

- xx. that no part or portion of the Said Property is affected by any notice or scheme of any local development authority or Governmental Authority; and
- xxi. that compliance is being made and has at all times been made and shall be continued to be made with all Applicable Laws, statutes, by-laws, permits, obligations, statutory instruments and requirements with respect to the Said Property, its ownership, rights, title and interest, occupation, possession and use; and
- xxii. that there is no matter which may adversely affect the Said Property and/or the development, usage or enjoyment of the Said Property, or cast any doubt on the rights granted to the Developer hereunder and/or in terms hereof; and
- xxiii. that there is no dispute, issue etc. with any tax authorities and/or any official department(s), in India or elsewhere, which may in any manner affect or impact the Said Property and/or the rights granted herein, and the Lessee is neither aware of or nor has knowledge of any facts which may give rise to such dispute, issue etc.; and
- xxiv. that the Lessee has a clear and unencumbered right to deal with the Said Property in the manner stipulated herein and to develop and deal with, Transfer, sub-lease, assign, alienate, mortgage, encumber its right, title and interest in/over/in respect of the Said Property and every part and portion thereof and the development of the Project thereon in such a manner as the Developer may determine in accordance with the terms and conditions of this agreement; and
- xxv. that in relation to the Said Property:
 - a. construction and/or development activities have already been undertaken at part or portion of the Said Property where there is a Marketing office (**RR Garage**) operated by Siddha, some labour hutments, construction office, a batching plant and stacking of construction materials in portions of the Said Property;
 - b. all the terms and conditions in relation to the title of the Said Property are contained in the Lease Deed and the Deed of Agreement dated 18.09.2014 between the Lessee and the RR Department, and there are no other agreements, documents or letters relating to or affecting the same save and except the Development Agreement with Siddha and other

developments undertaken by the Lessee in its own name in some portion of the Lease Deed;

- c. as on the Effective Date, no amount is due and payable to any Governmental Authority on any account whatsoever, and there is no pending liability in respect of any part or portion of the Said Property;
 - d. no Person has challenged the right and interest of the Lessee to the Said Property on any ground whatsoever; and
- xxvi. that there is no manner or nature of impediment, hindrance, objection, obstruction etc. on any ground whatsoever or howsoever (including but not limited from the owners/occupiers of the adjoining properties) to develop the Said Property and to deal with the same in the manner stipulated in the Lease Deed; and
- xxvii. that each of the representations, warranties and undertakings contained herein and/or recorded anywhere in this Agreement are true and correct and shall survive and subsist at all times (notwithstanding the termination of this Agreement).
- xxviii. that all information contained and/or referred to in this Agreement and/or provided to the Developer on or before the execution of this Agreement continues to be true, complete and accurate in all respects and not misleading in any manner, and further nothing has occurred since the time such information was given that could result in any such information becoming untrue or only partially true in any respect,

and the Lessee covenants and undertakes to keep each of the Developer and its directors safe, harmless and indemnified in respect of each of the aforestated.

- 16.3 It is hereby recorded that the Developer has perused copies of all the deeds and documents in respect of the Said Property as provided by the Lessee and after having fully satisfied about the Lessee's present right and interest in the said Property based on the aforesaid and after accepting all the terms conditions contained in the Lease Deed as well as understandings between the Lessee and the Siddha has entered into this Agreement with full knowledge of the scope of its obligations.



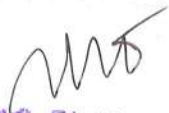
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Addl. District Sub-Registrar
Cossipore, Dum Dum

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17. INDEMNITY

- 17.1 In addition to and without prejudice to the indemnity obligations of the Lessee or of the Developer as enunciated/stipulated anywhere in this Agreement, the Lessee or the Developer, as the case may be/as applicable (each an **"Indemnifying Party"** as the case may be/as applicable) shall defend, indemnify and hold harmless the other Party (**"Indemnified Party"**), promptly upon demand and from time to time, against any and all losses, damages, costs, liabilities, fines, penalties (collectively, **"Losses"**), which may be suffered or sustained by the Indemnified Party by reason of: (i) the non-performance and non-observance of any of the terms or conditions of this Agreement by the Indemnifying Party; and/or (ii) acts of wilful negligence or intentional misconduct by the Indemnifying Party; and/or (iii) breach of the provisions of this Agreement by the Indemnifying Party; and/or (iv) any representation and/or warranty by the Indemnifying Party found to be misleading or untrue and/or any breach by any of the Indemnifying Party of any representation and/or warranty; and/or (v) any Third Party demand or claim or action in respect of any part or portion of the Said Property/Project; and/or (vi) any Encumbrance and/or any issue or any claim or demand or legal or other proceeding in respect of/to any part or portion of the Said Property/Project caused/occasioned due to the Indemnifying Party; and/or (viii) failure to act in terms of any Applicable Law and/or this Agreement and/or the Lease Deed; and/or (ix) all acts, deeds, things etc. done, executed or performed or caused to be done, executed or performed by and/or at the instructions of the Indemnifying Party in respect of the Said Property/Project; and/or (x) all mortgages, charges etc. created by the Indemnifying Party in respect of any part or portion of the Said Property/Project; and/or (xi) any undertakings, affidavits, indemnities, representations, etc. submitted by the Indemnifying Party to any Governmental Authority and/or to any Third Party in respect of any part or portion of the Said Property/Project; and/or (xii) any actions, suits, claims, proceedings, judgments relating to or arising out of any of the aforestated.
- 17.2 The Developer shall remain liable and responsible for due compliance of/with all statutory requirements, whether local, state or central in respect of the planning, construction, development and completion of the Project and/or for any accident and/or mishap which may take place while undertaking the construction and completion of the Project (save and except any accident and/or mishap caused due to any internal work permitted by the Developer to be carried out by any Allottee, for which such Allottee shall be and shall remain liable and responsible), and the Developer shall keep the Lessee and each of its directors safe, harmless and indemnified from and against all Losses




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that may be sustained or incurred by the Lessee in respect thereof. The Developer shall indemnify the Lessee and each of its directors and keep them save and harmless against any attachment, damage, liability, claims or penalties of any nature whatsoever raised by the allottees which may arise out of any default/negligence/inferior workmanship for the construction and for all statutory compliances, permissions, clearances, approvals, etc. obtained by the Developer related to construction of the Project on the Said Property. The Developer shall also indemnify and keep the Lessee and each of its directors saved, harmless of, from and against all losses, costs, consequences, damages, actions, suits, claims or demands, if any, arising out of any Suit/s and/or Case/s and/or proceeding/s, by any Statutory Authority like departments of West Bengal Fire & Emergency Services, West Bengal Pollution Control Board, WBRERA, etc. with regard to non-compliance of the approvals of the said Authorities in respect of the Said Property.

- 17.3 The indemnification rights of the Indemnified Party under this Agreement are without prejudice to, independent of and in addition to, such other rights and remedies as the concerned Indemnified Party may have at law or in equity or otherwise, including the right to seek specific performance, rescission, restitution or other injunctive relief, none of which rights or remedies shall be affected or diminished hereby.

18. FORCE MAJEURE

- 18.1 Notwithstanding anything contained under this Agreement, neither the Developer, nor the Lessee shall be responsible for any delay or any breach if such delay or breach is caused by reason of any Force Majeure which shall include lockdowns /curfew exceeding 7 continuous days on account of Pandemic or similar calamities or any restrictive order by Central or State Government or any other Statutory Body in future and also which all are defined in the WBRERA or any other Real Estate Law as may be in vogue at the appropriate time or in any situation beyond the control of either party as per such definition in WBRERA or other Real Estate Law which may be in vogue at the material time.
- 18.2 The period of delay occurring due to any Force Majeure event shall be excluded for computing the timelines stipulated in this Agreement. The Developer shall be entitled to corresponding extension of time for the days lost due to the factors stated above. Provided however, upon commencement of any Force Majeure reason, the effected party shall notify the other party of such situation within seven days of such commencement.



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19. CONFIDENTIALITY

- 19.1 Each Party shall, keep all information and other materials passing between it and the other Parties in relation to the transactions contemplated by this Agreement (the "**Information**") confidential and shall not without the prior written consent of the concerned other Parties, divulge the Information to any other Person or use the Information other than for carrying out the purposes of this Agreement except to the extent that:
- 19.1.1 such Information is in the public domain other than by breach of this Agreement;
 - 19.1.2 such Information is required to be disclosed to the employees and professional advisors including auditors, tax consultants, legal advisors, Architect etc., on a need to know basis;
 - 19.1.3 such Information is required or requested to be disclosed by any Applicable Law or any applicable regulatory requirements or by any regulatory body to whose jurisdiction the relevant Party is subject or with whose instructions it is customary to comply under notice to the other Party(ies);
 - 19.1.4 any of such Information was previously known or already in the lawful possession of a Party, prior to disclosure by any other Party hereto;
 - 19.1.5 such Information is disclosed in connection with the performance of obligations or the exercise of rights under this Agreement; or
 - 19.1.6 any information, materially similar to the Information, shall have been independently developed by a Party without reference to any Information furnished by any other Party(ies) hereto.
- 19.2 In the event that any Party is requested or becomes legally compelled to disclose the Information in contravention of the provisions of Clause 19.1 hereinabove, such Party (the "**Disclosing Party**") shall provide the concerned other Party(ies) (the "**Non-Disclosing Party**") with prompt written notice of that fact so that the appropriate Party may seek (with the cooperation and reasonable efforts of the other Party(ies)) a protective order, confidential treatment or other appropriate remedy. In such an event, the Disclosing Party shall furnish only that portion of the Information which it is legally required



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to, and shall exercise reasonable efforts to obtain reliable assurance that confidential treatment will be accorded to such Information to the extent reasonably requested by any Non-Disclosing Party. The Parties further agree that the contents of such disclosure shall be agreed in advance between the Parties and the Parties shall immediately respond in this regard.

- 19.3 Each of the Parties undertake not to disclose the existence or substance of the discussions between the Parties nor to make any announcement or disclosure in respect thereof and/or in connection with the transactions stipulated herein and/or of any document executed or delivered simultaneously/pursuant hereto and/or of any information exchanged between the Parties prior to and/or under and/or in pursuance of this Agreement and/or the transactions stipulated herein, unless the Party(ies) desirous of so disclosing has/have consulted the other Party(ies) in advance in relation to the contents of such announcement or disclosure and has obtained the prior written consent of such other Party(ies) in respect of such announcements and/or disclosures, which consent shall not be unreasonably withheld or delayed.

20. GOVERNING LAW AND DISPUTE RESOLUTION

- 20.1 The Parties agree that any and all claims issues, matters, disputes, controversies arising directly or indirectly from the relationship between the Parties and/or out of or in connection with this Agreement including the existence, validity, interpretation, execution, breach, termination of and settlement of disputes and differences under this Agreement shall be governed and construed in accordance with the laws of India, and only the courts of competent jurisdiction at Calcutta/Kolkata shall have the sole and exclusive jurisdiction in respect thereof.

20.2 Amicable Resolution

In the event any Dispute arises, the Parties shall endeavour at the first instance to resolve such Dispute through amicable discussions. If the Dispute is not resolved through such amicable discussions within forty five (45) days after commencement of discussions or such longer period as the Parties agree to in writing ("**Amicable Resolution Period**"), then either Party may refer the Dispute for resolution to a Sole Arbitrator to be nominated/appointed by the Parties mutually failing which the Sole Arbitrator shall be appointed in accordance with the provisions of the Arbitration & Conciliation Act, 1996 with all its amendments, and modifications for the time being in force.



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20.3 Arbitration

20.3.1 The arbitration shall be conducted at Kolkata, West Bengal and shall be conducted in the English language and the Sole Arbitrator shall have summary powers. The Sole Arbitrator shall be bound and obliged to pass a detailed reasoned award, and further the Sole Arbitrator may (but shall not be required to), award to a Party that substantially prevails on merits, its costs and reasonable expenses (including reasonable fees of its counsels). The arbitration award shall be final and binding on the Parties, and the Parties agree to be bound thereby and to act accordingly. The costs of the arbitration shall be borne by the Parties in such a manner as may be directed by the Sole Arbitrator.

20.3.2 The competent Courts in Kolkata shall have exclusive jurisdiction in relation to any proceedings arising out of arbitration including but not limited to, proceedings for interim relief.

20.4 Continuance of Obligations

Notwithstanding the existence of any Dispute which is referred for resolution or, as the case may be, to arbitration, the Parties shall, during the pendency of the process of resolution or arbitration, as the case may be, continue to act on matters under this Agreement which are not the subject matter of the Dispute as if no such dispute or difference had arisen without prejudice to the final determination of the Dispute in accordance with the provisions of this Clause 20.

21. MISCELLANEOUS

21.1 Notices

All notices and other communications pursuant to this Agreement shall be in writing and given/delivered personally, or by recognized courier or by registered post/speed post with A/D, to the relevant Party at the addresses set forth below or to such other address as the Party to whom notice is to be given may have furnished to the other Party hereto in writing in accordance herewith. Any such notice or communication shall be deemed to have been delivered and received (A) in the case of personal delivery, when proof of delivery is obtained by the delivering Party, (B) in the case of recognized courier or post, on the 5th (fifth) day following such posting, or when proof of delivery is obtained by the delivering Party, whichever be earlier and (C) in the case of fax, on the date sent if confirmation of receipt is received and such notice is also promptly mailed by registered/speed post with A/D.



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i. In the case of notice to Lessee, to:

Attention: Mr. Arya Sumant

Address: Eden Realty Ventures Private Limited,
Metropolitan Building,
7, Jawaharlal Nehru Road,
Kolkata-700013

ii. In the case of notice to the Developer, to:

Attention: Mr. Rachit Sanghvi

Address: Merlin Real Estate LLP
22, Prince Anwar Shah Road
Kolkata - 700 033.

or at such other address and/or fax as the Party to whom such notices, requests, demands or other communication is to be given shall have last notified the Party giving the same in the manner provided in this Clause, but no such change of address shall be deemed to have been given until it is actually received by the Party sought to be charged with the knowledge of its contents.

21.2 Severability

If any provision of this Agreement is declared to be invalid or unenforceable or prohibited by Applicable Law, it shall be treated for all purposes as severed from this Agreement and ineffective to the extent of such invalidity or unenforceability, without affecting in any way the remaining provisions hereof, which shall continue to be valid and binding. Upon such a determination, the Parties shall negotiate in good faith to substitute the provision determined as being invalid or unenforceable so as to effect the original intent of the Parties as closely as possible in an acceptable manner in order that the transactions contemplated hereby are consummated as contemplated hereby to the fullest extent possible in accordance with the Applicable Laws.

21.3 Assignment

21.3.1 This Agreement is completely personal to the Developer and except as specifically provided for in this Agreement, the Developer shall not be entitled to transfer and/or assign its



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right and interest and/or the benefits of this Agreement to any other person and/or person without the prior written consent of the Lessee. Upon such permitted assignment and/or novation of rights, all the rights, liabilities, obligations and conditions as applicable to the Developer under this Agreement or any respective part thereof shall automatically stand assigned and/or novated in favour of such Person(s) without any further deed or action.

21.3.2 Further, the Lessee shall not be entitled to assign or Transfer all or any of its rights and/or novate any of its obligations under this Agreement to any Third Party and/or deal with any part or portion of this Agreement without the prior written consent of the Developer.

21.4 Waiver

No waiver of any term or condition or provision of this Agreement or of any breach of any provision of this Agreement shall be effective unless set forth in a written instrument signed by the Party waiving such provision or breach. No failure to exercise and no delay in exercising on the part of any of the Parties any right, power or privilege hereunder shall operate as a waiver thereof nor shall any single or partial exercise of any right, power or privilege preclude any other or further exercise thereof or the exercise of any other right, power or privilege. Without limiting the foregoing, no waiver by a Party of any breach by any other Party of any provision hereof shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof.

21.5 Amendment

This Agreement shall not be amended, altered or modified except by an instrument in writing signed by or on behalf of all the Parties.

21.6 Entire Agreement

This Agreement constitutes the entire agreement between the Parties and supersedes any arrangements, understandings or previous agreements relating to the subject matter of this Agreement, it being further clarified that any and all documents executed in writing between the Lessee and the Developer, in pursuance hereof and/or simultaneously hereto (including in the nature/form of letters), whether registered or unregistered, shall be deemed to form and comprise an integral and inseparable part of this Agreement and shall be binding on each of the Parties hereto.



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21.7 Legal and Prior Rights

All rights and remedies of the Lessee and the Developer shall be in addition to all other legal rights and remedies belonging to such Parties and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid, and it is hereby expressly agreed and declared by and between the Parties hereto that the determination of this Agreement for any cause whatsoever shall be without prejudice to any and all rights and claims of the Lessee and/or the Developer, which shall or may have accrued prior thereto.

21.8 Exclusion of Implied Warranties etc.

This Agreement expressly excludes any warranty, condition or other undertaking implied at law or by custom or otherwise arising out of any other agreement between the Parties or any representation by any Party not contained in this Agreement executed by the Parties.

21.9 Relation

None of the provisions of this Agreement shall be deemed to constitute a partnership and/or an association of persons between/amongst the Parties hereto including as contemplated under the Indian Income Tax Act, 1961, and each Party shall have the authority to bind or shall be deemed to be the agent of the other only in the manner specifically provided herein, it being clarified and understood that the Developer has not been appointed as an agent (save as specifically stated in this Agreement and further without prejudice to the several powers and authorities granted hereunder and/or agreed to be granted in favour of the Developer) or contractor of the Lessee, but to the contrary has been granted independent rights and interest in/over the Said Property by virtue of and/or under these presents.

21.10 Covenants Reasonable

Each of the Parties agree that having due regard to all the circumstances, the covenants contained herein are reasonable and necessary for the protection of the Parties.

21.11 Costs and Expenses

Each Party shall pay and bear the respective taxes payable by it, arising from or in respect of this Agreement, and shall keep each of the other Parties safe, harmless and indemnified in respect thereof.



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21.12 Third Party Benefit

Nothing herein expressed or implied is intended to, nor shall it be construed to confer upon or give to any Third Party, any right, remedy or claim under or by reason of this Agreement or any part hereof.

21.13 Further Assurance

The Parties shall use their reasonable commercial efforts to take, or cause to be taken, all actions and to do, or cause to be done, all things necessary or desirable under Applicable Laws and regulations to consummate or implement expeditiously the transactions contemplated by, and the agreements and understandings contained in this Agreement, and without any further consideration.

The Parties to this Agreement have negotiated in good faith. Each Party shall co-operate with each other, and execute and deliver without further consideration such instruments and documents and take such other actions as may be reasonably requested from time to time by the Lessee and/or the Developer in order to carry out, evidence and confirm their rights and the purpose of this Agreement at the cost and expense of the Party requesting for the same.

21.14 Representation by Signatories

Each concerned signatory to this Agreement represents and warrants that he is duly authorized by the Party for and on whose behalf he is signing this Agreement, to execute the same in a manner binding upon the said Party, and that all corporate and other approvals and procedures, if any necessary for vesting such authority, have been duly obtained and complied with.

SCHEDULE-I : TOTAL LEASE PROPERTY

ALL THAT the piece and parcel of leasehold Land measuring 12.20 (Twelve point two zero) comprising in various dags mentioned in the table below situate, lying at and being a divided and demarcated part or portion of Premises No. 561, Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 (formerly 1290), Ward No. 15, Kolkata- 700108 within the jurisdiction of Baranagar Municipality, under police station Baranagar, P.O. Baranagar, in the District of North 24 Parganas.



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Mouza :Noapara, J.L. No. 9, P.S. Baranagar

Sl. No.	RS Dag No.	Portion	Land Area in Acres
1	36 (part)	South & Middle	0.13
2	39 (part)	North & Middle	0.45
3	43 (part)	Southern	0.09
4	47 (part)	Southern	0.16
5	48 (part)	Southern	0.04
6	49 (full)		0.23
7	50 (full)		0.33
8	51 (full)		0.54
9	52 (full)		0.30
10	53 (full)		0.52
11	54 (full)		0.22
12	55 (part)	Ex Northern	0.69
13	56 (full)		0.61
14	57 (full)		0.43
15	58 (full)		0.30
16	59 (full)		0.59
17	60 (full)		0.40
18	61 (part)	Southern	0.03
19	62 (part)	Western	0.17
20	63 (full)		0.04
21	64 (part)	Western	0.15
22	65 (part)	Western	0.47
23	66 (part)	Northern	0.15
24	67 (part)	Northern & South Western corner	0.18
25	72 (full)		0.43
26	73 (part)	Northern	0.57
27	74 (full)		0.28
28	75 (full)		0.30
29	76 (part)	Northern	0.30
30	129 (part)	North West corner	0.13
31	133 (part)	North East corner	0.03
32	136 (part)	Eastern corner	0.03
33	146 (part)	Ex Northern & South West corner	0.70
34	147 (part)	South West corner	0.02
35	148 (part)	Western	0.17
36	149 (full)		0.07
37	150 (part)	North West	0.09
38	549 (full)		0.24



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39	553 (full)		0.12
40	554 (part)	Western	0.04
41	555 (part)	Western	0.07
42	556 (part)	North West corner	0.01
Total:			10.82

Mouza :Palpara, J.L. No. 7, P.S. Baranagar

Sl. No.	RS Dag No.	Portion	Land Area in Acres
1	32 (part)	Eastern	0.14
2	35 (part)	Eastern	0.21
3	38 (full)		0.74
4	42 (part)	Eastern	0.01
5	47 (part)	Eastern	0.12
6	224 (part)	Western	0.16
Total:			1.38
Grand Total for both Mouza			12.20

SCHEDULE-II: LARGER PROPERTY

ALL THAT the piece and parcel of leasehold Land measuring 11.29 (Eleven point Two Nine) acres comprising in various dags mentioned in the table below situate, lying at and being a divided and demarcated part or portion of Premises No. 561, Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 (formerly 1290), Ward No. 15, Kolkata- 700108 within the jurisdiction of Baranagar Municipality, under police station Baranagar, P.O. Baranagar, in the District of North 24 Parganas.

Mouza :Noapara, J.L. No. 9, P.S. Baranagar

Sl. No.	RS Dag No.	Portion	Land Area in Acres
1	36 (part)	South & Middle	0.13
2	39 (part)	North & Middle	0.45
3	43 (part)	Southern	0.09
4	47 (part)	Southern	0.16
5	48 (part)	Southern	0.04
6	49 (full)		0.23
7	50 (full)		0.33
8	51 (full)		0.54
9	52 (full)		0.30
10	53 (full)		0.52
11	54 (full)		0.22
12	55 (part)	Ex Northern	0.69



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13	56 (full)		0.61
14	57 (full)		0.43
15	58 (full)		0.30
16	59 (full)		0.59
17	60 (full)		0.40
18	61 (part)	Southern	0.03
19	62 (part)	Western	0.17
20	63 (full)		0.04
21	64 (part)	Western	0.15
22	65 (part)	Western	0.47
23	66 (part)	Northern	0.15
24	67 (part)	Northern & South Western corner	0.18
25	72 (full)		0.43
26	73 (part)	Northern	0.57
27	74 (full)		0.28
28	75 (full)		0.30
29	76 (part)	Northern	0.30
30	129 (part)	North West corner	0.13
31	133 (part)	North East corner	0.03
32	136 (part)	Eastern corner	0.03
33	146 (part)	Ex Northern & South West corner	0.70
34	147 (part)	South West corner	0.02
35	148 (part)	Western	0.17
36	149 (full)		0.07
37	150 (part)	North West	0.09
38	549 (full)		0.24
39	553 (full)		0.12
40	554 (part)	Western	0.04
41	555 (part)	Western	0.07
42	556 (part)	North West corner	0.01
Total:			10.82

Mouza: Palpara, J.L. No. 7, P.S. Baranagar

Sl. No.	RS Dag No.	Portion	Land Area in Acres
1	32 (part)	Eastern	0.14
2	35 (part)	Eastern	0.21
3	47 (part)	Eastern	0.12
Total:			0.47
Grand Total for both Mouza			11.29

and delineated in the colour blue borderline of the plan annexed hereto as **Annexure A**



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Addl. District Sub-Registrar
Cossipore, Dum Dum

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SCHEDULE-III: SAID PROPERTY

ALL THAT part and portion of the Larger Property being all that the piece and parcel of leasehold Land measuring 4.517 (Four point five one seven) acre equivalent to 18279.65 (Eighteen thousand two hundred seventy nine point six five) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, Municipal Premises No. 561/A (previously 561), Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108, within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, recorded in LR Khatian No. 2.

Sl. No.	RS Dag No.	Area involved in Dag	Mouza	Land Area in Acres
1	55	Part	Noapara	0.667
2	56	Part	Noapara	0.153
3	58	Part	Noapara	0.257
4	57	Part	Noapara	0.260
5	67	Part	Noapara	0.150
6	66	Part	Noapara	0.150
7	129	Part	Noapara	0.130
8	59	Full	Noapara	0.590
9	65	Part	Noapara	0.470
10	60	Full	Noapara	0.400
11	64	Part	Noapara	0.150
12	553	Full	Noapara	0.120
13	63	Full	Noapara	0.040
14	555	Part	Noapara	0.070
15	554	Part	Noapara	0.040
16	36	Part	Noapara	0.130
17	39	Part	Noapara	0.450
18	133	Part	Noapara	0.030
19	136	Part	Noapara	0.030
20	147	Part	Noapara	0.020
21	556	Part	Noapara	0.010
22	61	Part	Noapara	0.030
23	62	Part	Noapara	0.170
	TOTAL			4.517

and shaded by hatched lines in colour red in the plan annexed hereto to as **Annexure A**



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add. District Sub-Registrar
Cossipore, Dum Dum

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SCHEDULE-IV: PART A OF THE SAID PROPERTY


ALL THAT the piece and parcel of leasehold Land measuring 3.937 (three point nine three seven) acre equivalent to 15932.47 (fifteen thousand nine hundred thirty two point four seven) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, Municipal Premises No. 561/A (previously 561), Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108, within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, recorded in LR Khatian No. 2.

Sl. No.	RS Dag No.	Area involved in Dag	Mouza	Land Area in Acres
1	55	Part	Noapara	0.667
2	56	Part	Noapara	0.153
3	58	Part	Noapara	0.257
4	57	Part	Noapara	0.260
5	67	Part	Noapara	0.150
6	66	Part	Noapara	0.150
7	129	Part	Noapara	0.130
8	59	Full	Noapara	0.590
9	65	Part	Noapara	0.470
10	60	Full	Noapara	0.400
11	64	Part	Noapara	0.150
12	553	Full	Noapara	0.120
13	63	Full	Noapara	0.040
14	555	Part	Noapara	0.070
15	554	Part	Noapara	0.040
16	133	Part	Noapara	0.030
17	136	Part	Noapara	0.030
18	147	Part	Noapara	0.020
19	556	Part	Noapara	0.010
20	61	Part	Noapara	0.030
21	62	Part	Noapara	0.170
	TOTAL			3.937

The aforesaid land is butted and bounded in the following manner:

On the North : By 50' wide (approx.) Lake View Park Road;
On the South : By 25' wide Mata Muni Road;




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Cossipore, Dum Dum

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- On the East : By partly by playground and partly by Premises No. D1, D2/1 and D9 Lake View Park Road;
- On the West : By western part of Dag Nos. 56 and 72 of MouzaNoapara;

SCHEDULE-V: PART B OF THE SAID PROPERTY

ALL THAT the piece and parcel of leasehold Land measuring 0.58 (zero point five eight) acre equivalent to 2347.17 (two thousand three hundred forty seven point one seven) Sq. Mt. comprising in various dags mentioned in the table below of MouzaNoapara, J.L. No. 9, Municipal Premises No. 561/A (previously 561), Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108, within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, recorded in LR Khatian No. 2.

Sl. No.	RS Dag No.	Area involved in Dag	Mouza	Land Area in Acres
1	36	Part	Noapara	0.130
2	39	Part	Noapara	0.450
	TOTAL			0.58

The aforesaid land is butted and bounded in the following manner:

- On the North : By Land of Ananda Ashram Sarada Shilpa Pith;
- On the South : By 50' wide (approx.) Lake View Park Road;
- On the East : By 15' wide Lake View Park Road;
- On the West : By 19' wide Lake View Park Road.

SCHEDULE-VI: EXTRAS AND DEPOSITS

Part - I

EXTRA CHARGES shall include:

- a) the full costs, charges and expenses for any additions or alterations and/or for providing at the request of the Allottee(s) and further for having sanctioned any deviations from the Sanctioned Plan in the construction ;
- b) fees, costs, charges and expenses (including service charges and the like) for obtaining electricity connection and electricity line in or for the Said Property (including HT or LT supply, transformer, switch gear, cable trench, substation and the like) payable to the electricity service provider for electricity meter(s), electrical infrastructure (including towards the



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electricity transformer, CESC/WBSEDCL security deposit, cables and installation of the common electricity meters);

- c) security deposit and all additional amounts or increases thereof payable to the electricity service provider for electricity connection at the Project;
- d) fees, costs, charges and expenses for installing one or more generators and like other power backup apparatus and all their accessories for the Project;
- e) fees, costs, charges and expenses for installing/providing air-conditioning, if any in respect of the Unit;
- f) club/activity area membership fees and user charges;
- g) cost of formation of the Association;
- h) GST and like taxes and further Taxes, if any, on the aforesaid extras; and
- i) costs, charges and expenses for carrying out the apportionment, separation and mutation in the records of the Barranagar Municipality in respect of the municipal rates and taxes payable by the Allottee if so deemed fit and proper by the Developer;
- j) all betterment fees, development charges etc. taxes and other levies, charges etc. imposed by the government and/or by any Governmental Authority(ies) and/or by any statutory/quasi-statutory authorities / bodies in respect of the Said Property and/or the Project and/or the Leasable Areas;
- k) legal fees and associated charges, legal expenses, stamp duty, registration fees, miscellaneous costs and expenses associated with registration etc.;


It being agreed that the said charges may be increased in future due to increase in costs incurred by the Developer

Part - II

DEPOSITS (which shall be interest free) shall include deposits on account of/towards:

- a) maintenance charges, municipal rates and taxes, land revenue and other outgoings etc.;
- b) sinking fund, if any;




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Cossipore, Dum Dum

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- c) such other heads as the Developer may determine in consultation with the Lessee.

SCHEDULE VII:
SPECIFICATIONS


Bedrooms	
Floor	Good quality Vitrified Tiles
Walls & Ceiling	plaster of Paris (POP) / Wall Putty (Ready to Paint)

Kitchen	
Walls	Glazed tiles up to 2'-0" above counter Balance POP/ Wall Putty (Ready to Paint)
Floor	Anti-skid ceramic tiles (Orient / RAK)
Counter	Granite
Fitting / Fixtures	CP fittings of ESSCO, ESS, RAK or equivalent make , Stainless Steel Sink & Provision for Exhaust fan
Ceiling	Wall Putty (Ready to Paint)/POP

Balcony	
Floor	Anti-skid ceramic tiles
Walls & Ceiling	pop/ Wall Putty (Ready to Paint)

Bathrooms	
Walls	Combination of glazed ceramic tiles of Kajaria, Nitco, Asian, Johnson, Orient or equivalent make till 7 ft height, Wall Putty (Ready to Paint)
Floor	Anti-skid ceramic tiles
Fitting/ Fixtures	CP fittings of ESSCO, ESS – ESS, RAK, Jaguar or equivalent make, wash basin & WC, Provision for Exhaust fan
Sanitary Ware / CP Fittings	Parryware / Hindware / RAK or equivalent brands sanitary ware and ESS-ESS / RAK or equivalent brands for CP fittings.




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Cossipore, Dum Dum

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Doors & Windows	
Entrance Doors	Flush Door
Internal Doors	Commercial Flush Door
Windows	Powder coated Aluminium Finish

Electrical	
Modular switches (Havells / Anchor / Philips or equivalent make) and copper wiring inside the flats.	
A/C points	AC Points in Living / Dining / Bed Rooms. AC water Outlets for all the bed rooms and living rooms
Intercom system	Between apartment to all service areas

Security System	
CCTV for Entrance lobby at Ground floor, entry & exit of the complex & Community Hall & other amenities room	

Lobby	
Entrance Lobby	Exquisitely designed at ground floor
Other Floors	Combination of one or more of Indian Marble / Granite / Vitrified Tiles, Stone-cladding / Acrylic Emulsion / wall covering
Lifts	OTIS / KONE / SCHINDLER/ Johnson / Mitsubishi



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Addl. District Sub-Registrar
Cossipore, Dum Dum

11 NOV 2022

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands the day, month and year first above written.

EXECUTED AND DELIVERED
by the **LESSEE** at Kolkata in
the presence of:

EDEN REALTY VENTURES PVT. LTD.


Director

1) Malay Sin Gupta.

2) Alisankh Dasgupta

EXECUTED AND DELIVERED
by the **DEVELOPER** at Kolkata
in the presence of:

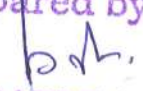
MERLIN REAL ESTATE LLP


Authorised Signatory

1) Malay Sin Gupta.
Alipore Police Court
Kolkata - 27.

2) Alisankh Dasgupta
5C. P.K. Moh Rd
Kolkata - 2.

Prepared by me


BAPI DAS

Advocate
Alipore Police Court
Kolkata - 700 027
Regd. No.-WB-613/2001



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Addl. District Sub-Registrar
Cossipore, Dum Dum

11 NOV 2022

MEMO OF CONSIDERATION

RECEIVED from the Developer a sum of Rs.50,00,000/- (Rupees Fifty Lakh only) as part payment of Refundable Security Deposit for Development of the Said Property in terms of this Agreement.

EDEN REALTY VENTURES PVT. LTD.


Director
(LESSEE)

Witness:

1) Malay Sen gupta.
Alipore Police Court
Kolkata - 27.

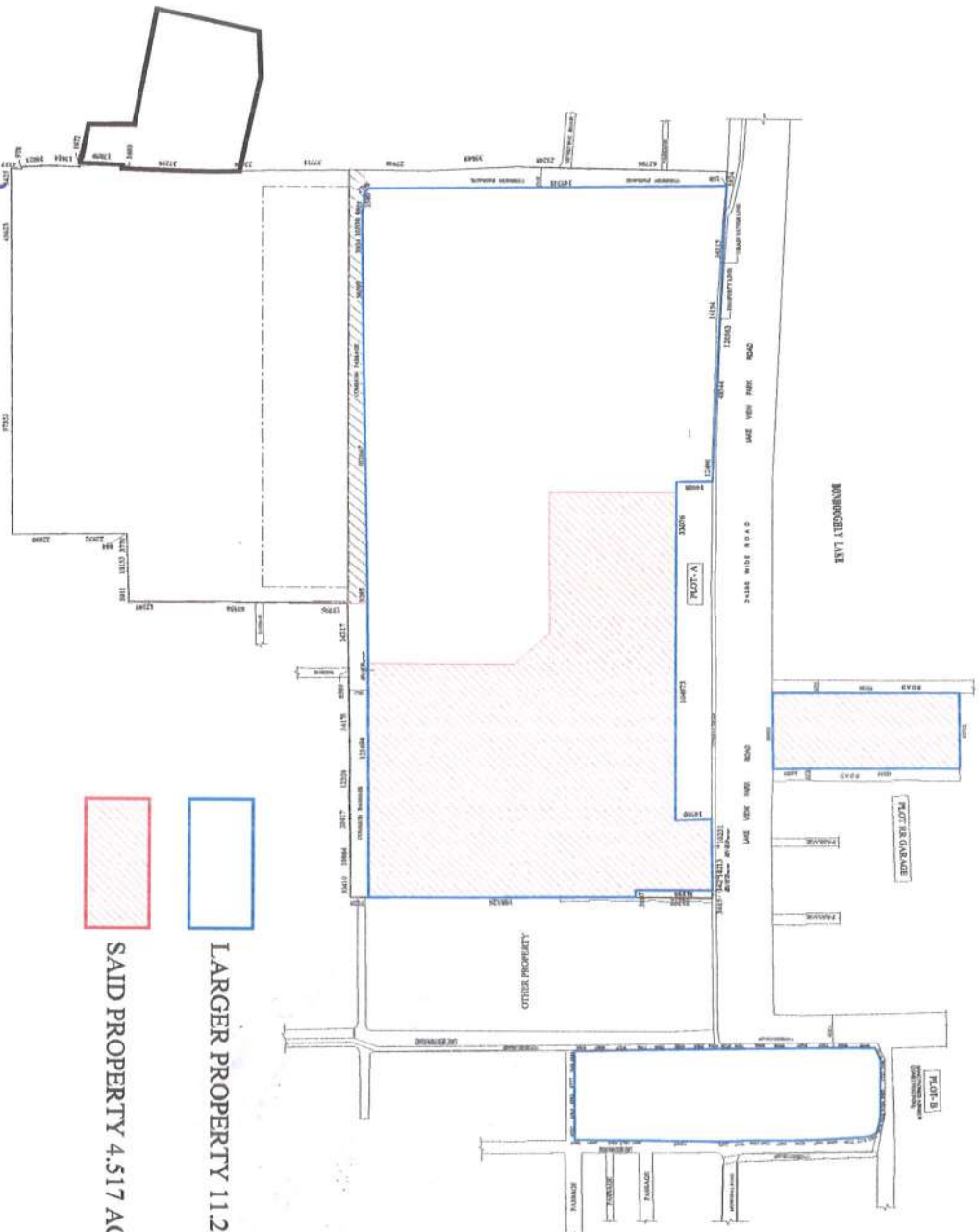
2) Savitribha Narman
S.C. P.K. Mah. Rd.
Kolkata - 2.



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Add. District Sub-Registrar
Cossipore, Dum Dum

[1 1 NOV 2000]

ANNEXURE A



LARGER PROPERTY 11.29 ACRES



SAID PROPERTY 4.517 ACRES

EDEN REALTY VENTURES PVT. LTD.

[Handwritten Signature]
Director

SIGNATURE OF
EDEN REALTY VENTURES PVT.
LTD.

MERLIN REAL ESTATE LLP











[Handwritten Signature]
Authorised Signatory

SIGNATURE OF
MERLIN REAL ESTATE LLP.









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Addl. District Sub-Registrar
Cossipore, Dum Dum

[11 NOV 2022]

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

Name : ARYA SUMANT

Signature: 

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

Name: RACHIT SANGHVI

Signature: 

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

Name:

Signature:



[Handwritten Signature]
Add. District Sub-Registrar
Cossipore, Dum Dum

11 NOV 2022



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230168358821 Payment Mode: Online Payment
GRN Date: 10/11/2022 16:57:38 Bank/Gateway: IDBI Bank
BRN : 718811807 BRN Date: 10/11/2022 17:00:21
Payment Status: Successful Payment Ref. No: 2003173355/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: MERLIN REAL ESTATE LLP
Address: 22 Prince Anwar Shah Road kolkata, West Bengal, 700033
Mobile: 9836459795
EMail: suvro@merlinprojects.com
Depositor Status: Buyer/Claimants
Query No: 2003173355
Applicant's Name: Mr Bapi Das
Identification No: 2003173355/1/2022
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 10/11/2022
Period To (dd/mm/yyyy): 10/11/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2003173355/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2003173355/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	50021
Total				125042

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1506-14622/2022	Date of Registration	11/11/2022
Query No / Year	1506-2003173355/2022	Office where deed is registered	
Query Date	08/11/2022 5:43:25 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[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. 24/-		Rs. 35,77,73,400/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,121/- (Article:48(g))		Rs. 50,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Noapara, Premises No: 561/A, , Ward No: 15 JI No: 0, Pin Code : 700108

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-55 (RS :-)	LR-2	Bastu	Bastu	0.667 Acre	1/-	5,28,26,400/-	Width of Approach Road: 50 Ft.,
L2	LR-56 (RS :-)	LR-2	Bastu	Bastu	0.153 Acre	1/-	1,21,17,600/-	Width of Approach Road: 50 Ft.,
L3	LR-58 (RS :-)	LR-2	Bastu	Bastu	0.257 Acre	1/-	2,03,54,400/-	Width of Approach Road: 50 Ft.,
L4	LR-57 (RS :-)	LR-2	Bastu	Bastu	0.26 Acre	1/-	2,05,92,000/-	Width of Approach Road: 50 Ft.,
L5	LR-67 (RS :-)	LR-2	Bastu	Bastu	0.15 Acre	1/-	1,18,80,000/-	Width of Approach Road: 50 Ft.,
L6	LR-66 (RS :-)	LR-2	Bastu	Bastu	0.15 Acre	1/-	1,18,80,000/-	Width of Approach Road: 50 Ft.,
L7	LR-129 (RS :-)	LR-2	Bastu	Bastu	0.13 Acre	1/-	1,02,96,000/-	Width of Approach Road: 50 Ft.,
L8	LR-59 (RS :-)	LR-2	Bastu	Bastu	0.59 Acre	1/-	4,67,28,000/-	Width of Approach Road: 50 Ft.,
L9	LR-65 (RS :-)	LR-2	Bastu	Bastu	0.47 Acre	1/-	3,72,24,000/-	Width of Approach Road: 50 Ft.,
L10	LR-60 (RS :-)	LR-2	Bastu	Bastu	0.4 Acre	1/-	3,16,80,000/-	Width of Approach Road: 50 Ft.,
L11	LR-64 (RS :-)	LR-2	Bastu	Bastu	0.15 Acre	1/-	1,18,80,000/-	Width of Approach Road: 50 Ft.,
L12	RS-553	RS-2	Bastu	Bastu	0.12 Acre	1/-	95,04,000/-	Width of Approach Road: 50 Ft.,

L13	LR-63 (RS :-)	LR-2	Bastu	Bastu	0.04 Acre	1/-	31,68,000/-	Width of Approach Road: 50 Ft.,
L14	RS-555	RS-2	Bastu	Bastu	0.07 Acre	1/-	55,44,000/-	Width of Approach Road: 50 Ft.,
L15	RS-554	RS-2	Bastu	Bastu	0.04 Acre	1/-	31,68,000/-	Width of Approach Road: 50 Ft.,
L16	LR-133 (RS :-)	LR-2	Bastu	Bastu	0.03 Acre	1/-	23,76,000/-	Width of Approach Road: 50 Ft.,
L17	LR-136 (RS :-)	LR-2	Bastu	Bastu	0.03 Acre	1/-	23,76,000/-	Width of Approach Road: 50 Ft.,
L18	LR-147 (RS :-)	LR-2	Bastu	Bastu	0.02 Acre	1/-	15,84,000/-	Width of Approach Road: 50 Ft.,
L19	RS-556	RS-2	Bastu	Bastu	0.01 Acre	1/-	7,92,000/-	Width of Approach Road: 50 Ft.,
L20	LR-61 (RS :-)	LR-2	Bastu	Bastu	0.03 Acre	1/-	23,76,000/-	Width of Approach Road: 50 Ft.,
L21	LR-62 (RS :-)	LR-2	Bastu	Bastu	0.17 Acre	1/-	1,34,64,000/-	Width of Approach Road: 50 Ft.,
L22	LR-36 (RS :-)	LR-2	Bastu	Bastu	0.13 Acre	1/-	1,02,96,000/-	Width of Approach Road: 50 Ft.,
L23	LR-39 (RS :-)	LR-2	Bastu	Bastu	0.45 Acre	1/-	3,56,40,000/-	Width of Approach Road: 50 Ft.,
		TOTAL :			451.7Dec	23 /-	3577,46,400 /-	
		Grand Total :			451.7Dec	23 /-	3577,46,400 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	







Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EDEN REALTY VENTURES PRIVATE LIMITED 7, Jawahar Lal Nehru Road, City:- , P.O:- Dharmatala, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxx7H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MERLIN REAL ESTATE LLP 22,Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Arya Sumant (Presentant) Son of Mr Sachchidanand Rai Date of Execution - 27/10/2022, , Admitted by: Self, Date of Admission: 11/11/2022, Place of Admission of Execution: Office	Photo  Nov 11 2022 11:26AM	Finger Print  LTI 11/11/2022	Signature  11/11/2022
	National Court,3rd Floor,13, U N Bramhachari Street, Flat No: 7, City:- , P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: byxxxxxx6p, Aadhaar No: 41xxxxxxxx7253 Status : Representative, Representative of : EDEN REALTY VENTURES PRIVATE LIMITED (as Director)			
2	Name Mr Rachit Sanghvi Son of Mr Dinesh G Sanghvi Date of Execution - 27/10/2022, , Admitted by: Self, Date of Admission: 11/11/2022, Place of Admission of Execution: Office	Photo  Nov 11 2022 11:25AM	Finger Print  LTI 11/11/2022	Signature  11/11/2022
	South City Tower-I, 375,prince Anwar Shah Road, Flat No: 33C 33D, City:- , P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ahxxxxxx1p, Aadhaar No: 51xxxxxxxx5539 Status : Representative, Representative of : MERLIN REAL ESTATE LLP (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Malay Sengupta Son of Late S K Sengupta Alipore Police-Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 11/11/2022	 11/11/2022	 11/11/2022
Identifier Of Mr Arya Sumant, Mr Rachit Sanghvi			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-66.7 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-40 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-15 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-12 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-4 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-7 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-4 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-3 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-3 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-2 Dec

Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-15.3 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-3 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-17 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-13 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-45 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-25.7 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-26 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-15 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-15 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-13 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-59 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-47 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Noapara, Premises No: 561/A, , Ward No: 15 JI No: 0, Pin Code : 700108

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 55, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 56, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 58, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 57, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 67, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 66, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 129, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 59, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 65, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 60, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 64, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.

L12	RS Plot No:- 553, RS Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 63, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L14	RS Plot No:- 555, RS Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L15	RS Plot No:- 554, RS Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L16	LR Plot No:- 133, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L17	LR Plot No:- 136, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L18	LR Plot No:- 147, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L19	RS Plot No:- 556, RS Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L20	LR Plot No:- 61, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L21	LR Plot No:- 62, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L22	LR Plot No:- 36, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.
L23	LR Plot No:- 39, LR Khatian No:- 2		Seller is not the recorded Owner as per Applicant.

On 11-11-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 10:42 hrs on 11-11-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Arya Sumant ,,

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 35,77,73,400/-

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

Execution is admitted on 11-11-2022 by Mr Arya Sumant, Director, EDEN REALTY VENTURES PRIVATE LIMITED, 7,Jawahar Lal Nehru Road, City:- , P.O:- Dharmatala, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by Mr Malay Sengupta, , , Son of Late S K Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 11-11-2022 by Mr Rachit Sanghvi, Partner, MERLIN REAL ESTATE LLP, 22,Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Identified by Mr Malay Sengupta, , , Son of Late S K Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,021.00/- (B = Rs 50,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 50,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2022 5:00PM with Govt. Ref. No: 192022230168358821 on 10-11-2022, Amount Rs: 50,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 718811807 on 10-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 61896, Amount: Rs.100.00/-, Date of Purchase: 19/09/2022, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2022 5:00PM with Govt. Ref. No: 192022230168358821 on 10-11-2022, Amount Rs: 75,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 718811807 on 10-11-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 503150 to 503234
being No 150614622 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.11.11 12:29:53 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/11/11 12:29:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

