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भारतीय गैर न्यायिक

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Rs. 100

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ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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THIS DEVELOPMENT AGREEMENT is made on the 12th day of May Two Thousand Seventeen

BETWEEN

TECHNOGENICS, (PAN- AAJFT0401E), a Partnership Firm, registered under the Indian Partnership Act, 1932, having its registered office at 209/1/3 Picnic Garden Road, P.O- Tiljala, P.S.- Kasba, Kolkata- 700039, hereinafter referred to as the OWNER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being of the said partnership business or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said partnership firm or such other persons and/or persons who may carry on the business of the said partnership firm and their respective heirs legal representatives executors administrators and assigns) represented by its true and legal joint receivers: (1) MR SHIBASIS DUTT, (PAN- ADTPD1492P), son

certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III

15 MAY 2017 Alipore, South 24-parganas

12/05/17
10/05/17
11/05/17
13/05/17
14/05/17
15/05/17

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No. _____ Rs. 100/- Date _____

Name: _____

Address: _____

Vendor: _____

Alipuri Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

HARI DAS
Advocate
Alipore Police Court
Tel: 24-100087

Subhankar Das



V.C.T. 9/NO-1637

Subhankar Das
RECEIVER OF TECHNOLOGICAL SERVICES



V.C.T. 9/NO-1638



Subhankar Das
RECEIVER OF TECHNOLOGICAL SERVICES



V.C.T. 9/NO-1639

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MERLIN PROJECTS LTD.

Anirban Sankar
Authorized Signatory/Director

for him

V.C.T.

'12 MAY 2017

of late Sibdas Dutt, by occupation- Business, residing at 26/5B, Ballygunge Circular Road, P.O. and P.S.- Ballygunge, Kolkata- 700019 and (2) MR JOYDEEP SEN, (PAN- BJLPS9127H), son of Sri Asit Kumar Sen, by occupation- Business, residing at 13A, Durga Charan Doctor Road, Post Office- Entally, Police Station- Taltala, Kolkata- 700 014 of the **FIRST PART**;

AND

(1) MR. ASIT SEN, (PAN- CTVPS0585G), (2) MR. DIPAK KUMAR SEN, (PAN- AXNPS7887D), (3) MR. GORA CHAND SEN, (PAN- AXNPS7886C), all son of late Kartick Chandra Sen, all by faith- Hindu, all by occupation- Business, all are residing at 13A, Durga Charan Doctor Road, Post Office- Entally, Police Station- Taltala, Kolkata- 700014, (4) MR. SHIBASIS DUTT, (PAN-ADTPD1492P), son of late Sibdas Dutt, by occupation- Business, (5) SMT. RADHA DUTT, (PAN- ADVPD0335P), widow of late Sibdas Dutt, by occupation- Housewife, both no. 4 and 5 residing at 26/5B, Ballygunge Circular Road, P.O. and P.S.- Ballygunge, Kolkata- 700019, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, representatives and/or assigns) of the **SECOND PART**;

AND

PS MERLIN DEVELOPERS LLP, (PAN- AASFP2241E), limited liability partnership firm, incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 22, Prince Anwar Shah Road, Post Office- Tollygunge, Police Station- Charu Market, Kolkata- 700033, represented by its Partners: (1) MR. SAKET MOHTA, (PAN- AKHPM9746Q), son of Sri Sushil Mohta, working for gain at 22, Prince Anwar Shah Road, Post Office- Tollygunge,



V.C.T.9No-1690

PS MERLIN DEVELOPERS LLP

[Signature]

Designated Partner (Liability Equity)



V.C.T.9No-1691

Sub Kumar Sen



V.C.T.9No-1692

Sub Kumar Sen



V.C.T.9No-1693

Gouri Chandra Sen



V.C.T.9No-1694

Kaolha Dutt

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[Handwritten notes]
Alipore
Police
Station

Police Station- Charu Market, Kolkata- 700033, Director of **MERLIN PROJECTS LIMITED**, (PAN- AACCM0505B), a company incorporated under the Companies Act, 1956 having its Registered Office at 22, Prince Anwar Shah Road, Post Office- Tollygunge, Police Station- Charu Market, Kolkata- 700033 and (2) **MR. ARUN KUMAR SANCHETI**, (PAN- AKOPS49511), son of Sri Sumermall Sancheti, residing at 26B, Camac Street, P.O.- Park Street, P.S.- Shakespeare Sarani, Kolkata- 700016, hereinafter referred to as the **DEVELOPER**, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being of the said partnership business or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said partnership firm or such other persons and/or persons who may carry on the business of the said partnership firm and their respective heirs legal representatives executors administrators and assigns) of the **THIRD PART**;

WHEREAS:

- A. **TECHNOGENICS**, the party of the **FIRST PART**, is in the process of dissolution by virtue of the order of the Hon'ble High Court, Calcutta vide G.A.No.532 of 2017 with C.S. No. 190 of 2015 two persons, namely (1) **MR. JOYDEEP SEN** and (2) **MR. SHIBASIS DUTT**, as the true and legal Joint Receivers are empowered to negotiate and enter into joint development agreement/or sale and of all that the Municipal Premises No. 209/1/3, Picnic Garden Road, Kolkata- 700 039, Ward No.67, Borough- VII, P.S.-Kasba, Mouza- Kustia, J.L.No.14. The chain of title, ownership and details are set out in Schedule I and the full description of the premises is set in Schedule II appearing in this agreement and hereinafter referred to as the '**The Said Premises**'.
- B. **ASIT SEN, DIPAK KUMAR SEN, GORA CHAND SEN, SHIBASIS DUTT** and **RADHA DUTT**, the party of the **SECOND PART**, are all the partners of the said firm of all that piece and parcel about 1 Bigha 2 Cottahs 4 Chattaks, more or less, the Municipal Premises No. 209/1/3, Picnic Garden Road, Kolkata- 700039, Ward



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No.67, Borough- VII, P.S.- Kasba, Mouza- Kustia, J.L.No.14. The chain of title, ownership details are set out in **Schedule I** and the full description of the premises is set in **Schedule II** appearing in this agreement and hereinafter referred to as the 'The Said Premises'.

- C. **PS MERLIN DEVELOPERS LLP**, the party of the **THIRD PART**, the renowned **Developer** engaged in the development of Real Estate, properties and have constructed many buildings at Kolkata and other cities, approached the **OWNER** with a proposal for developing the said premises and the **OWNER** have accepted the said proposal of the developer and the parties hereto in accordance there with the parties have now decided to enter into this formal agreement recording in details all the terms and conditions as hereinafter expressed.
- D. At or before the execution of this Agreement the said **OWNER** and **CONFIRMING PARTY** have represented and assured the **DEVELOPER** as follows:
- (a) That the said **PREMISES** is free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever. It is fully in possession of the **OWNER** only.
- (b) That excepting the **OWNER** and **CONFIRMING PARTY** herein nobody else has any right, title, interest, claim or demand whatsoever or howsoever into or upon the said Premises.
- (c) That there is no notice of acquisition or requisition pending in respect of the said premises or any portion thereof within the knowledge of the owner.



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NOW THIS DEVELOPMENT AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

1. In this agreement unless otherwise agreed upon the following expressions will have the following meaning:

(a) **PREMISES** shall mean all that the Municipal Premises No. 209/1/3, Picnic Garden Road, Kolkata 700039 together with the structure situated thereon more fully and particularly mentioned and described in the Schedule II appearing hereunder.

(b) **PLAN** shall mean building sanctioned by the Kolkata Municipal Corporation for construction of the proposed new buildings on the said premises.

(c) **OWNER** shall mean **TECHNOGENICS**, a partnership firm under dissolution process and represented by its true and legal joint receivers **Mr. Joydeep Sen** and **Mr. Shibasis Dutt**, permitted by court;

(d) **CONFIRMING PARTY** shall mean **Asit Sen, Dipak Kumar Sen, Gora Chand Sen, Shibasis Dutt** and **Radha Dutt**, being Partners of the Firm **TECHNOGENICS**;

(e) **DEVELOPER** shall mean **PS MERLIN DEVELOPERS LLP**, or and its representatives, administrators other successor-in-office/interest and permitted assigns;



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(f) **NEW BUILDINGS** shall mean the building/s to be constructed on the said premises in accordance with the plan to be sanctioned by the authorities concerned. The proposed building(s) shall be consisting of height and floors or as suggested by Architect and approved by The Kolkata Municipal Corporation. The Developer shall obtain sanction of maximum possible constructed area;

(g) **SHARING RATIO** in consideration of the Owner granting development rights to the Developer and the Developer agreeing to construct and complete the Project at its cost and expense and handing over Owner's allocation to the Owner or their nominee/s. The Owner and the Developer shall be jointly entitled to undivided rights, share or interest in the proposed Building Project in the following ratio:

Owner's Allocation- 45 % (Forty Five Percent) of the total Built up area together with proportionate undivided share in land, common areas and Facilities and the 45% share in car parking.

Developer's Allocation- 55% (Fifty Five Percent) the total Built up area together with proportionate undivided share in land, common areas and facilities and the 55% share in car parking.

(h) The Developer alone shall be entitled to proportionate cost of transformer, one time documentation charges, Club membership charges of "Merlin I Land", Association formation and advance maintenance for 12 months charges and Shrinking fund for maintenance and misc expenses. Charges will be collected at the rate of Rs. 130/Sq.ft. from the Owner or its nominee/s. The Developer hereby represents and shall ensure that the Owner and their nominee/s shall be entitled to all the common amenities and Club Membership



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Facilities in the existing "Merlin I Land" project at 209 Picnic Garden Road, Kolkata- 700039 including right of way, water supply line, drainage pipeline, Power supply line etc.

2. The Owner hereby grant the exclusive right of development of the said Premises unto and in favour of the Developer herein with the intent and object that the Developer shall be entitled to construct erect and complete the New Buildings on the said Premises in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and as per specifications hereunder given at the costs and expenses of the Developer.

3. In the circumstances in consideration of the terms and conditions contained herein and the obligations to be performed fulfilled and observed on the part of the Owner and Developer and in further consideration that the Owner having Agreed to grant the exclusive right of Development of the said Premises in confirmation of PS Merlin Developers LLP, the Developer shall complete the building in terms of this Agreement.

Completion Period: The entire project shall be completed in all respects within 42 months from the date of sanction of the building plan in case the building height is Ground plus IV storied and 48 months in case of more than ground plus IV including procurement of all other approvals from concerned authorities to commence construction work.

However, the Developer shall take all necessary approvals needed to commence the construction work from the statutory authorities and also get the plan sanctioned by the Statutory Authorities at its own cost within 9 months from the



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day of signing of this agreement, subject to the property being free from all encumbrances and time shall be the essence of the contract and the Developer shall complete the Project within the time as specified herein. The Developer have already caused the necessary searches to be made in the office of the Register of assurances, the office of KMC, The Calcutta Collectorate, Court records and the offices of all other relevant authorities and are satisfied that the property is free from all encumbrances.

In the event the Developer fails to complete the Project within the stipulated period as mentioned above (completion period) from the date of obtaining all necessary approvals and sanction of plans, the Developer shall pay to the Owner liquidated damages at the rate of Rs. 35,000/- per month for till the day of handing over Allocated area/constructed spaces to the Owner along with occupancy certificate from the statutory authorities in accordance with Schedule III herein.

The Developer shall also prepare a quarterly report of construction activity of the project and submit the same to the Owner showing progress of the work at project site from the date of this agreement.

4. In consideration of Developer constructing the said buildings and the terms and conditions contained in this Development Agreement and the obligation to be fulfilled on the part of the Developer, the Developer shall get Developer's allocation of the constructed space reasonably and equitably as mentioned hereinbefore with the proportionate share in the land, common parts and facilities and roof and proportionate open space in Ground floor including car parking space being the Developer allocation in the said Premises with right to



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enjoy, sell lease out, let out the said allocation in such parts only after delivery of possession of the Owner's allocation to the Owner or their nominee in confirmation with Schedule III herein and after furnishing to the Owner/receivers completion certificate from the statutory authorities. The Owner shall also get their 45% allocation of the constructed space reasonably and equitably with the proportionate share in the land, common parts and facilities and roof and proportionate open space in ground floor including car parking space being the Owner's allocation in the said premises with right to enjoy, sell, lease out, let out the said allocation in such part. Provided however the Developer and Owner shall be entitled to enter into agreement of sale of flats from their respective allocation before such delivery of possession (only after demarcation of the owner's allocation in the proposed New Building in the Plan as sanctioned by the statutory authorities) and for such consideration as the Developer/Owner deem fit and no consent of either party shall be required for the same and the Developer will keep the Owner fully indemnified for all time to come in this behalf.

Also Upon completion of the project and handing over possession of the owner's allocation to the Owner or their nominee in confirmation with Schedule III herein the Owner and Developer and /or their nominees shall become Owner of the undivided proportionate share of the land underneath the newly constructed building premises and other common facilities corresponding to their respective allocations in the proposed project as well as can use all common facilities and enjoying Club Membership of the Project "Merlin I Land" in the ratio of the constructed space to be owned by them. As per this agreement the Owner shall remain absolute title holding of land.

5. The Developer has further agreed:-



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(a) To incur all costs charges and expenses for planning, sanctioning (if required in future) and construction of the said Building and all necessary clearance from Authorities such as Fire, D. C. Traffic, Drainage, CIT, Survey Department, Urban Land (Ceiling and Regulations) Department, Assessment Department and the Owner shall not be responsible for the same save and except that the Owner shall sign necessary papers, documents and also extend necessary co-operation in this regard. However, the sole responsibility will be of Developer for the aforesaid works including the payment of the Architect's fees and the owner shall have no responsibility and accountability for same and the developer shall keep the owner saved harmless, and indemnified against all liabilities, obligations, claims, demands, loss and damages arising there from or in connection thereon to handover the Owner's allocation to the Owner or their nominees after completion of the buildings in compliance with Schedule III herein and also to execute such documents as may be required for handing over Owner's allocation of the constructed space to the Owner or their nominees/s with Completion Certificate.

(b) The Owner and the Developer shall execute power of attorney at the cost of the Developer in different stages of the project.

(i) On execution of this agreement the Owner shall give Power of Attorney to the Developer for development and construction of the New Building and to obtain all statutory clearances from various authorities for the project.

(ii) In the second stage after demarcation of the Developer's Allocation and Owner's Allocation in the project, the Owner and the Developer



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shall execute Power of Attorney mutatis mutandis for the purpose of taking booking, advances for sale of their respective allocation.

(iii) Simultaneously upon handing over of Owner's Allocation to the Owner and/or their respective nominee/s the Owner and the Developer necessary mutatis Mutandis shall execute a Power of Attorney for the purpose of the Sale, alienate, transfer and let out their respective allocation to any third party.

(c) To get at its own costs the said Plan prepared and submitted to the Kolkata Municipal Corporation and other Authorities.

(d) To frame rules and regulations in agreement with the Owner regarding the use of the respective allocation of the built up space or areas of the Owner and Developer or their nominee or their respective nominees or to from the Management-association and society for the ultimate Owner of the proposed building.

(e) The Developer shall keep deposited with the Owner an interest free refundable security deposit amount of Rs. 50,00,000/- (Rupees Fifty Lacs only) as mentioned below by bank draft :

On execution of this Agreement: Rs. 50,00,000/- (Rupees Fifty Lacs) only.

That an amount Rs. 35,00,000/- (Thirty Five Lacs) only out of the total security deposit shall be refunded by the Owner to the Developer within 15 days of completion of the project and upon handing over possession of the owner's



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allocation to the Owner or their nominee in confirmation with Schedule III herein.

The Owner shall withheld balance of Rs. 15,00,000/- (Rupees Fifteen Lacs) only till receiving completion (occupancy) certificate from Concerned Authorities and shall refund the same within one month of receiving of completion certificate from the Developer.

6. The Developer shall be entitled:-

(a) The owner shall get 2 (two) months time from the date of signing of this agreement to remove the machinery, other materials and workmen from the premises.

(b) To construct and complete the said building in terms of this agreement and strictly in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and as per the specifications mentioned in Schedule II hereto.

(c) To enjoy, sell, lease out, the Developer's allocation of the constructed Built up area and car parking/s together with the proportionate undivided share in the land underneath the building together with the right of proportionate share in the common parts and facilities and together with the proportionate right of the terrace in this proposed project as well as can use all common facilities and club membership of the project of "Merlin I Land" wholly or in part at such price it thinks fit to all such person or persons it may desire without any interference from the owner only after delivery of possession of the Owner's allocations in confirmation with Schedule III herein to the Owner or their nominee/s. The



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provisions of this clause shall mutatis mutandis apply in case of the Owner's allocation also.

(d) The Developer shall be entitled to accept booking and advances from the intending purchasers in the proposed building for the Developer's allocation of space without creating financial or any other obligations upon the Owner or The Premises only after demarcation of the owner's allocation in the proposed New Building in the Plan to be sanctioned by the statutory authorities. The provisions of this clause shall mutatis mutandis apply in case of the Owner's allocation also.

(e) Upon completion of the project and handing over possession of the owner's allocation to the Owner or their nominee in confirmation with Schedule III herein and after furnishing to the Owner/receivers completion certificate from the statutory authorities-to nominate such person or persons for acquiring right title and interest in respect of the undivided share of land attributable to the Developer's allocation in the proposed building from the Owner in which case the owner shall be obliged to convey and/or transfer such undivided share of land to such nominee or nominees of the Developer in such part or parts out of the Developer's allocation as may be required by the Developer and also to execute necessary documents and/or deeds for effectual conveying the same at the cost and expenses of the Developer or their nominee.

(f) To accept prospective booking amount only after mutual demarcation of Owner Allocation in the proposed new building/s as per the plan to be sanctioned by the Concerned Authority.

7. The Owner has further agreed:-



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- a) To sign and execute all necessary plans, papers, undertakings, affidavits, documents, declarations, Agreements and deeds which may be required for sanctioning of the plan and construction of the proposed building and also commercial benefit of the same in terms of the development agreement all at the cost and expenses of the Developer.
- b) To co-operate with the Developer for constructing and completing the building.

8. The Owner has further agreed as follows:

Not to sell, transfer, alienate or encumber the said premises but the Owner will have all rights and liberties to sell, transfer, alienate, lease and let out its allocation to any third party.

The Owner shall be entitled to 45 % of built up area along with proportionate share in the car-parking, roof common areas and land underneath in the said Project as well as can use all common facilities such as right of way laying water supply Pipeline, drainage pipeline, Power Supply cable etc and Club Membership of the project "Merlin I Land" recited hereinabove.

- a. Save and except in the case of any breach or violation of the terms and conditions on the part of the developer contained herein not to cause any obstruction or interference in the construction erection and completion of the New Buildings on the said premises.
- b. To execute a Registered Power of Attorney for getting the building plans sanctioned, for construction and all other purposes such as representing



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the Owner to West Bengal Pollution Control Board, West Bengal Fire Services, Police Authorities, Microwave Authorities, K.I.T., KMC, CESC etc. upon signing of this registered agreement at the cost and expenses of the Developer and further power of attorneys for selling/conveying/transferring flats in the said project, to be executed as per clauses 5 (b) ii and iii.

- c. To produce all documents which are in possession and power of the Owner as may be required by the Developer for the proposed building provided that the original Deed for the premises shall always remain in the custody of the Owner.
- d. That if the Owner choose to perform sales and marketing of their allocation through the Developer, in that case the Owner shall pay cost of reimbursement of sales and marketing expenses at the rate of 4% plus taxes as applicable to the Developer, and no amount shall be payable to the Developer if the Owner decide not to avail of the services of the Developer for sale of the Owner's allocation.

9. MISCELLANEOUS:

1. The Developer shall not be treated in default if the work is delayed due to the reasons amounting to "FORCE MAJEURE" or act of God. But it is agreed by and between the parties hereto and accordingly provided herein that the escalation in the price of building raw materials, strike, lock out and labour unrest shall not form part or be deemed to include in the definition of 'Force Majeure'.



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II. It has been further Agreed that subject to the Developer making over the possession of the area of Owners' allocation to the Owner or its nominee/s in confirmation with Schedule III herein and subject to their fulfilling the other terms and conditions herein contained, in term of this agreement the Developer shall be entitled to make over possession of the space to respective Purchasers out of Developer's allocation and the Owner shall cease to have any right title or interest in the Developers allocation of space in the building.

III. Both the Owner and the Developer shall be entitled to deal with or dispose of their respective share of the constructed space in any manner they think fit and proper without any interference from each other and without putting any obstruction for the construction of the said building provided both the parties have duly fulfilled discharged and observed the terms, conditions and covenants on their respective parts contained herein. It is made clear that the Developer shall handover possession of flats to the Developer's nominee only after completion of the project and handing over possession of the owner's allocation to the Owner or its nominee/s in confirmation with Schedule III herein.

IV. Both the Owner and Developer shall ensure that all the terms and conditions and other obligations of this agreement are fulfilled and also to abide by the terms and conditions and obligations applicable to all the Flat Owner in the said new Building.

V. The Developer at their own cost and expense shall install electricity meters get the electricity connection from CESC for all the flats and common area,



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install EPBX system, arrange for apportionment of KMC taxes, install generator and arrange for emergency power supply for all the flats and common area in the Proposed Project, the Developer shall cover the aforesaid cost by recovering the same from Flat buyers of both the developers as well as owners allocations as per clause 1 (h) of this Development Agreement.

VI. Upon completion of the project and handing over possession of the owner's allocation to the Owner or their nominee in confirmation with Schedule III herein the Owner and Developers have agreed that for the purpose of sale and transfer of their respective allocations no further consent of the other party shall be required and this Agreement by itself shall be treated as such consent.

VII. It shall be the responsibility of the Developer to construct the maximum possible space in compliance of the said sanctioned plan for availing the maximum commercial benefit out of the said Property. The Developer shall at its cost demolish the existing building and appropriate the sale proceeds of debris towards the cost of demolition.

VIII. The Owner shall exclusively be responsible for all municipal taxes, rates and outgoings of the said Property till the delivery of possession of entire property is made over to the developer by the owner to enable to proceed with the developmental work in the said property and thereafter for the subsequent period until the delivery of possession of the built up area allocable to the owner in the newly constructed building is affected by the developer to



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the owner in confirmation with Schedule III herein such municipal taxes, rates and other outgoings shall be paid and borne by the developer. The delivery of possession shall be deemed to be the date of execution of this agreement for carrying out the various obligations of the Developer for the construction of the building as mentioned earlier and completion of the Project. On the proposed new Building being completed in all respect at the expense of the Developer the owner and developer shall apply for tax apportionment and mutation of individual flats /constructed area to the municipal authorities for the respective flats / portion of the intending purchaser/occupiers of both Owner's and Developer's allocation and both parties hereto shall sign all necessary applications, papers for such apportionment of tax as and when necessary after completion of such apportionment they shall be accordingly liable for payment of municipal taxes for their respective portions.

IX. The roof of the said proposed building shall remain common, joint and undivided between the Owner and Developer in their respective allocations of space and in case in future. In the event the developer raise and constructs any further building and/or construction, then the said further built up area on the roof to be constructed shall be enjoyed by the owners and Developer in the same proportion of 45 : 55.

X. Transaction will be deemed to have been completed and finally settled on satisfactory completion of construction including sanitary and electrical works lift and handing over possession of Owners' share of flats and allocable space to the Owner or their nominee in confirmation with Schedule III herein after obtaining the occupation certificate from the Kolkata Municipal Corporation.



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XI. NEIGHBOURING/ADJACENT PREMISES- It is hereby expressly agreed by and between the parties hereto that in the event of the Developer purchasing and/or acquiring the right to develop any neighboring and/or contiguous and/or adjacent premises in its own name or in the name of its nominee and/or nominees, in that event the Developer shall be entitled to amalgamate such neighboring and/or adjacent and/or contiguous premises with the said Premises and for the aforesaid purposes the Owner herein has consented to sign and execute all such deeds documents and instruments as may be necessary and/or required by the Developer for the purpose.

On happening the aforesaid event and the Owner shall be entitled to the increased FAR for such amalgamation in respect of their land holding in the schedule premises and shall have no right on the FAR of the other premises to be amalgamated with their existing premises. Provided that the owner and their nominee shall be entitled to all the common amenities and/or facilities in the amalgamated residential Premises including right of way, laying electricity cables, drainage system etc.

IT IS BEING ALSO FURTHER EXPRESSLY AGREED AND DECLARED that in the event of the Developer undertaking development of such neighboring and/or adjacent and/or contiguous premises the Developer and/or proposed purchasers or its nominees shall be entitled to avail of the facilities and/or amenities of the proposed residential complex and the Owners hereby also consent to the same. The provisions of this clause shall apply mutatis mutandis in respect of the Owner's right in the Amalgamated Premises.



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XII. That if the Developer succeed to get additional constructed space above permissible FAR on account of Green Building and/or intend to do vertical extension of the proposed building in such event the Owner and Developer shall be entitled to share such additional FAR in the same ratio as mentioned above. However it is agreed that any fees or charges on account of approval of Green building will be also shared by the Owner and developer at the ratio of 45:55 as per actuals.

XIII. All Title Deeds shall kept by the Owner/appointed receivers and/or Confirming Party in his own custody and shall be produce to Developer when it is required for within 2 days notice.

10. Settlement of Disputes, if any:-

All disputes and differences arising out of this Agreement as regards the construction or interpretation of any of the terms and conditions herein contained or in any way touching or relating to these presents and of the respective rights, duties and obligations of the parties hereto or their privacies shall be settled by the parties amicably by amicable negotiations and discussions amongst them and in case of failure of the parties to amicably settle the such disputes and differences be referred to the two arbitrators one to be appointed and nominate by each of the parties hereto accordingly to the provisions of the Law of Arbitration now in force.

SCHEDULE I HEREIN REFERRED TO ABOVE

**TITLE CHAIN IN RESPECT OF PREMISES NO 209/1/3, PICNIC GARDEN ROAD,
KOLKATA 700039**

WHEREAS by way of Sale Deed dated 25th day of July 1973 registered at Sub Registrar Alipore, South 24 Parganas recorded in Book No.1, Volume No.8, Page from 26 to 42, Being No. 3512 for the year 1973 one TECHNOGENICS, partnership firm purchased the said schedule of land herein from SURYA ENGINEERING PVT.LTD.

AND WHEREAS TECHNOGENICS mutated at Kolkata Municipal Corporation, vide Assessee No. 210671803152, Ward No.67 being Premises No. 209/1/3 Picnic Garden Road.



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AND WHEREAS TECHNOGENICS is in the process of dissolution by virtue of the order of the Hon'ble High Court, Calcutta vide G.A.No. 1066 of 2016 and G.A.No.532 of 2017 with C.S. No. 190 of 2015, Shibasish Dutt and Anr -vs- Asit Kumar Sen and ors therein, two persons, namely (1) MR. JOYDEEP SEN and (2) MR. SHIBASIS DUTT, as the true and legal Joint Receivers are empowered to negotiate and enter into joint development agreement/or sale and of all that the Municipal Premises No. 209/1/3, Picnic Garden Road, Kolkata- 700 039, Ward No.67, Borough- VII, P.S.-Kasba, Mouza- Kustia, J.L.No.14.

AND WHEREAS proceeding of the meeting held on 14th day of January, 2017 at 13A, Durgacharan Doctor Road, Kolkata-700014 to consider the JOINT DEVELOPMENT Agreement for the property of the firm TECHNOGENICS at 209/1/3, Picnic Garden Road, Kolkata- 700039 and Mr. Joydeep Sen and Mr. Shibasis Dutt are free consented and are empowered by all partners to represent as true and legal joint receivers permitted by court;

AND WHEREAS further proceeding of the meeting at 13A, Durgacharan Doctor Road, Kolkata-700014 for the property of the firm TECHNOGENICS at 209/1/3, Picnic Garden Road, Kolkata- 700039 and Mr. Joydeep Sen and Mr. Shibasis Dutt are free consented and are empowered by all partners to represent as true and legal joint receivers to make the JOINT DEVELOPMENT AGREEMENT with PS Merlin Developers LLP.

SCHEDULE II HEREIN REFERRED TO ABOVE

ALL THAT the piece and parcel of land including structure measuring about 1 Bigha 2 Cottahs 4 Chattaks, more or less, ^{along with 1000 Sqft Tilted shed structure} being Municipal Premises No. 209/1/3 Picnic Garden Road, Kolkata- 700039 within ^{zone (Rail line/4-ES, 6E) Bandal Road - Kustia - Kustia - Kustia} the P.S.- Kasba, Ward No.67, Borough- VII of Kolkata Municipal Corporation, Mouza- Kustia, CS Dag Nos. 1551, 1553, 1687, J.L.No.14, District- 24 Parganas (South) butted and bounded as follows:-

ON THE NORTH : By Premises No. 209 Picnic Garden;



District Sub-Registrar-III
Alipore, South 24 Parganas

12 MAY 2017

ON THE EAST : By Premises No. 209 Picnic Garden Road;

ON THE SOUTH : By CS Dag No.1552 and Premises No. 209 Picnic Garden;

ON THE WEST : By Corporation Road;

SCHEDULE III HEREIN REFERRED TO ABOVE

1. Beautiful Elevation with snowcem type cement paint scheme.
2. Necessary electrical switches and concealed PVC wiring as per ISI specification with wiring provision for Geysers, cooking appliances, T.V., intercom system etc.
3. All round Greenery / Plantation in Driveways, Parkways, Passage, Corridors.
4. Sufficient and elegant light fittings on entrance, common areas, lobby and Corridors and arrangement lighting arrester (Earthing arrangement).
5. Necessary plumbing (concealed pipeline) and sanitary arrangement as per specification and plans prepared for the building.
6. Foundation as recommended by the Architect. Anti Termite treatment shall be done during various stages of construction and the roof shall have treatment for thermal insulation.
7. R.C.C. frame structure with Brick walls made of good quality Brick details of materials as per ISI specification.
8. Water reservoir to ensure 24 hours filtered water supply with Overhead Tank and suitable pump.
9. Vetrified tiles (800X800) shall be provided for living, dining and bedroom floors. Antiskid ceramic tiles shall be provided for kitchen floor. Antiskid floor tiles shall be provided in bathroom with large designer tiles on the bathroom walls upto 8 feet.



↙
District Suo-Registrar-III
Alipore, South 24 Parganas

12 MAY 2017

10. Powder coated glazed Aluminium windows with glass panes and grill to be provided. All interior walls shall have wall putty or plaster of paris. All locks and handles shall be Godrej or Yale make.
11. One loft in kitchen. The kitchen shall have Granite counter top with ceramic tiles above platform upto 3 feet. It shall have stainless steel sink with provision for hot and cold water. There shall be separate KMC water line in kitchen for drinking water.
12. Paneled internal flush doors and main door shall be flush door with one side teak finish to be provided.
13. The building shall be under 24X7 CCTV surveillance security guard. There shall be video door phones with intercom. The building shall have adequate fire fighting arrangement as per fire department recommendation.
14. Electrical points in various portions.
15. Bed room points for two lights, one fan, one 15 Amp, one 5 Amp. Kitchen points for one lights, one fan, one 5 Amp, and 15 Amp and one aqua guard.
16. Toilet points for one lights, one fan, one 15 Amp.
17. Drawing/Dinning room two lights, one fans, one 5 Amp, one 15 Amp.
18. Balcony point for one light.
19. All lighting points including switches, plug points etc. shall be Anchor, Phillips, Siemens or, Legrand make.
20. E.W.C. in all the toilets with one wash basin, one overhead shower and other necessary C.P. fitting of ISI specification. In the Toilet all basins, commodes etc. shall be Hindware Italian Collection, all sanitary fittings shall be Jaquar make with hot and cold mixing arrangement, the floor tiles shall be antiskid and the wall shall have large designer tiles upto 8ft.



District Sub-Registrar-III
Alipore, South 24 Parganas

12 MAY 2017

21. Lift will be provided as per KMC rules.

Bedroom and Living Room:

Floor: High quality vitrified tiles.

Walls and Ceiling: Wall putty (ready to paint)

Kitchen:

Wall: Glazed tiles up to 2'-0" above counter, balance wall Putty (Ready to paint);

Floor: Anti skid ceramic tiles of Orient/RAK or equivalent make;

Counter: Granite

Fitting/Fixture: CP fittings of ESSCO, ESS, RAK or equivalent make, stainless Steel

Sink, provision for exhaust fan ceiling wall putty (Ready to Paint);

Balcony:

Floor: Anti skid ceramic tiles

Walls and Ceiling: Wall putty (ready to paint)

Bathrooms:

Walls: Combination of Glazed ceramic tiles of Asian, Jhonson, Orient or equivalent make upto 7' height.

Floor: Anti skid ceramic tiles.

Fitting/Fixtures: CP fittings of ESSCO, ESS - ESS or equivalent make, wasg basin and WC, provision for exhaust fan.

Sanitary Ware /

CP fittings: Parryware/Hindware or equivalent brands for sanitary ware. ESS ESS or Equivalent brands for CP fittings.

Door and Windows

Entrance Doors : Decorated flush door

Internal Doors: Flush Door

Windows: Color Anodized/ powder-coated glazed aluminum finish

Security System: CCTV for entrance lobby at ground floor, entry and exit of the complex and Community Hall and other amenity rooms.

Electrical:

Modular Switches: of Havells or equivalent make and copper wiring.

A/C: AC points in living / Dining / Bedrooms, AC outlets for all the bedrooms and living rooms.

Intercom System: Between apartments and security rooms.

Generator: Stand-by Generator back-up part load for all apartments and common areas.

Lobby:

Entrance Lobby: Exquisitely designed at ground floor.

Other Floors: Combination of one or more of Indian marble / Granite / Vitrified tile, stone-cladding / Acrylic Emulsion / wall covering.



District Sub-Registrar-II
Alipore, South 24 Parganas

12 MAY 2017

Lifts: OTIS/KONE/SCHINDLER or equivalents make.

Foundation: R.C.C foundation resting on cast -in-situ reinforced concrete bonded piles.

Structure: Earthquake resistant RCC framed structure.

Water Supply: 24 - hour treated water supply.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE OWNER AT KOLKATA
IN THE PRESENCE OF:

① Sanjay Mukherjee,
22, P.A. Shah Road,
Kolkata - 700033

② Raju Saha
22, P.A. Shah Road
Kolkata - 700033

SIGNED, SEALED AND DELIVERED
BY THE CONFIRMING PARTY AT KOLKATA
IN THE PRESENCE OF:

① Sanjay Mukherjee,
22 P.A. Shah Road
Kolkata - 700033

② Raju Saha
22, P.A. Shah Road
Kolkata - 700033

SIGNED, SEALED AND DELIVERED BY THE
DEVELOPER AT KOLKATA
IN THE PRESENCE OF:

Sanjay Mukherjee

Raju Saha
22, P.A. Shah Road
Kolkata - 700033

S. Subhas Dutt
RECEIVER OF TECHNOLOGICAL

RECEIVER OF TECHNOLOGICAL

1. Amit Kumar Sen
2. B. P. K. or S.
3. G. S. Chandra Sen
4. S. Subhas Dutt
5. Radha Dutt

MERLIN PROJECTS PVT. LTD.

Authorized Signatory/Director

PS MERLIN DEVELOPERS PVT. LTD.

Authorized Signatory/Director



Director, North Bengal
Alipore, South 24 Parganas

12 MAY 2017

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 50,00,000/- (Rupees Fifty lacs only) vide a Demand Draft as per details given below, from the Developer herein as refundable security deposit as per this agreement.

D.D. No. 001138, dated 12.05.2017, Drawn on IDBI BANK, Branch Anwar Shah Road, Kolkata, in favour of TECHNOGENICS

Rs. 50,00,000/-

(Rupees Fifty Lacs only)

S. Subramit Dutt
RECEIVER OF TECHNOGENICS

[Signature]
RECEIVER OF TECHNOGENICS

Receivers

(For TECHNOGENICS)

Proposed by
for the
Alipore police Const. Unit-22
WB-613/2017

~~CONFIDENTIAL~~
~~Confidential~~












Witnesses:

- ① *Sandeep Mukherjee,*
22, P.A. Shah Road,
Kolkata - 700073.
- ② *Rajeev Dasgupta*
22, P.A. Shah Road
Kolkata - 700073

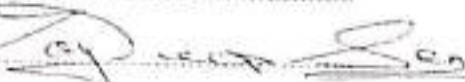













District Sub-Registrar-III
Alipore, South 24 Parganas

12 MAY 2017

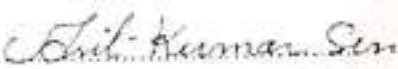
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	left hand					
	right hand					












Name: JOYDEEP SEN

Signature: 

		Thumb	Index Fingure	Mid Fingure	Ring Fingure	Little Fingure
	left hand					
	right hand					

Name: ASIT SEN

Signature: 

		Thumb	Index Fingure	Mid Fingure	Ring Fingure	Little Fingure
	left hand					
	right hand					





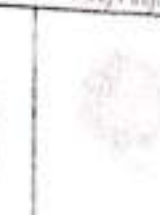



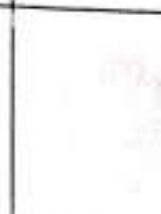


Name: DIPAK KUMAR SEN

Signature: 






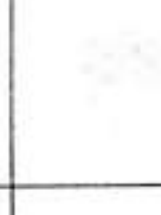
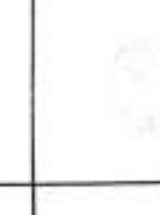
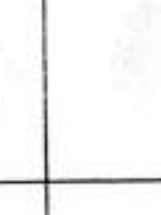





District Sub-Registrar - III
Alipore, South 24 Parganas

12 MAY 2017

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	left hand					
	right hand					






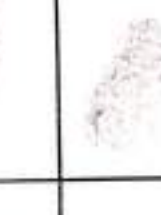





Name GOPA CHAND SEN

Signature Gopa Chand Sen

		Thumb	Index Finger	Mid Finger	Ring Finger	Little Finger
	left hand					
	right hand					

Name SHIKHA DUTT

Signature Shikha Dutt

		Thumb	Index Finger	Mid Finger	Ring Finger	Little Finger
	left hand					
	right hand					

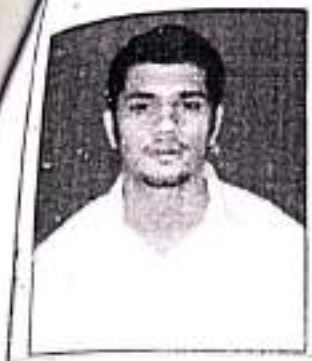
Name RADHA DUTT

Signature Radha Dutt



District Sub-Registrar-III
Alipore, South 24 Parganas

12 MAY 2017



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

Name _____

Signature *[Handwritten Signature]*



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

Name ANIL KUMAR SANCHETI

Signature *[Handwritten Signature]*

PHOTO

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



District Sub-Registrar-III
Alipore, South 24 Parganas

12 MAY 2017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TECHNOGENICS

01/04/1991

Permanent Account Number

AAJFT0401F



19902314

0372017

Date of Issue: 21-02-14
 Year: 2013-14
 Price: 0000.00
 DIO/C Date: 01.04.13

Registration Form No. L/835763
 Category No. NEW

TECHNOGENICS

Name of Trade: **WORKSHOP OF ELECTRICAL SME
 MECHANICAL GOODS SPARE PARTS MFG
 (STUPLIHERI)**
 Name of Proprietor: **SHIBASIS DUTT, G
 RA CHAND SEN, RADHA RANI DUTT
 S OR S.**

Address: **209/1/3, PICNIC GARDEN ROAD
 KIRKALYAM - 517039**

Assessee No. **210671803152** Area No. **067** Area No. 2 **300**
 Monthly Rent or Rs. **FREE** Vehicle Regn. No. No. of beds

FEES & CHARGES UNDER THE FOLLOWING SECTIONS OF THE K.M.C. ACT 1980

S. No.	Sections	Details	Amount
✓ 1	11*	Fees for registration of Establishments	100/-
✓ 2	238(2)	Water supply charges	400/-
✓ 3	307	Drainage & Sewerage Charges	1-
✓ 4	313	Charges for removal of Solid Waste	200/-
5	358(2)	Fees for closure of Public Streets for 1-10-12	1-
6	419	Fees for closure for opening Public Streets	1-
7	421	Permits for starting opening of Public Streets for any Establishment dealing in Food	1-
✓ 8	448	Fees for use of premises for non residential purpose	450/-
9	436	License Fee for Private Market	1-
10	440	License Fee for sale of Fish, Flesh or Poultry bones	1-
✓ 11	M-03	Advertisement Fee	50/-
12		Arrears Fee	1-
13		Misc. Fees Etc.	1-
TOTAL PAYABLE			1200/-

Please Display if Publicly

one thousand two hundred only.

The Certificate of Enrollment is valid for 1 year from the date of issue. It is subject to the provisions of the Municipal Corporation Act, 1980. For any further information, please contact the Municipal Corporation, Kirkalym.

REGISTRATION
 MUNICIPAL CORPORATION
 KIRKALYAM

J.C. Saha
 21/02/2014
 For Municipal Commissioner

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

PS MERLIN DEVELOPERS LLP



10/02/2016

Electronic Account Number

AASFP2241E

24022016

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVERNMENT OF INDIA

MERLIN PROJECTS LIMITED

11/10/1984

Combined Account Number

AACCM0505B

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

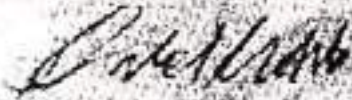
SAKET MOHTA

SUSHIL KUMAR MOHTA

27/09/1985

Permanent Account Number

AKHPM9746Q


Signature



06061013

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUN KUMAR SANCHETI
SUMERMALL SANCHETI

24/11/1969

Permanent Account Number

AKOPS4951L

Arun Kumar Sancheti

Signature



09022012

आयकर विभाग

TAX DEPARTMENT

ASIT SEN

KARTICK SEN

18/07/1946

Permanent Account Number

CTVPS0585G

Asit Sen



भारत सरकार

GOVT. OF INDIA





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 21 / 145 / 213092

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Sen Asit

সেন অসিত

Father/Mother/
Husband's Name

পিতা/মাতা/স্বামীর নাম

Kartick

কার্তিক

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

42

৪২

Address

13A Durga Charan Doctor Road, Calcutta

ঠিকানা

১৩এ দুর্গা চরণ ডক্টর রোড, কলিকাতা ।



Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন আধিকারিক

For 145 -Bowbazar

Assembly Constituency

১৪৫ -বৌবাজার

বিধানসভা নিবন্ধন ক্ষেত্র

Place Calcutta

স্থান কলিকাতা

Date 10.05.85

তারিখ ১৫ মে ৮৫

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIPAK KUMAR SEN
KARTICK CHANDRA SEN

27/06/1951

Permanent Account Number

AXNPS7887D



Dipak Kumar Sen
Signature



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB / 21 / 145 / 213155



Elector's Name

নির্বাচকের নাম

Sen Dipak

সেন দীপক

Father/Mother/
Husband's Name

পিতা/মাতা/স্বামীর নাম

Kartick

কার্তিক

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

38

৩৮



Address

13A, Durga Charan Doctor Road Calcutta

ঠিকানা

১৩এ দুর্গা চরণ ডক্টর রোড, কলিকাতা ।

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 145 -Bowbazar

Assembly Constituency

১৪৫ -বৌবাজার

বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta

স্থান কলিকাতা

Date 18.06.95

তারিখ ১৮.০৬.৯৫

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GORA CHAND SEN
KARTICK CHANDRA SEN

28/09/1954

Permanent Account Number

AXNPS7886C



Gora Chand Sen

Signature



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 21 / 145 / 213153

IDENTITY CARD

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Sen Gora Chand

সেন গোরা চাঁদ

Father/Mother/
Husband's Name

পিতা/মাতা/স্বামীর নাম

Kartick

কার্তিক

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

33

৩৩

Address

13A, Durga Charan Doctor Road, Calcutta

ঠিকানা

১৩এ দুর্গা চরণ ডক্টর রোড, কলিকাতা।



Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 145 -Bowbazar

Assembly Constituency

১৪৫ -বৌবাজার

বিধানসভা নির্বাচন ক্ষেত্র

Place

Calcutta

স্থান

কলিকাতা

Date

18.06.95

তারিখ

১৮.০৬.৯৫

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADTPD1492P



नाम / NAME

SHIBASIS DUTT

पिता का नाम / FATHER'S NAME

SIBDAS DUTT

जन्म तिथि / DATE OF BIRTH

22-07-1964

हस्ताक्षर / SIGNATURE

Shibasis Dutt

Shibasis Dutt

आयकर अधिकारी, पं. सं. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



भारत सरकार
GOVERNMENT OF INDIA



শিবপীঠ দাশ
Shibapada Das
পিতা : শিবপদ দাশ
Father : SHIBPAD DAS
জন্ম তারিখ : 14th Feb 1964
পুত্র/পুত্রী : Male



8947 5781 8541

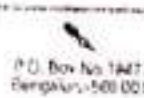
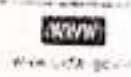
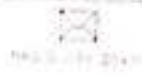
সাধারণ মানুষের অধিকার



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২৬/৫বি, বালিগুঞ্জ চক্কুলার রোড,
বালিগুঞ্জ, কলকাতা, পোষ্ট ৭০০১৯,
পশ্চিমবঙ্গ, ৭০০০১৯

Address:
26/5B, BALLYGUNGE
CIRCULAR ROAD
BALLYGUNGE, Ballygunge
S.O. Ballygunge, Kolkata,
West Bengal, 700019



১৯২ ১৯৬ ১৯৬

১৯২ ১৯৬ ১৯৬

www.uai.gov.in

P.O. Box No 1447
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

RADHA DUTT

KARTIK CHANDRA SEN

01/06/1939

Permanent Account Number

ADVPD0335P

Radha Dutt
Signature



100121001



भारत सरकार
GOVERNMENT OF INDIA



নাম / Name
Radha Das
পিতা / Father
KARTIK CHANDRA SEN
জন্ম বর্ষ / Year of Birth
1917
লিঙ্গ / Gender
Female



4333 4893 9159

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২৬/৫বি, বালিগঞ্জ সার্কুলার রোড,
বালিগঞ্জ, বালিগঞ্জ, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০১৯

Address:
26/5B, BALLYGUNGE
CIRCULAR ROAD
BALLYGUNGE, Ballygunge
S.O. Ballygunge, Kolkata,
West Bengal, 700019



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No 1947,
Bangalore-560 003

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JOYDEEP SEN

ASIT KUMAR SEN

03/12/1980

Permanent Account Number

BJLPS9127H

Joydeep Sen



19012007



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

FGH2718567



নির্বাচকের নাম : জয়দীপ সেন

Elector's Name : Joydeep Sen

পিতার নাম : অসিত সেন

Father's Name : Asit Sen

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1980
Date of Birth

FGH2718567

ঠিকানা:

13A দুর্গা চরণ ডক্টর রোড, 53 তালতলা কলকাতা
700014

Address:

13A DURGA CHARAN DOCTOR ROAD
53 TALTALA Kolkata 700014

Date: 24/08/2007

145-বউ বাজার নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
145-Bow Bazar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিষ্টে নাম
জোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

039/0396

e-Challian

19-201718-000993531-1

Payment Mode Online Payment

BRN Date: 08/05/2017 15:26:43
 BRN: 1808052017006974

Bank: Indian Bank
 BRN Date: 08/05/2017 15:27:10

DEPOSITOR'S DETAILS

Name: PS MERLIN DEVELOPERS LLP
 Contact No.: Mobile No.: +91 9836745145
 E-mail:
 Address: 22, PRINCE ANWAR SHAH ROAD, KOLKATA-700033
 Applicant Name: Mr Bapi Das
 Office Name:
 Office Address:
 Status of Depositor: Buyer/Claimants
 Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
 Payment No. 4

Id No.: 16030000483015/5/2017
(Query No/Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16030000483015/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	16030000483015/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	55042
Total				130063

In Words: Rupees One Lakh Thirty Thousand Sixty Three only

Major Information of the Deed

Deed No :	I-1603-01954/2017		
Query No / Year	1603-0000483015/2017	Date of Registration	15/05/2017
Query Date	10/04/2017 8:50:24 AM	Office where deed is registered	
Applicant Name, Address & Other Details	D.S.R - III SOUTH 24-PARGANAS, District South 24-Parganas		
Transaction	Bapi Das Alipore Police Court Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9830373677, Status Advocate		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2] [4311] Other than Immovable Property, Receipt [Rs 50,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs 5,14,68,339/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 75,121/- (Article 48(g))	Rs 55,042/- (Article E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District South 24-Parganas, P.S. - Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road Picnic Garden Road, Road Zone (Rail line/ (W-65.66)Bandel Road -- Kushia More) . , Premises No 209/1/3, Ward No: 67

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		1 Bigha 2 Katha 4 Chatak	1/-	5,11,68,339/-	Property is on Road
Grand Total :					36.7125Dec	1/-	511,68,339 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	3,00,000/-	Structure Type Structure
Gr Floor, Area of floor : 1000 Sq Ft, Residential Use, Cemented Floor, Age of Structure : 5 Years, Roof Type Tiles Shed. Extent of Completion: Complete					
Total :		1000 sq ft	1/-	3,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TECHNOGENICS (Partnership Firm) 209/1/3 Picnic Garden Road, P.O:- Tiljala, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039, PAN No.:: AAJFT0401F, Status :Organization, Executed by: Representative
2	ASIT SEN Son of Late Kartick Chandra Sen 13A, Durga Charan Doctor Road, P.O:- Entally, P.S.- Taltola, District-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No : CTVPS0585G, Status :Confirming Party, Executed by: Self, Date of Execution: 12/05/2017, Admitted by: Self, Date of Admission: 12/05/2017, Place : Pvt. Residence

3	DIPAK KUMAR SEN Son of Late Kartick Chandra Sen 13A Durga Charan Doctor Road, P.O.- Entally, P.S.- Taltola, District -Kolkata, West Bengal, India, PIN - 700014 Sex: Male By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AXNPS7887D. Status: Confirming Party, Executed by: Self, Date of Execution: 12/05/2017 Admitted by: Self, Date of Admission: 12/05/2017, Place: Pvt. Residence
4	GORA CHAND SEN Son of Late Kartick Chandra Sen 13A, Durga Charan Doctor Road, P.O.- Entally, P.S.- Taltola, District -Kolkata, West Bengal, India, PIN - 700014 Sex: Male By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AXNPS7886C. Status: Confirming Party, Executed by: Self, Date of Execution: 12/05/2017 Admitted by: Self, Date of Admission: 12/05/2017, Place: Pvt. Residence
5	SHIBASIS DUTT Son of Late Sibdas Dutt 26/5B, Ballygunge Circular Road, P.O.- Ballygunge, P.S.- Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADTPD1492P. Status: Confirming Party, Executed by: Self, Date of Execution: 12/05/2017 Admitted by: Self, Date of Admission: 12/05/2017, Place: Pvt. Residence
6	RADHA DUTT Wife of Late Sibdas Dutt 26/5B, Ballygunge Circular Road, P.O.- Ballygunge, P.S.- Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: ADVPD0335P, Status: Confirming Party, Executed by: Self, Date of Execution: 12/05/2017 Admitted by: Self, Date of Admission: 12/05/2017, Place: Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PS MERLIN DEVELOPERS LLP (LLP) 22 Prince Anwar Shah Road, P.O.- Tollygunge, P.S.- Charu Market, District.-South 24-Parganas, West Bengal, India, PIN - 700033, PAN No.: AASFP2241E, Status: Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SHIBASIS DUTT (Presentant) Son of Late Sibdas Dutt 26/5B, Ballygunge Circular Road, P.O.- Ballygunge, P.S.- Bullygunge, District.-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADTPD1492P Status: Representative, Representative of : TECHNOGENICS (as receiver)
2	Mr JOYDEEP SEN Son of Shri Asit Kumar Sen 13A, Durga Charan Doctor Road, P.O.- Entally, P.S.- Taltola, District-Kolkata, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: BJLPS9127H Status: Representative, Representative of : TECHNOGENICS (as receiver)
3	Mr SAKET MOHTA Director Of MERLIN PROJECTS LIMITED Son of Shri Sushil Mohta 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: Business, Citizen of India, PAN No.: AKHPM9746Q Status: Representative, Representative of : TECHNOGENICS (as Partners Director of MERLIN PROJECTS LIMITED)
4	Mr ARUN KUMAR SANCHETI Son of Shri Sumermall Sancheti 26B, Camac Street, P.O.- Park Street, P.S.- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AKOPS4951L Status: Representative, Representative of : PS MERLIN DEVELOPERS LLP (as Partner)

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 ASIT SEN, DIPAK KUMAR SEN, GORA
CHAND SEN, SHIBASIS DUTT, RADHA DUTT, Mr SHIBASIS DUTT, Mr JOYDEEP SEN, Mr SAKET MOHTA Director
Of MERLIN PROJECTS LIMITED, Mr ARUN KUMAR SANCHETI

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	TECHNOGENICS	PS MERLIN DEVELOPERS LLP-36 7125 Dec


Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	TECHNOGENICS	PS MERLIN DEVELOPERS LLP-1000 Sq Ft

Endorsement For Deed Number : I - 160301954 / 2017

On 11-04-2017

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 5,14,68,339/-


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

On 12-05-2017

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

Presented for registration at 16:40 hrs on 12-05-2017, at the Private residence by Mr SHIBASIS DUTT ,

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

Execution is admitted on 12/05/2017 by 1. ASIT SEN, Son of Late Kartick Chandra Sen, 13A, Durga Charan Doctor Road, P.O. Entally, Thana, Talola, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. DIPAK KUMAR SEN, Son of Late Kartick Chandra Sen, 13A, Durga Charan Doctor Road, P.O. Entally, Thana, Talola, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 3. GORA CHAND SEN, Son of Late Kartick Chandra Sen, 13A, Durga Charan Doctor Road, P.O. Entally, Thana, Talola, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 4. SHIBASIS DUTT, Son of Late Sibdas Dutt, 26/5B, Ballygunge Circular Road, P.O. Ballygunge, Thana, Ballygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 5. RADHA DUTT, Wife of Late Sibdas Dutt, 26/5B, Ballygunge Circular Road, P.O. Ballygunge, Thana, Ballygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 12-05-2017 by Mr SAKET MOHTA Director Of MERLIN PROJECTS LIMITED, as Partners Director of MERLIN PROJECTS LIMITED, TECHNOGENICS (Partnership Firm), 209/1/3 Picnic Garden Road, P.O. - Tiljala, P.S. - Kasba, District -South 24-Parganas, West Bengal, India, PIN - 700039

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 12-05-2017 by Mr ARUN KUMAR SANCHETI, Partner, PS MERLIN DEVELOPERS LLP (LLP), 22 Prince Anwar Shah Road, P.O. - Tollygunge, P.S. - Charu Market, District -South 24-Parganas, West Bengal, India, PIN - 700033


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 12-05-2017 by Mr SHIBASIS DUTT, receiver, TECHNOGENICS (Partnership Firm), 209/1/3 Picnic Garden Road, P.O. - Tiljala, P.S. - Kasba, District -South 24-Parganas, West Bengal, India, PIN - 700039

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 12-05-2017 by Mr JOYDEEP SEN, receiver, TECHNOGENICS (Partnership Firm), 209/1/3 Picnic Garden Road, P.O. - Tiljala, P.S. - Kasba, District -South 24-Parganas, West Bengal, India, PIN - 700039

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



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

On 15-05-2017

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 55,042/- (B = Rs 54,989/-, E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 55,042/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/05/2017 3:27PM with Govt. Ref. No. 192017180009935311 on 08-05-2017, Amount Rs: 55,042/-, Bank:
Indian Bank (IOIB00C001), Ref. No. IB08052017006974 on 08-05-2017, Head of Account 0030-03-104-001-16

payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75.02/- and Stamp Duty paid by Stamp Rs. 100/-
as online is Rs. 75.02/-
Description of Stamp
1 Stamp Type Impressed, Serial no 647189, Amount Rs. 100/-, Date of Purchase 02/02/2017, Vendor name
Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of WB
Online on 08/05/2017, 3:27PM with Govt. Ref. No. 192017180009935311 on 08/05/2017, Amount Rs. 75.02/-, Bank
Indian Bank (ICRB300C001), Ref. No. (808052017006974 on 08/05/2017, Head of Account 0030-02-103-003-02



Ashish Goswami
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 1603-2017, Page from 52119 to 52177
being No 160301954 for the year 2017.



Digitally signed by ASISH GOSWAMI
Date: 2017.05.17 15:46:20 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 17/05/2017 15:46:18
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)