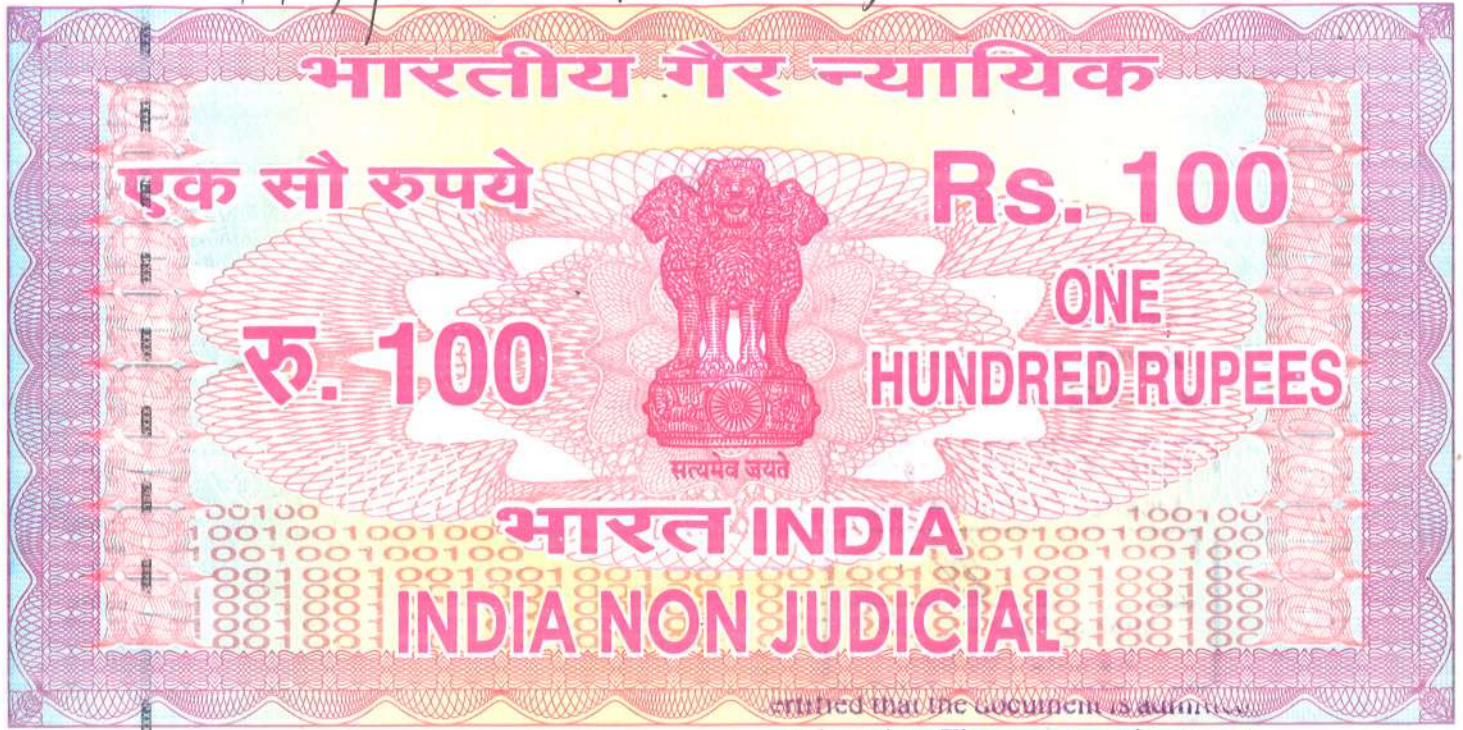


14907/2023

v/c no - 3402/23

I-1 1275/23



पश्चिम बंगाल WEST BENGAL

certified that the document is a true and correct copy of the original as per registration. The signature sheets and the endroesement-sheets attached with the document are the part of this document.

AP 282858

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K
 District Sub-Register-111
 Alipore, South 24 Parganas
 15-09-23

THIS SUPPLEMENTARY AGREEMENT is made on 14th day of September Two Thousand Twenty Three

BY AND BETWEEN

TECHNOGENICS (PAN: AAJFT0401F), 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. Shibasish Dutt** (PAN:ADTPD1492P) (Aadhaar No. 8947 5781 8541), son 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) (Aadhaar No. 4386 03C9 6208), 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

No. 361 . Date 5 JUL 2023

Name.....
Address.....
Rs. 100/.....

B. C. LAHIRI
Advocate
Alipore Court
Kol 700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Court
Kolkata-700 027

Siddhanta Bhattacharya



11448

or PS Merlin Developers LLP
Siddhanta Bhattacharya
Partner / Authorised Signatory



11449

Shikhar Dutt
RECEIVER OF TECHNOGENICS & as confirming Party



11450

Gora Chand Sen

DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
14 SEP 2023



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Bipak Kumar Sen

(1) **MR. ASIT SEN** (PAN: CTVPS0585G) (Aadhaar No. 9901 4382 8834), (2) **MR. DIPAK KUMAR SEN** (PAN:AXNPS7887D) (Aadhaar No.4776 4280 8725), (3) **MR. GORA CHAND SEN** (PAN:AXNPS7886C) (Aadhaar No.2982 9030 9876), all sons of Late Kartick Chandra Sen, all by faith- Hindu, all (Sl. No. 1 to 3) by occupation- Business, all residing at 13A, Durga Charan Doctor Road, Post Office-Entally, Police Station-Taltala, Kolkata- 700014, (4) **MR. SHIBASIS DUTT** (PAN:ADTPD1492P) (Aadhaar No. 8947 5781 8541), son of late Sibdas Dutt, by occupation- Business, (5) **SMT. RADHA DUTT** (PAN: ADVPD0335P) (Aadhaar No. 4333 4893 9159), widow of Late Sibdas Dutt, by occupation- Housewife, both (Sl. No 4 and 5) by occupation Business, residing at 26/5B, Ballygunge Circular Road, P.O. and P.S.- Ballygunge, Kolkata- 700019, all (Sl. No. 1 to 5) by faith Hindu, Citizen of India, hereinafter collectively referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context 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, P.O. Tollygunge, P.S. Charu Market, Kolkata- 700033, represented by its Authorised Signatory Mr. Siddharta Bhatler (PAN: AGVPB0550D) (Aadhaar No. 6954 3104 0918) son of Mr. Sheo Prakash Bhatler, residing at 2, Bhisop Lefroy Road, P.O. L.R. Sarani, P.S. Bhawanipore, Kolkata - 700 020, 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 GA No 108 of 2019 and G.A.No.532 of 2017 with C.S. No. 190 of 2015 represented by two persons, namely (1) Mr. Shibasis Dutt and (2) Mr. Joydeep Sen, 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, more fully and particularly described the First Schedule hereunder written and hereinafter referred to as the 'Said Premises'.
- B. Mr. Asit Sen, Mr. Dipak Kumar Sen, Mr. Gora Chand Sen, Mr. Shibasis Dutt and Smt. Radha Dutt, the party of the Second Part, are all the partners of the said firm.



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[Signature]

RECEIVER OF TECHNOGENICS



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*A.F.D of Kaha Sult
by the pen of
p.d.*



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*p.d.
Alipore police car.
14-22*



- C. PS Merlin Developers LLP, the party of the Third Part, a renowned Developer engaged in the development of Real Estate, properties and have constructed many buildings at Kolkata and other cities.
- D. The Owner herein with the consent and concurrence of the Confirming Party entered into a Development Agreement on 12.05.2017 duly registered at the office of DSR-III South 24 Parganas, recorded in Book No. I, Volume No. 1603-2017, Pages from 52119 to 52177 being No. 160301954 for the year 2017 on terms, conditions and consideration more fully mentioned in the said Agreement, which includes but not limited to sharing of constructed area amongst the Owner and the Developer.
- E. The Developer herein by virtue of the said Development Agreement has obtained sanction of the Building Plan from the Kolkata Municipal Corporation in respect of the Said Premises vide No.2022070193, dated 10th February 2023.
- F. In terms of the said Development Agreement the Owner is entitled to constructed area and entitled to enter into sale agreement of its allocation areas.
- G. That, the developer had to make considerable efforts and spent costs on resolving few issues and also issues related to change in market scenario especially post Covid period the Owner and the Developer have discussed and it was mutually agreed between them regarding the sharing ratio and mode of distribution of shares from constructed area to net sale revenue sharing mode and grant of Power of Attorney by the Owner in favour of the Developer for undertaking development of the proposed project including disposal of constructed area of the proposed project (leaving apart the area reserved for the owners) and share revenue.
- H. The parties herein are entering into this Agreement to record the revised terms and conditions as mutual agreed between them as appearing hereinafter.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH as follows:

1. That the Owner herein has decided to retain one flat out of its allocation area in the proposed construction of the said project at the said premises more fully and particularly described in the **Part-I** of the **Second Schedule** hereunder written and hereinafter referred to as the '**Owner's Flat**'. The revenue sharing ratio described in **Part-II** of the **Second Schedule** hereunder written is arrived at after taking into consideration the built-up area of the owner's flat along with covered car parking space.



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SOUTH PARGANAS ALIPORE
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2. That apart from the said 'Owner's Flat' the balance built-up area in the project shall be sold jointly by the Developer and the Owner at a mutually agreed price to be approved in writing by the Owner (any downward revision of rate will also to be approved by the Owner in writing and any upward revision will be intimated to the owners as and when the same will be effected) and same to be stated in the respective sale agreements with the customers of the project and the Developer shall share with the Owner, net sale revenue more fully and particularly described in the **Part-II** of the **Second Schedule** hereunder written. No Bare Flat to be sold by the Developer.
3. That the term 'Net Sale Proceeds' more fully and particularly described in the **Part-III** of the **Second Schedule** hereunder written.
4. That the mode of distribution of Net Sale Revenue in more fully and particularly described in the **Part-IV** of the **Second Schedule** hereunder written.
5. That apart from construction of the proposed project the Developer shall be responsible for marketing of the said project and the construction of the proposed project should be completed within a period of 36 (thirty six) months with a grace period of 6 (six) months save and except force majeure conditions, from the date of signing of this Agreement, failing which the Developer shall pay to the owner compensation @9% per annum on the owner's share of unrealized amount of the sold and unsold inventory in the building project based on the average price stated in the sale agreements between the Developer and the customers/transferees of the project.
6. The Developer shall keep the Owners indemnified against any compensation payable to the customers/transferees of this project arising out of any delay in completion of the project or any non-compliance or non-performance on the part of the Developer or for any other reason whatsoever and the Developer shall pay such compensation solely from its own share of revenue (as mentioned in **Part-II** of the **Second Schedule** hereunder written) and the Owners will not be responsible for any such compensation payment or any other payment in any form to any of the customers/transferees of this project or anyone whatsoever.
7. After the completion of the project, as per the specifications of the original development agreement dated 12/5/2017, the unsold stock, if any, shall be divided/shared between the Owners and the Developers as per the agreed revenue sharing ratio as mentioned in Part-II of the Second Schedule hereto in a fair manner without any deduction whatsoever. However, the Owner shall upon being delivered possession of it's portion of the unsold stock by the Developer, confirming to the



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original development agreement dated 12/5/2017, shall be liable to pay to the Developer GST as per Tax Invoice to be raised by the Developer, Advance Maintenance Charges, Sinking Fund and Extra Development Charges (EDC) as mentioned in the said original development agreement as per tax invoice to be raised by the Developer.

8. That the Club Membership Facilities of "Merlin Iland" project at 209 Picnic Garden Road, Kolkata- 700039 including right of way, water supply line, drainage pipeline, Power supply line etc. will not be available to the Owner and/or the prospective purchasers of the flats of the project to be constructed at the said premises.
9. That the Owner shall be liable to pay applicable GST, Extra Development Charges (EDC), Advance Maintenance Charges, Sinking Fund in respect of the 'Owner's Flat' in terms of this Agreement to the Developer as and when demanded by the Developer.
10. That the interest free security deposit amount paid by the Developer to the Owner under the said Development Agreement will be adjusted by the Developer at the rate 6% from the Owner's share of revenue payable by the Developer to the Owner in each occasion and the balance amount will be refunded at the time of handing over the 'Owner's Flat', the Developer shall not be entitled to any interest on the same whatsoever.
11. That apart from the said security deposit, the Owner shall refund to the Developer a sum of Rs.12,71,000/- (Rupees Twelve Lakh Seventy One Thousand only) on account of total arrear KMC Taxes in respect of the said premises payable by the Owner and Rs.5,00,000/- (Rupees Five Lakh only) on account of additional expenditure incurred by the Developer to resolve certain issues related to the said premises respectively on behalf of Owner. However, the Developer shall not be entitled to any interest whatsoever on the same. The aforesaid interest free sum of Rs.17,71,000/- (Rupees Seventeen Lakh Seventy One Thousand only) to be refunded by the Owner over and above the security deposit amount at the rate of 15% of the Owner's share of revenue payable by the Developer to the Owner on each occasion till refund entire amount of Rs.17,71,000/- is complete.
12. That the parties herein agree to undertake and acknowledge that subsequent to registration of the proposed residential project with the WBREERA Authority, apart from the 'Owner's flat' with covered car parking space, the Developer shall be entitled to receive booking, enter into agreement for sale, allotment for sale, of any Unit, flat, apartment or any other space/ area in the Project to be developed or constructed over the 'Said Premises' as per the terms of this instant Agreement. The Developer shall be entitled to receive consideration / allotment money/



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SOUTH 24 PARGANAS ALIPORE
14 SEP 2023

advance consideration, etc. in its own name in respect of sale of the Units and other areas comprised in the Project and give receipts thereof. The sale proceeds in respect of sales of all Units in the Project as also the GST thereon payable by the customers/transferees of this project shall be deposited in a separate bank account as per the prevailing Real Estate Law. The Developer shall disburse the Owner's share of revenue to the Owner within 15th day of the succeeding month for the month immediately preceding of all receipt of the same from the customers/transferees of this project, failing which the Developer shall pay interest @12% on the same for the period of delay in making payment. The Developer shall however keep the Owner apprised of all the receipts and provide them with the financial statements once a month on every 15th day of each succeeding month for the month immediately preceding.

13. The Owner shall not be responsible for any bad workmanship of the Developer or its agents/ contractors etc. The Developer indemnifies the Owner and the Confirming Parties from all statutory and other liabilities that may arise due to bad workmanship as stated above, damages, accidents or untoward incidents or penalties or charges, if any, to be levied by Kolkata Municipal Corporation or any statutory authorities for any other reason whatsoever that may arise during the construction period as defined earlier at the said premises. All costs to be incurred to handle / mitigate loss for such events to be borne solely by the Developer. The Developer warrants the Owner that it will attend to all complains of bad workmanship or damages and repair the defects and damages at the 'Owner's flat'.
14. The Developer shall remain responsible to obtain the "Completion Certificate" from the Kolkata Municipal Corporation (KMC) within the period as stated in Clause 5 above. The cost for obtaining the Completion Certificate from KMC to be borne by the Developer.
15. That the Owner simultaneously with the execution and registration of this Agreement shall grant Power of Attorney (POA) in favour of the Developer for undertaking development of the proposed project and execution and registration of Sale Agreements and Deed of Conveyance for effecting the sale of flats/units/constructed areas of the proposed project in favour of prospective customers/transferees (at mutually agreed price to be approved in writing by the Owner for effecting the sale of flats/units/constructed areas of the proposed project in favour of the customers/transferees) of this project on behalf of the Owner, subject to compliance terms and conditions of this agreement.
16. That saves as aforesaid, all other terms, conditions and consideration of the said Development Agreement dated 12/5/2017 will remain same, unchanged and binding on the parties herein.



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SOUTH ZONE ALIPORE
14 SEP 2023

17. That this Agreement shall be treated as an integral part of the said Development Agreement dated 12/5/2017.

18. No modification or amendment of this Agreement nor waiver of the terms or conditions herein recorded shall be binding, unless made specifically in writing by the parties.

19. ARBITRATION AND CONCILIATION:

19.1 In case of there being any dispute or difference or misunderstanding by and between the parties hereto concerning or relating to or arising out of this agreement and/or interpretation of this agreement or any of the clauses herein recorded and/or the completion of the transaction as per this agreement, the parties would hold joint meetings and make all possible efforts to conciliate and/or settle such disputes and/or differences and/or misunderstandings mutually.

19.2 In the event the parties hereto being not able to amicably clear the confusions and/or misunderstandings and/or to mutually resolve the disputes and/or differences, such disputes and differences by and between the parties hereto concerning or relating to or arising out of this Agreement or with regard to interpretation of this Agreement or any of the clauses herein recorded and/or the respective claims of the parties, the same shall be referred to the joint Arbitrators one from each side to be nominated by both the parties for final adjudication as per the provisions of the Arbitration and Conciliation Act, 1996. The Joint Arbitrators shall have summary power and need not record the reasons and further be at liberty to make interim awards.

20. JURISDICTION:

The Hon'ble High Court at Calcutta shall exclusively have the Jurisdiction to entertain, try and determine all matters concerning or arising out of this Agreement.

FIRST SCHEDULE AS REFERRED TO ABOVE
(Said Premises)

ALL THAT the piece and parcel of land measuring about 1 Bigha 2 Cottahs 4 Chittaks, more or less, together with structure standing there at being Municipal Premises No. 209/1/3, Picnic Garden Road, Kolkata-700039, P.S. Kasba, within the jurisdiction of Ward No.67, Borough- VII of Kolkata Municipal Corporation, under Assessee No. 210671803152 butted and bounded as follows:

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

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



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SOUTH 24 PGS ALIPORE
14 SEP 2023

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

ON THE WEST : By Corporation Road.

SECOND SCHEDULE AS REFERRED TO ABOVE

(Part-I)

Owner's Flat

ALL THAT Residential Flat being No. **3C**, on the third floor, total measuring 1136 sq.ft. built-up area (more or less) with facility to park one medium size road worthy passenger car in the covered car parking space, together with undivided proportionate share of the land underneath the building together with right to use the common area, amenities and facilities that will be available in the proposed project at premises No. 209/1/3, Picnic Garden Road, P.S. Kasba, Kolkata-700039.

SECOND SCHEDULE AS REFERRED TO ABOVE

(Part-II)

Revenue 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 expenses, the Owner and the Developer shall instead of sharing the constructed spaces in the Project, share the Net Sale proceeds and the parties herein shall jointly Transfer the flats / units and other rights and benefits in the Project (with the Owner transferring the undivided share in land upon completion of construction) and shall share the Net Sale Proceeds received from the prospective Transferees in the ratio as mentioned below (after considering the area of the '**Owner's Flat**')

Owner : **37.16%** of the Net Sale proceeds of the total Built-up Area (barring the Covered Car Parking Spaces);
37% of the Net Sale proceeds of the covered Car Parking Space.

Developer : **62.84%** of the Net Sale proceeds of the total Built-up Area (barring the Covered Car Parking Spaces);
63% of the Net Sale proceeds of the covered Car Parking Space.

SECOND SCHEDULE AS REFERRED TO ABOVE

(Part-III)

Net Sale Proceeds

Shall mean the amounts on any account whatsoever received from time to time (including part payments) from any Transferees/Purchasers in respect of transfer of any flat/unit/saleable space or any part thereof and/or anything else relating to or connected with the Project less:



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SOUTH 24 PARGANAS ALIPORE
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- a. GST will be charged to the customers by the Developer, as may be applicable from time to time and will be deposited to the appropriate authorities (hereinafter referred to as “the **Taxes**”);
- b. Transfer or Nomination Charge and Booking Cancellation charges, if any, collected by the Developer;
- c. Extra Deposits Charges (EDC) collected from the transferees subject to a maximum of Rs.130/- per sq. ft. plus applicable tax.
- d. 4% only will be deducted from each trench of payment of revenue shared with the Owner towards sales and marketing expenses. GST, if applicable on the above 4%, will also be deducted from each trench of payment of revenue shared with the Owner against GST invoice to be raised by the Developer. However, this charge will not be applicable to the “Owner’s Flat” and Owner’s share of Unsold Stock, if any.

SECOND SCHEDULE AS REFERRED TO ABOVE

(Part-IV)

Mode of Distribution of Net Sale Proceeds

With effect from the month when booking of flats is started, by the 15th day of each succeeding month, the Developer will pay to the Owner, the Owner’s Share of Net Sale Proceeds calculated upto the last date of such payment as received and will also provide to the Owner a detailed statement in respect thereof to be prepared by the Developer containing details of (a) all transactions entered into the Project, (b) cancellations, if any, moneys received and/or paid as refunds or on any other account to such third persons during such period, (c) all other relevant particulars and details and (d) the corresponding Gross Sale Proceeds and Net Sale Proceeds all upto the date of payment to the Owner. Along with the statement as above, the bank statement of the Specified Account during the immediately preceding English calendar month shall also be provided by the Developer to the Owner. In addition to the above, the Developer shall be bound to cause and ensure the entire payment of the Owner’s Revenue Share on or before the execution of the deeds of conveyance/transfer of unit/saleable area in favour of the transferee. The Owner shall, in any event, be granted unconditional and irrevocable rights to view the bank account transactions in respect of the Specified Account.

- The Taxes in respect of the sale of the Units to the transferees shall be collected by the Developer from the transferees and deposited in the Specified Account mentioned above. Deposit of such Taxes with the concerned authority in accordance with law in respect of the sale of the Units to the transferees and complying with applicable provisions regarding the same shall be the responsibility of the Developer. However,



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SOUTH 24 PARGANAS ALIPORE
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such payment of Taxes in respect of the sale of the Units to the Transferees shall be made out of the Taxes received from the customers/transferees of this project forming part of Gross Sale Proceeds. Under no circumstances shall the Owner be made or held liable for payment of any Taxes in respect of Gross Sale Proceeds or Net Sale Proceeds or any part thereof nor in respect of grant of any rights and authorities to the Developer hereunder or in terms hereof.

- It is further recorded that in view of the present laws, the intending purchasers may deduct Tax Deductible at Source in accordance with the provisions of the Income Tax laws of India. The Developer will get benefit of the TDS to be deducted by the prospective purchasers and hence Owner shall be entitled for full value of the consideration amount as per their allocated share. The Developer will not adjust the TDS amount while allocating/ transferring Owner's share to the owner. However, the developer may deduct TDS from each trench of payment to the Owner as per the prevailing provisions of income tax act, 1961 (as amended) and shall issue TDS certificate to the owner against the same.
- After completion of Development of the Project, the parties shall carry out reconciliation of accounts of the Project and pay or receive suitable adjustment amounts and other dues, to or from each other. These accounts shall be reviewed jointly by the Chartered Accountants to be appointed by the Owner and the Developer separately.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
14 SEP 2023

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

SIGNED SEALED AND DELIVERED

by the **OWNER** at Kolkata in presence of:

1. Suday Jan

2. pm.

Ty Desai

Shibani Dutt

RECEIVER OF TECHNOGENICS



SIGNED AND DELIVERED by the **CONFIRMING PARTY** at Kolkata in presence of:

1. Suday Jan

2. pm.

Alipore Police Court

1. Smit Sen

2. Dipak Kumar Sen

3. Gouri Chandra Sen

4. Shibani Dutt

5.



1st floor of Radha Smit
Alipore of pm.

SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata in presence of:

1. Suday Jan

22, P.A.S ROAD
KOL-33

2. pm.

For PS Merlin Developers LLP

Siddhanta Bhattacharya

Partner / Authorised Signatory

Prepared by me

pm

BAPI DAS

Advocate












Alipore Police Court

Kolkata - 700 027

Read. No.-WB-613/2001














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SOUTH 24 PARGANAS ALIPORE
14 SEP 2023

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











Name : ASIT SEN

Signature: *Asit Sen*

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

Name: DIPAK KUMAR SEN

Signature: *Dipak Kumar Sen*












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

Name: GORA CHAND SEN

Signature: *Gora Chand Sen*














DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
14 SEP 2023

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


Name : SHIBASIS DUTT

Signature: *Shibasis Dutt*

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

Name: RADHA DUTT

Signature: *Radha Dutt*


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

Name: SIDDHARTA BHATTER


Signature: *Siddharta Bhatte*





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14 SEP 2023


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

Name : JOYDEEP SEN

Signature: 

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

Name: BAPI DAS

Signature: 

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

Name:

Signature:



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
14 SEP 2023

KNH6583660

127, SAHAI GARDEN ROAD, PR. NO. 128, KOLKATA PIN-700031

Address: 127 SAHAI GARDEN ROAD, PR. NO. 128 KOLKATA PIN-700031

Date: 14/11/2024

Signature of the Electoral Registration Officer for

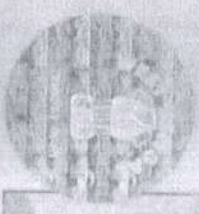
149-Kashua Constituency

In case of change in address mention this Card No. in the reply form for including your name in the roll at the changed address and to obtain the card with serial no. 149/132

भारत निर्वाचन आयोग

ELECTION COMMISSION OF INDIA

KNH6583660



पिता/पिता का नाम : बी.एस. दास

Elector's Name : Biju Das

पिता का नाम : श्रीमती दास

Father's Name : Smt. Das

पिता/पिता का नाम : ११ / M

Date of Birth : 24/11/1974

Major Information of the Deed

Deed No :	I-1603-14275/2023	Date of Registration	15/09/2023
Query No / Year	1603-2002316611/2023	Office where deed is registered	
Query Date	11/09/2023 10:48:17 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 7,08,48,438/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 53/- (Article:E, E)		
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: 067 Pin Code : 700039

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Bigha 2 Katha 4 Chatak		7,08,48,438/-	Property is on Road
Grand Total :				36.7125Dec	0 /-	708,48,438 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TECHNOGENICS 209/1/3, Picnic Garden Road, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.:: AAxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Mr ASIT SEN Son of Late KARTICK CHANDRA SEN 13A, Durga Charan Doctor Road, City:- Kolkata, 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.:: CTxxxxxx5G, Aadhaar No: 99xxxxxxxx8834, Status :Confirming Party, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Pvt. Residence

3	<p>Mr DIPAK KUMAR SEN Son of Late KARTICK CHANDRA SEN 13A, Durga Charan Doctor Road, City:- Kolkata, 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.:: AXxxxxx7D, Aadhaar No: 47xxxxxxxx8725, Status :Confirming Party, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Pvt. Residence</p>
4	<p>Mr GORA CHAND SEN Son of Late KARTICK CHANDRA SEN 13A, Durga Charan Doctor Road, City:- Kolkata, 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.:: AXxxxxx6C, Aadhaar No: 29xxxxxxxx9876, Status :Confirming Party, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Pvt. Residence</p>
5	<p>Mr SHIBASIS DUTT Son of Late SIBDAS DUTT 26/5B, Ballygunge Circular Road, City:- , 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.:: ADxxxxx2P, Aadhaar No: 89xxxxxxxx8541, Status :Confirming Party, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Pvt. Residence</p>
6	<p>Smt RADHA DUTT Wife of Late SIBDAS DUTT 26/5B, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxx5P, Aadhaar No: 43xxxxxxxx9159, Status :Individual, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>PS MERLIN DEVELOPERS LLP 22, Pr Anwar Shah Road, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SHIBASIS DUTT Son of Late SIBDAS DUTT 13A, Durga Charan Doctor Road, City:- Kolkata, 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.:: ADxxxxx2P, Aadhaar No: 89xxxxxxxx8541 Status : Representative, Representative of : TECHNOGENICS (as RECEIVER)</p>
2	<p>Mr JOYDEEP SEN Son of Mr ASIT KUMAR SEN 13A, City:- Kolkata, 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.:: BJxxxxx7H, Aadhaar No: 43xxxxxxxx6208 Status : Representative, Representative of : TECHNOGENICS (as RECEIVER)</p>

3	Mr SIDDHARTA BHATTER (Presentant) Son of Mr SHEO PRAKASH BHATTER 2, Bishop Lefroy Road, City:- , P.O:- L R SARANI; P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0D, Aadhaar No: 69xxxxxxxx0918 Status : Representative, Representative of : PS MERLIN DEVELOPERS LLP (as authorised signatory)
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Identifier Details :

Name	Photo	Finger Print	Signature
Mrs 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 ASIT SEN, Mr DIPAK KUMAR SEN, Mr GORA CHAND SEN, Mr SHIBASIS DUTT, Mr SHIBASIS DUTT, Mr JOYDEEP SEN, Mr SIDDHARTA BHATTER, Smt RADHA DUTT

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	TECHNOGENICS	PS MERLIN DEVELOPERS LLP-36.7125 Dec

Endorsement For Deed Number : I - 160314275 / 2023

On 14-09-2023

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

Presented for registration at 17:05 hrs on 14-09-2023, at the Private residence by Mr SIDDHARTA BHATTER ,.

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 7,08,48,438/-

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

Execution is admitted on 14/09/2023 by 1. Mr ASIT SEN, Son of Late KARTICK CHANDRA SEN, 13A, Road: Durga Charan Doctor Road, , P.O: ENTALLY, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. Mr DIPAK KUMAR SEN, Son of Late KARTICK CHANDRA SEN, 13A, Road: Durga Charan Doctor Road, , P.O: ENTALLY, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 3. Mr GORA CHAND SEN, Son of Late KARTICK CHANDRA SEN, 13A, Road: Durga Charan Doctor Road, , P.O: ENTALLY, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 4. Mr SHIBASIS DUTT, Son of Late SIBDAS DUTT, 26/5B, Road: Ballygunge Circular Road, , P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 5. Smt RADHA DUTT, Wife of Late SIBDAS DUTT, 26/5B, Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mrs 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

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

Execution is admitted on 14-09-2023 by Mr SHIBASIS DUTT, RECEIVER, TECHNOGENICS (Partnership Firm), 209/1/3, Picnic Garden Road, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mrs 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

Execution is admitted on 14-09-2023 by Mr JOYDEEP SEN, RECEIVER, TECHNOGENICS (Partnership Firm), 209/1/3, Picnic Garden Road, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mrs 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

Execution is admitted on 14-09-2023 by Mr SIDDHARTA BHATTER, authorised signatory, PS MERLIN DEVELOPERS LLP (LLP), 22, Pr Anwar Shah Road, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mrs 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 15-09-2023

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 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/09/2023 11:37AM with Govt. Ref. No: 192023240220067951 on 14-09-2023, Amount Rs: 21/-, Bank:
Indian Bank (IDIB000C001), Ref. No. IB14092023727980 on 14-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 361, Amount: Rs.100.00/-, Date of Purchase: 05/07/2023, Vendor name: P K Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/09/2023 11:37AM with Govt. Ref. No: 192023240220067951 on 14-09-2023, Amount Rs: 75,020/-,
Bank: Indian Bank (IDIB000C001), Ref. No. IB14092023727980 on 14-09-2023, Head of Account 0030-02-103-003-02



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 404627 to 404649

being No 160314275 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.10.04 13:44:30 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.