

7898/23 VCM 820/23

I- 7616/23



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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

AP 248732

District Sub-Register-  
Alipore. South 24-parganas-23  
31-05-23

### DEVELOPMENT POWER OF ATTORNEY

**THIS DEVELOPMENT POWER OF ATTORNEY** is made on this 30<sup>th</sup> day of **May** Two Thousand Twenty Three (2023)

**TO ALL TO WHOM THESE PRESENT SHALL COME WE, B. GHOSE & COMPANY PVT. LTD.** (CIN: U51909WB 1949PTC017490) (PAN: AABCB 1936C), a company incorporated under the Companies Act, 1956, having its registered office at 19/1, Camac Street, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata-700 017, represented by its Authorised Signatory Mr. Mayukh Kanjilal (PAN:AZNPK0098E) (Aadhaar No. 6087 9277 2419), son of Mihir Kumar Kanjilal, by faith Hindu, occupation Service, Citizen of India, working for gain at 19/1, Camac Street, P.O. Circus Avenue, P. S. Shakespeare Sarani, Kolkata-700 017, 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 its successors, successor - in - office, and assigns) **SEND GREETINGS;**

009211

11 APR 2023

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

Name : ..... AMITABHA RAY

Advocate

Address : ..... ALIPORE POLICE COURT  
KOL - 27

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27

*Handwritten signature in blue ink*

5105



FOR & ON BEHALF OF  
B. GHOSE & CO. PVT. LTD.

*Handwritten signature in blue ink*  
Director



5106



*Handwritten notes in blue ink: 'bch' and 'Alipore police court'.*

**WHEREAS:**

- A) The Grantor herein is the Owner of **ALL THAT** the piece and parcel of land measuring 23 (twenty three) Cottahs (be the same a little more or less) together with structures standing there at, being the amalgamated Municipal Premises No. 29, Shibnath Sastri Sarani, P.S. New Alipore, Kolkata – 700 053, with a clear marketable title, subject to mortgage created with Banks, more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the **“Said Property”**.
- B) The Grantor herein for development of its **“Said Property”**, has entered into a Development Agreement duly registered at the office of the District Sub-Registrar II, South 24 Parganas, Being No. 160307518 for the year 2023, with Merlin Projects Ltd. and in terms of the said Development Agreement the Grantor are required to execute a Power of Attorney in favour of the Developer Merlin Projects Ltd. and/or its representative in respect of the said Development Agreement.
- C) In compliance of its obligation under the said Development Agreement, the Grantor hereby appoint MERLIN PROJECTS LTD. as their 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 development of the **“Said Property”**.

**NOW KNOW ALL MEN BY THESE PRESENTS WE**, the Grantor do hereby appoint, nominate and constitute the **MERLIN PROJECTS LTD.**, (PAM:AACCM0505B), having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, 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”** subject to the terms and conditions of the Development Agreement and as may be necessary for construction, development and completion of the Project in order to achieve the purpose and objectives of the said Development Agreement:

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 Kolkata Municipal Corporation or from any other competent authority 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 competent authority.
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 agreed consideration amount and/or advance from such prospective purchaser/s and issue receipt for the same.
5. To appropriate and/or disburse in terms of the Development Agreement, the advance amount and/or sale consideration amount received from the prospective purchaser/s.
6. To warn off, prohibit and if necessary proceed 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 Grantor before the appropriate Police Authority and to approach appropriate court of law, if required for the **"Said Property"** and to abate nuisances 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 Grantor in any of the Courts of Law, all departments of Kolkata Municipal Corporation, District Magistrate, Urban Land Ceiling Department, Police Department, CESC, 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, WBRERA Authority, Income Tax Department, GST Authority, Revenue Department or any other relevant Office(s) or



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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 in terms of the Development Agreement.

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 favour of the purchaser/s nominee/s and /or assign of the same in terms of the Development Agreement.
10. To enter into and execute agreement for sale, and/or conveyance deed in favour of purchaser/s nominee/s and /or assign and also to execute other documents as may be required to effectually complete the sale, 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 and admit execution and registration of all papers, documents, contracts, sale agreements, deed of conveyances, grants assurances, applications, declarations and other documents as may be required to complete the sale or transfer in respect of the flat/unit/constructed areas and also to sign and execute any deed or document.
12. To appear before any Notary Public, 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, deed of conveyance, documents, instruments and writings for 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 order or decree as the case may be in respect to the **"Said Property"**.

**AND GENERALLY** to do all such acts, deeds and things in the name of the Grantor as the Grantor 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



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into or about the "**Said Property**" by virtue of these presents provided that nothing contained herein shall authorize the Attorney to act in contravention of the provisions of the Development Agreement and/or allow the Attorney to exceed the authority granted under the Development Agreement.

**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.

**AND** it is clarified that the terms and expressions used herein shall, unless there be something contrary or repugnant to the subject or context, have the meanings assigned to them in the Development Agreement.

**THE SCHEDULE AS REFERRED TO ABOVE**  
**(Said Property)**

**ALL THAT** piece and parcel of land measuring about 23 Cottahs 43 sq. ft., physically found 22 Cottah, 15 Chittaks and 37 sq. ft., be a little more or less together with structure standing thereat, comprised in amalgamated Municipal Premises No. 29, Shibnath Sastri Sarani, P.S. New Alipore, Kolkata - 700 053, within the jurisdiction of Ward No. 081 of the Kolkata Municipal Corporation, the same being butted and bounded as follows:

On the North	:	Shibnath Sastri Sarani;
On the South	:	New Alipore Road;
On the West	:	23A/76B, New Alipore Road;
ON the East	:	Partly by 77B, New Alipore Road and partly by 31, New Alipore Road.

**IN WITNESS WHEREOF**, we the above named Grantor have set and subscribed put our respective signature and seal on these presents on this day, month and year first above written.

**SIGNED, SEALED AND DELIVERED** by the above said **GRANTOR** at Kolkata in the presence of:

1. *Gautam Ray*  
22, Prince Anwar Shah Road,  
Kolkata-700 033

2. *Arijit Das*  
22, Prince Anwar Shah Road,  
Kolkata-700 033

**FOR & ON BEHALF OF**  
**B. GHOSE & CO. PVT. LTD.**

*[Signature]*  
Director




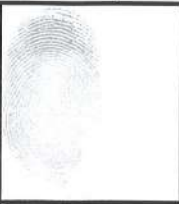







Prepared by me  
*[Signature]*  
**BAPI DAS**  
Advocate  
Alipore Police Court  
Kolkata - 700 027  
Regd. No.-WB-613/2004



FOR & ON BEHALF OF  
B. GHOSH












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



Name : VISHAL JAIN

Signature: 

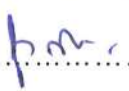
		Thumb	1st finger	mid finger	ring finger	small finger
	left hand					
	right hand					

Name: MAYUKH KANJILAL

Signature: 

		thumb	1st finger	mid finger	ring finger	small finger
	left hand					
	right hand					

Name: BAPI DAS

Signature: 



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## Major Information of the Deed

Deed No :	I-1603-07616/2023	Date of Registration	31/05/2023
Query No / Year	1603-8001384170/2023	Office where deed is registered	
Query Date	30/05/2023 11:01:53 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAPI DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831898863, 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. 1/-	Rs. 11,91,97,090/-		
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]:- 160307518/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sibnath Sastri Sarani, , Premises No: 29, , Ward No: 081 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	23 Katha 43 Sq Ft	1/-	11,91,97,090/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>38.0485Dec</b>	<b>1 /-</b>	<b>1191,97,090 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>B GHOSE &amp; CO PRIVATE LIMITED</b> 19/1, Camac Street, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: aaxxxxxx6c,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative



**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MERLIN PROJECTS LIMITED</b> 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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Mayukh Kanjilal (Presentant )</b> Son of Mihir Kumar Kanjilal 19/1, Camac Street, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: azxxxxxx8e,Aadhaar No Not Provided Status : Representative, Representative of : B GHOSE & CO PRIVATE LIMITED (as Authorised Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BAPI DAS</b> Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mr Mayukh Kanjilal,

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	B GHOSE & CO PRIVATE LIMITED	MERLIN PROJECTS LIMITED-38.0485 Dec





On 30-05-2023

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

Presented for registration at 19:00 hrs on 30-05-2023, at the Private residence by Mr Mayukh Kanjilal ,.

**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 11,91,97,090/-

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

Execution is admitted on 30-05-2023 by Mr Mayukh Kanjilal, Authorised Signatory, B GHOSE & CO PRIVATE LIMITED, 19/1, Camac Street, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 31-05-2023

**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 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9211, Amount: Rs.100.00/-, Date of Purchase: 11/04/2023, Vendor name: Subhankar Das



Debasish Dhar  
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 1603-2023, Page from 215749 to 215759

being No 160307616 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.05.31 14:27:36 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/31 02:27:36 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)