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**পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL**

L 462366

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

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

13 MAR 2014

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME I, SHANKAR LAL JHAWAR son of Sri Bawar Lal Jhawar by faith Hindu, by Nationality- Indian, residing at, Block BA, Sector -I, Salt lake City, Kolkata-700064, Police Station:- Salt Lake, hereinafter referred to as GRANTOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, legal representatives, executors, administrators and assigns)

SEND GREETINGS;

66871

21 NOV 2012

NO. 1040 0040 1000 0000 0000

V.A.P.I.D.A.O.

SOLD TO

Advocate

Alipore Police Court

Kolkata-700027

*Debott Debata*

**FIFTY ONLY**

VALUERS

LICENCED STAMP VENDOR

20, NETAJI SUBHAS ROAD, KOL-1



1325

Martin Projects Ltd

*Debott Debata*  
Director



1326

*Sarajp Mukherjee*



1327

*Shrus 20 2000*



District Sub-Registrar-II  
Alipore, South 24 Parganas

1 MAR 2014

*Shrey Mall*

*S/o Sri Om Prakash Mall*

*Business*

*216, M.G. Road*

*Kolkata - 700007*

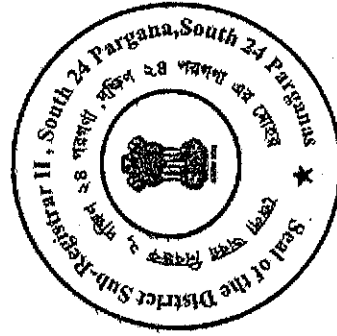
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 4

Page from 12090 to 12101

being No 02946 for the year 2014.

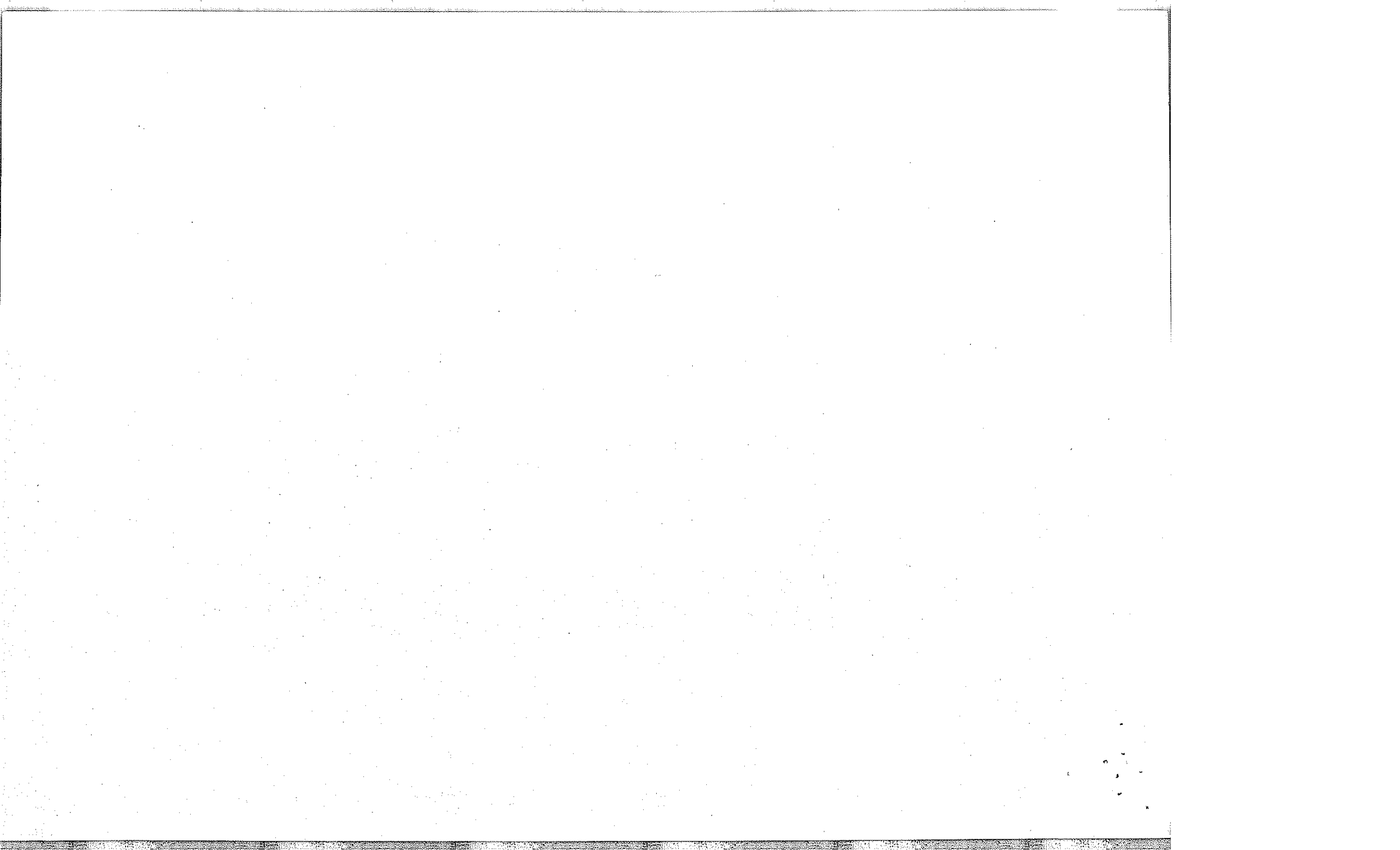


*Malay Chakraborty*  
(Malay Chakraborty) 13 March-2014

DISTRICT SUB-REGISTRAR-II

Office of the D.S.R. -II SOUTH 24-PARGANAS

West Bengal



**WHEREAS:**

- A) The Grantor herein is the sole and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to 3.125 % of the total area of Premises No. 1, Raja Ram Mohan Roy Road, (formerly 2 and 4, Biren Roy Road and also 135, Raja Ram Mohan Roy Road) Police Station Behala, Kolkata (hereinafter referred to as the said portion) and more fully described in Schedule "B" hereto out of the total area of 200 cottahs (approx) equals to 3 Acre 32 Decimals (more or less) together with buildings and structures standing thereof more fully described in Schedule "A" hereto and hereinafter referred to as the said property)
- B) The Grantor herein has entered into a development agreement 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 nominees of Merlin Projects Ltd.
- C) Accordingly Merlin Projects Ltd. informed that Sri Saket Mohta son of Sri Sushil Mohta aged about 28 years, a Director of Merlin Projects Ltd. and Sri Sandip Mukherjee, aged about 28 Years, will be their nominees in whose favour the Grantor is required to execute a Power of Attorney.
- D) Under such circumstances the Grantor hereby appoint Sri Saket Mohta son of Sri Sushil Mohta residing at 9A, Alipore Park Place, Kolkata-700027 and Sri Sandip Mukherjee Son of Sri Tapan Mukherjee working for gain at 22, prince Anwar Shah Road, Kolkata-700033 nominees of Merlin Projects Ltd. as their lawful Attorneys (hereinafter referred to as the said Attorneys) and to act to do the following acts, deeds and things in respect of the said portion mentioned in Schedule "B" hereto.

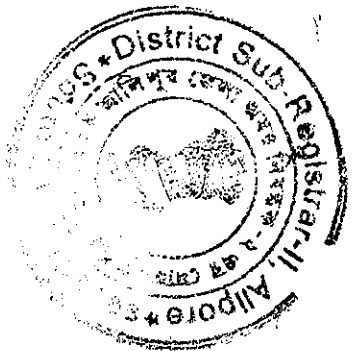


District Sub-Registrar-II  
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NOW KNOW ALL MEN BY THESE PRESENTS I the Grantor do hereby appoint, nominate and constitute the said Saket Mohta son of Sri Sushil Mohta residing at 9A, Alipore Park Place, Kolkata-700027 and Sandip Mukherjee Son of Sri Tapan Mukherjee working for gain at 22, Prince Anwar Shah Road, Kolkata-700033 being nominees of Merlin Projects Ltd. to be our true and lawful Attorneys and to act in my name, place and stead to do the following acts, deeds and things in respect of the said portion mentioned in Schedule "B" hereto.

1. To defend and retain possession of the said portion.
2. To demolish the existing buildings and/or structures of the said portion.
3. To appropriate all debris arising from such demolition.
4. To survey the said portion for preparation of building plan and to appoint/terminate Architect, Surveyor, Structural Engineer and all other person as may be required for sanctioning of the building plan.
5. To apply before the KOLKATA MUNICIPAL CORPORATION, KMDA, Town and Country Planning Department, CIT, Office of the Collectorate, ADML & R, SDLRO, BL & LRO, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, Fire Authority and/or before other appropriate authority and/or authorities for development, sanctioning of building plan, construction of the building, obtaining completion certificate and for such other act relating to and touching with the development of the said portion, construction of building, obtaining occupancy certificate, handing over possession to prospective purchasers etc.
6. To defend all legal proceedings or to sue others in case of requirement and for that purpose the Attorneys 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.



*M*  
District Sub-Registrar-II  
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7. To submit affidavit, declaration, undertaking before the statutory authority as and when required for the purpose of development, sanction, construction and finishing of the building on the said portion.
8. To appear before the Registry Offices, as available under the law, and to present, sign and execute all sorts of documents relating to the said portion and/or buildings to be constructed thereon including the documents for sale, transfer, lease, gift, declarations etc. in terms of development agreement dated 1st MARCH, 2014.
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, construction of pathways, boundary walls etc.
10. To appear before the authorities under the Director General of Civil Aviation, Pollution Control Board, Environment clearance, Microwave Department, BSNL and Police Authorities (Kolkata Police and Bengal Police), Forest Department, Divisional Forest Officer or Forest Utilization Department, Airports Authorities and/or other authorities for obtaining clearance and for compliance as may be required and to submit before them all papers, documents including affidavits, declarations and undertakings.
11. To apply for No Objection Certificate as required under Rule 4(4) of the Building Rules of Kolkata Municipal Corporation before Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and to submit affidavits, applications, documents etc.



*M*  
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12. To apply for mutation, amalgamation, conversion before the appropriate authority under the respective Statute and to appear before them and to submit papers, documents, petitions, affidavits etc.
13. The said Attorneys shall further empowered to take such other steps as may be required time to time for the purpose of protection, construction, sanction of building plan and for any other purpose relating to and touching with the said portion.

14. To create mortgage of the said portion in terms of the provisions of the Agreement of Development executed on 1st MARCH, 2014,

AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which, in the opinion of our said Attorneys, ought to be done, executed and performed in relation to the said premises including obtaining sanction, taking consequential steps, sale and marketing the said premises or any part thereof or affairs ancillary or incidental thereto, so as to fully and effectively undertake all work of every nature whatsoever or howsoever and marketing of the said premises as I myself would or could do, if I am personally present.

AND I hereby agree and undertake to ratify and confirm all and whatsoever our said attorney, under the power in that behalf herein before contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this Deed.



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

9 MAR 2014

**SCHEDULE-"A"**

**(SAID PROPERTY)**

**ALL THAT** the piece and parcel of land containing by estimation an area of 200 cottahs (approx) equals to 3 acres 32 Decimals (more or less) comprised in R.S. Dag Nos. 472,473,474,475 and 476 under R.S. Khaitan Nos. 411, 412 and 420 in Mouza Siriti, J.L. No.11 being Premises No.1, Raja Ram Mohan Roy Road (formerly 2 and 4 Biren Roy Road and also 135, Raja Ram Mohan Roy Road), Police Station Behala, Kolkata 700 041 under ward No. 121, Borough No. 14 of Kolkata Municipal Corporation, together with structures standing thereon. The above land is butted and bounded as below;

**NORTH:** by R.S. Dag Nos. 470, 471, 479 and 852;

**SOUTH:** by Raja ram Mohan Roy Road;

**EAST:** by R.S. Dag Nos. 477, 478,479 and 852;

**WEST:** Partly Kaccha Road and R.S. Dag Nos.466 and 467.

**SCHEDULE-"B"**

**(SAID PORTION)**

**ALL THAT** undivided share of the piece and parcel of land containing by estimation an area of 6 cottah 4 chittak 21 Square feet (more or less) equals to 10.375 Decimals out of total land area 3 acres 32 Decimals (more or less) comprised in R.S. Dag Nos. 472,473,474,475 and 476 under Khaitan Nos. 411, 412 and 420 in Mouza Siriti J.L. No.11 being Premises No.1, Raja Ram Mohan Roy Road (formerly 2 and 4 Biren Roy Road and also 135, Raja Ram Mohan Roy Road), Police Station Behala, Kolkata 700 041, under ward No. 121, Borough No.14 of Kolkata Municipal Corporation, together with structures standing thereon.



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

1 MAR 2014

IN WITNESS WHEREOF I, SHANKAR LAL JHAWAR have set and subscribed our hand, signature and seal on these presents on the 1<sup>st</sup> day of MARCH 2014.

**SIGNED & DELIVERED**

By the above named said

at Kolkata, in the presence of:-

*[Handwritten signature]*

Witnesses:

1. *Swaraj Chatterjee*  
73S/1A, Narikel. dahga Main Road  
Kolkata - 700054.
2. *Ajay Mall*  
216, M. G. Road  
Kolkata - 700027.

*Subodh Chandra*  
*Sinha Mukherjee*  
(Attorneys)

*Prepared by me*  
*[Signature]*  
*Deputy Police Officer*  
*10/27*



District Sub-Registrar-II  
Alipore, South 24 Parganas

1 MAR 2014





Government Of West Bengal  
Office Of the D.S.R. - I I SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : 1 - 02946 of 2014  
(Serial No. 02502 of 2014 and Query No. 1602L000005488 of 2014)

**Payment of Fees:**

Amount By Cash

Rs. 39.00/-, on 13/03/2014

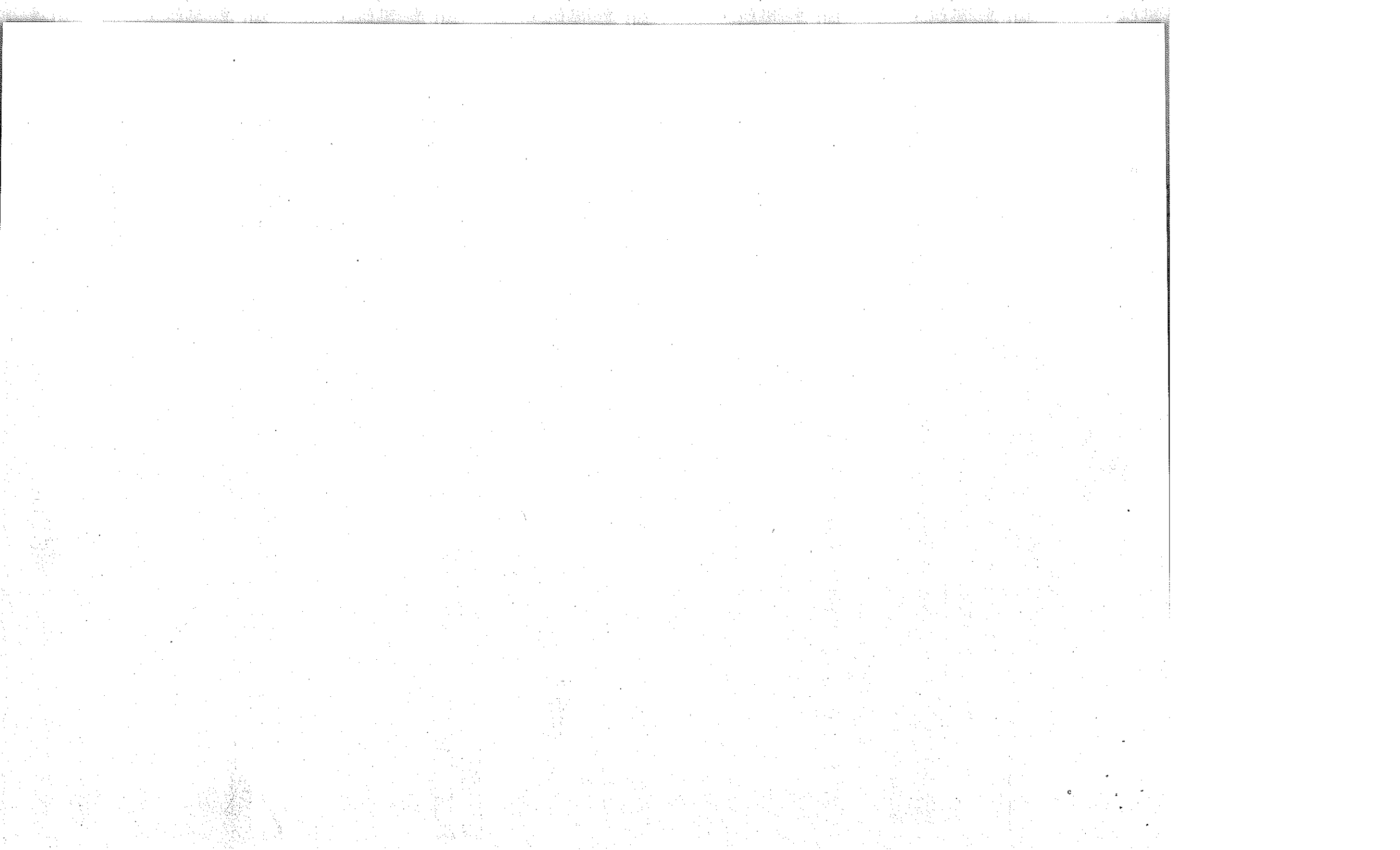
( Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 13/03/2014 )

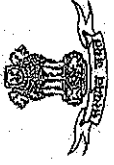
( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II



( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II  
Endorsement Page 2 of 2

13/03/2014 15:24:00





**Government Of West Bengal**  
**Office Of the D.S.R. -II SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 02946 of 2014**  
**(Serial No. 02502 of 2014 and Query No. 1602L000005488 of 2014)**

**On 01/03/2014**

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

Presented for registration at 19.30 hrs on :01/03/2014, at the Private residence by Saket Mohta , one of the Claimants.

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

Execution is admitted on 01/03/2014 by

1. Shankar Lal Jhawar, son of Bawar Lal Jhawar , Block- B A -2, Sector I Salt Lake City, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste Hindu, By Profession : Others
  2. Saket Mohta  
Director, Merlin Projects Limited, 22, Prince Anwar Shah Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033.  
, By Profession : Others
  3. Sandip Mukherjee  
Authorised Signatory, Merlin Projects Limited, 22, Prince Anwar Shah Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033.  
, By Profession : Professionals
- Identified By Ajay Mall, son of Om Prakash Mall, 216, M G Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700007, By Caste: Hindu, By Profession: Business.

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

**On 03/03/2014**

**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.-1,23,22,861/-

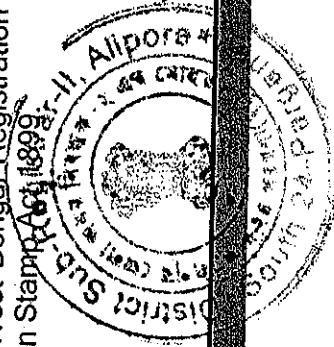
Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impressive Rs.- 50/-

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

**On 13/03/2014**

**Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)**

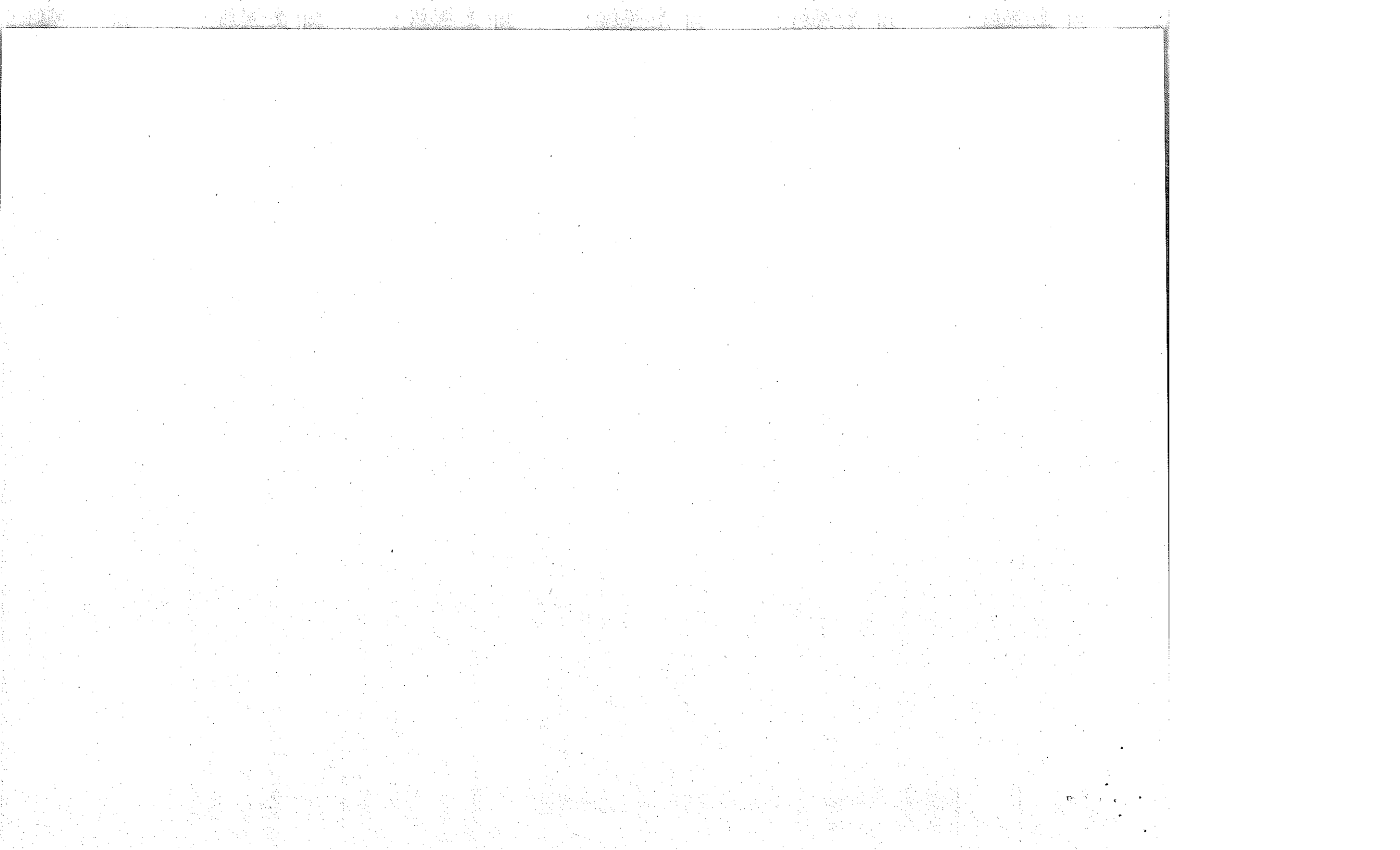
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(g) of Indian Stamp Act, 1899

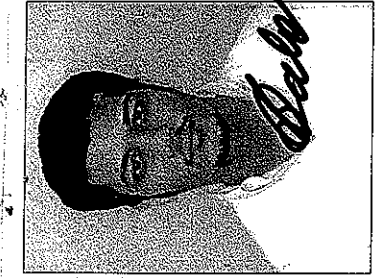


( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

**13/03/2014 15:24:00**

**Endorsement Page 1 of 2**





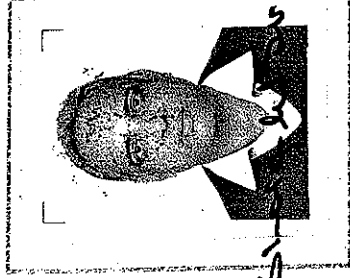
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left hand					
right hand					

Name .....  
 Signature *Sandeep Mukherjee*



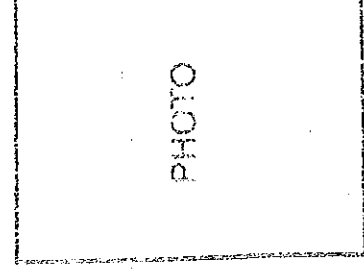
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left hand					
right hand					

Name .....  
 Signature *Sandeep Mukherjee*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
 Signature *Sandeep Mukherjee*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
 Signature .....



District Sub-Registrar-II  
Alipore, South 24 Parganas

1 MAR 2014