

2506/14

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पश्चिम बंगाल WEST BENGAL

M 632904

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.

Am
 District Sub-Register-II
 Alipore, South 24 Parganas

POWER OF ATTORNEY

13 MAR 2014

TO ALL TO WHOM THESE PRESENT SHALL COME WE, (1) SRI JYOTI MOHAN MALL son of Late Ram Krishna Mall (2) SMT KALPANA MALL wife of Sri Indrara Kumar Mall (3) NIRMALA DEVI MALL wife of Sri Man Mohan Mall (4) SMT. SAVITA DEVI MALL wife of Sri Mohan Mall, all by faith Hindu, by Nationality- Indian, all residing at 216, Mahatma Gandhi Road, Police Station- Burrabazar, Kolkata-700007, hereinafter referred to as 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;

1/02/14
 2/591/14

32008 29 JUL 2013

No. **32008**
BAPPR
SOLD TO **Advocate**
Alipore Police Court
OF **Kolkata-700027**

VALUE RS. FIFTY ONLY
LICENCED STAMP VENDOR
20, NETAJI SUBHAS ROAD, V-1



Ananta Mohanty

1325

Mojin Projects Ltd

Bala Mohanty
Director



1326

Sameer Mullafer



1331

Nirmala Devi



1332

Ipsu Tharu

ISTONITHANU MALY.



1333

Kalpana Mall



1334

Seelita Mall



District Sub-Registrar-II
Alipore, South 24 Parganas

1 MAR 2014

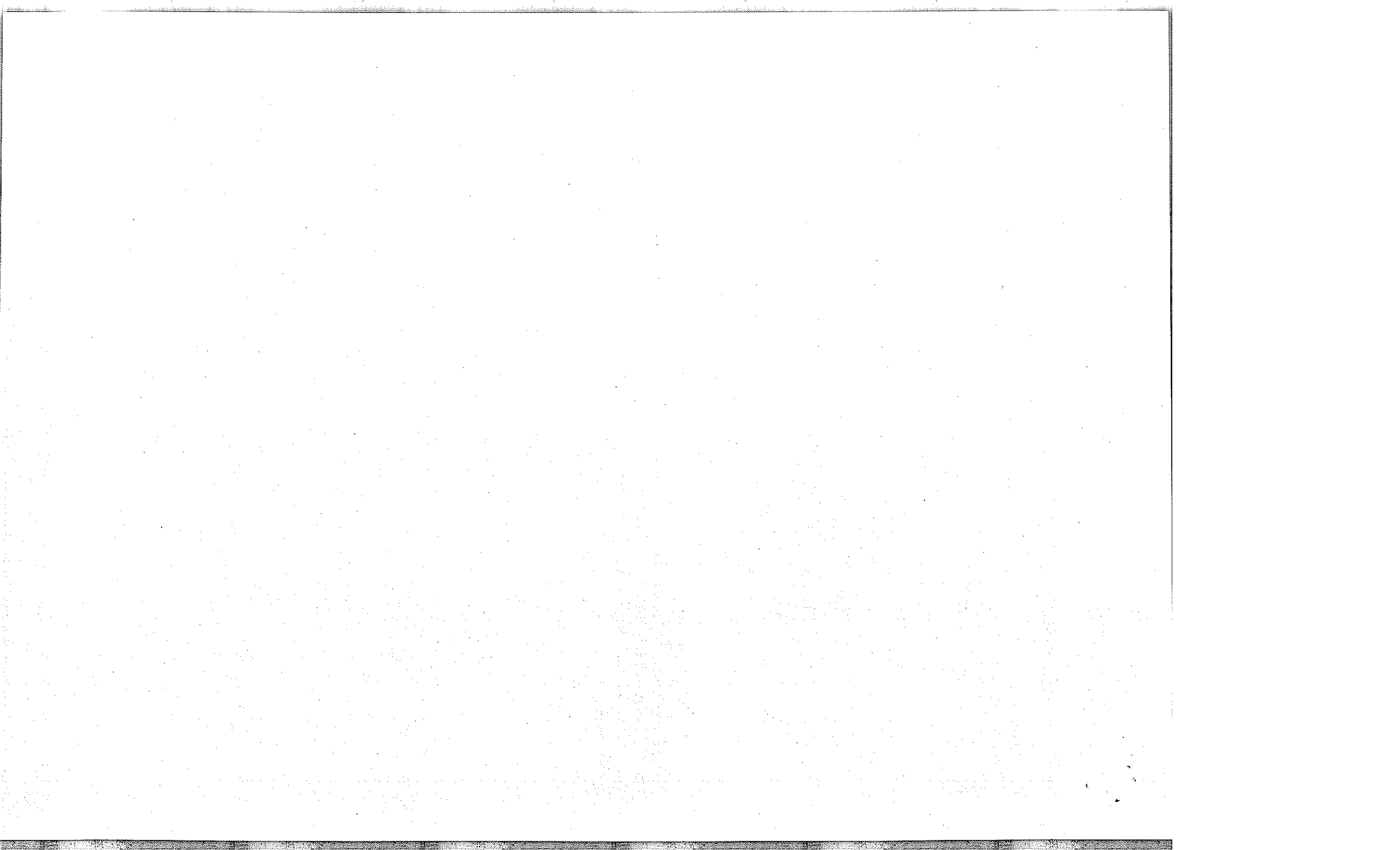
Shree Mall
Sri Sri Om Prakash Mall
216, N. G. Road

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 12187 to 12199
being No 02950 for the year 2014.



(Malay Chakraborty) 14-March-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. -II SOUTH 24-PARGANAS
West Bengal



WHEREAS:

- A) The Grantors herein are the jointly and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to 12.50 % 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 Grantors herein have entered into a development agreement with Merlin Projects Ltd. and in terms of the said development agreement the Grantors are required to execute a Power of Attorney in favour of 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 Grantors are required to execute a Power of Attorney.
- D) Under such circumstances the Grantors 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 jointly to do the following acts, deeds and things in respect of the said portion mentioned in Schedule "B" hereto.



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District Sub-Registrar-II
Alipore, South 24 Parganas

1. 11.11.2014

NOW KNOW ALL MEN BY THESE PRESENTS WE, the Grantors 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 our names, place and stead jointly 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,



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affidavits, undertakings, written statements, opposition, reply and/or any other documents as may be required for such purpose.

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.



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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 we ourselves would or could do, if we were personally present.

AND we 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.



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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. Khatian 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;

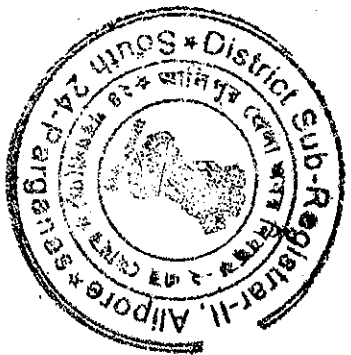
EAST: by R.S. Dag Nos. 477, 478,479 and 852;

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 25 cottah 1 chittak 27 Square feet (more or less) equals to 41.50 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 Khatian 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.



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IN WITNESS WHEREOF WE, (1) SRI JYOTI MOHAN MALL (2) SMT KALPANA MALL (3) NIRMALA DEVI MALL (4) SMT. SAVITA DEVI MALL have set and subscribed our hand, signature and seal on these presents on the 1st day of MARCH 2014.

SIGNED & DELIVERED

By the above named said at Kolkata,

in the presence of:-

Witnesses:

1. Jyoti Mall
21B, Dr. G. Road
Kolkata - 700007.
2. Suraj Chakraborty
73S/A, Navkeldanga
Main Road, Kolkata - 54

- Jyoti Mall

- Kalpana Mall

- Nirmala Devi Mall

- Savitree Mall

Saket Chakraborty

Sameer Dutt
(Attorneys)

Proposed by me

Pranab

Alipore Police Club
12/22



District Sub-Registrar-II
Alipore, South 24 Parganas

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

Endorsement For Deed Number : I - 02950 of 2014
(Serial No. 02506 of 2014 and Query No. 1602L000005291 of 2014)

On 01/03/2014

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

Presented for registration at 17.40 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. Jyoti Mohan Mall, son of Lt. Ram Krishna Mall , 216, Mahatma Gandhi Rd, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Others
2. Kalpana Mall, wife of Indra Kumar Mall , 216, Mahatma Gandhi Rd, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Others
3. Nirmala Devi Mall, wife of Man Mohan Mall , 216, Mahatma Gandhi Rd, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Others
4. Savita Devi Mall, wife of Mohan Mall , 216, Mahatma Gandhi Rd, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Others
5. Saket Mohta
Director, Merlin Projects Limited, 22, Prince Anwar Shah Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033.
, By Profession : Others
6. 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 Ram Prakash Mall, 216, M G Rd, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste: Hindu, By Profession: Others.

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

On 03/03/2014

Certificate of Market Value (WB PUVI rules of 2001)

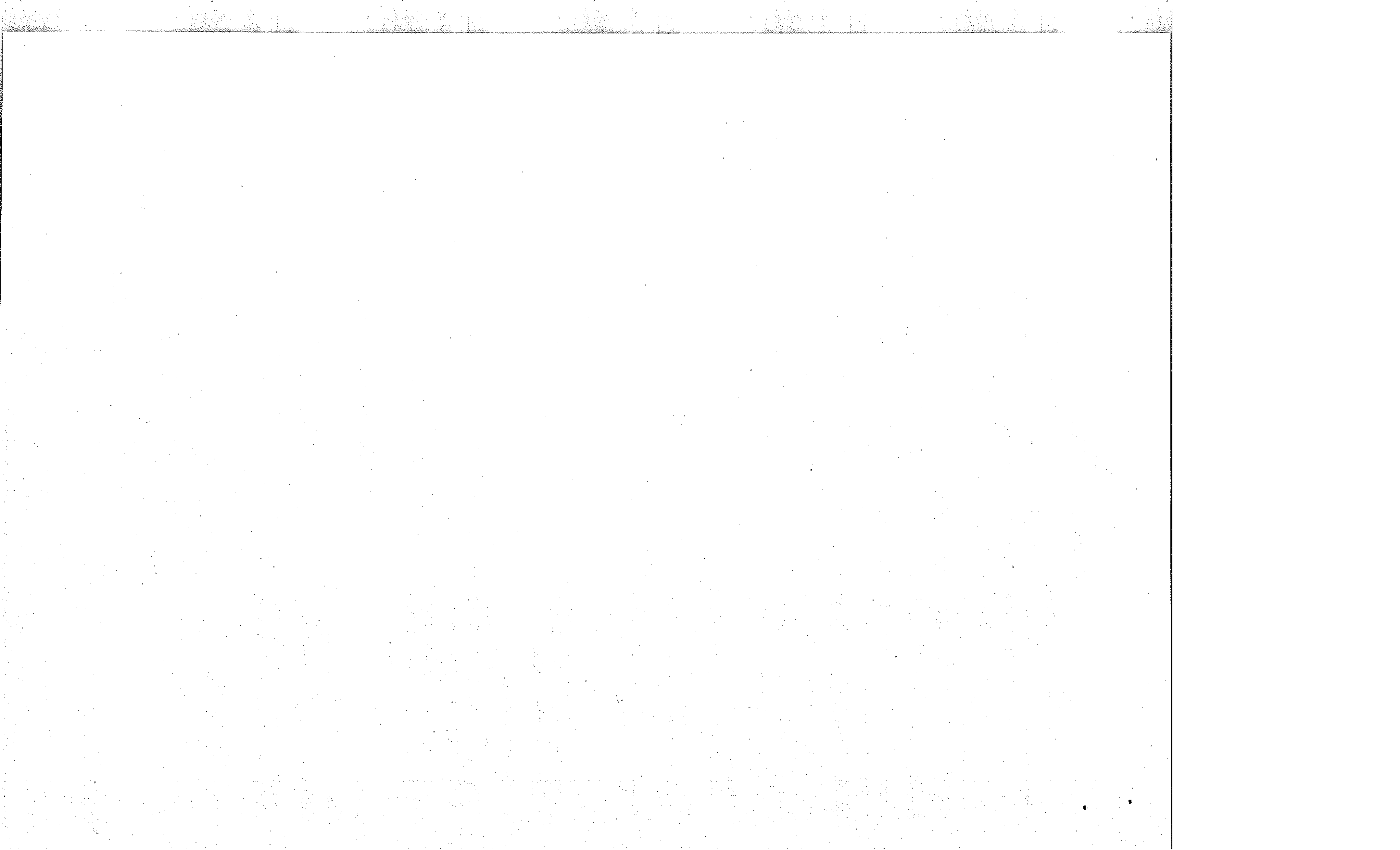
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-4,45,46,936/-

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

13/03/2014 15:25:00 Enforcement Page 1 of 2





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

Endorsement For Deed Number : I - 02950 of 2014
(Serial No. 02506 of 2014 and Query No. 1602L000005291 of 2014)

(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.

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)

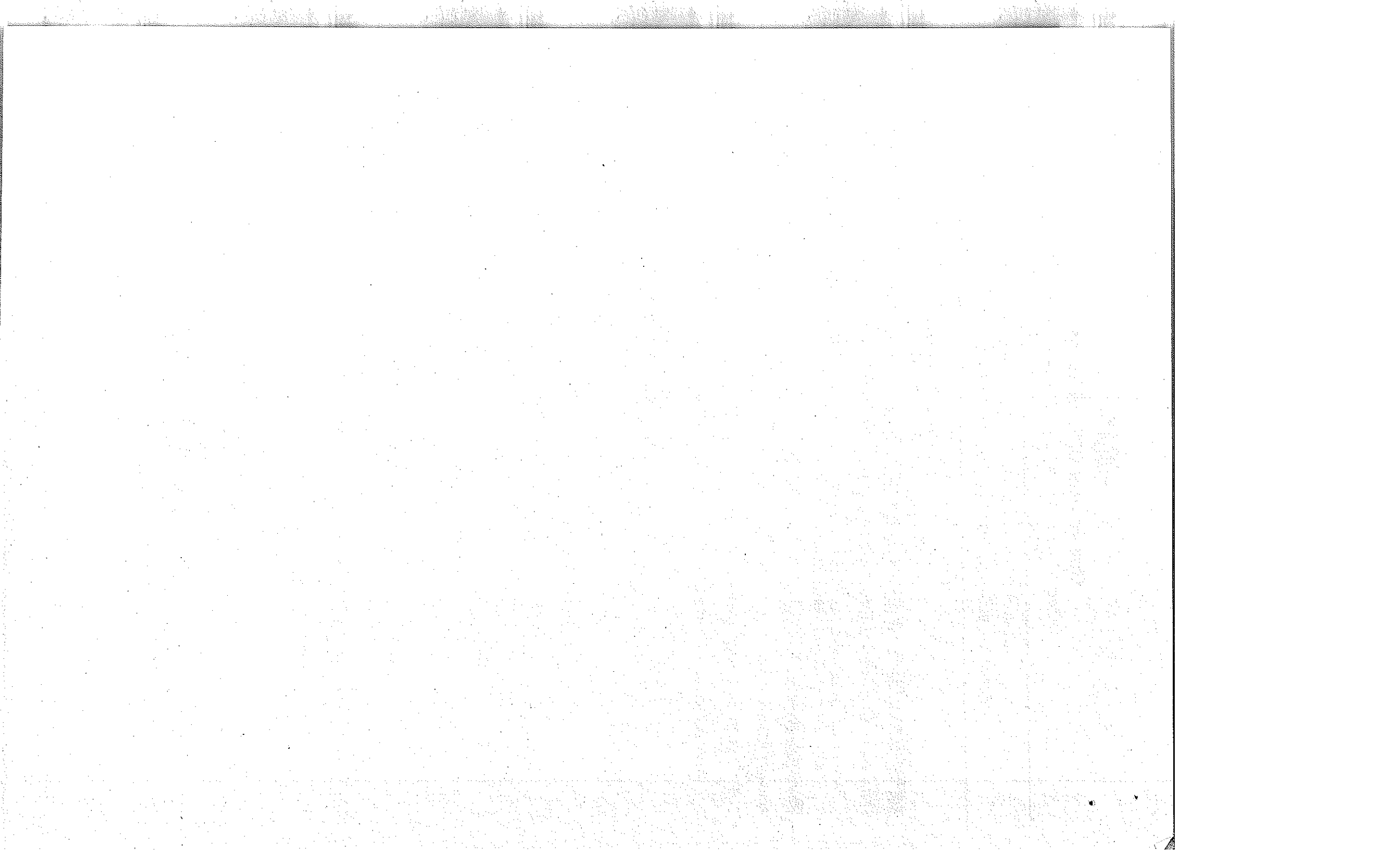
(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II



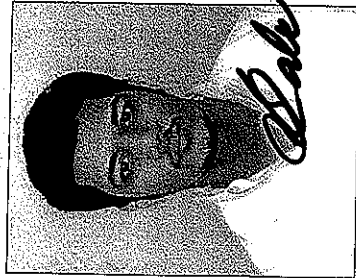
(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

13/03/2014 15:25:00

Endorsement Page 2 of 2



2



Sandeep Mukherjee

Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand				
right hand				

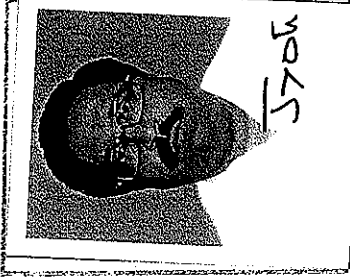
Name
Signature



Sandeep Mukherjee

Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand				
right hand				

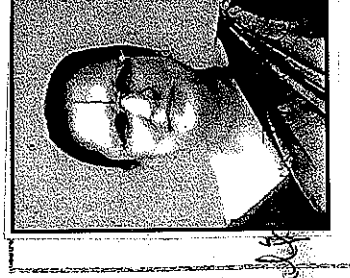
Name
Signature



Jyoti

Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand				
right hand				

Name
Signature



Kaushik





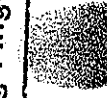
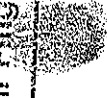





Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand				
right hand				

Name
Signature

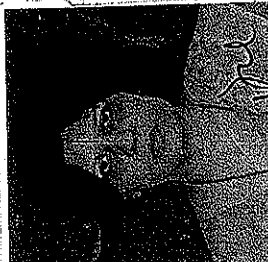












District Sub-Registrar-II
Alipore, South 24 Parganas

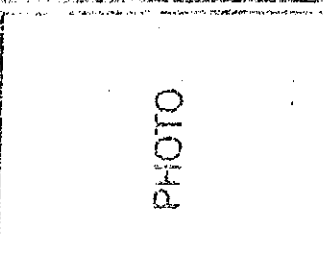
1 MAR 2014

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
	left hand					
	right hand					

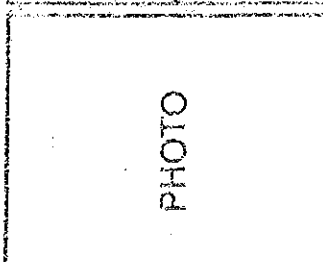
Name
 Signature *Nurmalia D. M. M.*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
	left hand					
	right hand					

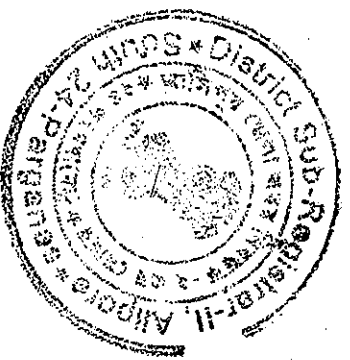
Name
 Signature *Sugita M.*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand				
	right hand				

Name
 Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand				
	right hand				

Name
 Signature



District Sub-Registrar-II
Alipore, South 24 Parganas

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