

7601/2022

7643/2022

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A
IV

AC 953359

Certified that the Document is admitted to Registration, in the Office of the Registrar and the endorsement sheet of the said document are the part of the Document.

Additional Registrar of
Assurances-IV, Kolkata

POWER OF ATTORNEY

Additional Registrar
of Assurances-IV, Kolkata

5 MAY 2022

TO ALL TO WHOM THESE PRESENT SHALL COME WE, (1) M/S WATERMELON REALCON PVT LTD (PAN: AABCW6396D), a company registered under the Companies Act, 2013, having its Registered Office at 1, Abdul Hamid Street, P.O. G.P.O, P.S. Hire street, Kolkata 700 069 (2) M/S ARMLET CONSTRUCTION PVT. LTD. (PAN: AANCA8543N) a company registered under the Companies Act, 2013 and having its Registered Office at Village Langolpota, P.O. Bishnupur, P.S. Rajarhat, Dist. North 24 Parganas, Pin 700135, both companies represented by its Authorized Signatory **Mr. Raj Kumar Dey** (PAN:BSFPD5011C) (Aadhar No.661950358204), son of Mr. Dilip Kumar Dey, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, Post Office Tollygunge, Police Station Charu Market, Kolkata - 700 033, 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 successors, successor - in - office, and assigns) **SEND GREETINGS;**

25 FEB 2022

41202

No.....Rs. **50/-** Date.....

Name:- **B. C. LAHIRI**
Advocate

Address: Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

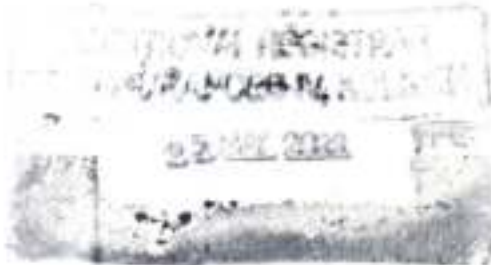
Alipore Police Court, Kol-27

Vendor.....

(Handwritten signature and scribbles over the stamp vendor information)



(Handwritten signature)



(Handwritten signature)

RAIJAN CHAKRABORTY

S/o. Shyamalesh Chakraborty

22. Prince Anwar Shah Road.

Kol - 700033.

WHEREAS:

A) The Grantors herein are the joint owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** pieces and parcels of land total measuring 15.3759 decimals be the same a little more or less comprised in LR Dag Nos.144(P),143(P), in Mouza : Chapna, J.L. No: 35, PS: Rajarhat, District: North 24 Paraganas, Kolkata: 700 135 more fully described in the **FIRST SCHEDULE** hereunder written and hereinafter collectively referred to as the "**Said Property**".

B) The Grantors herein for development of their *Said Property* have entered into a Development Agreement, duly registered at the office of the Additional Registrar of Assurances IV Kolkata, Being No. 190407614 for the year 2022 dated 05/05/22 (hereinafter referred to as the "**DEVELOPMENT AGREEMENT**"), with Merlin Projects Limited, hereinafter referred to as the 'Developer', and in terms of the said Development Agreement the Grantors are required to execute a Power of Attorney in favour of the said Developer.

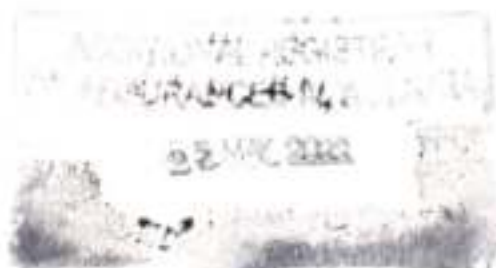
C) In compliance of their obligation under the said Development Agreement, the Grantors hereby appoint Merlin Projects Limited, as their lawful Attorney (hereinafter referred to as the said Attorney) to do the following acts, deeds and things in respect of the development of the 'Said Property', mentioned in First Schedule hereunder written.

NOW KNOW ALL MEN BY THESE PRESENTS WE, the Grantors do hereby appoint, nominate and constitute the **MERLIN PROJECTS LTD.**, having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, represented by its Authorised Representative **Mr. Mayank Periwal** (PAN:DJWPP2192G) (Aadhaar No. 841674247344), son of Mr. Kamal Kumar Periwal, by occupation- Service, faith- Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, Post Office- Tollygunge, Police Station- Charu Market, Kolkata- 700033, 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:

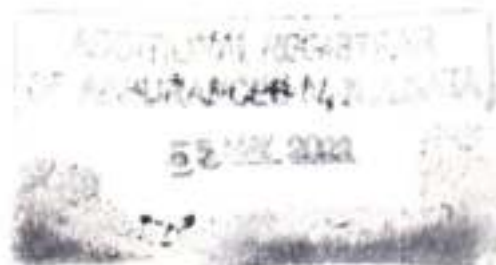
1. To take all the necessary steps, execute, sign, submit and receive all the documents which may be required for obtaining, all permissions, clearances, approvals and sanctions from the various authorities including the final sanctioned building plan from the Panchayat Samity/Zila Parishad in respect of the '*Said Property*'.



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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 Panchayat Samity/Zila Parishad.
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.
5. To receive the sale considerations and/or any amount receivable in respect of the flat/unit/constructed areas.
6. To warn off, prohibit and if necessary 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 nuisance 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 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 Panchayat Samity/Zila Parishad, all departments of local Municipal Authority, NKDA, concerned Offices of B.L.&L.R.O., D.L.& L.R.O., District Magistrate, Urban Land Ceiling Department, 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 Industrial 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 favors of the purchaser/s nominee/s and /or assign.
10. To enter into and execute agreement for sale, lease deed and/or conveyance deed in favors 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*'.
11. To sign, execute, enter into modify, cancel, alter, draw, approve, present for 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 to be constructed at the '*Said Property*' and also to sign and execute any deed or document in relation thereto.
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 sale agreements, deeds of conveyance, documents, instruments, and writings for



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ADDITIONAL REGISTRAR
OF ASSURANCE IN, BANGALORE
52 MAY 2022

the purpose of sale and transfer of the flat/unit/constructed areas in the proposed buildings to be constructed at the '*Said Property*'.

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 ordered 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.



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ADDITIONAL REGISTRAR
OF ASSURANCES IN, KOLKATA
5 2 MAY 2022

THE SCHEDULE AS REFERRED TO ABOVE
(Said Property)

ALL THAT pieces and parcels of land total measuring 15.3759 decimals be the same a little more or less comprised in LR Dag Nos.144(P),143(P) in Mouza : Chapna, J.L. No: 35, PS: Rajarhat, District: North 24 Paraganas, Kolkata: 700 135,

ON THE NORTH: By Part of R.S./L.R. Dag Nos. 144 AND 143

ON THE SOUTH: By Part R.S. / L.R. Dag Nos. 264, 265 266 & 268.

ON THE WEST: By Part of R.S. / L.R. Dag No. 142, 269

ON THE EAST: By Part of R.S. / L.R. Dag No. 145 & 146

IN WITNESS WHEREOF, we the above Grantors to have set and subscribed our hands, signature and seal on these presents on this 05th day of May . 2022.

1) *[Handwritten Signature]*
22. P.A.S. Road
Koi - 33

WATERMELON REALCON PVT LTD
ARMLET CONSTRUCTION PVT LTD

[Handwritten Signature]
AUTHORISED SIGNATORY

Signature of Grantors

2) *[Handwritten Signature]*
22. P.A.S. Road
Koi - 33

Drafted by me as per
declaration in document
by the executant.

[Handwritten Signature]
Advocate
High Courts, Calcutta
WB/867/83. 6



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

59 MAY 2022

FINGER IMPRESSIONS OF HAND



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
	THUMB	INDEX	MIDDLE	RING	LITTLE
right hand					

Name: RAJ KUMAR DEY

Signature: *Raj Kumar Dey*



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
	THUMB	INDEX	MIDDLE	RING	LITTLE
right hand					

IDENTIFIERS

Name: RANJAN CHAKRABORTY

Signature: *Ranjan Chakraborty*



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
	THUMB	INDEX	MIDDLE	RING	LITTLE
right hand					

Name:

Signature:



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

5 MAY 2022



DATED THIS DAY OF 2022

POWER OF ATTORNEY

BETWEEN

WATERMELON REALCON PVT LTD.
ARMLET CONSTRUCTION PVT. LTD.

AND

MERLIN PROJECTS LTD.

Re: Land at Mouza Chapna, under various
Dag Nos. P.S. - Rajarhat, North 24
Parganas, Kolkata: 700 135



Major Information of the Deed

Deed No :	I-1904-07643/2022	Date of Registration	05/05/2022
Query No / Year	1904-8001324136/2022	Office where deed is registered	
Query Date	05/05/2022 1:37:38 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Ranjan Chakraborty Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874990080, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 69,19,155/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190407614/2022		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chhapna, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-143	LR-1712	Bastu	Bastu	14.1246 Dec	1/-	63,56,070/-	Property is on Road , Project Name :
L2	LR-144	LR-1746	Bastu	Bastu	1.2513 Dec	1/-	5,63,085/-	Property is on Road , Project Name :
		TOTAL :			15.3759Dec	2 /-	69,19,155 /-	
		Grand Total :			15.3759Dec	2 /-	69,19,155 /-	

Principal Details :










SI No	Name,Address,Photo,Finger print and Signature
1	WATERMELON REALCON PRIVATE LIMITED 1, Abdul Hamid Street, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	ARMLET CONSTRUCTIONS PRIVATE LIMITED Village Langolpota, City:- , P.O:- Bishrupur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
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Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MERLIN PROJECTS LIMITED 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Raj Kumar Dey (Presentant) Son of Mr Dilip Kumar Dey Date of Execution - 05/05/2022, , Admitted by: Self, Date of Admission: 05/05/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>May 5 2022 2:25PM</td> <td>LTI 05/05/2022</td> <td>05/05/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Raj Kumar Dey (Presentant) Son of Mr Dilip Kumar Dey Date of Execution - 05/05/2022, , Admitted by: Self, Date of Admission: 05/05/2022, Place of Admission of Execution: Office					May 5 2022 2:25PM	LTI 05/05/2022	05/05/2022	22, Prince Anwar Shah Road, City:- , 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.:: BSxxxxxx1C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : WATERMELON REALCON PRIVATE LIMITED (as Authorized Signatory), ARMLET CONSTRUCTIONS PRIVATE LIMITED (as Authorized Signatory)		
Name	Photo	Finger Print	Signature													
Mr Raj Kumar Dey (Presentant) Son of Mr Dilip Kumar Dey Date of Execution - 05/05/2022, , Admitted by: Self, Date of Admission: 05/05/2022, Place of Admission of Execution: Office																
	May 5 2022 2:25PM	LTI 05/05/2022	05/05/2022													
2	Mr Mayank Periwal Son of Mr Kamal Kumar Periwal 22, Prince Anwar Shah Road, City:- Kolkata, 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.:: DJxxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Authorized Signatory)															

Identifier Details :

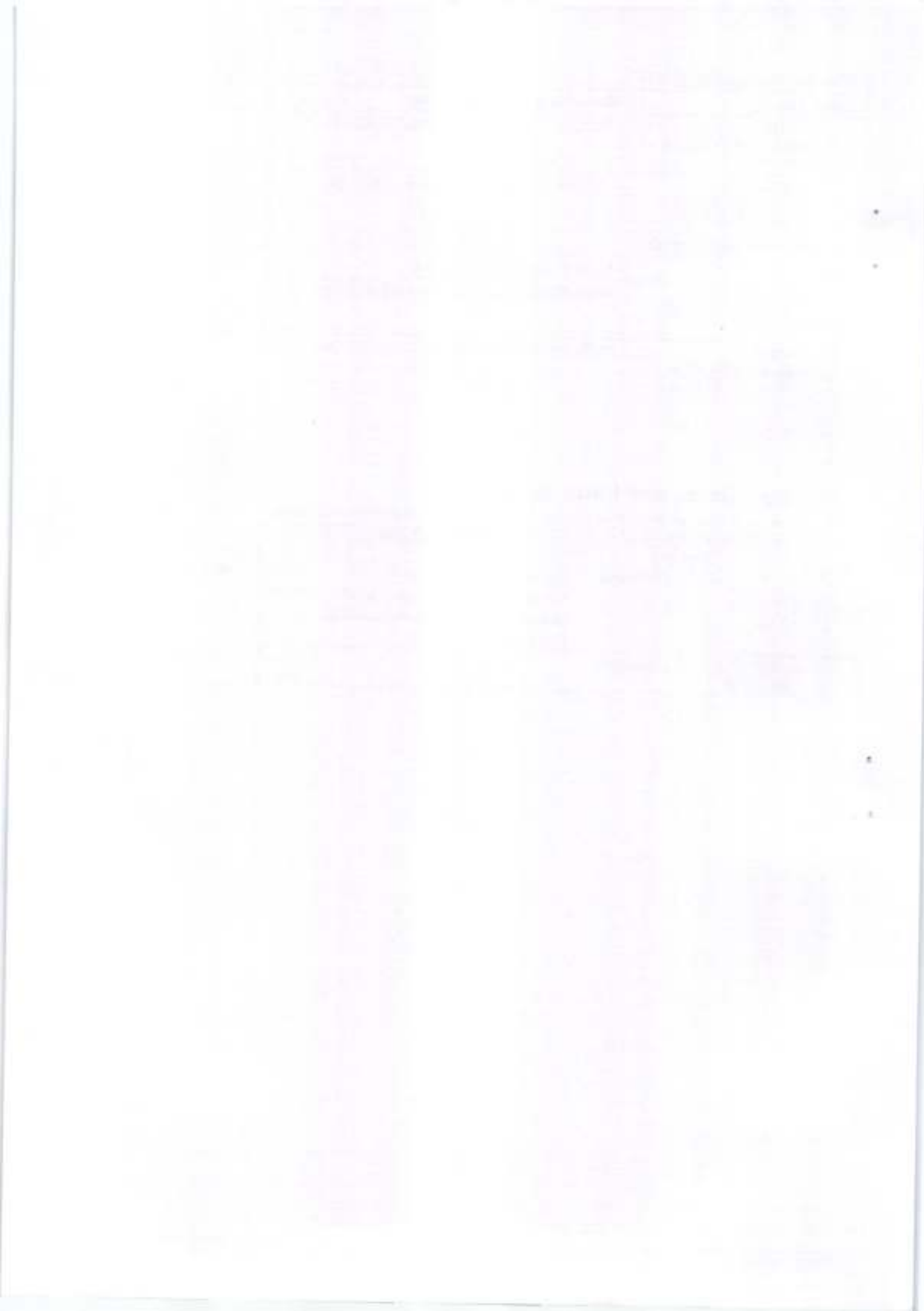
Name	Photo	Finger Print	Signature
Mr Ranjan Chakraborty Son of Shyamalesh Chakraborty 4, Baidik Para Lane, City:- , P.O:- Hindmotor, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712233			
	05/05/2022	05/05/2022	05/05/2022
Identifier Of Mr Raj Kumar Dey			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	WATERMELON REALCON PRIVATE LIMITED	MERLIN PROJECTS LIMITED-7.0623 Dec
2	ARMLET CONSTRUCTIONS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-7.0623 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	WATERMELON REALCON PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.62565 Dec
2	ARMLET CONSTRUCTIONS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.62565 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chhapna, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 143, LR Khatian No:- 1712	Owner: ওয়াটারমেলন রিয়েলকন প্রা লিমিটেড ., Gurdian: পঙ্কে ডাইরেক্টর, Address: নিজ , Classification: ডাসা, Area: 0.07000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 144, LR Khatian No:- 1746		Owner Name not selected by applicant.



On 05-05-2022

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.

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

Presented for registration at 13:52 hrs on 05-05-2022, at the Office of the A.R.A. - IV KOLKATA by Mr Raj Kumar Dey

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 69,19,155/-

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

Execution is admitted on 05-05-2022 by Mr Raj Kumar Dey, Authorized Signatory, WATERMELON REALCON PRIVATE LIMITED, 1, Abdul Hamid Street, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069; Authorized Signatory, ARMLET CONSTRUCTIONS PRIVATE LIMITED, Village Langolpota, City:- , P.O:- Bishnupur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr Ranjan Chakraborty, . , Son of Shyamalesh Chakraborty, 4, Baidik Para Lane, P.O: Hindmotor, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Service

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

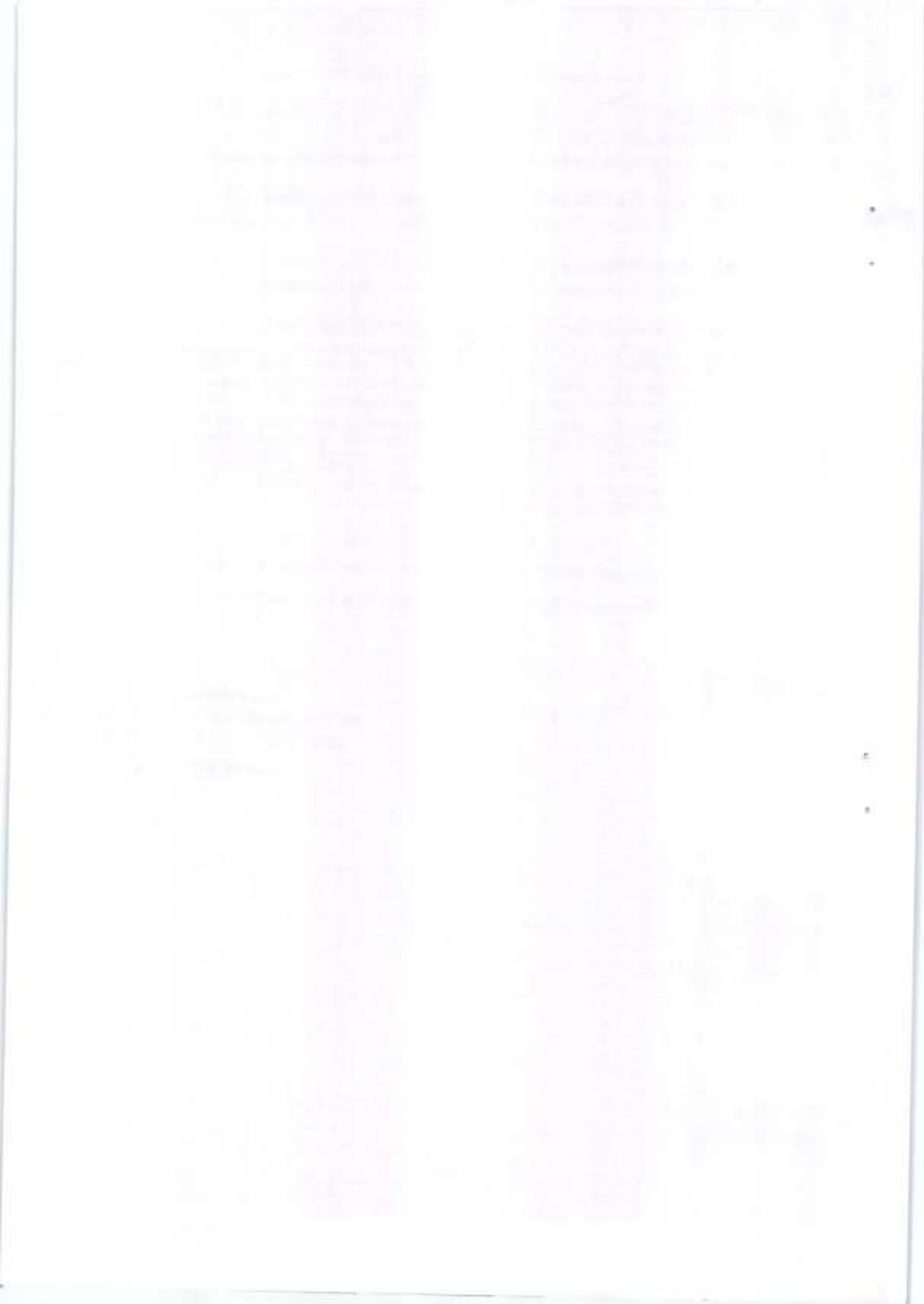
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 41202, Amount: Rs.50/-, Date of Purchase: 25/02/2022, Vendor name: S Das


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 552150 to 552164
being No 190407643 for the year 2022.



Mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.05.12 17:30:24 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/05/12 05:30:24 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)