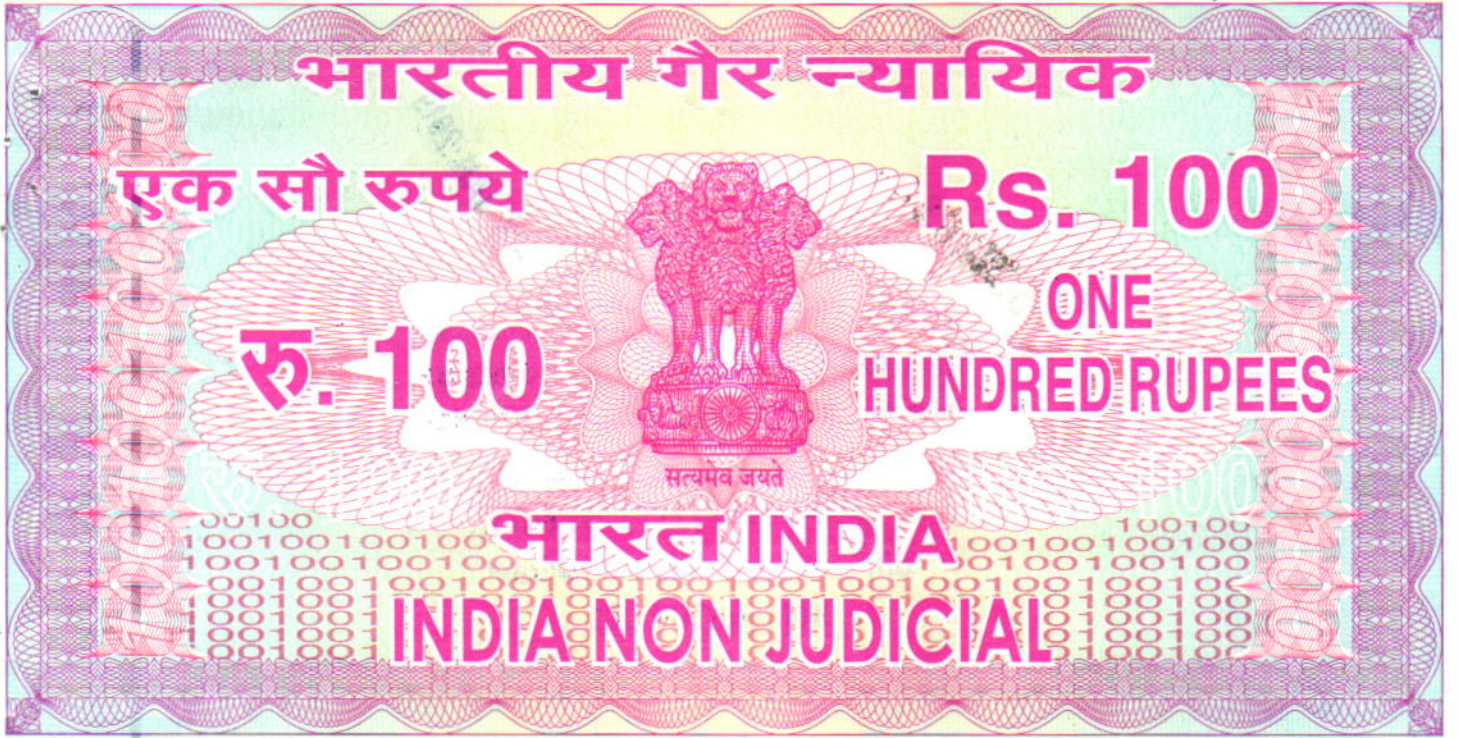


0327/19

I-318/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document. **448767**

[Signature]
District Sub-Registrar-II
Alipore, South 24 Parganas

POWER OF ATTORNEY

16 JAN 2019

TO ALL TO WHOM THESE PRESENT SHALL COME WE, PVC WIRES AND CABLES PVT. LTD. (PAN : AABCP4850H) a Company incorporated under the provisions of the Companies Act, 1956, having its Registered Office at 58, Chowringhee Road, Kolkata-700071, P.O. Middleton Row, P.S. Shakespeare Sarani, represented by its Director Mr. Mahesh Kumar Agarwal (PAN:ACMPA9291M), son of Late Rameshwar Lal Agarwal, by faith Hindu, by occupation Business, Citizen of India, working for gain at 58, Chowringhee Road, Kolkata- 700071, P.O. Middleton Row, P.S. Shakespeare Sarani, 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 its successors, successor - in-office and assigns) **SEND GREETINGS;**

PVC WIRES & CABLES PVT. LTD.

[Signature]
Director

550623

- 3 JAN 2019

No.....Rs.....Date.....

Name-ARUN KUMAR SARKAR, Advocate

Address-C.M.M'S Court, 2, Bankshalli St., Kol-1

Vendor.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001

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134

PVC WIRES & CABLES PVT. LTD.

[Signature]
Director



District Sub-Register-II
Alipore, South 24 Parganas

15 JAN 2019

Saraj Kumar Ran
504 A-10 Ran
Alipore Police Cant
not 22
Bm

WHEREAS:

- (A) The Grantor herein is the owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land total measuring 18348 square meters equivalent to 13 Bighas 7 Cotthas 2 Chittaks be a little more or less, being Premises No. 1, Ishan Ghosh Road, Police Station Thakurpukur, Kolkata - 700 008, within the Jurisdiction of Kolkata Municipal Corporation Ward No.122, is more fully described in the **SCHEDULE** hereunder written and herein after referred "said Property".
- (B) The Grantor herein has entered into a development agreement being duly registered at the office of the District Sub Registrar-II, South 24 Parganas recorded in Book No. I, Volume No. 1602-2019, Pages from 3780 to 3836 Being No. 160200075 for the year 2019, with Merlin Projects Ltd. and in terms of the said development agreement the Grantor is required to execute a Power of Attorney in favour of Developer Merlin Projects Ltd. and/or its representative.
- (C) In compliance of their obligation under the said Development Agreement, the Grantor hereby appoint MERLIN PROJECTS LTD. as their lawful Attorneys (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", mentioned in First Schedule hereunder written.

NOW KNOW ALL MEN BY THESE PRESENTS WE, the Grantor do hereby appoint, nominate and constitute the **MERLIN PROJECTS LTD.** (PAN: AACCM0505B), having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, to be

PVC WIRES & CABLES PVT. LTD.

Director

PVC WIRES & CABLES PVT. LTD.

Director



District Sub-Registrar-II
Alipore, South 24 Parganas

15 JAN 2019

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 Kolkata Municipal Corporation in respect of the "said Property".
2. To take all the necessary steps, execute, sign including registration, submit and receive all necessary deeds and/or documents which may be required in respect amalgamation of the "said Property" with adjoining property.
3. 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 Kolkata Municipal Corporation.
4. 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.
5. To take all the necessary steps for marketing and selling of the flats/units of the proposed new building/s to be constructed on the "said Property" and for that purpose to do the booking and / or enter into an agreement for sale and allot the flat/unit to such prospective purchaser/s, and receive the advance against the consideration amount from such prospective purchaser/s.

ABC WIPES & CARIES PVT. LTD.


Director

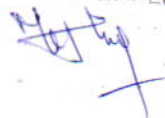


District Sub-Registrar-II
Ampore, South 24 Parganas

15 JAN 2019

6. 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.
7. 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".
8. To apply for and obtain such Certificate and/or permission from Environment Department, West Bengal Pollution Control Board, West Bengal Fire and Emergency Services, 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".
9. To represent the Grantor in any of the Courts, all departments of Kolkata Municipal Corporation, concerned Offices of B.L.& L.R.O., D.L.& L.R.O., District Magistrate, Urban Land Ceiling Department, Police Department, CESC/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

DVC WIPES & CARLES PVT. LTD.



Director

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**District Sub-Registrar-II
Alipore, South 24 Parganas**

15 JAN 2019

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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 (WBHIRA), 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.

10. 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.
11. To receive the sale considerations and/or any amount receivable in respect of the flat/unit/constructed areas and issue the money receipt for the same.
12. 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 areas to be constructed at the "said Property".
13. To sign, execute, enter into modify, cancel, alter, draw, approve, present for registration and admit execution and registration of all

PVC WIRES & CABLES PVT. LTD.

Director

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District Sub-Registrar-II
Alipore, South 24 Parganas

15 JAN 2019

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 and also to sign and execute any deed or document.

14. 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 deeds, documents, instruments and writings for the purpose of sale and transfer of the flat/unit/constructed areas together undivided proportionate share of land attributable to those flat/unit/constructed areas in the proposed buildings to be constructed at the "said Property".
15. 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".
16. 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 we do hereby ratify and confirm and

PVC WIRES & CABLES PVT. LTD.


Director



District Sub-Registrar-II
Alipore, South 24 Parganas

15 JAN 2019

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 ABOVE REFERRED TO
("SAID PROPERTY")

ALL THAT the piece and parcel of land total measuring 18348 square meters equivalent to 13 Bighas 7 Cotthas 2 Chittaks be a little more or less, comprised in Touzi No. 238, C.S. Khatian No. 1522, Revisional Khatian Nos. 2549-2550, 2958-2959, 2579-2580, 2545-2546, 2954-2955, Dag Nos. 817, 818, 820, 822, 816 respectively and Touzi Nos. 235, 237, 240 C.S. Khatian No. 1854, Revisional Khatian Nos. 2551-2552, 2960-2961, 2581-2582, 2547-2548, 2956-2957, Dag Nos. 809, 810, 811, 830, 831 respectively and Touzi No. 237, C.S. Khatian No. 1444, Revisional Khatian No. 43, Dag No. 821 together with covered by Building and structure, plot situate lying at and being premises No. 1, Ishan Ghosh Road, Kolkata-700008, K.M.C. Ward No. 122, Borough-XIII, Police Station Thakurpukur, Mouza Purba Barisha being butted and bounded in the manner as follows:

ON THE NORTH: Partly by premises No. 395, Motilal Gupta Road, partly by Shed of Hard Metal Co. Limited.

PVC WIRES & CABLES PVT. LTD.

Director



District Sub-Registrar-II
Alipore, South 24 Parganas

15 JAN 2019

ON THE SOUTH: Partly by premises No. 3, Ishan Ghosh Road, partly by premises No. 3/1, Ishan Ghosh Road and prtly Ishan Ghosh Road.

ON THE EAST: Partly by Pond partly by premises No. 12/12, Ishan Ghosh Road and partly Ishan Ghosh Road.

ON THE WEST: Partly by 7.5 M. K.M.C. Road called Ishan Ghosh Road and partly by premises No. 3/1, Ishan Ghosh Road.

IN WITNESS WHEREOF, we the Grantor has set and subscribed in our hand, signature and seal on these presents on the 15th day of **January, 2019.**

SIGNED, SEALED & DELIVERED

by the above said Grantor at
Kolkata in the presence of:

1. *Ganesh Roy*
22, Prince Anwar Shah Road
Kolkata - 700 019

2. *Ma Mokim Sardar*
Hatiara Sharif.
P.O. - Hatiara, P.S. New Town
KOL-157












PVC WIRES & CABLES PVT. LTD.

[Signature]
GRANTOR Director



~~District Sub-Registrar-II
A Hoore, South 24 Parganas~~

15 JAN 2019

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	left hand					
	right hand					

Name : **MAHESH KUMAR AGARWAL**

Signature: 

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PHOTO	left hand					
	right hand					

Name:

Signature:

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

Name:

Signature:



District Sub-Registrar-II
Alipore, South 24 Parganas


15 JAN 2019

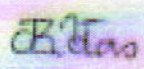
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACMPA9291M

नाम / NAME
MAHESH KUMAR AGARWAL

पिता का नाम / FATHER'S NAME
RAMESWARLAL AGARWAL

जन्म तिथि / DATE OF BIRTH
04-04-1963

हस्ताक्षर / SIGNATURE


अवकाश संख्या, प. 8-11

COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर कृपया जमी करनी
 याने प्राधिकारी को सूचित / ज्ञापन कर दें
 सहायक आयकर अधिकारी,
 पी. 7,
 चौरींगी स्क्वायर,
 कोलकाता - 700 059.

In case this card is lost/found kindly inform/return to
 the issuing authority :-
 Assistant Commissioner of Income-tax,
 P-7,
 Chouringhee Square,
 Calcutta- 700 059.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PVC WIRES AND CABLES PRIVATE
LIMITED



15/11/1980

Permanent Account Number

AABCP4850H

250220002

यदि आपकी को-कॉपी / कॉपी का उपयोग नुसला करने / खोना
आयकर विभाग द्वारा दुरुस्त, अनुरोध की एक
दोस्तरी संकीर्ण, संपादन प्रकल्प
अनुरोधित करने के लिए नुसला करें।
फोन: पुणे - 411 045

If this card is lost / someone's lost card is found
please inform / return to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Nappier Chambers,
Near House Telephone Exchange,
Pune, Pune - 411 045

Tel: 91-20-2721 8188 Fax: 91-20-2721 8081
e-mail: nsinfo@nsdl.co.in

Re.: Premises No. 1, Ishan Ghosh Road,
P.S. Thakurpur, Kolkata-700008

MERLIN PROJECTS LTD.

IN FAVOUR OF

PVC WIRES AND CABLES PVT. LTD.

EXECUTED BY:

POWER OF ATTORNEY

=====
ON THIS DAY OF JANUARY, 2019
=====

Major Information of the Deed

Deed No :	I-1602-00318/2019	Date of Registration	16/01/2019
Query No / Year	1602-1000005517/2019	Office where deed is registered	
Query Date	08/01/2019 11:18:26 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S K Ram Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 12,88,19,872/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160200075/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ishan Ghosh Rd, Premises No: 1, , Ward No: 122 Pin Code : 700008

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			Bastu		13 Bigha 7 Katha 2 Chatak	1/-	12,82,19,872/-	Property is on Road , Project Name :
Grand Total :					440.7563Dec	1 /-	1282,19,872 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	6,00,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PVC WIRES AND CABLES PRIVATE LIMITED 58, Chowringhee Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCP4850H, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1602-00318/2019-16/01/2019



Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MERLIN PROJECTS LIMITED 22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.:: AACCM0505B, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Mahesh Kumar Agarwal (Presentant) Son of Late Rameshwar Lal Agarwal 58, Chowringhee Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACMPA9291M Status : Representative, Representative of : PVC WIRES AND CABLES PRIVATE LIMITED (as Director)

Identifier Details :

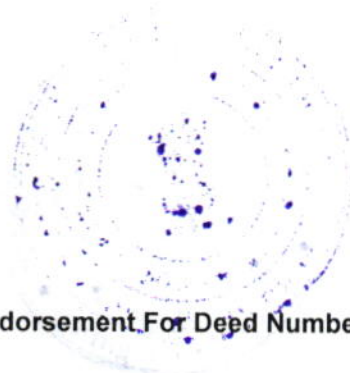
Name & address	
Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Mahesh Kumar Agarwal,	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	PVC WIRES AND CABLES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-440.756 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	PVC WIRES AND CABLES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-2000.00000000 Sq Ft



Endorsement For Deed Number : I - 160200318 / 2019

Major Information of the Deed :- I-1602-00318/2019-16/01/2019



On 08-01-2019

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 12,88,19,872/-

S-a

**Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 15-01-2019

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

Presented for registration at 16:10 hrs on 15-01-2019, at the Private residence by Mr Mahesh Kumar Agarwal ,

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

Execution is admitted on 15-01-2019 by Mr Mahesh Kumar Agarwal, Director, PVC WIRES AND CABLES PRIVATE LIMITED, 58, Chowringhee Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Saroj Kumar Ram, , Son of Late A K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

S-a

**Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

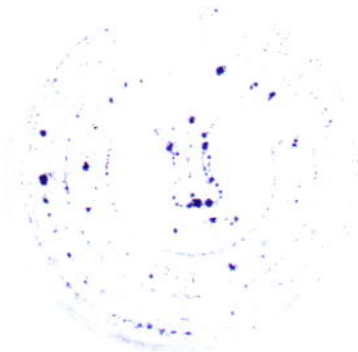
On 16-01-2019

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/-



Major Information of the Deed :- I-1602-00318/2019-16/01/2019

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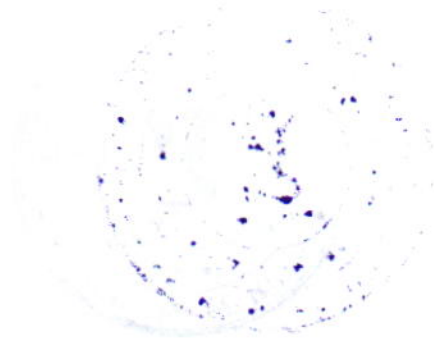
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 550623, Amount: Rs.100/-, Date of Purchase: 03/01/2019, Vendor name: I Chakraborty

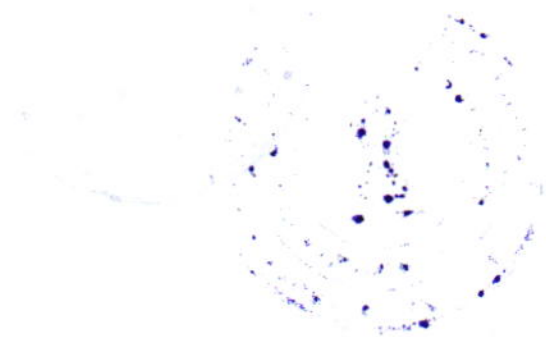


Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Major Information of the Deed :- I-1602-00318/2019-16/01/2019





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 12093 to 12110

being No 160200318 for the year 2019.



S-a

Digitally signed by Samar Kumar
Pramanick
Date: 2019.01.17 10:42:34 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 17/01/2019 10:42:20
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)