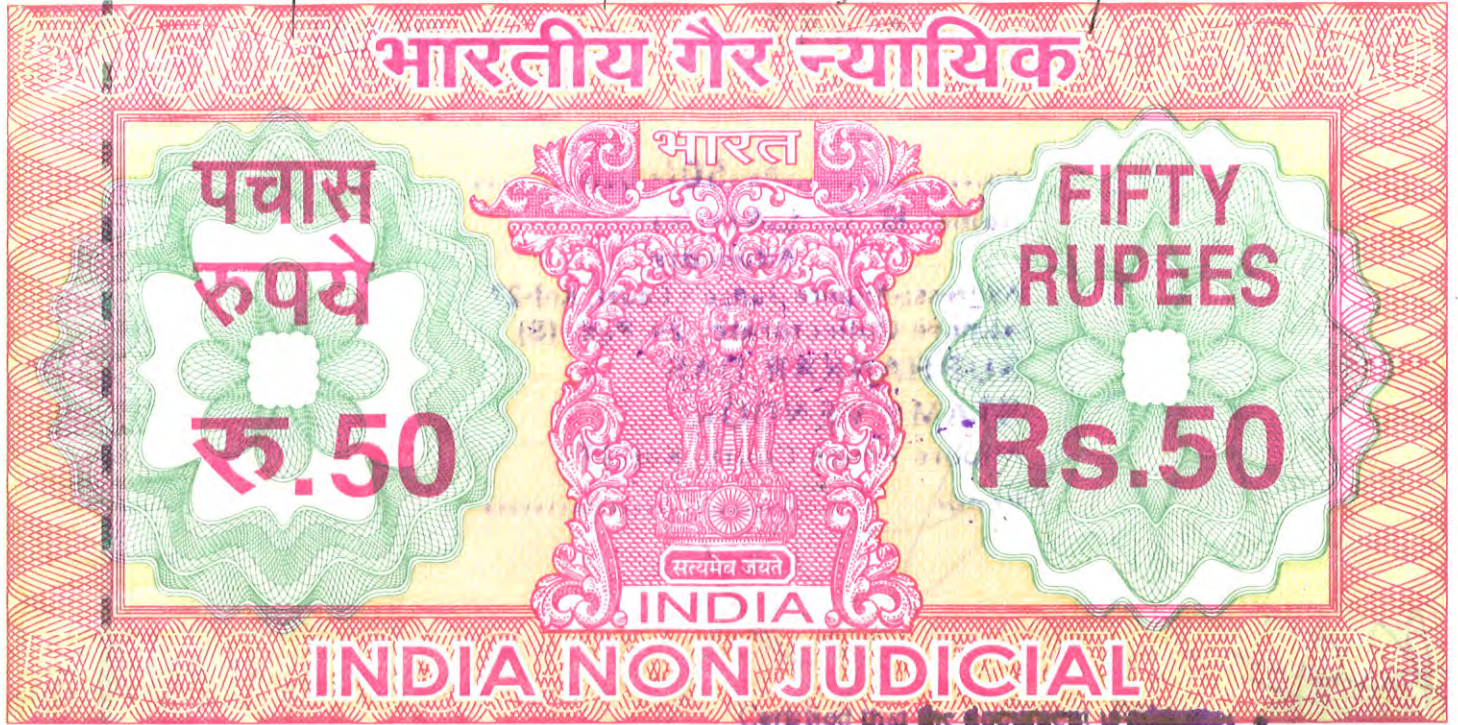


07/28/22 VC-1998/22

1-7033/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

registration. The signature sheet and the endorsement sheet attached with the document are the part of this document. AC 883108

POWER OF ATTORNEY

District Sub-Registrar
Alipore, South 24-parganas

TO ALL TO WHOM THESE PRESENT SHALL COME I, TANMOY DEY (PAN: AJNPD4183B) Aadhaar No. 5574 8155 6046) (Voter Id No.WB/18/104/255492), son of Late Subodh Chandra Dey, by occupation Business, faith Hindu, Citizen of India, residing at Village & Post Office Madarat Paschim Para, P.S. Baruipur, Dist. 24 Parganas (South), 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 his heirs, executors, administrators, legal representatives, successors and/or assigns) **SEND GREETINGS;**

Tanmoy De

6-5-22
7-5-22
6-8/2022

32623

26 OCT 2021

No.....Rs. **50/-** - Date.....

Name:- **B. C. LAHIRI**
Advocate

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

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendr.....

[Handwritten signature]

[Handwritten signature]

4878

MERLIN PROJECTS LTD.

[Handwritten signature]

Authorized Signatory

[Fingerprint]

4879



Tanmay De

[Fingerprint]

4884



[Handwritten signature]
Alipore Police Court
Kol-27

W H E R E A S:

A) The Grantor herein is the owner and is seized and possessed and/or otherwise well and sufficiently entitled to a piece and parcel of total Property measuring about 6.14 decimals, more or less in Phase-I, comprised in various R.S. Dags, situated at Mouza-Baruipur, J. L. No. 31, P.S. Baruipur, District 24 Parganas (South) together with structures situated thereon more fully described in **Schedule** hereto and hereinafter referred to as the "**Said Property**";

B) The Grantor herein have entered into a registered Development Agreement dated 27.4.2022 (hereinafter referred to as 'the said **Development Agreement**') being No: 6595/22 for the year 2022, registered at the office of the District Sub Registrar – III, Alipore with **M/S. MERLIN PROJECTS LTD. (PAN: AACCM0505B)**, a company incorporated under the Companies Act, 1956 having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata- 700033, represented by its their Authorized Signatory **Mr. Rachit Sanghvi**, (PAN:AHSPD3491P) (Aadhaar No. 5112 5033 5539) (Voter Id No. DWK1874213), son of Mr. Dinesh G. Sanghvi, 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, and in terms of the said development agreement the Grantor requires to execute a Power of Attorney in favour of **M/S. MERLIN PROJECTS LTD. (PAN: AACCM0505B)**, a company incorporated under the Companies Act, 1956 having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700033, represented by its Authorized Signatory **Mr. Rachit Sanghvi, (PAN:AHSPD3491P) (Aadhaar No.5112 5033 5539)**, son of Mr. Dinesh G. Sanghvi, 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, 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 said Property in terms of the said Development Agreement.

NOW KNOW YE ALL MEN BY THESE PRESENTS

I, the Grantor do hereby appoint, nominate and constitute **M/S. MERLIN PROJECTS LTD.**, represented by its Authorized Signatory **Mr. Rachit Sanghvi**, (PAN:AHSPD3491P) (Aadhaar No. 5112 5033 5539) (Voter Id No. DWK1874213), son of Mr. Dinesh G. Sanghvi, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, to be my true and lawful Attorney and to act in my name, place and stead to do the following acts, deeds and things in respect of the said Property.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

1. To assist the Grantor in, defending and retaining possession of the said Property.
2. To demolish any existing buildings and/or structures of the said Property.
3. To appropriate use & clean all debris arising from such demolition.
4. To survey the said Property for preparation of Building Plan and to appoint/terminate Architect(s), Surveyor, Structural Engineer and all other person as may be required for sanctioning of the Building Plan.
5. To apply before the Panchayat/Municipality/Zila Parishad, Town and Country Planning Department, Office of the Collectorate, ADML & LR, SD & LRO, BL & LRO, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, Fire Authority and/or before other appropriate authority and/or authorities for sanctioning of Building Plan and all necessary approvals, permissions, sanctions, clearances, no objections, consents, registrations, etc. (collectively '**Approvals**') from different authorities in connection with the construction of the building and also for pursuing and following up with various other authorities regarding the same.
6. To do all legal proceedings or to sue others in case of requirement and for that purpose the Attorney shall sign vakalatnama, appoint lawyer/lawyers, solicitors and shall be further entitled to file plaint, petitions, applications, affidavits, undertakings, written statements, opposition, reply and/or any other documents as may be required for such purpose.
7. To submit affidavit and declaration relating to its ownership of the said Property before the statutory authority as and when required for the purpose of development, sanction, construction and finishing of the building on the said Property.
8. To appear before the Registry Offices, as available under the law, and to present, sign and execute all agreements for sale and deeds of Units of the Developers' allocation area, in favour of the prospective Transferees, subject to obtaining Building Sanction Plan from the concerned authorities.
9. To submit and apply before the Electricity authorities and/or other authorities as mentioned hereinabove for power and also apply for necessary permission/quotas required for construction and finishing of the said building and/or for development including lift, water supply, drainage system, sewerage system, pathways, boundary walls etc.

Tanmay Re



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

10. To appear before the authorities under the Director General of Civil Aviation, Pollution Control Board, Environment clearance, Microwave Department, BSNL and Police Authorities (Bengal Police), Forest Department, Divisional Forest Officer or Forest Utilization Department, Airports Authority of India, Authority under the Real Estate (Regulation and Development) Act and/or other authorities for obtaining clearance and for compliance as may be required and to submit before them all necessary papers and documents including affidavits, declarations.

11. To apply for and obtain in terms of the said Development Agreement, No Objection Certificate from the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 if necessary and to submit affidavits, applications, documents etc. in relation to the same.

12. To apply for and obtain mutation and/or conversion in terms of the said Development Agreement from the appropriate authority under the respective Statutes and to appear before them and to submit papers, documents, petitions, affidavits etc.

13. The said Attorneys shall be further empowered to take such other steps as may be required from time to time for the aforesaid purposes.

AND WHEREAS it is expressly made clear that the terms that have not been defined herein shall have the same meaning as defined in the Development Agreement.

AND WHEREAS it is expressly made clear that all the powers and authorities granted hereby can be exercised by the said Attorney.

AND WHEREAS notwithstanding anything to the contrary contained in the said Development Agreement and/or this Power of Attorney, it is expressly made clear that the grant of this Power of Attorney shall not however be deemed to affect/diminish in any manner the responsibility, liability or obligation of the Developer under the said Development Agreement in relation to the matters contained in this Power of Attorney.

AND WHEREAS notwithstanding anything to the contrary contained elsewhere or in this Power of Attorney, no financial or other liability shall be created on the Grantor by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and the said Attorneys shall neither be entitled to nor create any such liability.

AND WHEREAS it is expressly confirmed that the Power so hereby granted for consideration it confers agency coupled with interest and is ~~irrevocable~~ until completion of the construction and sale of the entirety of the Developer's area on the entire project is ~~irrevocable~~ and the same shall

Tanmay De



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

also be remain in force even if the present Owner is changed by any other person or if the above mentioned owner expires and/or is permanently disabled, the Power so conferred under these presents as executed by the above named Grantor and shall be remain in continuation & force and be operative with the Constituted Attorney so appointed under these presents.

AND WHEREAS we do hereby agree and undertake to ratify and confirm all the acts, deeds, matters, things that our said Attorney under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon the said Attorneys.

SCHEDULE AS REFERRED TO ABOVE
(Said Property)

ALL THAT the piece and parcel of land measuring 6.14 decimals, more or less, at Mouza Baruipur, J.L No 31, under Modarat Gram Panchayet, Post office: Madarat Battala, Police Station-Baruipur, Sub-Registry Office Baruipur, District-24 Parganas (S), details area RS Dag numbers are mentioned below:-

RS Dag No.	RS Khatian No.	Total area in Dag (decimal)	Acquired Area: (decimal)	Classification of land
11082	2009	3	1	Bastu
11083	2009	3	1	Bastu
11084	1384	5	1.25	Bastu
11086	8867, 1869	13	2.89	Bastu

Total area 6.14 decimals.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

IN WITNESS WHEREOF, I the said Tanmoy Dey set and subscribed my hand and signature on these presents on the 6th day of May 2022.

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

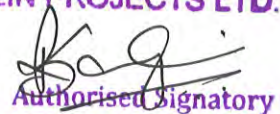
1. GAURANG MEHTA
22 PASRD
KOL-33.

2. Malay Singupta
Alipore Police Court
101-27.

Tanmoy Dey

GRANTOR

MERLIN PROJECTS LTD.


Authorized Signatory

Accepted by Attorney

Prepared by me














BAPI DAS

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














DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

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



Name:..... RACHIT SANGHVI

Signature:..... 

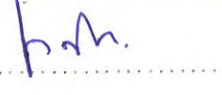
		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					

Name:..... TANMOY DEY

Signature:..... 

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

Name:..... BAPI DAS

Signature:..... 



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16038001304550/2022	Serial No/Year	1603007128/2022
Transaction id	0001517455	Date of Receipt	11/05/2022 4:13PM
Deed No / Year	I - 160307033 / 2022		
Presentant Name	Mr Rachit Sanghvi		
Principal	Mr TANMOY DE		
Attorney	MERLIN PROJECTS LIMITED		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 0/-	Market Value	Rs. 16,57,800/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 39/-	Fees Articles	E, H, M(b)
Standard User Charge	240/-	Requisition Form Fee	0/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160306595/2022		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Das	883108	26/10/2021	50/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		39/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		240/-

***Total Amount Received by Cash Rs. 279/-**

(Debasish Dhar)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

 **भारत सरकार**
Government of India

 **रचित संघवी**
Rachit Sanghvi


जन्म तिथि / DOB: 29/03/1985
पुरुष / Male



5112 5033 5539

आधार - आम आदमी का अधिकार


Dinesh


 **आधार** **भारत सरकार**
Unique Identification Authority of India


पता: संबोधित: दिनेश जी संघवी
टॉवर 1 फ्लैट-33 सी/डी
375, पी ए शाह रोड
साउथ सिटी मॉल के पास, जदवपुर
जोधपुर पार्क, जोधपुर पार्क, कोलकाता
वेस्ट बंगाल, 700068

Address: S/O: Dinesh G
Sanghvi, Tower 1 Flat-33 C/
D, 375, P A Shah Road, Near
South City Mall, Jadavpur,
Jodhpur Park, Kolkata,
Jodhpur Park, West Bengal,
700068

5112 5033 5539

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

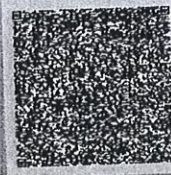
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHSPD3491P



नाम / Name
RACHIT SANGHVI

पिता का नाम / Father's Name
DINESH BHAI SANGHVI

जन्म की तिथि /
Date of Birth
29/06/1985


हस्ताक्षर / Signature

15082018





MERLIN PROJECTS LTD.


Authorised Signatory

Major Information of the Deed

Deed No :	I-1603-07033/2022	Date of Registration	11/05/2022
Query No / Year	1603-8001304550/2022	Office where deed is registered	
Query Date	02/05/2022 2:25:43 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			
Set Forth value		Market Value	
		Rs. 16,57,800/-	
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]:- 160306595/2022		

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MADARAT, Mouza: Baruipur, Pin Code : 743610

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-11084	RS-1384	Bastu	Bastu	1.25 Dec		3,37,500/-	Property is on Road , Project Name :
L2	RS-11086	RS-8869	Bastu	Bastu	2.89 Dec		7,80,300/-	Property is on Road , Project Name :
L3	RS-11083	RS-2009	Bastu	Bastu	1 Dec		2,70,000/-	Property is on Road , Project Name :
L4	RS-11082	RS-2009	Bastu	Bastu	1 Dec		2,70,000/-	Property is on Road , Project Name :
		TOTAL :			6.14Dec	0 /-	16,57,800 /-	
		Grand Total :			6.14Dec	0 /-	16,57,800 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr TANMOY DE Son of Late Subodh Chandra Dey Madarat Paschim Para, City:- , P.O:- Madarat Paschim Para, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxx3b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>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.:: AAXxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Rachit Sanghvi (Presentant) Son of Mr Dinesh Sanghvi 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.:: AHxxxxx1P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Authorized Signatory)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Mr TANMOY DE, Mr Rachit Sanghvi			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr TANMOY DE	MERLIN PROJECTS LIMITED-1.25 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr TANMOY DE	MERLIN PROJECTS LIMITED-2.89 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr TANMOY DE	MERLIN PROJECTS LIMITED-1 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr TANMOY DE	MERLIN PROJECTS LIMITED-1 Dec

Endorsement For Deed Number : I - 160307033 / 2022

On 02-05-2022

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 16,57,800/-

Bdasgupta

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

On 06-05-2022

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

Presented for registration at 19:55 hrs on 06-05-2022, at the Private residence by Mr Rachit Sanghvi ,

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

Execution is admitted on 06/05/2022 by Mr TANMOY DE, Son of Late Subodh Chandra Dey, Madarat Paschim Para, P.O: Madarat Paschim Para, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

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

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

Execution is admitted on 06-05-2022 by Mr Rachit Sanghvi, 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 BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Dhar

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

On 11-05-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 883108, Amount: Rs.50/-, Date of Purchase: 26/10/2021, Vendor name: S Das



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 1603-2022, Page from 258456 to 258472

being No 160307033 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.05.18 13:56:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/18 01:56:01 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)