

837/19

I - 799/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 571350

11/7644/19

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENT SHALL COME WE, (1) MR. KIRAN CHAND JAIN (PAN: ACJPJ5533E) son of Bharudan Jain, by occupation Business (2) MRS. SNEH PRABHA JAIN (PAN: ACWPJ0406H) wife of Mr. Kiran Chand Jain, by occupation Housewife (3) MR. RAJESH KUMAR JAIN (PAN: ACVPJ8834G) son of Mr. Kiran Chand Jain, by occupation Business (4) MRS. RANU JAIN (PAN: ACKPJ1777D) wife of Mr. Rajesh Kumar Jain, and (5) MR. RAJ KUMAR JAIN (PAN: ACVPJ1192R) son of Mr. Kiran Chand Jain, by occupation Business , all by faith Hindu, Citizen of India, residing at BH 117, Salt Lake City,

Y-c 016
11/7644/19

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

[Signature]
 Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)

10 APR 2019

6370

26 MAR 2019

SL. NO. _____ DATE _____

NAME _____
ADDRESS **SAPTARSHI DATTA**
ADVOCATE, HIGH COURT

RS. _____

k.
TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Kiran Chomal Jain



*V.C.T.I.
543*

Kiran Chomal Jain



*V.C.T.I.
544*



R.K. Jain

*V.C.T.I.
545*



*V.C.T.I.
546*

Ranu Jain



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 9 APR 2019

6108 594-0-1

Sector - II, Post Office - Sech Bhawan, Police Station - Bidhan Nagar East, Kolkata - 700091, District - 24 Parganas (North), (6) **TRIBHUWAN CONSTRUCTION PRIVATE LIMITED (PAN : AACT9958P)**, a private Limited company, having its office at 158, Lanin Sarani, Post Office - Bowbazar, Police Station - Bowbazar, Kolkata - 700013, represented by its director Mr. Rajesh Kumar Jain (PAN: ACVPJ8834G), son of Mr. Kiran Chand Jain, by occupation Business, residing at BH 117, Salt Lake City, Sector - II, Post Office - Sech Bhawan, Police Station - Bidhan Nagar East, Kolkata - 700091, District - 24 Parganas (North) and hereinafter collectively referred to as the **GRANTORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) **SEND GREETINGS;**

W H E R E A S:

A) The Grantors herein are the jointly and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to a pieces and parcel of total land measuring about 59.63 Decimal more or less equivalent to 36 Cottah 01 Chattak 09 sq. ft. comprised in R.S. & L.R. Dag Nos. 462 and 504, under L.R. Khatian Nos. 73/6, 344, 524, 59/2, 405/1, 302/5 and 302/4, situated at Mouza-Mahisbathan, J.L. No. 18, P.S-Bidhannagar Electronics Complex, , District 24 Parganas (North) within the limit of Bidhanagar Municipal Corporation, more fully described in Schedule hereto and hereinafter referred to as the "said Property").

B) The Grantors herein for development of their "Said Property" have entered into a Development Agreement on 13th April 2016 with **MERLIN PROJECTS LIMITED**, a company incorporated under the Companies Act 1956, having its Registered Office at 22, Prince Anwar Shah Road, Kolkata - 700 033 and the said Development Agreement duly Registered at the office of the A.D.S.R. Bidhannagar, recorded in Book No. - I, Volume No. 1504-2016, Pages from 25029 to 25083, being No. 150400700 for the year 2016. In terms of the said development agreement the Grantors are required to execute a Power of Attorney in favour of the Developer **MERLIN PROJECTS LIMITED**.

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", mentioned in Schedule hereunder written.

NOW KNOW ALL MEN BY THESE PRESENTS, We the Grantors do hereby appoint, nominate and constitute the **MERLIN PROJECTS LTD.** (PAN: AACCM0505B), having its Registered Office at 22, Prince Anwar Shah Road,



Handwritten text: $\frac{545}{1.1.1.1}$

Handwritten signature: A.K. Jany



Handwritten text: $\frac{545}{1.1.1.1}$

TRIBHUWAN CONSTRUCTION PVT. LTD.

Handwritten signature: R.K. Jany

DIRECTOR



Handwritten text: $\frac{649}{1.1.1.1}$

Identified by me

Md. Younus-Ali
S/o. Oate - Md. Yeakub-Ali
Vill + P.O. - Hakara
P.S. - New Town
Kolkata - 700157



Handwritten signature of the Additional District Sub-Registrar.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 9 APR. 2019

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 Bidhannagar Municipal Corporation 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 Bidhannagar Municipal Corporation.

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 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 for Developers Allocation areas.

5. To receive the sale considerations and/or any amount receivable in respect of the flat/unit/constructed areas of Developers allocation and issue the money receipt for the same.

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 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".

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



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 9 APR 2019

powers herein contained with regard to the development of the "said Property".

8. To represent the Grantors in any of the Courts, all departments of Bidhannagar Municipal Corporation, NKDA, concerned Offices of B.L.& L.R.O., D.L.& L.R.O., District Magistrate, Urban Land Ceiling Department, HIDCO, 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 Industry Regulatory Authority, Income Tax Department, Goods and Services Tax (GST) Authority, Revenue Department or any other relevant Office(s) or before any authority or authorities or Society or Body Corporate or other person(s) for any purpose relating to the development of the "said Property" and as may become necessary for fully effectually and/or any of the powers herein and hereby conferred and to sign, execute, and if required registered, all deeds, applications, indemnities, affidavits and other papers as may be necessary and/or required from time to time.

9. To do all the acts, deeds, things as may be necessary to sell and/or transfer flat/unit/constructed areas of the "said Property" in favour of the purchaser/s nominee/s and /or assign related to Developer's Allocation.

10. 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" of Developer's Allocation area.

11. To sign, execute, enter into modify, cancel, alter, draw, approve, present for registration and admit execution and registration of all papers, documents, contracts, agreements, conveyances, leases, grants assurances, applications, declarations and other documents as may be required to complete the sale, lease or transfer in respect of the flat/unit/constructed areas and also to sign and execute any deed or document of Developer's.

12. To appear before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or Registrar of Assurances or Authority having jurisdiction, and to execute and present for registration, or have effected registration of all 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".

[Faint, illegible text, likely bleed-through from the reverse side of the page]



**Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)**

9 APR 2019

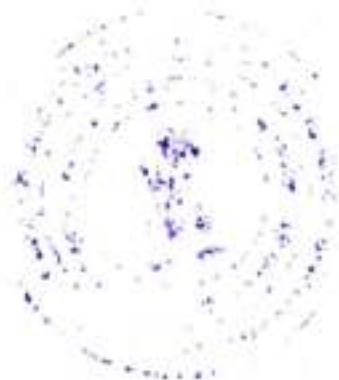
13. To appoint Advocates and other legal agents, sign, declare and/or affirm any vakalatnamas, complaints, writs, written statements, petitions, consents, including application, affidavits, undertakings, declarations, memorandum of appeal or any other documents or papers as may be required from time to time and to defend and 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".

14. To create mortgage of the "said Property" in terms of the provisions of the Development Agreement under reference.

15. 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.

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.



[Faint, illegible text, likely bleed-through from the reverse side of the page]



[Handwritten signature]

**Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)**

- 9 APR 2019

SCHEDULE-"A"
(SAID PROPERTY)

ALL THAT the pieces and parcel of total Bastu land measuring about 59.63 Decimal which equal to more or less 36 Cottah 01 Chattak 09 Sq. Ft. comprised in R.S. & L.R. Dag No. 462 and 504, under L.R. Khatian Nos. 73/6, 344, 524, 59/2, 405/1, 302/5, 1919, 1977 and 302/4, situated at Mouza - Mahisbathan, (Land Mark - Mahishbathan near Benuban), P.S - Bidhannagar East at present Bidhannagar Electronics Complex, J.L. No. 18, Kolkata - 700102, District 24 Parganas (North) within the limit of Bidhanagar Municipal Corporation along with structure measuring 100 Sq. Ft. Butted and bounded as follows:

ON THE NORTH: Part of R.S. Dag No. 462 & 504 ;

ON THE SOUTH: Part of 505 & 8' feet wide road ;

ON THE WEST: Part of R.S. Dag No. 504 & 505 ;

ON THE EAST: Part of R.S. Dag No. 503 & 504 ;





(Handwritten signature)

**Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)**

- 9 APR 2019

IN WITNESS WHEREOF, to have set and subscribed in our hand, signature and seal on these presents on the 9th day of April 2019.

SIGNED, SEALED & DELIVERED by the above said Grantors at Kolkata in the presence of:

1. Md. Younus-Ali
Halim, P.S. NEWTOWN
Kolkata - 700157
2. Sukit Kumar Sini
73/1A, N.M. Road
Kolkata - 700054

Kizam Chand Jain
R.K. Jain
Ramu Jain

R.K. Jain
TRIBHUWAN CONSTRUCTION PVT. LTD.
R.K. Jain
DIRECTOR

GRANTORS

DEED DRAFTED BY:

Saptarshi Datta
Saptarshi Datta
Advocate High Court, Calcutta
Chakraborty & Associates
WB | 842 | 2002





Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 9 APR 2019



Kiran Chand Jain

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

Name: KIRAN CHAND JAIN

Signature: Kiran Chand Jain



Sneh Prabha Jain

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

Name: SNEH PRABHA JAIN

Signature: सनेहप्रभा जैन



R.K. Jain

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

Name: RASESH KUMAR JAIN

Signature: R.K. Jain



[Handwritten signature]

✓ Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 9 APR 2019



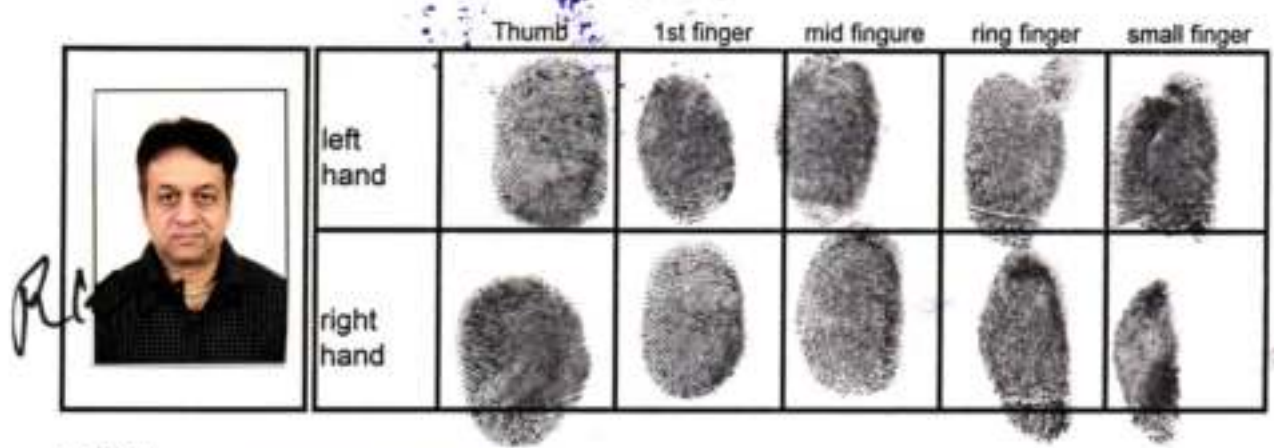
Name: *RANU JAIN*

Signature: *Ranu Jain*



Name: *RAJ KUMAR JAIN*

Signature: *R.K. Jain*



Name: **TRIBHUWAN CONSTRUCTION PVT. LTD.**

Signature: *R.K. Jain*
DIRECTOR



(Handwritten signature)

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 9 APR 2019



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15041000076441/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr KIRAN CHAND JAIN B H 117 SALT LAKE CITY, Block/Sector: SECTOR II, P.O.- SECH BHABAN, P.S.- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091	Principal		 543	Kiran Chand Jain 09/04/2019
2	Mrs SNEHA PRABHA JAIN B H 117, SALT LAKE CITY, Block/Sector: SECTOR I I, P.O - SECH BHABAN, P.S.- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091	Principal		 544	Sneha Prabha Jain 09/04/2019



Handwritten text, possibly a date or reference number, located on the left side of the page.



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs RANU JAIN B H 117 SALT LAKE CITY, Block/Sector: SECTOR I I, P.O.- SECH BHABAN, P.S.- East Bidhannagar, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700091	Principal		 546	Ranu Jain 9/4/2019
4	RAJ KUMAR JAIN B H 117, SALT LAKE CITY, Block/Sector: SECTOR I I, P.O.- SECH BHABAN, P.S.- East Bidhannagar, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700091	Principal		 547	R.K. Jain 9/4/2019
5	Mr RAJESH KUMAR JAIN B H 117 SALT LAKE CITY, Block/Sector: SECTOR I I, P.O.- SECH BHABAN, P.S.- East Bidhannagar, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700091	Principal		 545	R.K. Jain 9/4/2019



Handwritten text, possibly a list or notes, located on the left side of the page. The text is faint and difficult to read.



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr RAJESH KUMAR JAIN B H 117 SALT LAKE CITY, Block/Sector: SECTOR I I, P.O.- SECH BHABAN, P.S.- East Bidhannagar, Kolkata, District.-North 24-Parganas, West Bengal, India, PIN - 700091	Representative of Principal [TRIBHUVAN CONSTRUCTION PVT LTD]		 545	R.K. Jain 9/4/2019
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md YOUNUS ALI Son of Late MD Y ALI HATIARA, P.O.- HATIARA, P.S.- New Town, District.-North 24-Parganas, West Bengal, India, PIN - 700157	Mr KIRAN CHAND JAIN, Mrs. SNEHA PRABHA JAIN, Mrs RANU JAIN, RAJ KUMAR JAIN, Mr RAJESH KUMAR JAIN, Mr RAJESH KUMAR JAIN	 Md. Younus Ali	 549	Md. Younus Ali 09-04-2019

(Debayoti Bandyopadhyay)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BIDHAN NAGAR
 North 24-Parganas, West
 Bengal



1875
K. J. G. G. G.

1875
K. J. G. G. G.



1875



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

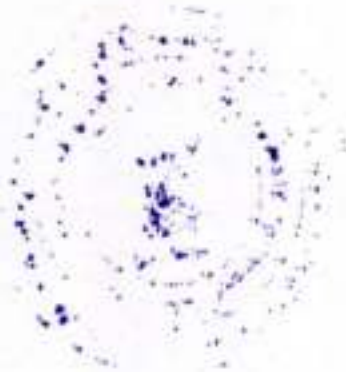
KIRAN CHAND JAIN
BHERUDAN JAIN
07/03/1936

Permanent Account Number
ACJPJ5533E

K. C. Jain
Signature



Kiran Chand Jain



1911



ভারত সরকার
Government of India

কিরান চন্দ জৈন
KIRAN CHAND JAIN
পিতা : শেরুদান জৈন
Father : BHERUDAN JAIN

সংখ্যা/DOB: 07/03/1938
পুং / Male

3459 0892 8800




আধার - সাধারণ মানুষের অধিকার

Kiran Chand Jain

ভারতীয় ইউনিকিউ আইডি অথরিটি
Unique Identification Authority of India

কলকাতা, বি.ইটি, সেক্টর
২, ট্যাঙ্ক ৭, বিহাননগর(ম),
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ

Address: B.H 117, SECTOR
2, TANK 7, Bichannagar(M),
North 24 Parganas, Sech
Bhawan, West Bengal,
700091

3459 0892 8800

1947
1800 308 1947

India@uidai.gov.in



Handwritten text, possibly a signature or title, located in the center of the page.



धार्ढे लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACWPJ0406H



नाम / NAME
SNEH PRABHA JAIN

पिता का नाम / FATHER'S NAME
RIKHAB CHAND KARNAWAT

जन्म तिथि / DATE OF BIRTH
17-04-1940

हस्ताक्षर / SIGNATURE

स्नेह प्रभा जैन

RB Has

अधीन संयुक्त, १४.४१

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

स्नेह प्रभा जैन

इस कार्ड के खो / गिर, जाने पर सूचना जारी करने
वाले अधिकारी को सूचित / कारण बताने
संयुक्त आयकर अधिकारी (सहायक एवं तकनीकी),
पी-७,
बीरगंज क्वार्टर,
बिरगंजा - 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,

Birganj, Birganj.



ভারত সরকার
Government of India



স্নেহপ্রভা জৈন
SNEHPRABHA JAIN
পিতা : রিখাব চন্দ কর্ণাওয়াট
Father : RIKHAV CHAND KARNAWAT

জন্ম তারিখ/DOB: 17/04/1940
লিঙ্গ / Female


6912 9703 0662



আধার - সাধারণ মানুষের অধিকার


স্নেহ প্রভা জৈন

ভারতের একমুদ্রিত পরিচয় প্রাধিকার
Unique Identification Authority of India


আধার
 ঠিকানা: বি.এইচ. ১১৭, সল্ট লেক
 উদ্য, সেক্টর ২, বিধাননগর(ম),
 উত্তর ২৪ পরগণা, পশ্চিমবঙ্গ

Address: B.H 117, Salt Lake,
 Water Tank 7, Sector 2,
 Bidhannagar(M), North 24
 Parganas, Sech Bhawan,
 West Bengal, 700091

6912 9703 0662


 1800 300 1847


help@uidai.gov.in


www.uidai.gov.in





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJESH KUMAR JAIN
KIRAN CHAND JAIN
27/03/1964

Permanent Account Number
ACVPJ8834G

R.K. Jain
Signature



R.K. Jain







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার
Unique Identification Authority of India
Government of India

সংশোধিত আইডি / Enrolment No. : 1111/54675/00159

To:
RAJESH KUMAR JAIN
হাটেশ কুমার জৈন
B.H 117
SECTOR 3
TANK NO 7
Bichannagar(M)
Sech Bhawan, North 24 Parganas
West Bengal - 700081
9831022217

10/03/2014



KL821375822FT
82137582



R.K. Jain

আপনার আধার সংখ্যা / Your Aadhaar No. :

3357 3199 6444

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



হাটেশ কুমার জৈন
RAJESH KUMAR JAIN
পিতা : কীরন চন্দ জৈন
Father : KIRAN CHAND JAIN

বন্ডন/DOB: 27/03/1984
পুরুষ / Male

3357 3199 6444



আধার - সাধারণ মানুষের অধিকার





PERMANENT ACCOUNT NUMBER
AAACT9958P

NAME
TRIBHUWAN CONSTRUCTION PRIVATE LIMITED

DATE OF INCORPORATION
10-08-1993


 COMMISSIONER OF INCOME TAX, W.B. - 31

TRIBHUWAN CONSTRUCTION PVT. L.L

R. K. Jais
DIRECTOR

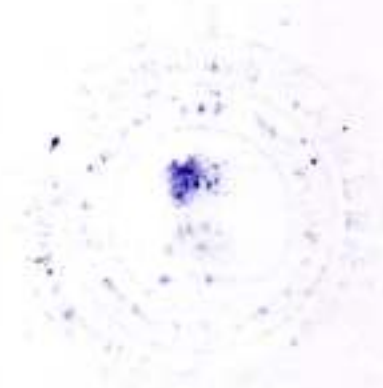
यह कार्ड के साथ / इस कार्ड पर प्रेषित कर्तव्य
 कार्य निम्नलिखित को दर्शाता है / मानक नंबर
 10-08-1993 (वर्ष के अनुसार)।
 नं. 7,
 चौक-बिहार,
 कोलकाता - 700 069.

In case this card is lost/ found, kindly inform/ return to
 the issuing authority.
 Joint Commissioner of Income-tax (Systems & Technical),
 F-3,
 Chowringhee Square,
 Calcutta- 700 069.

R. K. Jais



THE UNIVERSITY OF CHICAGO
LIBRARY



आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

RANU JAIN
UMRAO SINGH JAIN
 22/08/1966
 Permanent Account Number
ACKPJ1777D



Ranu Jain
 Signature

Ranu Jain

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISEL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/वापस करें :-
आयकर सेवा केंद्र, UTISEL
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई - 400 614.





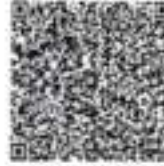


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

চলিবার তারিখ / Enrollment No. : 1111/54675/00150

To
RANU JAIN
 রানু জৈন
 21/01/2014 B.H 117
 SECTOR 2
 TANK 7
 Bidhannagar(M)
 Sech Bhawan, North 24 Parganas
 West Bengal - 700091
 9830122217


 KL724049395FT
 72404939



Ranu Jain

আপনার আধার সংখ্যা / Your Aadhaar No. :

8120 0344 9912

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India


 রানু জৈন
RANU JAIN
 পতি : রাজেশ কুমার জৈন
 Husband : Rajesh Kumar Jain

জন্ম তারিখ/DOB: 22/08/1966
 লিঙ্গ / Female

8120 0344 9912



আধার - সাধারণ মানুষের অধিকার



Handwritten marks or scribbles in the top right corner.

Faint, illegible text or markings in the upper middle section.

Handwritten text or scribbles on the left side.

Faint, illegible text or markings in the middle section.



Faint, illegible text or markings in the lower right section.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJ KUMAR JAIN
KIRAN CHAND JAIN
26/09/1960
Permanent Account Number
ACVPJ1192R

R.K. Jain
Signature



R.K. Jain



1811





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাঙ্কির আই ডি / Enrolment No.: 1149/10030/00062

To
রাজ কুমার জৈন
Raj Kumar Jain
BH-117 Salt Lake City
Water Tank No -7 Sector-2 Sech Bhawan S.O
Kolkata
West Bengal 700091
9831033344

602287



UG008072573M



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2325 2881 3711

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



রাজ কুমার জৈন
Raj Kumar Jain
পিতা / Father : কিরণ ঠৈ জৈন
জন্ম সাল / Year of Birth : 1960
পুরুষ / Male

2325 2881 3711

আধার - সাধারণ মানুষের অধিকার

Raj Kumar Jain





[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MERLIN PROJECTS LIMITED

11/10/1964
Permanent Account Number
AACCM0505B

Signature



100





ভারত সরকার

Government of India



মহা ইউনুস আলি

Md Younus Ali

পিতা : মহা ইউনুস আলি

Father : Md Yeakub Ali

জন্ম তারিখ: 08/08/1968

পুং / Male



9613 0872 0060

আধার - সাধারণ মানুষের অধিকার

Md. Younus Ali



আধার

ভারত সরকার

Unique Identification Authority of India

উদ্ভাষা, মাজের পাড়া, হাতিয়ারা
রাজহাট গোপালপুর (এম), হাতিয়ারা
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: MAJHER PARA,
HATIARA, Rajarhat Gopalpur
(M), Hatiara, North 24
Parganas, West Bengal,
700157

9613 0872 0060

1947
1800 303 1947

help@uidai.gov.in

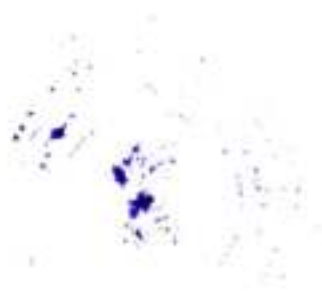


Handwritten text, possibly a title or header, located at the top of the page. The text is faint and difficult to decipher.

Handwritten text, possibly a date or a specific reference, located in the middle of the page.



100



100

=====

DATED THIS DAY OF 2019

=====

POWER OF ATTORNEY

EXECUTED BY:

MR. KIRAN CHAND JAIN & ORS.

IN FAVOUR OF

MERLIN PROJECTS LTD.

Re: Land at Mouza - Mahisbathan, P.S
Bidhannagar East at present
Bidhannagar Electronics Complex, J.L.
No. 18, Kolkata - 700102, District 24
Parganas (North).

Major Information of the Deed

Deed No :	I-1504-00799/2019	Date of Registration	10/04/2019
Query No / Year	1504-1000076441/2019	Office where deed is registered	
Query Date	25/03/2019 11:55:19 AM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	KIRAN CHAND JAIN B H 117 SALT LAKE CITY, Thana : East Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700091, Mobile No. : 7003151129, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 75,00,000/-	Rs. 8,66,46,103/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150400700/2016 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mahisbathan, Mouza: Mahisbathan

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-504	LR-73/6	Bastu	Bastu	36 Katha 1 Chatak 9 Sq Ft	74,99,999/-	8,66,16,103/-	Width of Approach Road: 8 Ft., , Project Name :
Grand Total :					59.5238Dec	74,99,999 /-	866,16,103 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Major Information of the Deed :- I-1504-00799/2019-10/04/2019



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KIRAN CHAND JAIN (Presentant) Son of BHARUDAN JAIN B H 117 SALT LAKE CITY, Block/Sector: SECTOR II, P.O:- SECH BHABAN, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Jain, Occupation: Others, Citizen of: India, PAN No.:: ACJPJ5533E, Status :Individual, Executed by: Self, Date of Execution: 09/04/2019 , Admitted by: Self, Date of Admission: 09/04/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/04/2019 , Admitted by: Self, Date of Admission: 09/04/2019 ,Place : Pvt. Residence
2	Mrs SNEHA PRABHA JAIN Wife of KIRAN CHAND JAIN B H 117, SALT LAKE CITY, Block/Sector: SECTOR II, P.O:- SECH BHABAN, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Jain, Occupation: Others, Citizen of: India, PAN No.:: ACWPJ0406H, Status :Individual, Executed by: Self, Date of Execution: 09/04/2019 , Admitted by: Self, Date of Admission: 09/04/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/04/2019 , Admitted by: Self, Date of Admission: 09/04/2019 ,Place : Pvt. Residence
3	Mrs RANU JAIN Wife of Mr RAJESH KUMAR JAIN B H 117 SALT LAKE CITY, Block/Sector: SECTOR II, P.O:- SECH BHABAN, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Jain, Occupation: Others, Citizen of: India, PAN No.:: ACKPJ1777D, Status :Individual, Executed by: Self, Date of Execution: 09/04/2019 , Admitted by: Self, Date of Admission: 09/04/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/04/2019 , Admitted by: Self, Date of Admission: 09/04/2019 ,Place : Pvt. Residence
4	RAJ KUMAR JAIN Son of KIRAN CHAND JAIN B H 117, SALT LAKE CITY, Block/Sector: SECTOR II, P.O:- SECH BHABAN, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Jain, Occupation: Others, Citizen of: India, PAN No.:: ACVPJ1192R, Status :Individual, Executed by: Self, Date of Execution: 09/04/2019 , Admitted by: Self, Date of Admission: 09/04/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/04/2019 , Admitted by: Self, Date of Admission: 09/04/2019 ,Place : Pvt. Residence
5	Mr RAJESH KUMAR JAIN Son of KIRAN CHAND JAIN B H 117 SALT LAKE CITY, Block/Sector: SECTOR II, P.O:- SECH BHABAN, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Jain, Occupation: Others, Citizen of: India, PAN No.:: ACVPJ8834G, Status :Individual, Executed by: Self, Date of Execution: 09/04/2019 , Admitted by: Self, Date of Admission: 09/04/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/04/2019 , Admitted by: Self, Date of Admission: 09/04/2019 ,Place : Pvt. Residence
6	TRIBHUWAN CONSTRUCTION PVT LTD 158 LANIN SARANI, P.O:- BOWBAZAR, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAACM0505B, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MERLIN PROJECTS LTD 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

Major Information of the Deed :- I-1504-00799/2019-10/04/2019



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJESH KUMAR JAIN Son of KIRAN CHAND JAIN B H 117 SALT LAKE CITY, Block/Sector: SECTOR I I, P.O:- SECH BHABAN, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Jain, Occupation: Others, Citizen of: India, Status : Representative, Representative of : TRIBHUWAN CONSTRUCTION PVT LTD (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Md YOUNUS ALI Son of Late MD Y ALI HATIARA, P.O:- HATIARA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157			

Identifier Of Mr KIRAN CHAND JAIN, Mrs SNEHA PRABHA JAIN, Mrs RANU JAIN, RAJ KUMAR JAIN, Mr RAJESH KUMAR JAIN, Mr RAJESH KUMAR JAIN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KIRAN CHAND JAIN	MERLIN PROJECTS LTD-9.92062 Dec
2	Mrs SNEHA PRABHA JAIN	MERLIN PROJECTS LTD-9.92062 Dec
3	Mrs RANU JAIN	MERLIN PROJECTS LTD-9.92062 Dec
4	RAJ KUMAR JAIN	MERLIN PROJECTS LTD-9.92062 Dec
5	Mr RAJESH KUMAR JAIN	MERLIN PROJECTS LTD-9.92062 Dec
6	TRIBHUWAN CONSTRUCTION PVT LTD	MERLIN PROJECTS LTD-9.92062 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr KIRAN CHAND JAIN	MERLIN PROJECTS LTD-16.66666667 Sq Ft
2	Mrs SNEHA PRABHA JAIN	MERLIN PROJECTS LTD-16.66666667 Sq Ft
3	Mrs RANU JAIN	MERLIN PROJECTS LTD-16.66666667 Sq Ft
4	RAJ KUMAR JAIN	MERLIN PROJECTS LTD-16.66666667 Sq Ft
5	Mr RAJESH KUMAR JAIN	MERLIN PROJECTS LTD-16.66666667 Sq Ft
6	TRIBHUWAN CONSTRUCTION PVT LTD	MERLIN PROJECTS LTD-16.66666667 Sq Ft

Major Information of the Deed :- I-1504-00799/2019-10/04/2019




Endorsement For Deed Number : I - 150400799 / 2019

On 25-03-2019

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 8,66,46,103/-


Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 09-04-2019

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

Presented for registration at 18:00 hrs on 09-04-2019, at the Private residence by Mr KIRAN CHAND JAIN , one of the Executants.

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


Execution is admitted on 09/04/2019 by 1. Mr KIRAN CHAND JAIN, Son of BHARUDAN JAIN, B H 117 SALT LAKE CITY, Sector: SECTOR II, P.O: SECH BHABAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Jain, by Profession Others, 2. Mrs SNEHA PRABHA JAIN, Wife of KIRAN CHAND JAIN, B H 117, SALT LAKE CITY, Sector: SECTOR II, P.O: SECH BHABAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Jain, by Profession Others, 3. Mrs RANU JAIN, Wife of Mr RAJESH KUMAR JAIN, B H 117 SALT LAKE CITY, Sector: SECTOR II, P.O: SECH BHABAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Jain, by Profession Others, 4. RAJ KUMAR JAIN, Son of KIRAN CHAND JAIN, B H 117, SALT LAKE CITY, Sector: SECTOR II, P.O: SECH BHABAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Jain, by Profession Others, 5. Mr RAJESH KUMAR JAIN, Son of KIRAN CHAND JAIN, B H 117 SALT LAKE CITY, Sector: SECTOR II, P.O: SECH BHABAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Jain, by Profession Others

Indetified by Md YOUNUS ALI, , Son of Late MD Y ALI, HATIARA, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by profession Business

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

Execution is admitted on 09-04-2019 by Mr RAJESH KUMAR JAIN, DIRECTOR, TRIBHUWAN CONSTRUCTION PVT LTD (Private Limited Company), 158 LANIN SARANI, P.O:- BOWBAZAR, P.S:- Bowbazar, Kolkata, District- Kolkata, West Bengal, India, PIN - 700013

Indetified by Md YOUNUS ALI, , Son of Late MD Y ALI, HATIARA, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by profession Business


Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 10-04-2019

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.

Major Information of the Deed :- I-1504-00799/2019-10/04/2019



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6370, Amount: Rs.100/-, Date of Purchase: 26/03/2019, Vendor name: Tanmoy Kar Purkayastha



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



Major Information of the Deed :- I-1504-00799/2019-10/04/2019





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2019, Page from 32528 to 32561

being No 150400799 for the year 2019.



Digitally signed by DEBAJYOTI
BANDYOPADHYAY
Date: 2019.04.11 12:38:29 +05:30
Reason: Digital Signing of Deed.

Deba

(Debajyoti Bandyopadhyay) 04/11/19 12:37:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)