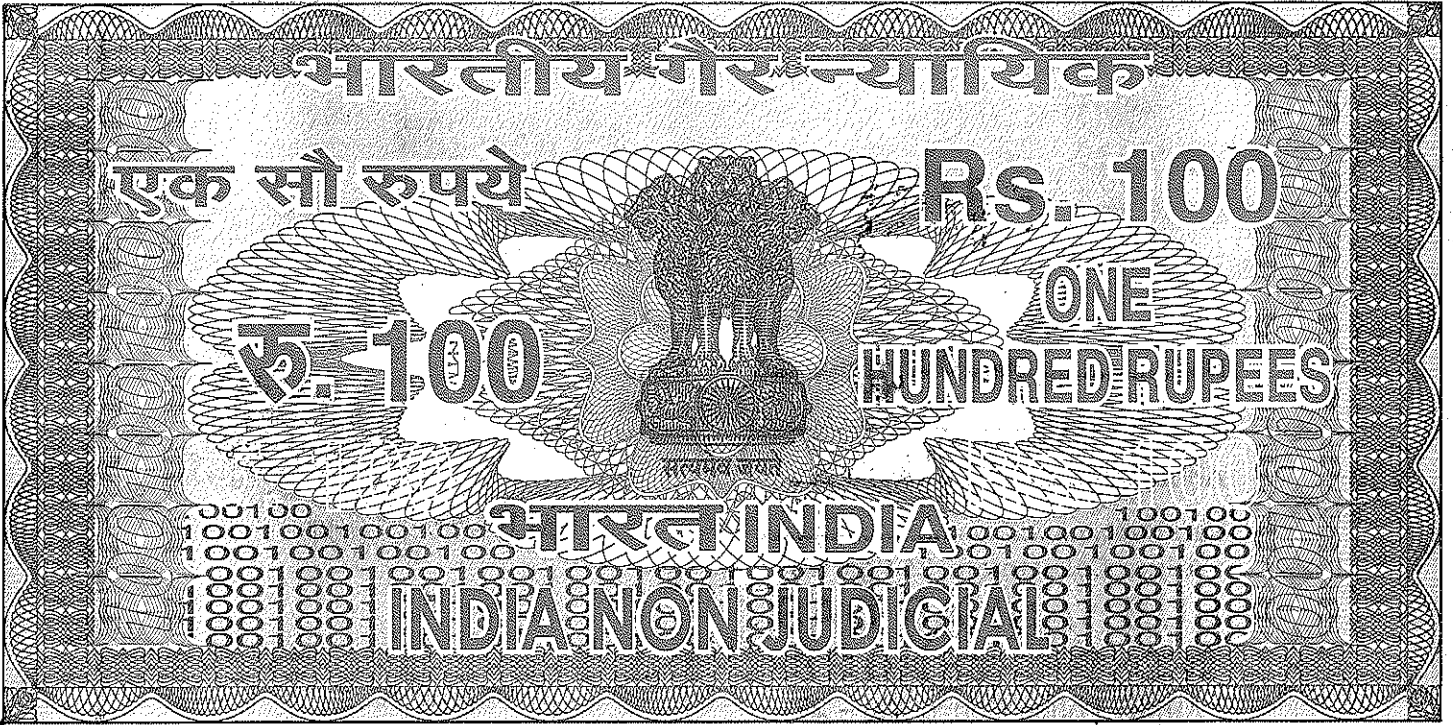


03860/16

T03338/16



पश्चिम बंगाल WEST BENGAL

V 854876

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the past of this document.

**POWER OF ATTORNEY**

District Sub-Register-III  
Alipore, South 24-pargana

TO ALL TO WHOM THESE PRESENT SHALL COME WE  
SURYA ENGINEERING PRIVATE LIMITED a company within the  
meaning of Companies Act, 1956/2013, having its registered office at 209,  
Picnic garden Road, Kolkata – 700039, represented by its Director MR.  
SOUMITRA DE (PAN No. AFAPD7165C) son of Late Salil Kumar De,  
residing at 13D, Fordyce Lane, P.O. & P.S. – Entally, Kolkata – 700014,  
hereinafter collectively 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 successor and/or successors in  
office/interest and assigns) SEND GREETINGS;

23 MAY 2016

34297

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

Name:-.....

Address:-.....

Vendor:-.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**  
**STAMP VENDOR**

Alipur Police Court, Kol - 27

**B. C. LAHIRI**  
Advocate  
ALIPUR JUDGE COURT  
KOL-27

for & on behalf of  
SURYA ENGINEERING (PRIVATE) LTD

Director.

NETI-3049

(SOUMITRA DE)



District Sub-Registrar-III  
Alipore, South 24 Parganas

114 JUL 2016

Sandeep Kua Mukherjee  
S/o Tapankum Mukherjee  
22, Brine Anwar Shah Road,  
Kolkata - 700033.  
Service.

**W H E R E A S:**

- A) The Grantor is the absolute seized and possessed of and/or otherwise well and sufficiently entitled to a pieces and parcel of total land measuring about 113 cottahs 5 Sq.ft. situated in premises no. 209, Picnic Garden Road, Kolkata – 700039 within Kolkata Municipal Corporation Ward No. 67, Borough No. VII, P.S. – Tiljala, Mouza – Kustia, District – 24 Parganas (South) together with structures standing thereon (more fully described in Schedule hereto and hereinafter referred to as the said property).
- B) The grantor have entered into a registered development agreement being No: 160302116 for the year 2016 , recorded in Book No. I, Volume No. 1603-2016, pages from 67121 to 67159 and registered at the office of the District Sub Registrar - III Alipore, South 24 Parganas, with **PS MERLIN DEVELOPERS LLP** and whereas **MERLIN PROJECTS LIMITED** being the confirming party of the said development agreement and the Grantor are required to execute a Power of Attorney in favour of nominees of **PS MERLIN DEVELOPERS LLP**.
- C) Accordingly **PS MERLIN DEVELOPERS LLP** informed that Sri Saket Mohta son of Sri Sushil Mohta aged about 30 years, residing at 9A, Alipore Park Place, Kolkata – 700027 one of the nominee of **PS MERLIN DEVELOPERS LLP** in whose favour the Grantor are required to execute a Power of Attorney.
- D) Under such circumstances the Grantor hereby appoint Mr. Saket Mohta son of Mr. Sushil Mohta nominee of **PS MERLIN DEVELOPERS LLP**, a company incorporated under the Limited Liability Partnership Act, 2008 and having its Registered Office at Registered Office Corporate Office at 22, Prince Anwar Shah Road, Post Office - Tollygunge, Police Station –



Original Sub-Registrar-III  
Alipore, South 24 Parganas

14 JUL 2016

Charu Market, Kolkata – 700 033 as its 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 said portion mentioned in Schedule “A” hereto.

NOW KNOW ALL MEN BY THESE PRESENTS, WE the Grantor do hereby appoint, nominate and constitute the said Sri Saket Mohta son of Sri Sushil Mohta being nominee of **PS MERLIN DEVELOPERS LLP** to be our true and lawful Attorneys and to act in our names, place and stead to do the following acts, deeds and things in respect of the said property.

1. To defend and retain possession of the said mentioned property.
2. To demolish , if any existing buildings and/or structures of the said property.
3. To appropriate all debris arising from such demolition.
4. To survey the schedule mentioned property 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 MUNICIPAL CORPORATION, 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 property, construction of building, obtaining occupancy certificate, handing over possession to prospective purchasers etc.




*[Signature]*  
District Registrar-III  
Alipore, South 24 Parganas

14 JUL 2016

6. To defend 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, 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 property.
8. To appear before the Registry Offices, as available under the law, and to present, sign and execute all sorts of agreements and documents relating to the said property and/or buildings to be constructed thereon including the documents for sale, transfer, lease, gift, declarations etc. in terms of development agreement dated 02.05.2016.
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.



  
District Sub-Registrar-III  
Alipore, South 24 Parganas


14 JUL 2016

11. To apply for No Objection Certificate before Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and to submit affidavits, applications, documents etc.
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 property.
14. To create mortgage of the said property in terms of the provisions of the Agreement of Development executed on 13.04.2016 .

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 Attorney, 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



  
District Sub-Registrar-III  
Alipore, South 24 Parganas

14 JUL 2016

lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this Power of Attorney .

**SCHEDULE-"A"**

**(SAID PROPERTY)**

**ALL THAT** the pieces and parcel of total Bastu land measuring about 113 Cottahs 5 Sq.ft. situated in premises no. 209, Picnic Garden Road, Kolkata – 700039, within Kolkata municipal Corporation Ward No. 67, Borough No. VII, P.S. – Tiljala, Mouja kustia, District – 24 Parganas (South) together with structures standing thereon.

Butted and bounded as follows:

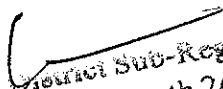
**ON THE NORTH:** Picnic Garden Road ;

**ON THE SOUTH:** Partially by Municipal Road and partially by premises No. 209/1/4, 209/1/5, 209/1/206, 209/1/9+, 209/1/11 and 209/1/11A Picnic Garden Road ;

**ON THE WEST:** Partially by 209/2A, Picnic Garden Road and partially by Road.

**ON THE EAST:** Partially by 18' common passage and partly by premises No. 209/1, Picnic Garden Road;



  
District Sub-Registrar-III  
Alipore, South 24 Parganas

14 JUL 2016

IN WITNESS WHEREOF WE, both the parties have set and subscribed our hand,  
signature and seal on these presents on the 14<sup>th</sup> day of July  
2016.

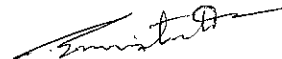
**SIGNED & DELIVERED**

By the above named said at Kolkata,

in the presence of:-

Witnesses:

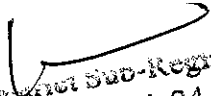
for & on behalf of  
SURYA ENGINEERING (PRIVATE) LTD

  
**GRANTOR** Director  
SOMITRA DE

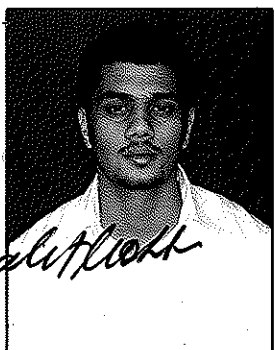



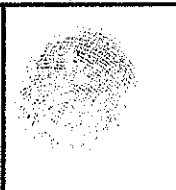
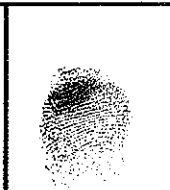



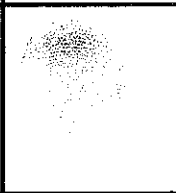

1. Saradiskumar Mukherjee  
22, Brindavan Shankar,  
Kolkata - 700033.
2. Debajit Kumar Khan  
79, Shambhulal Pandit Street,  
Kolkata - 700020

Prepared by  
for  
se.  
Kolkata Police Cantt  
Kot-27  
WB-613/2007














  
District Sub-Registrar-III  
Alipore, South 24 Parganas

14 JUL 2016

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

Name: Saket Motta (SAKET MOHTA)

Signature: Saket Motta

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

Name: .....


Signature: Saket Motta

		Thumb	1st finger	mid fingure	ring finger	small finger
PHOTO	left hand					
	right hand					

Name: .....

Signature: .....



  
District Sub-Registrar-III  
Alipore, South 24 Parganas

14 JUL 2016

## Seller, Buyer and Property Details

### A. Principal & Attorney Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr SOUMITRA DE 13D, FORDYCE LANE, P.O:- ENTALY, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014

Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SURYA ENGINEERING PVT LTD 209, PICNIC GARDEN ROAD, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 PAN No. AAEC8442D,; Status : Organization; Represented by representative as given below:-
1(1)	Mr SOUMITRA DE 13D, FORDYCE LANE, P.O:- ENTALY, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFAPD7165C,; Status : Representative; Date of Execution : 14/07/2016; Date of Admission : 14/07/2016; Place of Admission of Execution : Pvt. Residence



### Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	PS MERLIN DEVELOPERS LLP 22, PRICE ANWAR SHAH ROAD, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 PAN No. AASFP2241E,; Status : Organization; Represented by not executed as given below:-		
1(1)	Mr SAKET MOHTA 9 A ALIPORE PARK PLACE SOUTH CITY BELAIR FLAT NO 3B, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

### B. Identifire Details

#### Identifier Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Sandip Kr MUKHERJEE Son of Mr Tapan Kr MUKHERJEE 22 P A Shah Rd, P.O:- TOLLYGUNGE, P.S:- Charu Market, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr SOUMITRA DE, Mr SAKET MOHTA	

### C. Transacted Property Details

#### Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Picnic Garden Road, Road Zone : (Kusthia More(W-66) -- PG 3rd Lane and Rest ) , , Premises No. 209, Ward No: 67	(Kusthia More(W-66) -- PG 3rd Lane and Rest )	113 Katha 5 Sq Ft	1/-	23,50,54,508/-	Proposed Use: Bastu, Property is on Road



Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	5000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	5000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Bapi Das
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160303338 / 2016

Query No/Year	16031000237305/2016	Serial no/Year	1603003860 / 2016
Deed No/Year	I - 160303338 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr SOUMITRA DE	Presented At	Private Residence
Date of Execution	14-07-2016	Date of Presentation	14-07-2016

Remarks

On 20/06/2016

**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 23,65,54,508/-

*UK Basu*

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 14/07/2016

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

Presented for registration at 16:40 hrs on : 14/07/2016, at the Private residence by Mr SOUMITRA DE ,.

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

Execution is admitted on 14/07/2016 by

Mr SOUMITRA DE Mr SOUMITRA DE, Son of Late SALIL KUMAR DE, 13D, FORDYCE LANE, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, By caste Hindu, By profession Business

Indetified by Mr Sandip Kr MUKHERJEE, Son of Mr Tapan Kr MUKHERJEE, 22 P A Shah Rd, P.O: TOLLYGUNGE, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, By caste Hindu, By Profession Others

*UK Basu*

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



On 15/07/2016

**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. Rs 100/- is paid on Impressed type of Stamp, Serial no 854876, Purchased on 23/05/2016, Vendor named Subhankar Das.

*UK Basu*

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1603-2016, Page from 102808 to 102822  
being No 160303338 for the year 2016.**



*UK Basu*

Digitally signed by UTPAL KUMAR BASU  
Date: 2016.07.19 17:32:07 +05:30  
Reason: Digital Signing of Deed.

**(Utpal Kumar Basu) 19/07/2016 17:32:06  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**

**(This document is digitally signed.)**

