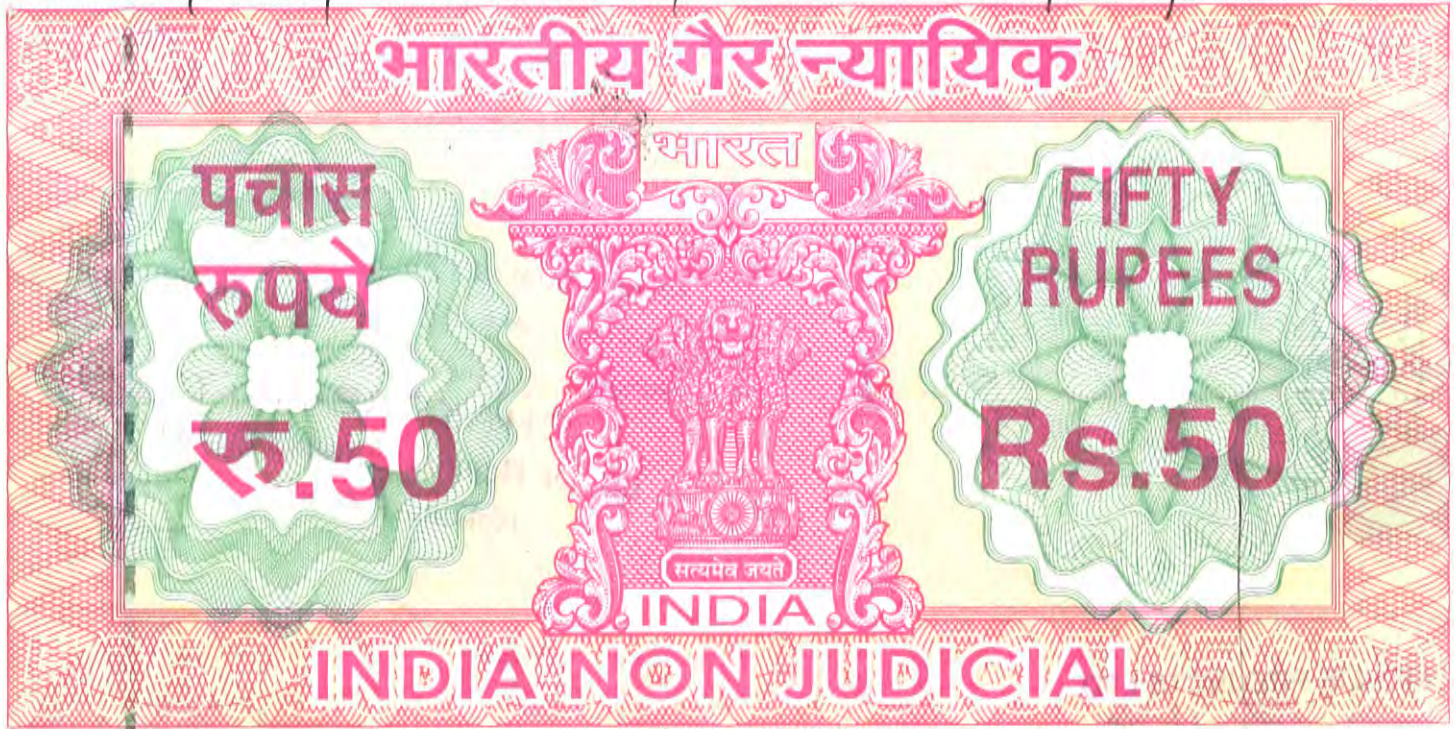


07204/22 VC-1997/22

S. 7038/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is authentic in
nature. The signature should be
the endorsement here. It should not be
deemed to be the part of this document.

AD 620142

8/5/22
7-50
G-8/1704526

District Sub-Registrar
Alipore, South 24-parganas

11-05-2022

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME WE, OLIVIA DEVELOPERS PRIVATE LIMITED (PAN:AAACO8795R), a company registered under the Companies Act, 1956 and having its Registered Office at 87, Lenin Sarani, P.O. & P.S. Taltala, Kolkata - 700013, duly represented by its Authorized Signatory **Mr. Aditya Kankaria** (PAN:ARHPK1169N) (Aadhaar No. 2489 0171 4304) (Voter Id. No.LXQ2495661), son of Mr. Bijay Kumar Kankaria, by occupation Business, faith Hindu, Citizen of India, working for gain at 87, Lenin Sarani, P.O. & P.S. Taltala, Kolkata - 700013, 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 his heirs, executors, administrators, legal representatives, successors and/or assigns) **SEND GREETINGS;**

250006

23 OCT 2021

Bag.

4878

No.....Rs.....Date.....
Name :- Somnath Pal, Advocate
Address :- Alipur Police Court, Ket-27
Vendor :-

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001

MERLIN PROJECTS LTD.

Bag.

Authorised Signatory



4884

Pal...
w 22

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

W H E R E A S:

A) The Grantor herein is the owner and is seized and possessed and/or otherwise well and sufficiently entitled to a piece and parcel of total land measuring about 44 decimals, comprised in various R. S. Dags, situated at Mouza-Baruipur, J. L. No. 31, P. S. Baruipur, District 24 Parganas (South) together with structures situated thereon more fully described in **Schedule** hereto and hereinafter referred to as the "**Said Property**".

B) The Grantor herein have entered into a registered Development Agreement dated 27/4/2022 (hereinafter referred to as 'the said **Development Agreement**') being No. 6596/22 for the year 2022, registered at the office of the District Sub Registrar – III, Alipore, with **M/S. MERLIN PROJECTS LTD.** (PAN: AACCM0505B), a company incorporated under the Companies Act, 1956 having its Registered Office at 22, Prince Anwar Shah Road, P.O.Tollygunge, P.S.- Charu Market, Kolkata- 700033, represented by its Authorized Signatory **Mr. Rachit Sanghvi**, (PAN:AHSPD3491P) (Aadhaar No. 5112 5033 5539) (Voter Id. No.DWK1874213), son of Mr. Dinesh G. Sanghvi, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, and in terms of the said development agreement the Grantor requires to execute a Power of Attorney in favour of **M/S. MERLIN PROJECTS LTD.** (PAN: AACCM0505B), a company incorporated under the Companies Act, 1956 having its Registered Office at 22, Prince Anwar Shah Road, P.O.Tollygunge, P.S.- Charu Market, Kolkata-700033, represented by its Authorized Signatory **Mr. Rachit Sanghvi**, (PAN:AHSPD3491P) (Aadhaar No. 5112 5033 5539) (Voter Id. No.DWK1874213), son of Mr. Dinesh G. Sanghvi, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, 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

1. We, the Grantor do hereby appoint, nominate and constitute **M/S. MERLIN PROJECTS LTD.**, represented by its Authorized Signatory **Mr. Rachit Sanghvi**, (PAN:AHSPD3491P) (Aadhaar No. 5112 5033 5539) (Voter Id. No.DWK1874213), son of Mr. Dinesh G. Sanghvi, by occupation Service, faith Hindu, Citizen of India, working for gain 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 name, place and stead to do the following acts, deeds and things in respect of the said Land.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

Handwritten signature and text:
Alipore police ch.
a 27

2. To assist the Grantor in, defending and retaining possession of the said Land.
3. To demolish any existing buildings and/or structures of the said Land.
4. To appropriate use & clean all debris arising from such demolition.
5. 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.
6. To apply before the Panchayat/Municipality/Zila Parishad, Town and Country Planning Department, Office of the Collectorate, ADML & LR, SD & LRO, 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 various other authorities regarding the same.
7. 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.
8. 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.
9. To appear before the Registry Offices, as available under the law, and to present, sign and execute all agreements for sale of Units of the Developers' allocation area, in favour of the prospective Transferees, subject to obtaining Building Sanction Plan from the concerned authorities.
10. 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.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

11. To appear before the authorities under the Director General of Civil Aviation, Pollution Control Board, Environment clearance, Microwave Department, BSNL and Police Authorities (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.

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

13. 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.

14. The said Attorney 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 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, 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 Attorney shall neither be entitled to nor create any such liability.

AND WHEREAS it is expressly confirmed that the Power so hereby granted for consideration it confers agency coupled with interest and is ~~irrevocable~~ until completion of the construction and sale of the entirety of the Developer's area on the entire project is ~~irrevocable~~ and the same shall also be remain in force even if the present Owner is changed by any other person or if the above mentioned owner expires and/or is permanently disabled, the Power so conferred under these presents as executed by the



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022



Government of West Bengal

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

W.B. FORM NO. 1504

Query No / Year	16038001304536/2022	Serial No/Year	1603007204/2022
Transaction id	0001518038	Date of Receipt	11/05/2022 4:27PM
Deed No / Year	I - 160307038 / 2022		
Presentant Name	Mr Rachit Sanghvi		
Principal	OLIVIA DEVELOPERS PRIVATE LIMITED		
Attorney	MERLIN PROJECTS LIMITED		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 0/-	Market Value	Rs. 1,16,85,168/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 39/-	Fees Articles	E, H, M(b)
Standard User Charge	240/-	Requisition Form Fee	0/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160306596/2022		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	L Chakraborty	620142	23/10/2021	50/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	39/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	240/-

***Total Amount Received by Cash Rs. 279/-**

(Debasish Dhar)

DISTRICT SUB-
REGISTRAR

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

above named Grantor and shall be remain in continuation & force and be operative with the Constituted Attorney so appointed under these presents.

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 Attorney.

SCHEDULE ABOVE REFERRED TO
(Said Property)

ALL THAT the piece and parcel of land measuring 44 decimals more or less at Mouza Baruipur, J.L no. 31, under Madarat Gram Panchayet, Post office: Madarat Battala, Police Station : Baruipur, Sub-Registry Office Baruipur, District: 24 Parganas (S).

R.S.Dag No.	R.S. Khatian No.	Total Area in Dag (decimal)	Acquired Area: (decimal)	Classification of land
11277	6786	10.33	10.33	Bastu
11276	2063	17	17	Bastu
11287	5635	8	8	Bastu
11286	1846	6	6	Bastu
11278	6794,8897	11	2.67	Bastu
		Total	44.00	



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

IN WITNESS WHEREOF, to have set and subscribed our hand and signature on these presents on the 6th day of May 2022.

SIGNED AND DELIVERED

by the above said Grantor at
Kolkata in the presence of:

1. GAURANG MEHTA
22 PAS RD
KOL-33.

2.

Malay Singupta.
Alipore Police Court
KOL-27.

OLIVIA DEVELOPERS PVT. LTD

Aswaja Datta
Director

GRANTOR

MERLIN PROJECTS LTD.

[Signature]
Authorised Signatory












Accepted by Attorney

Prepared by me

[Signature]
BAPI DAS
Advocate
Alipore Police Court
Kolkata-700 027
Regd. No.-WB-613/2011














DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

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



Name:..... RACHIT SANGHVI

Signature:..... 


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

Name:..... ADITYA KANWAR

Signature:..... 

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

Name:..... BAPI DAS

Signature:..... 



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022



भारत सरकार
Government of India


रचित संगवी
Rachit Sanghvi

जन्म तिथि / DOB: 29/05/1985
 लिंग / Male

5112 5033 5539



आधार - आम आदमी का अधिकार



Unique Identification Authority of India


पता: अदिति सिंगल एड अण्डे
टॉवर 1 फ्लैट-33 ओडी
375, पी ए शाह रोड
सुथ सिटी मॉल, जेदपुर
जोधपुर पार्क, जोधपुर पार्क, कोकता
जोधपुर पार्क, जोधपुर पार्क, कोकता
पिन कोड, 700058

Address: S/O: Dinesh G
Sanghvi, Tower 1 Flat-33 C/
D, 375, P A Shah Road, Near
South City Mall, Jadavpur
Jodhpur Park, Kolkata,
Jodhpur Park, West Bengal,
700058

5112 5033 5539

 **1847**
1800 300 1847

 **help@uidai.gov.in**

 **www.uidai.gov.in**

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




Major Information of the Deed

Deed No :	I-1603-07038/2022	Date of Registration	11/05/2022
Query No / Year	1603-8001304536/2022	Office where deed is registered	
Query Date	02/05/2022 2:24:47 PM	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. : 9836980696, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,16,85,168/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160306596/2022		

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MADARAT, Mouza: Baruipur, Pin Code : 743610

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-11277	RS-6786	Bastu	Pan Baroj	10.33 Dec		27,43,359/-	Property is on Road , Project Name :
L2	RS-11276	RS-2063	Bastu	Bagan	17 Dec		45,14,724/-	Property is on Road , Project Name :
L3	RS-11287	RS-5635	Bastu	Pan Baroj	8 Dec		21,24,576/-	Property is on Road , Project Name :
L4	RS-11286	RS-1846	Bastu	Danga	6 Dec		15,93,432/-	Property is on Road , Project Name :
L5	RS-11278	RS-6794	Bastu	Pan Baroj	2.67 Dec		7,09,077/-	Property is on Road , Project Name :
TOTAL :					44Dec	0 /-	116,85,168 /-	
Grand Total :					44Dec	0 /-	116,85,168 /-	



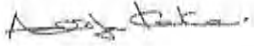
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	OLIVIA DEVELOPERS PRIVATE LIMITED 87, Lenin Sarani, City:- , P.O:- Taltola, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI 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.:: AAxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Aditya Kankaria Son of Mr Bijay Kumar Kankaria Date of Execution - 06/05/2022, , Admitted by: Self, Date of Admission: 11/05/2022, Place of Admission of Execution: Office			
		May 11 2022 3:36PM	LTI 11/05/2022	11/05/2022
	46B, Garcha Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxx9N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : OLIVIA DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)			
2	Mr Rachit Sanghvi (Presentant) Son of Mr Dinesh G Sanghvi 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.:: AHxxxxx1P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Authorized Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS 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 Aditya Kankaria, Mr Rachit Sanghvi			

Mr Bapi Das Son of Late Sunil Das Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	11/05/2022	11/05/2022	11/05/2022
Identifier Of Mr Aditya Kankaria			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	OLIVIA DEVELOPERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-10.33 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	OLIVIA DEVELOPERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-17 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	OLIVIA DEVELOPERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-8 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	OLIVIA DEVELOPERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-6 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	OLIVIA DEVELOPERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-2.67 Dec

On 02-05-2022

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 1,16,85,168/-

Bdasgupta

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

On 06-05-2022

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

Presented for registration at 19:50 hrs on 06-05-2022, at the Private residence by Mr Rachit Sanghvi ,

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

Execution is admitted on 06-05-2022 by Mr Rachit Sanghvi, Authorized Signatory, 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

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

Dhar

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

On 11-05-2022

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.

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

Execution is admitted on 11-05-2022 by Mr Aditya Kankaria, Authorized Signatory, OLIVIA DEVELOPERS PRIVATE LIMITED, 87,Lenin Sarani, City:- , P.O:- Taltola, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 620142, Amount: Rs.50/-, Date of Purchase: 23/10/2021, Vendor name: L Chakraborty



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 1603-2022, Page from 258473 to 258488

being No 160307038 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2022.05.18 13:58:02 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2022/05/18 01:58:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)