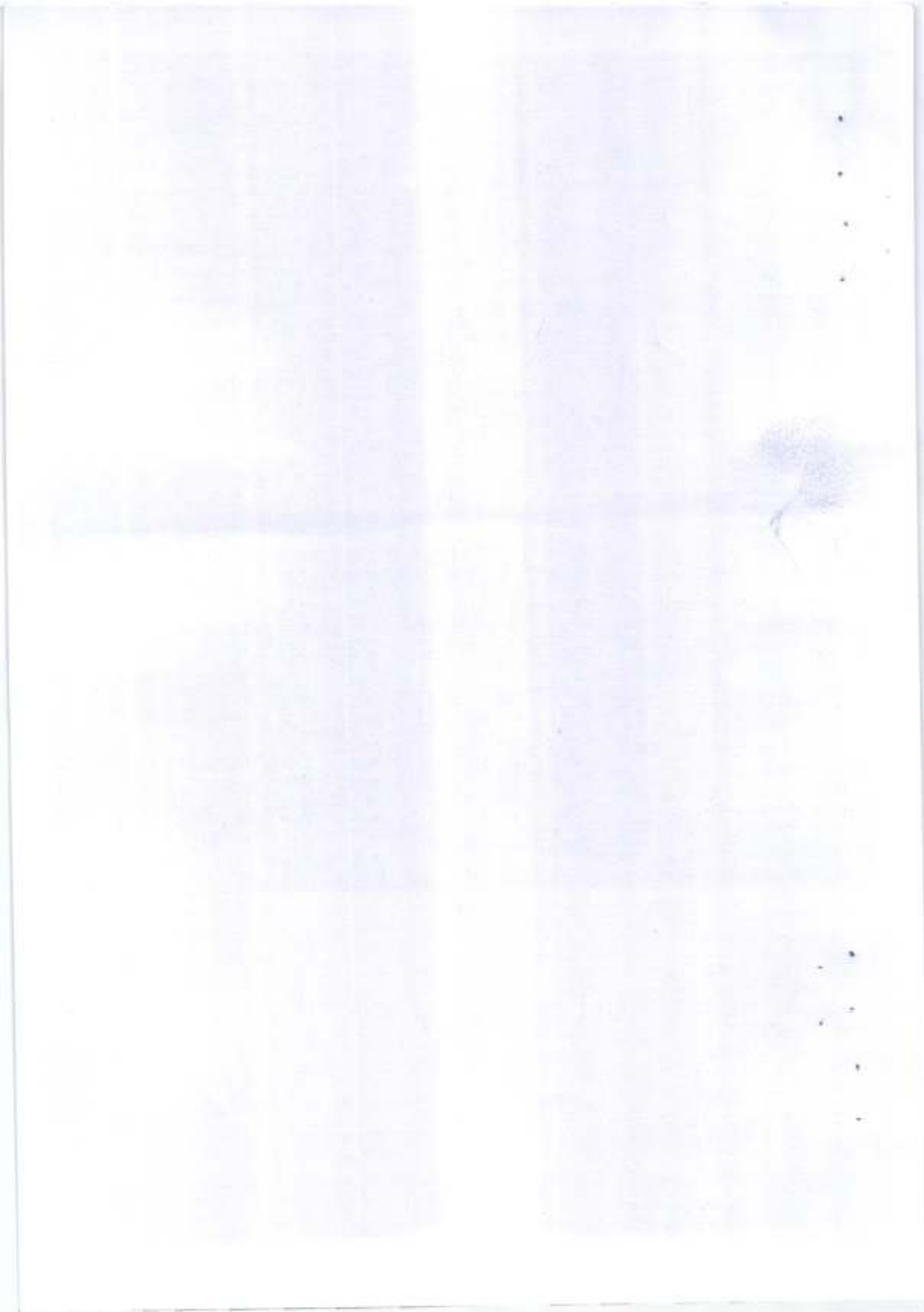
Permanent Account Number

ATAPN2706M

आशालता नस्कार

Signature







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

স্বাক্ষরিত আই.ডি. / Enrollment No 2017/60265/03209

201702218

তা.
আশলতা নস্কর
Ashalata Naskar
W/O. Palan Naskar
Akandakeshan Rajmahal North 24 Parganas
West Bengal 700135
8097342018

Ref: 1187 / 08V / 354251 / 354510 / P



5A439733820FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6534 9863 0218

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

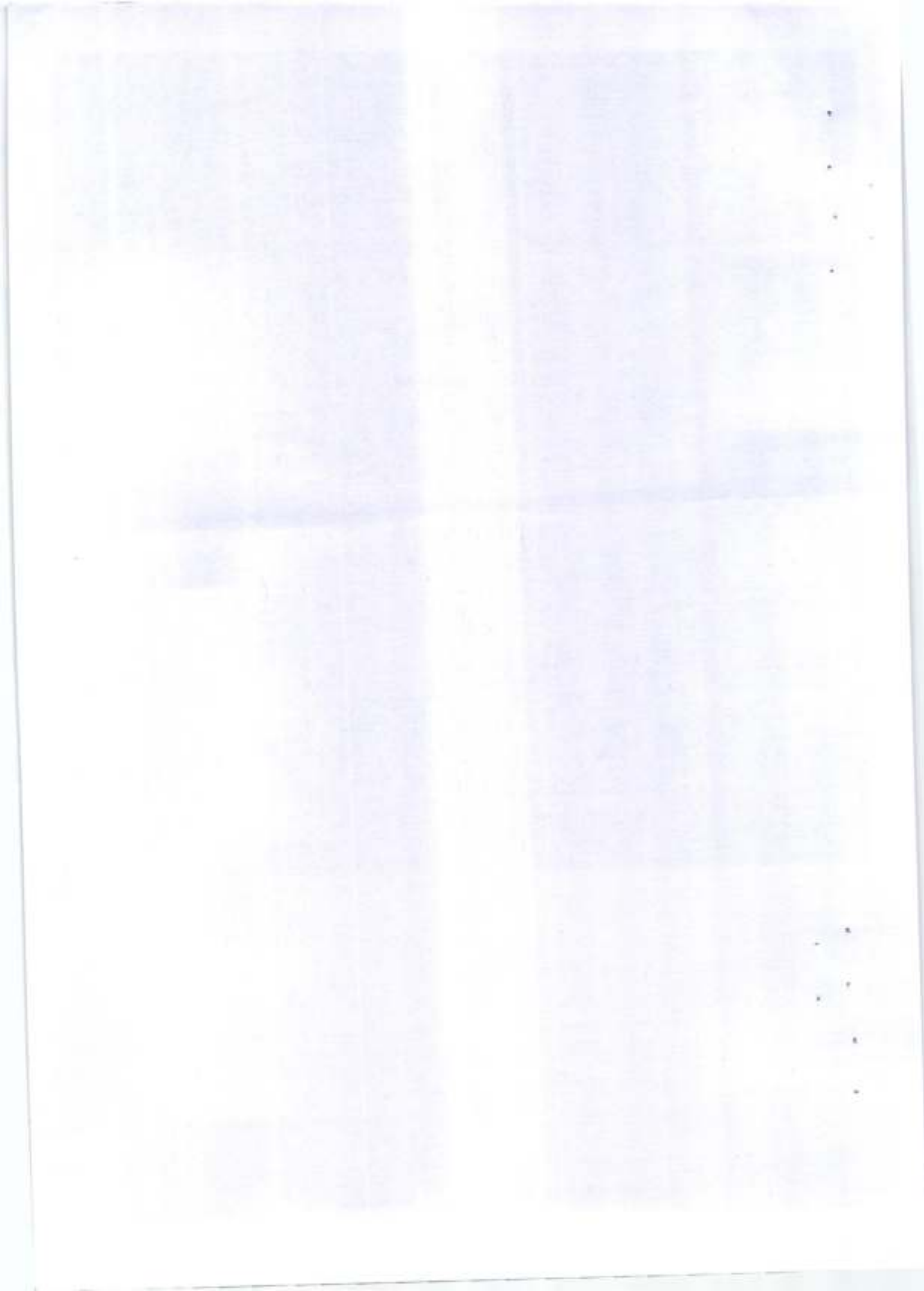


আপনার নাম
Ashalata Naskar
জন্মতারিখ / DOB : 06/06/1968
লিঙ্গ / Female



6534 9863 0218

আমার আধার, আমার পরিচয়



आयकर विभाग

INCOME TAX DEPARTMENT

RITA NASKAR

PALAN CHANDRA NASKAR

04/01/1987

Permanent Account Number

AXJPN3822H



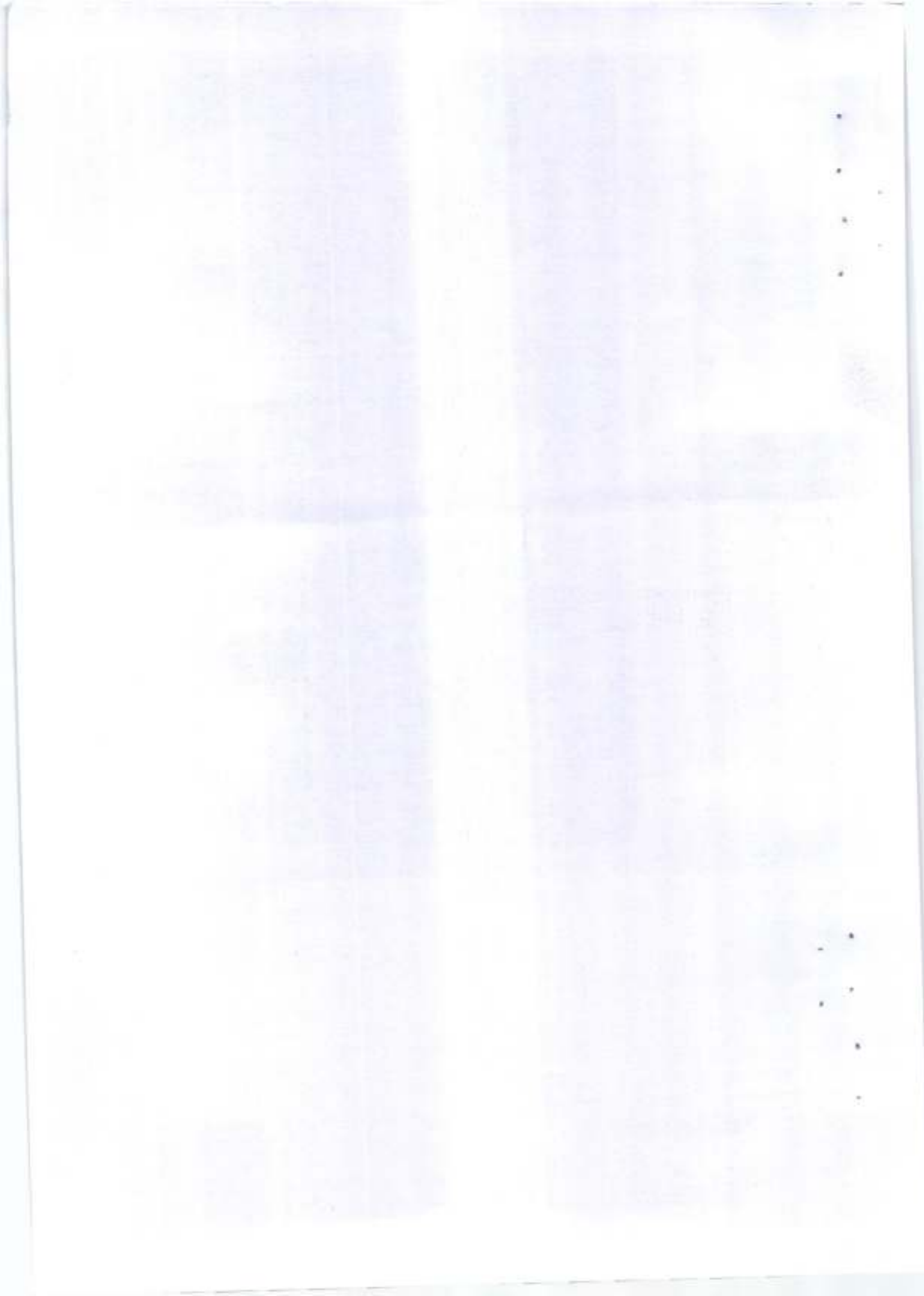
भारत सरकार

GOVT. OF INDIA



Rita Naskar

Signature





नवीन एआरडी कार्ड प्रकल्प
NEW AADHAAR CARD
 Unique Identification Authority of India
 Government of India



E-Aadhaar Letter

आधार कार्ड प्रकल्प संख्या: 5504 1996 9738

आधार संख्या: (आर) 5504

आधार कार्ड प्रकल्प, भारत सरकार
 प्रधानमंत्री
 नवी दिल्ली - 110015

आधार कार्ड प्रकल्प आपका आधार संख्या:

5504 1996 9738



आधार कार्ड प्रकल्प प्रमाणित



आधार कार्ड प्रकल्प
 Unique Identification Authority of India
 Government of India

- आधार कार्ड प्रमाणित है।
- आधार कार्ड प्रमाणित है।
- आधार कार्ड प्रमाणित है।

INFORMATION


- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार कार्ड प्रमाणित है।
- आधार कार्ड प्रमाणित है।
- आधार कार्ड प्रमाणित है।

- Aadhaar is valid throughout the country.
- You need to send only once to Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

आधार कार्ड प्रमाणित

आधार संख्या
 आधार संख्या / DOB: 13/01/1985
 लिंग / GENDER: FEMALE



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता
 आंध्र प्रदेश, प्रकल्प, भारत सरकार
 नवी दिल्ली - 110015

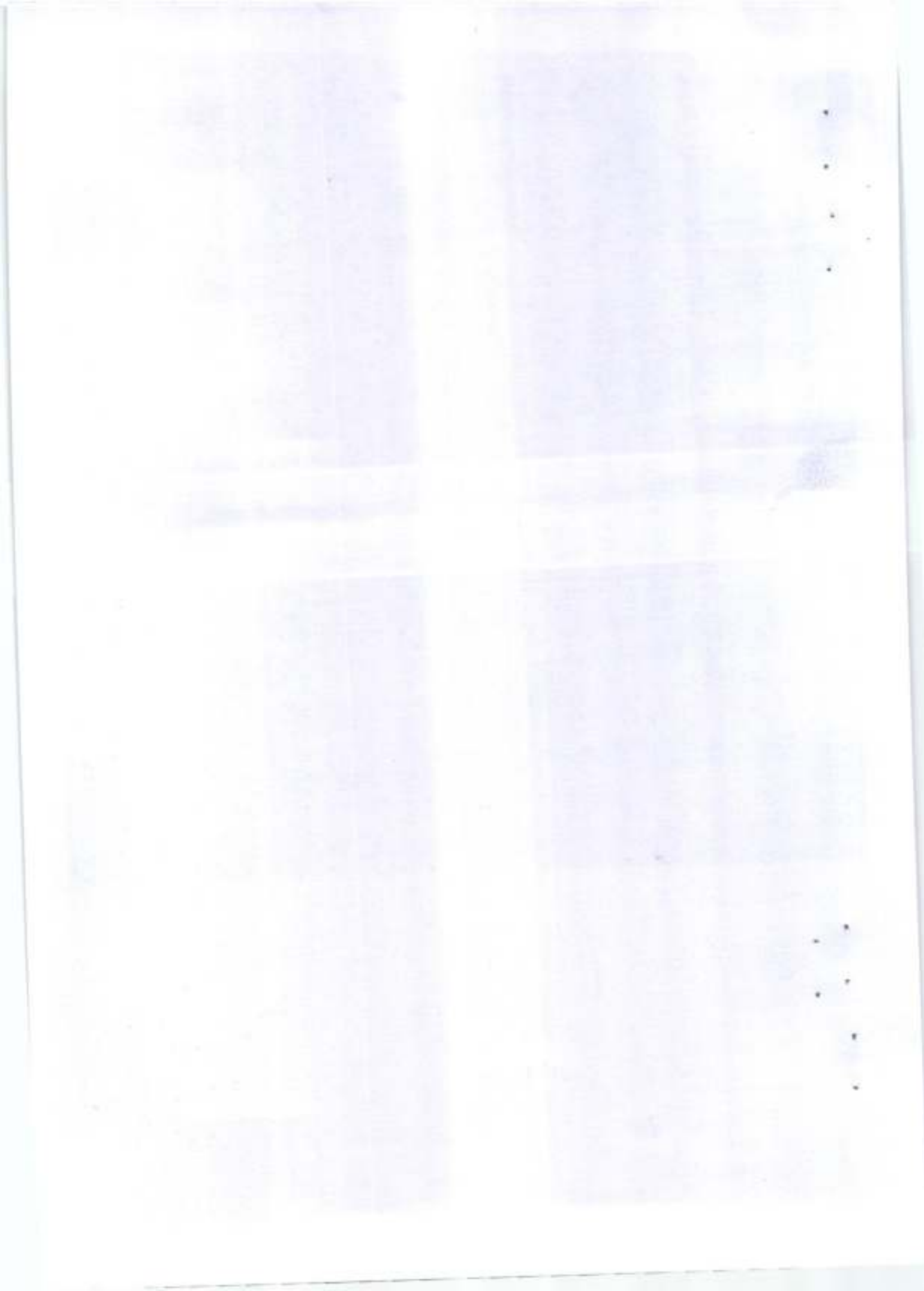
Address
 ANDHRA PRADESH, AADHAAR CARD, GOVERNMENT OF INDIA
 New Delhi - 110015

5504 1996 9738

5504 1996 9738

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BALAI NASKAR

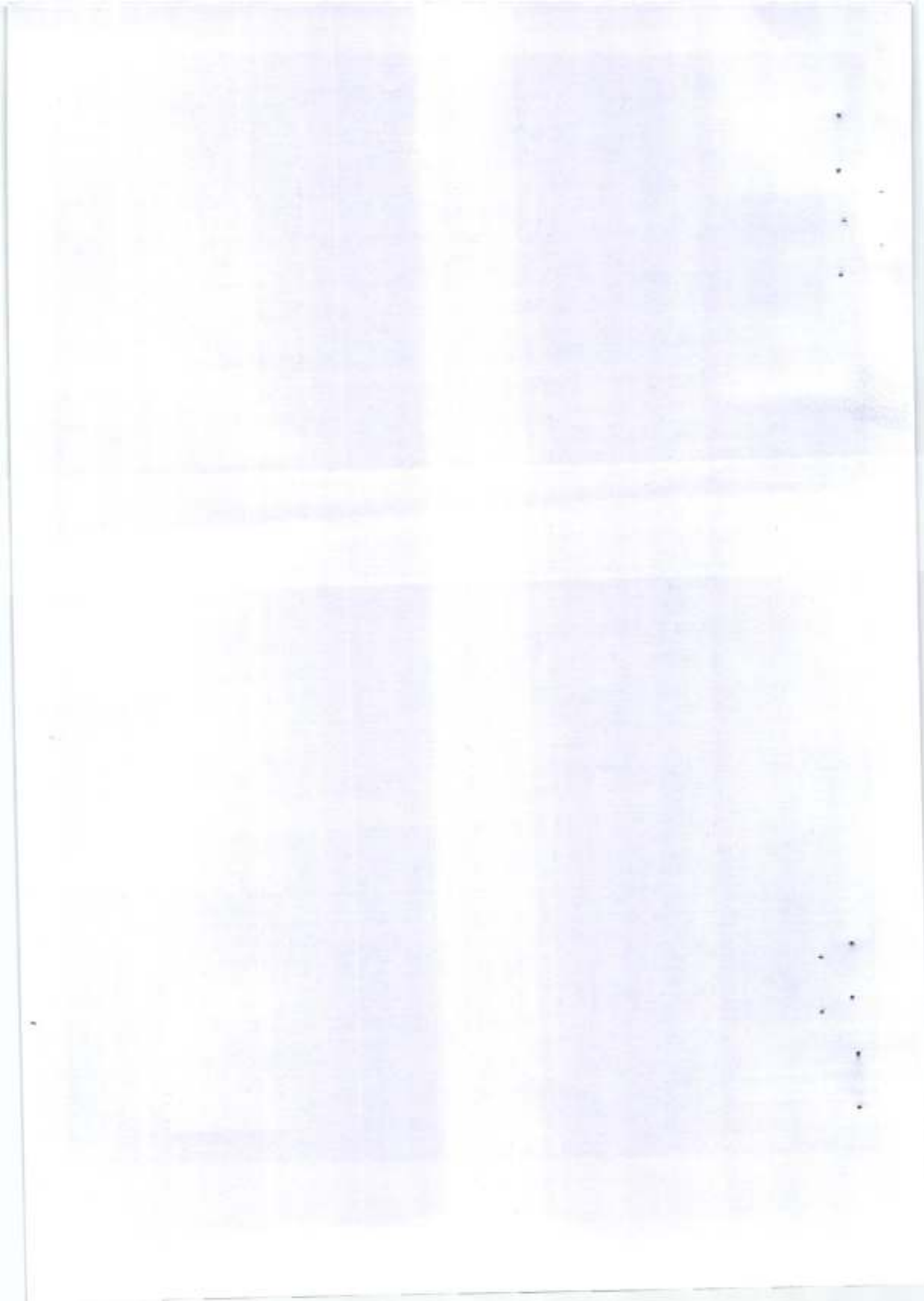
GADADHAR NASKAR

Date: 01/10/1976 Unit Number

AFDPN3396Q

Signature







भारत सरकार
GOVERNMENT OF INDIA

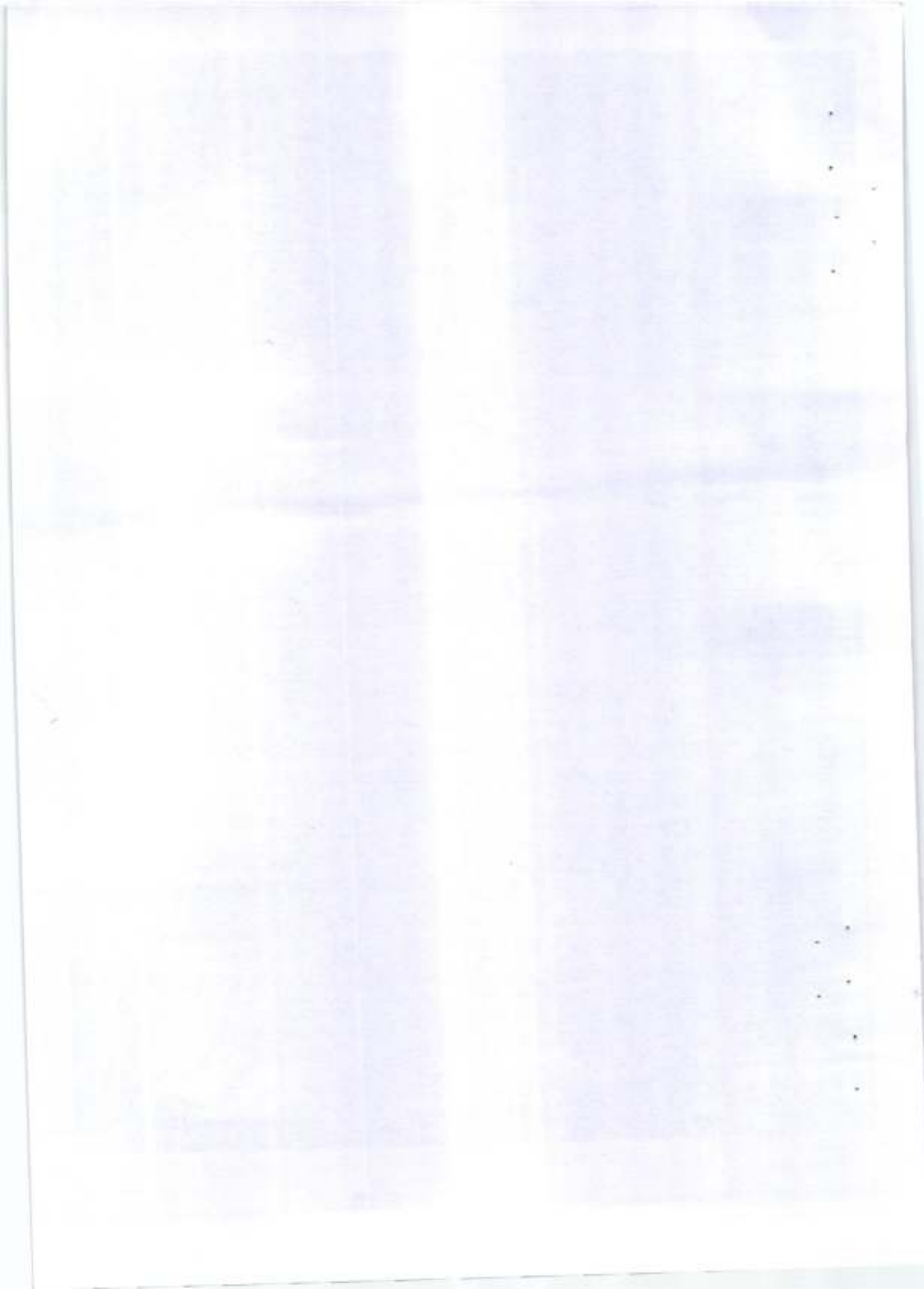


नाम / Name
BALAJI NASKAR
पिता : गदाधर नस्कर
Father : GADADHAR NASKAR
जन्म वर्ष / Year of Birth : 1970
पुरुष / Male



6304 7109 5174

आधार - साधारण मानवेंर अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CQYFN9561M

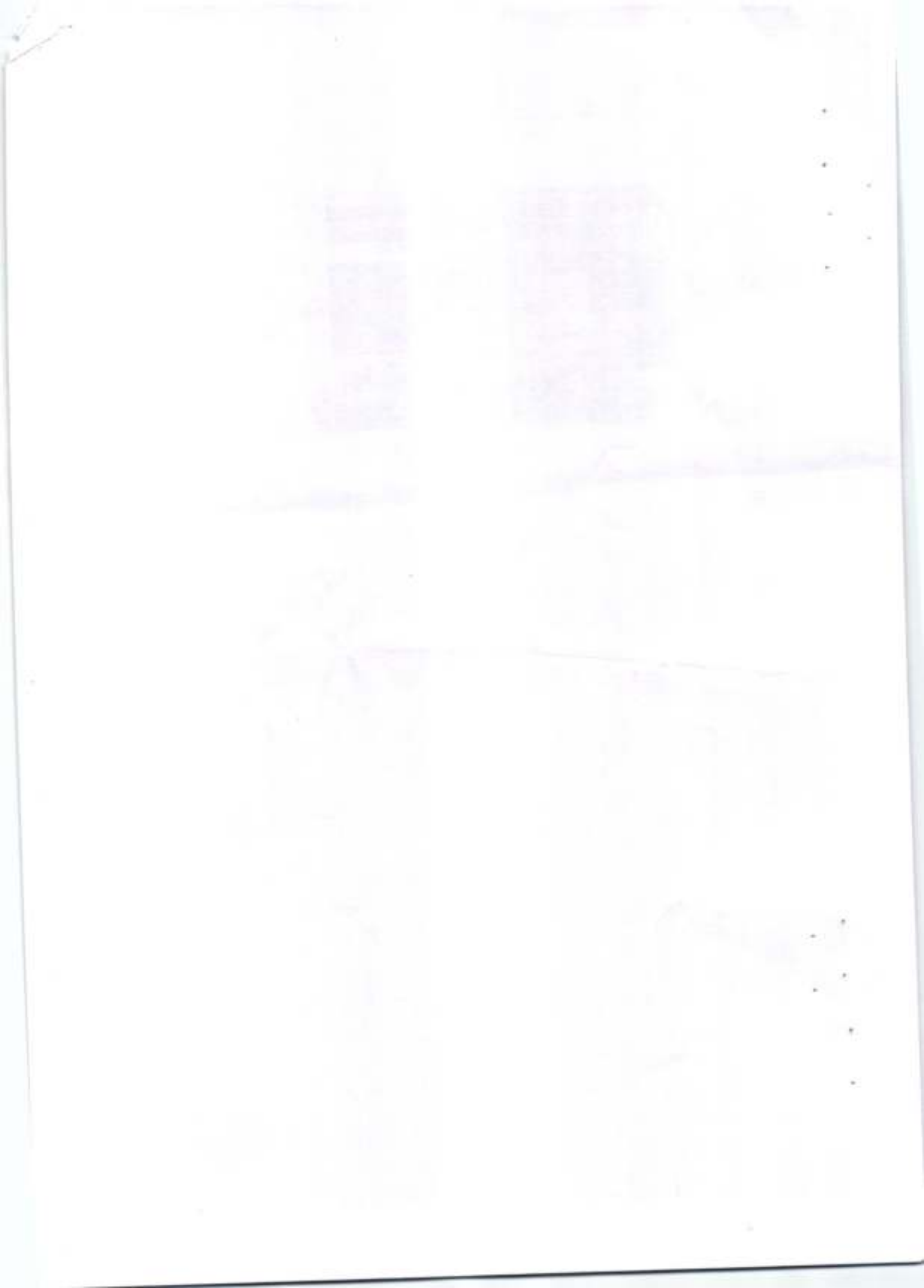


नाम / Name
SONAMANI NASKAR

पिता/माता/पति / Father's Name
POLAN NASKAR

व्यक्तिगत पहचान संख्या / PAN
12/08/1980

हस्ताक्षर / Signature





ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 11111 90316/00515

To

সোনামনি নস্কর
SONAMANI NASKAR
AKANDAKESHARI Akandakeshari
Akandakeshari North Twenty Four Parganas
West Bengal 700135

MN186712391DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5202 2894 9189

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

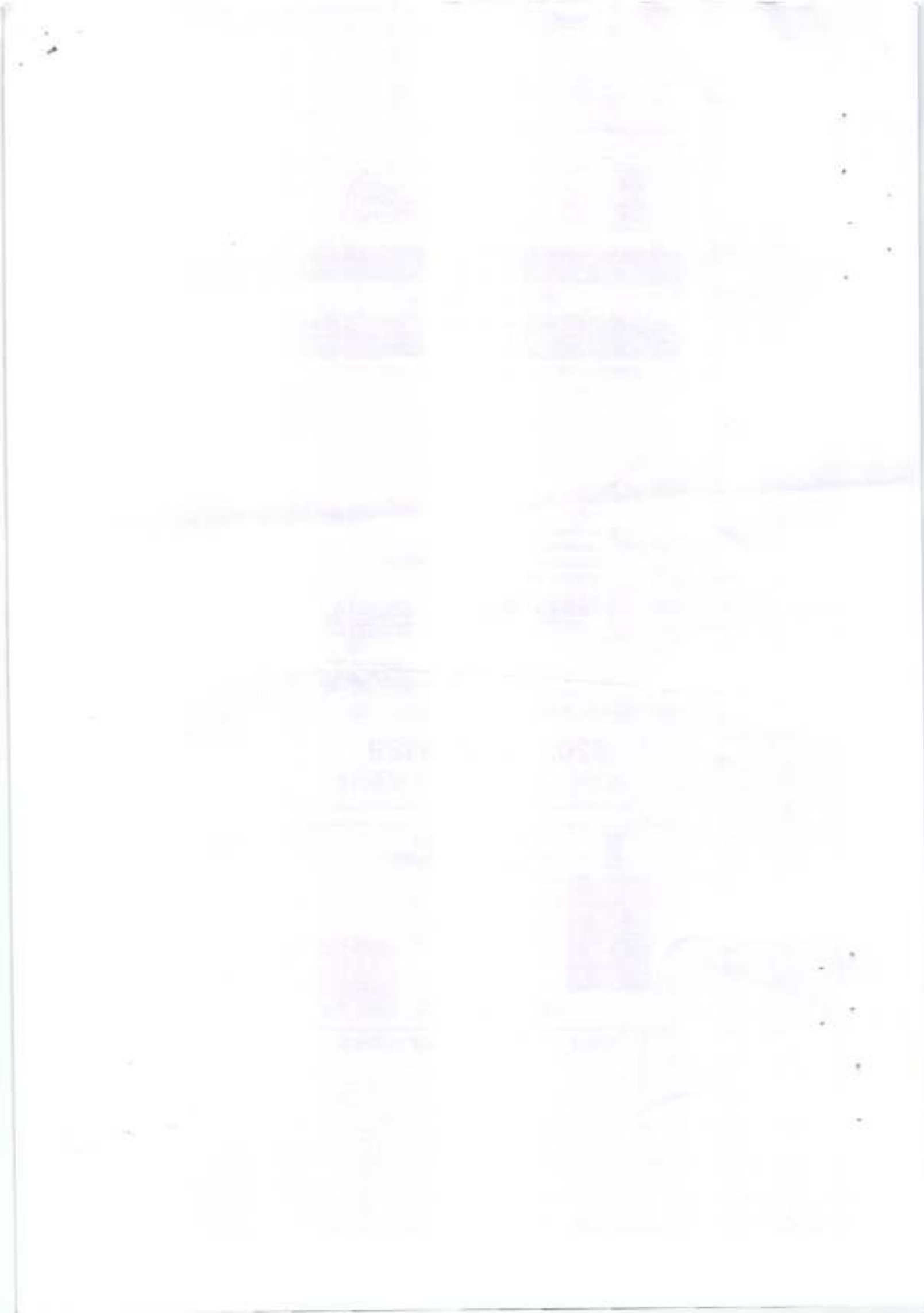


সোনামনি নস্কর
SONAMANI NASKAR
পিতা : গলান নস্কর
Father : GOLAN NASKAR
জন্ম বর্ষ / Year of Birth : 1980
মহিলা / Female



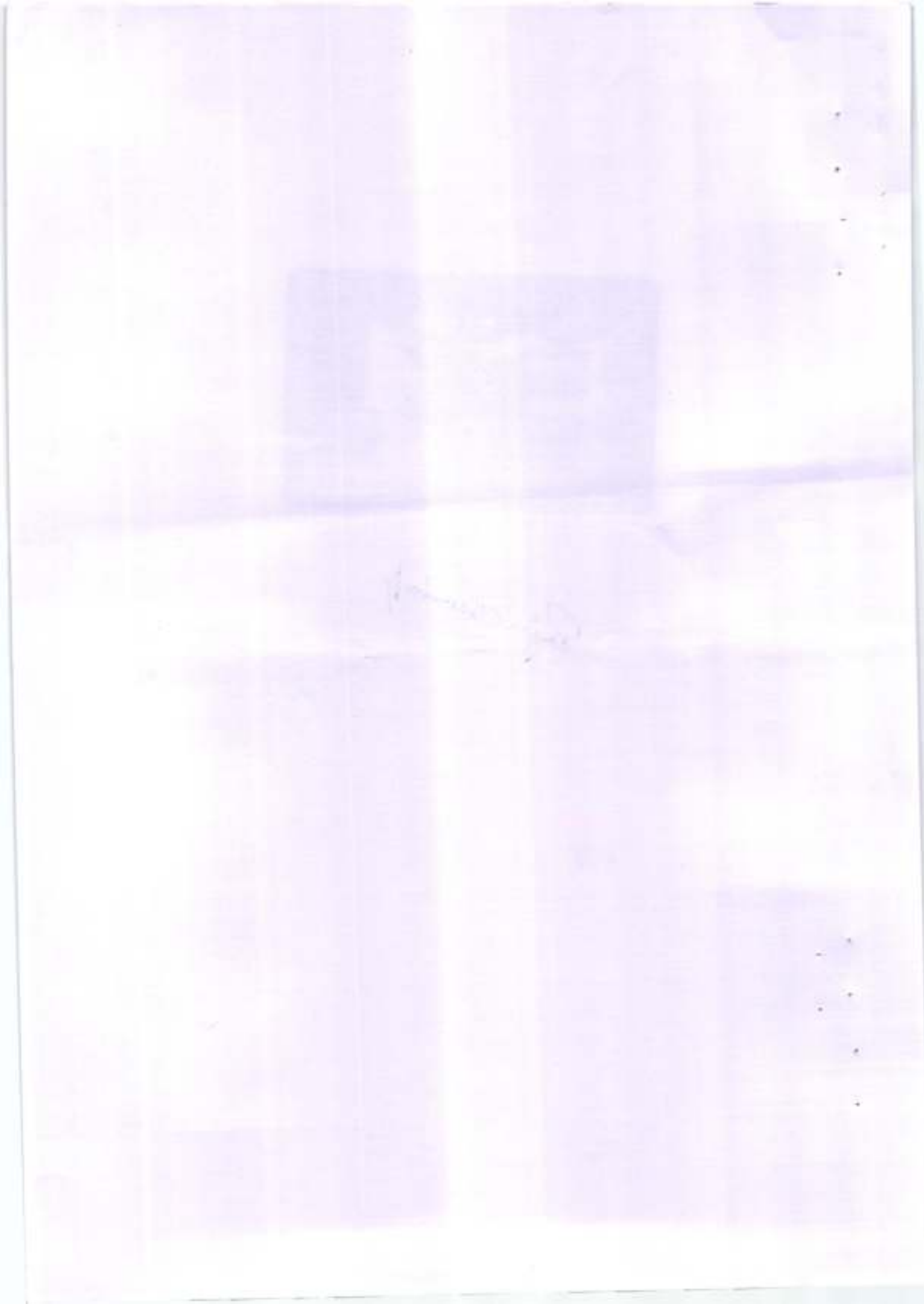
5202 2894 9189

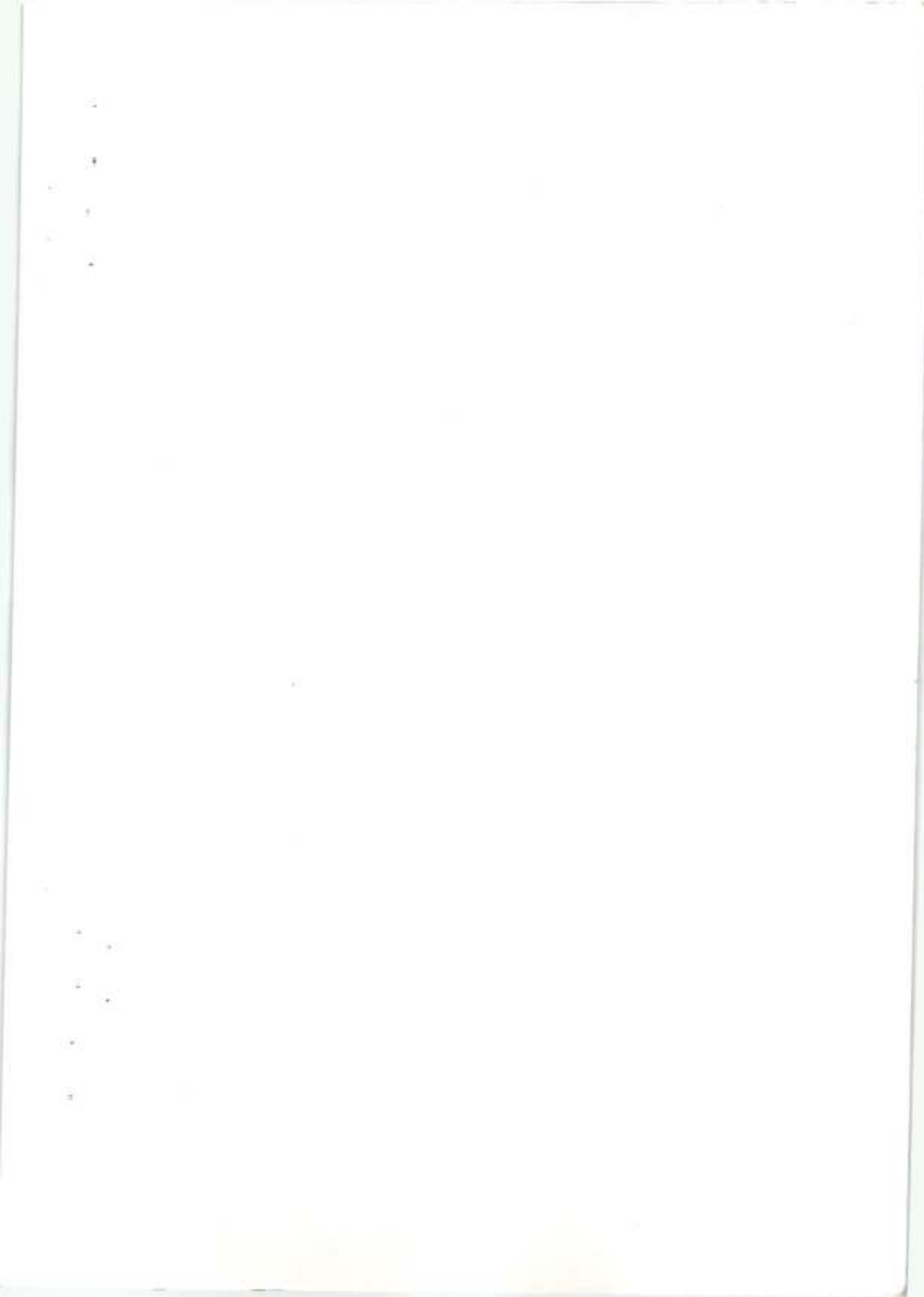
আধার - সাধারণ মানুষের অধিকার





Ranjan Chakraborty





=====

DATED THIS DAY OF FEB 2022

=====

DEVELOPMENT POWER OF ATTORNEY

GRANTED BY

SUBRATA NASKAR & Ors.

IN FAVOUR OF

MERLIN PROJECTS LTD.

Re: **R.S./L.R. Dag No. 155, of
Mouza Chapna, Police Station
Technocity, District North 24
Parganas**

Major Information of the Deed



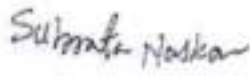
Deed No :	I-1902-01529/2022	Date of Registration	22/02/2022
Query No / Year	1902-8000583545/2022	Office where deed is registered	
Query Date	22/02/2022 3:00:59 PM	1902-8000583545/2022	
Applicant Name, Address & Other Details	BAPI DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 22,74,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190201514/2022		

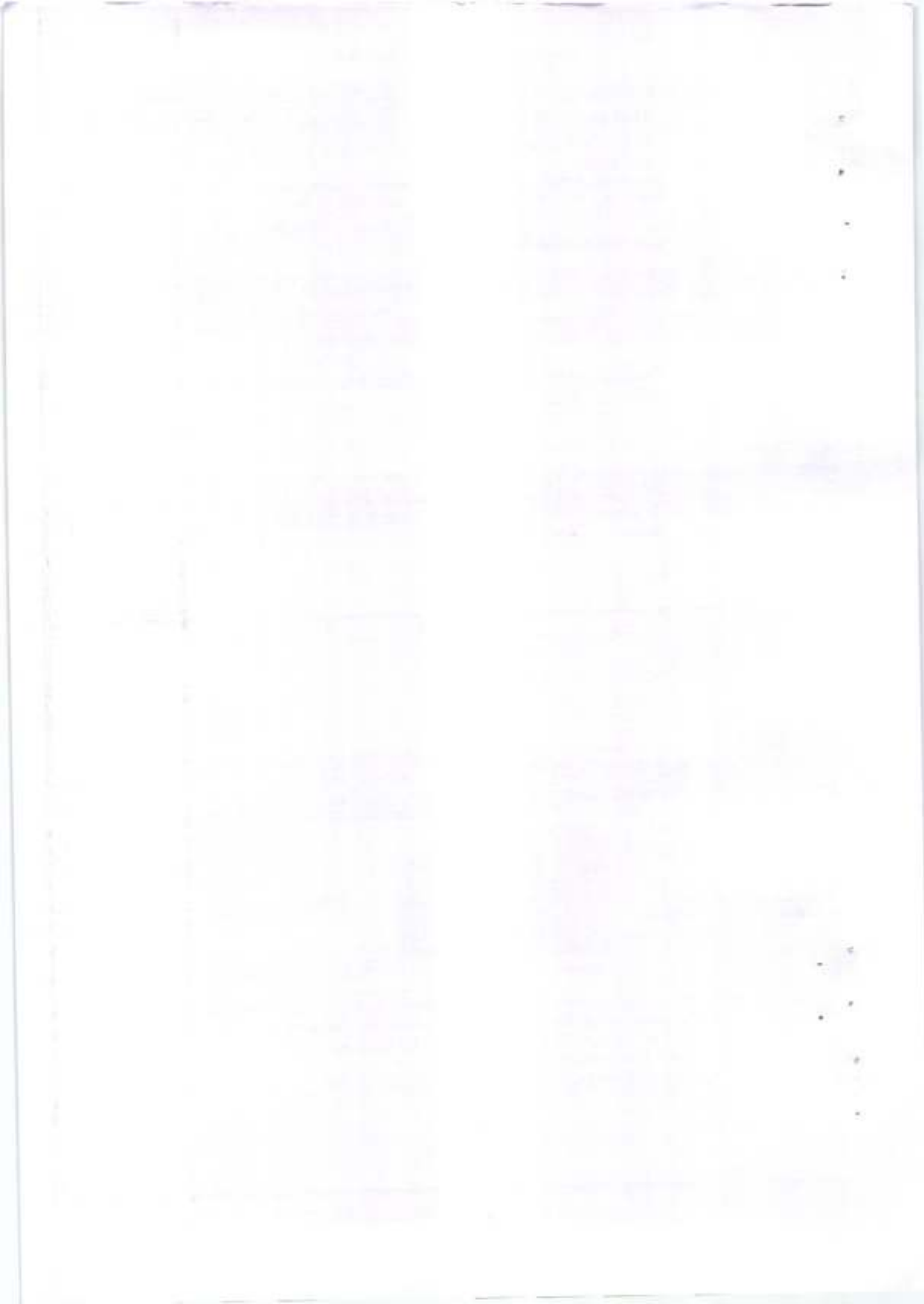
Land Details :



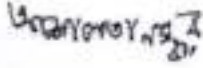


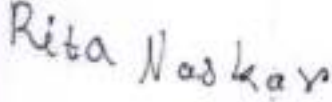


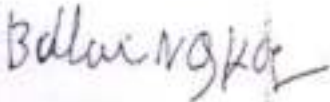


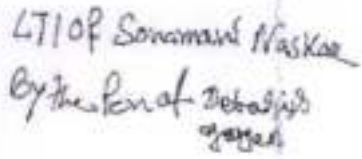
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chhapna, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-155	LR-208	Bastu	Shali	3.37 Dec	1/-	22,74,750/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					3.37Dec	1 /-	22,74,750 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUBRATA NASKAR Son of Late Palan Chandra Naskar Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	22/02/2022	22/02/2022	LTI	22/02/2022
Village Akandakeshari, Paschimpara, City:- , P.O:- Akandakeshari, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx6Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office				






2	Name	Photo	Finger Print	Signature
	Mrs ASHALATA NASKAR Wife of Late Palan Chandra Naskar Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
	22/02/2022	LTI	22/02/2022	22/02/2022
	Village Akandakeshari, Paschimpara, City:- , P.O:- Akandakeshari, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx6M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mrs RITA NASKAR Daughter of Late Palan Chandra Naskar Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
	22/02/2022	LTI	22/02/2022	22/02/2022
	Village Akandakeshari, Paschimpara, City:- , P.O:- Akandakeshari, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx2H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
4	Name	Photo	Finger Print	Signature
	Mr BALAI NASKAR Son of Late Gadhahar Naskar Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
	22/02/2022	LTI	22/02/2022	22/02/2022
	Village Akandakeshari, Paschimpara, City:- , P.O:- Akandakeshari, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Mrs SONAMANI NASKAR Wife of Shri Balai Naskar Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
	22/02/2022	LTI	22/02/2022	22/02/2022

Village Akandakeshari, Paschimpara, City:- , P.O:- Akandakeshari, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx1M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office




Attorney Details :

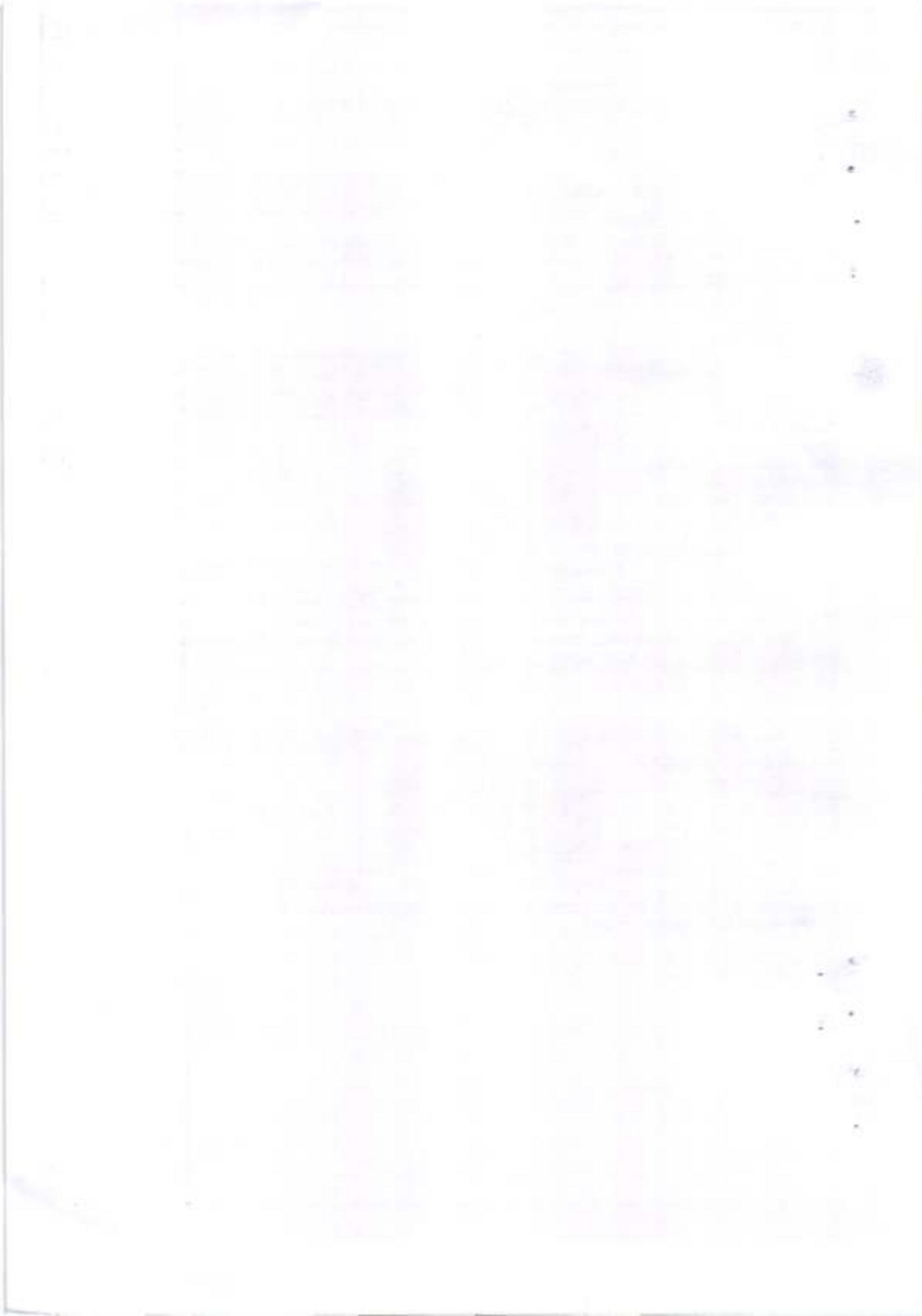
Sl No	Name,Address,Photo,Finger print and Signature
1	MERLIN PROJECTS LIMITED 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Raj Kumar Dey (Presentant) Son of Mr Dilip Kumar Dey Date of Execution - 22/02/2022, , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office	 <small>Feb 22 2022 4:10PM</small>	 <small>LTI 22/02/2022</small>	 <small>22/02/2022</small>
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.:: BSxxxxxx1C,Aadhaar No Not Provided Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJAN CHAKRABORTY Son of Mr SHYAMALESH CHAKRABORTY 4,BOIDIK PARA LANE, City:- Not Specified, P.O:- HIND MOTOR, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712233	 <small>22/02/2022</small>	 <small>22/02/2022</small>	 <small>22/02/2022</small>
Identifier Of Mr SUBRATA NASKAR, Mrs ASHALATA NASKAR, Mrs RITA NASKAR, Mr BALAI NASKAR, Mrs SONAMANI NASKAR, Mr Raj Kumar Dey			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA NASKAR	MERLIN PROJECTS LIMITED-0.674 Dec
2	Mrs ASHALATA NASKAR	MERLIN PROJECTS LIMITED-0.674 Dec
3	Mrs RITA NASKAR	MERLIN PROJECTS LIMITED-0.674 Dec
4	Mr BALAI NASKAR	MERLIN PROJECTS LIMITED-0.674 Dec
5	Mrs SONAMANI NASKAR	MERLIN PROJECTS LIMITED-0.674 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chhapna, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 155, LR Khatian No:- 208	Owner:গদাধর নন্দর, Gurdian:অবিনাশ নন্দর, Address:আব্দুল কেশরী , Classification:শপি,	Owner Name not selected by applicant.



On 22-02-2022

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 15:37 hrs on 22-02-2022, at the Office of the A.R.A. - II KOLKATA by Mr Raj Kumar Dey

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 22,74,750/-

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

Execution is admitted on 22/02/2022 by 1. Mr SUBRATA NASKAR, Son of Late Palan Chandra Naskar, Village Akandakeshari, Paschimpara, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 2. Mrs ASHALATA NASKAR, Wife of Late Palan Chandra Naskar, Village Akandakeshari, Paschimpara, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. Mrs RITA NASKAR, Daughter of Late Palan Chandra Naskar, Village Akandakeshari, Paschimpara, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 4. Mr BALAI NASKAR, Son of Late Gadhadar Naskar, Village Akandakeshari, Paschimpara, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 5. Mrs SONAMANI NASKAR, Wife of Shri Balai Naskar, Village Akandakeshari, Paschimpara, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr RANJAN CHAKRABORTY, , , Son of Mr SHYAMALES CHAKRABORTY, 4,BOIDIK PARA LANE, P.O: HIND MOTOR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Others

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

Execution is admitted on 22-02-2022 by Mr Raj Kumar Dey, Authorized 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

Indetified by Mr RANJAN CHAKRABORTY, , , Son of Mr SHYAMALES CHAKRABORTY, 4,BOIDIK PARA LANE, P.O: HIND MOTOR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

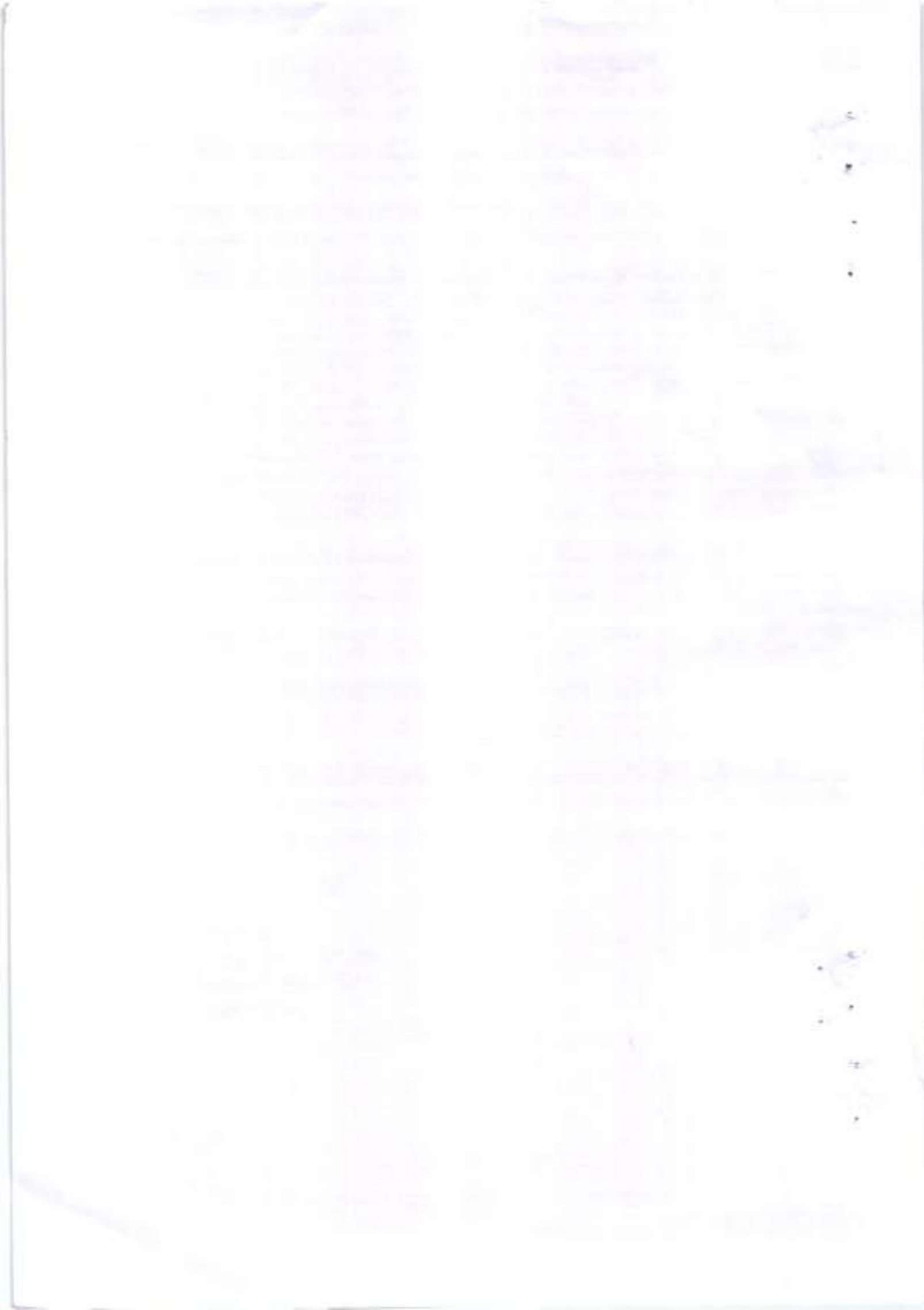
Payment of Stamp Duty

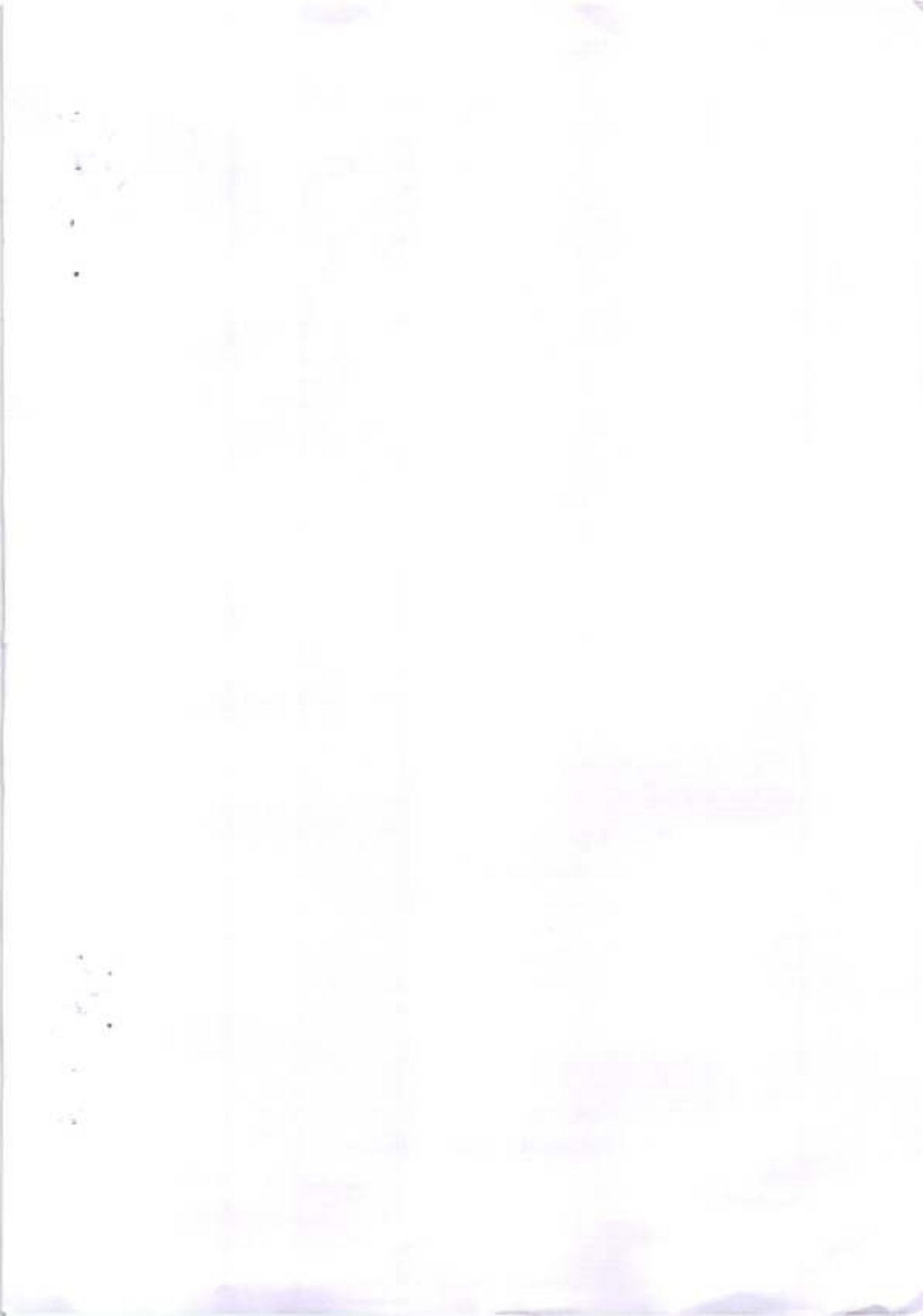
Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2373, Amount: Rs.50/-, Date of Purchase: 12/02/2022, Vendor name: P DEY

frg

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 78523 to 78552

being No 190201529 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.03.03 13:23:39 +05:30
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2022/03/03 01:23:39 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)