

0458/17

T-463/2017



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.

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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District Sub-Registrar-V
Alipore, South 24 Parganas

POWER OF ATTORNEY

13 FEB 2017

TO ALL TO WHOM THESE PRESENT SHALL COME WE, M/S. **SRINATH PROPERTIES PRIVATE LIMITED (PAN- AALCS7214C)**, a company incorporated under the Companies Act, 1956 and being a Company within the meaning of the Companies Act, 2013, having its registered office at Premises No. 16, Strand Road, Unit no. 524, Post Office - GPO, Police Station - Hare Street, Kolkata - 700001, and represented by its Director **Mr. Vijay Kumar Daga (PAN- AFUPD5201K)**, son of Late Panna Lal Daga, citizen of India, by religion Hindu, by occupation business, residing at 29A, Ballygunge Park, Flat 5A, Post Office- Ballygunge, Police Station Karaya, Kolkata-700019, hereinafter referred to as the "**GRANTOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor - in - interest and/or assigns) SEND GREETINGS;

1-34825/17

02 FEB 2017

170

[Handwritten signature]

No.....Rs. 100/- Date.....

Name:.....

Address:.....

Vendor:.....

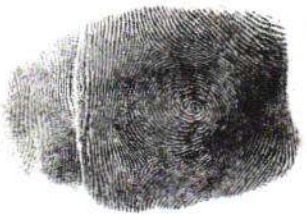
Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

BAPI DAS
Advocate
Alipore Police Court
Kolkata 700027



117



PANGHAT AGENCY PVT. LTD.

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Director/Authorised Signatory

RACHIT KUNAR D SANGHVI



V.C.T-1

118

MERLIN PROJECTS LTD.

[Handwritten signature]

Authorised Signatory/Director



V.C.T-1

119

SRINATH PROPERTIES (P) LTD.

[Handwritten signature]

Director



District Sub-Registrar-V
Alipore, South 24 Parganas

09 FEB 2017

[Handwritten signature]
Alipore police Court
KOL-27

W H E R E A S:

- A) The Grantor herein is seized and possessed and/or otherwise well and sufficiently entitled to a piece and parcel of total land measuring about 38 Cottahs 07 Chittaks 20 Sq.ft. (more or less) equals to 63.52 decimals (more or less) comprised in Premises Nos. 205,156,162,163,202,203 & 204 of Barakhola and Premises No. 1528 of Mukundapur, presently being amalgamated & mutated as **Premises No. 205 Barakhola**, R.S. Dag No: 136, Khatian No: 156, Mouza- Barakhola, J.L.No.- 21, P.S.- Purba Jadavpore, 24 Parganas (South) within the limit of Kolkata Municipal Corporation, Ward No. 109, more fully described in Schedule hereto and hereinafter referred to as the **"Said Land"**;
- B) The Grantor herein have entered into a Development Agreement dated 20th day of January, 2017 (hereinafter referred to as 'the said **Development Agreement**') being No: 163000248 for the year 2017, recorded in Book No. I, Volume No. 1630-2017, page from 8978 to 9043 and registered at the office of the District Sub Registrar V, South 24 Parganas, with **(1) M/s. MERLIN PROJECTS LTD., (PAN- AACCM 0505B)** having its Registered Office at 22, Prince Anwar Shah Road, Post Office - Tollygunge, Police Station - Charu Market, Kolkata- 700033 & **(2) M/S. PANGHAT AGENCY PRIVATE LIMITED, (PAN-AAECP9879K)**, having its Registered Office at 33, Chandranath Chatterjee Street, Post Office - Bhowanipore, Police Station- Bhowanipore, Kolkata- 700025 both being companies incorporated under the Companies Act, 1956 and governed by the Companies Act, 2013 and in terms of the said development agreement the Grantor requires to execute a Power of



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Attorney in favour of **(1) M/S. MERLIN PROJECTS LIMITED**, represented by its Authorised Signatory **Mr. Sandip Kumar Mukherjee, (PAN- AQIPM0692A)**, son of Sri Tapan Mukherjee, citizen of India, by religion Hindu, by occupation- Service, working for gain at 22, Prince Anwar Shah Road, Post Office – Tollygunge, Police Station – Charu Market, Kolkata – 700 033 & **(2) M/S. PANGHAT AGENCY PRIVATE LIMITED**, represented by its Authorized Signatory **MR. RACHIT D SANGHVI (PAN-AHSPD3491P)**, son of Sri Dinesh Bhai Sanghvi, citizen of India, by religion Hindu, by occupation Business, working for gain at 33, Chandranath Chatterjee Street, Police Station – Bhowanipore, Post Office – Bhowanipore, Kolkata – 700025, as its lawful Attorney (hereinafter referred to as the said Attorney) and to act and to do the following acts, deeds and things in respect of the said Land in terms of the said Development Agreement.

NOW KNOW YE ALL MEN BY THESE PRESENTS-

We, the Grantor do hereby appoint, nominate and constitute **(1) M/S. MERLIN PROJECTS LTD. & (2) M/S. PANGHAT AGENCY PRIVATE LIMITED** to be our true and lawful Attorney and to act in our name, place and stead to do the following acts, deeds and things in respect of the said Land:-

1. To assist the Grantor in, defending and retaining possession of the said Land;
2. To demolish any existing buildings and/or structures of the said Land;



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3. To appropriate use & clean all debris arising from such demolition;
4. To survey the said Land for preparation of Building Plan and to appoint/terminate Architect(s), Surveyor, Structural Engineer and all other person as may be required for sanctioning of the Building Plan;
5. To apply before the KOLKATA MUNICIPAL CORPORATION, Town and Country Planning Department, CIT, Office of the Collectorate, ADML & LR, 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 sanctioning of Building Plan and all necessary approvals, permissions, sanctions, clearances, no objections, consents, registrations, etc. (collectively '**Approvals**') from different authorities in connection with the construction of the building and also for pursuing and following up with KMC and other authorities regarding the same.
6. To do all legal proceedings or to sue others in case of requirement and for that purpose the Attorney shall sign vakalatnama, appoint lawyer/lawyers, solicitors and shall be further entitled to file plaint, petitions, applications, affidavits, undertakings, written statements, opposition, reply and/or any other documents as may be required for such purpose;
7. To submit affidavit and declaration relating to its ownership of the said Land before the statutory authority as and when required for the purpose of development, sanction, construction and finishing of the building on the said Land;



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8. To appear before the Registry Offices, as available under the law, and to present, sign and execute all agreements for sale of Units in favour of the prospective Transferees in terms of the said Development Agreement including, without limitation Article IX Clause 8 and Article XVI Clauses 2 and 3 thereof;
9. To submit and apply before the Electricity authorities and/or other authorities as mentioned hereinabove for power and also apply for necessary permission/quotas required for construction and finishing of the said building and/or for development including lift, water supply, drainage system, sewerage system, pathways, boundary walls etc;
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 Authority of India, Authority under the Real Estate (Regulation and Development) Act and/or other authorities for obtaining clearance and for compliance as may be required and to submit before them all necessary papers and documents including affidavits, declarations;
11. To apply for and obtain in terms of the said Development Agreement, No Objection Certificate from the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 if



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necessary and to submit affidavits, applications, documents etc. in relation to the same;

12. To apply for and obtain mutation and/or conversion in terms of the said Development Agreement from the appropriate authority under the respective Statutes and to appear before them and to submit papers, documents, petitions, affidavits etc.;
13. The said Attorneys shall be further empowered to take such other steps as may be required from time to time for the aforesaid purposes. ;

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

AND WHEREAS it is expressly made clear that all the powers and authorities granted hereby can be exercised by any one of the said Attorneys and it shall not be necessary for all of them to act jointly.

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



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liability or obligation of the Developer under the said Development Agreement in relation to the matters contained in this Power of Attorney

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

AND WHEREAS notwithstanding anything to the contrary contained elsewhere or in this Power of Attorney, the said Attorneys shall comply with Article VIII Clause 1 and Article IX Clause 8.

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

SCHEDULE
(SAID LAND)

All That the piece and parcel of land measuring **38 Cottahs 07 Chittaks 20 Sq.ft.** more or less equivalent to about **63.52 Decimals** (more or less) comprised in Premises Nos. 205, 156, 162, 163, 202, 203 & 204 of Barakhola and Premises No.1528 of Mukundapur, presently being amalgamated & mutated as Premises No.205 Barakhola within Ward No.- 109 of the Kolkata Municipal Corporation, in R.S. Dag No.- 136, Khatian No.-156, Mouza- Barakhola, J.L.No.-21, P.S.- Purba Jadavpore, 24Parganas (South),



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together with structures standing thereon, duly butted and bounded as follows :-

- ON THE NORTH : By Animal Hospital within Mouza Kalikapur;
 ON THE EAST : By 20 Feet wide Road;
 ON THE SOUTH : By 27 Feet wide Road, Plot No. 1 & 3 and Portion of Land R.S. Dag No.136;
 ON THE WEST : By 40 Feet Wide Road;

IN WITNESS WHEREOF, to have set and subscribed in our hand, signature and seal on these presents on the 9th day of February, 2017.

SIGNED, SEALED & DELIVERED

By the above said Grantor at Kolkata

in the presence of:-

1. Ranjan Chakraborty.
22, Prince Anwar Shah Road,
KOLKATA - 700 033.
2. Sagar Das
22 No. Prince Anwar Shah Road.
Kolkata - 700033

SRINATH PROPERTIES (P) LTD.

Vijay Kumar Das
Director

GRANTOR

Power accepted by us individually

MERLIN PROJECTS LTD.

Sandip Kumar Mukherjee
Authorised Signatory/Director

(Sandip Kumar Mukherjee)

PANGHAT AGENCY PVT. LTD.

Rachit Kumar D Sanghvi
Director / Authorised Signatory












(Rachit Kumar D Sanghvi)

Drafted by
Rajiv Sanjay
Advocate
W.B. 451 of 2004
Calcutta High Court



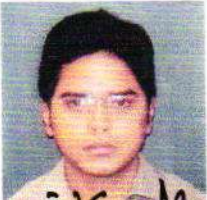










District Sub-Registrar-V
Alipore, South 24 Parganas

09 FEB 2017

		Thumb	Index Figure	Mid Figure	Ring Figure	Little Figure
 <p>Vijay Kumar Daga</p>	left hand					
	right hand					












Name: VIJAY KUMAR DAGA

Signature: *Vijay Kumar Daga*

		Thumb	Index Figure	Mid Figure	Ring Figure	Little Figure
 <p>Sandip Kumar Mukherjee</p>	left hand					
	right hand					

Name: SANDIP KUMAR MUKHERJEE

Signature: *Sandip Kumar Mukherjee*

		Thumb	Index Figure	Mid Figure	Ring Figure	Little Figure
 <p>Rachit Kumar Sanghvi</p>	left hand					
	right hand					

Name: RACHIT KUMAR D SANGHVI

Signature: *Rachit Kumar Sanghvi*



District Sub-Registrar-V
Alipore, South 24 Parganas

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SRINATH PROPERTIES (P) LTD.

Vijay Kumar Gupta
Director



Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIJAY KUMAR DAGA

PANNA LAL DAGA

03/09/1957
Permanent Account Number
AFUPD5201K


Signature



27092006



Vijay Kumar Daga





PANGHAT AGENCY PVT. LTD.

Director / Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RACHIT KUMAR D SANGHVI
DINESH BHAI SANGHVI
29/06/1985
Permanent Account Number
AHSPD3491P




Signature





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MERLIN PROJECTS LIMITED

11/10/1984

Permanent Account Number

AACCM0505B

Signature

MERLIN PROJECTS LTD.

Sandip Kumar Mukherjee
Authorised Signatory/Director





Sandip Kumar Mukherjee



Major Information of the Deed

Deed No :	I-1630-00463/2017	Date of Registration	13/02/2017
Query No / Year	1630-1000034825/2017	Office where deed is registered	
Query Date	06/02/2017 2:36:18 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836980696, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 7,63,60,190/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163000248/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Barakhola, Road Zone : (EM Bye Pass (off Road) --) , , Premises No. 205, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		38 Katha 7 Chatak 20 Sq Ft	1/-	7,33,60,190/-	Width of Approach Road: 40 Ft.,
Grand Total :					63.4677Dec	1 /-	733,60,190 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10000 Sq Ft.	1/-	30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 10000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		10000 sq ft	1 /-	30,00,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/s. Srinath Properties Private Limited 16, Strand Road Unit No 524, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AALCS7214C, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/s. 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



2	M/s. Panghat Agency Private Limited 33, Chandranath Chatterjee Street, P.O:- Bhowanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AAACP9879K, Status :Organization
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Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rachit Sanghvi Son of Mr Dinesh Sanghvi Date of Execution - 09/02/2017, , Admitted by: Self, Date of Admission: 09/02/2017, Place of Admission of Execution: Pvt. Residence			
	33, Chandranath Chatterjee Street, P.O:- Bhowanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHSPD3491P, Status : Representative, Representative of : M/s. Panghat Agency Private Limited			
2	Mr Vijay Kumar Daga Son of Late Pannalal Daga 29A, Ballygunge Park, Flat No: 5A, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFUPD5201K, Status : Representative, Representative of : M/s. Srinath Properties Private Limited			
3	Mr Sandip Kumar Mukherjee Son of Mr Tapan Kumar Mukherjee 22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AQIPM0692A, Status : Representative, Representative of : M/s. Merlin Projects Ltd			

Identifier Details :

Name & address	
Mr Bapi Das Son of Late S Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Rachit Sanghvi, Mr Vijay Kumar Daga, Mr Sandip Kumar Mukherjee	

Transfer of property for-L1		
SI.No	From	To. with area (Name-Area)
1	M/s. Srinath Properties Private Limited	M/s. Merlin Projects Ltd-31.7339 Dec,M/s. Panghat Agency Private Limited-31.7339 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	M/s. Srinath Properties Private Limited	M/s. Merlin Projects Ltd-5000 Sq Ft,M/s. Panghat Agency Private Limited-5000 Sq Ft



Endorsement For Deed Number : I - 163000463 / 2017

On 06-02-2017

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 7,63,60,190/-

UK Basu

**Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 09-02-2017

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

Presented for registration at 15:03 hrs on 09-02-2017, at the Private residence by Mr Rachit Sanghvi .

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

Execution is admitted on 09-02-2017 by Mr Rachit Sanghvi,

Identified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2017 by Mr Vijay Kumar Daga,

Identified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2017 by Mr Sandip Kumar Mukherjee,

Identified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Md Shadman

**Md Shadman
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 13-02-2017

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 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-



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 647184, Amount: Rs.100/-, Date of Purchase: 02/02/2017, Vendor name: Subhankar Das

UK Basu

**Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2017, Page from 14617 to 14640

being No 163000463 for the year 2017.



UK Basu

Digitally signed by UTPAL KUMAR
BASU

Date: 2017.02.14 12:56:35 +05:30

Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 14-02-2017 12:56:34

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)



=====
DATED THIS DAY OF 2017
=====

B E T W E E N

M/S SRINATH PROPERTIES PRIVATE
LIMITED.

....GRANTOR

A N D

M/S. MERLIN PROJECTS LIMITED &
ANR.

.....ATTORNEY/S

Power of Attorney