

7768/18

2-8084/18-7375/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

AA 531495

28 NOV 2018

*Amo Samy 53
or find at the date
re-8-53pm
Dey 1/1/18*

Deeyan
Advt. District Sub-Registrar
Baruipur, South 24 Parganas

THIS DEVELOPMENT AGREEMENT is made this the 11th day of OCTOBER 2018

BETWEEN

(1) **SHRI PRANAB DEY, (PAN: AKRPD2535Q)**, son of Late Shyam Sundar Dey, by occupation Business, faith Hindu, Citizen of India, residing at Village & Post Office - Madarat Paschim Para, P.S. Baruipur, Dist. 24 Parganas (South), (2) **SHRI MANAB DEY, (PAN: AQAPD9980A)**, son of Late Shyam Sundar Dey, by occupation Service, faith Hindu, Citizen of India, residing at Village & Post Office - Madarat Paschim Para, P.S. Baruipur, Dist. 24 Parganas (South), (3) **SHRI MRINMOY DEY (PAN: ARLPD2635C)** son of Late Shyam Sundar Dey, by occupation Business, faith Hindu, Citizen of India, residing at Village & Post Office - Madarat Paschim Para, P.S. Baruipur, Dist. 24 Parganas (South), hereinafter collectively referred to as the "OWNER" (which expression shall unless and excluded by or repugnant to the context may deem to mean and include their heirs, executors, administrators, successors, legal representatives and assigns), of the **FIRST PART**;

AND

*Phone M7 all
Endnote
Development
Agreement
1/1/18
267003
267004
267005
267006
267007
267008
267009
267010
267011
267012
267013
267014
267015
267016
267017
267018
267019
267020
267021
267022
267023
267024
267025
267026
267027
267028
267029
267030
267031
267032
267033
267034
267035
267036
267037
267038
267039
267040
267041
267042
267043
267044
267045
267046
267047
267048
267049
267050
267051
267052
267053
267054
267055
267056
267057
267058
267059
267060
267061
267062
267063
267064
267065
267066
267067
267068
267069
267070
267071
267072
267073
267074
267075
267076
267077
267078
267079
267080
267081
267082
267083
267084
267085
267086
267087
267088
267089
267090
267091
267092
267093
267094
267095
267096
267097
267098
267099
267100*

162635

23 JUN 2018

No.....Rs.....Date.....

Name:- ARJUN GOPE, Advocate

Address:- Aiiipur Police Court, Kol-27

Vendor:-.....

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

✓ Prasad



V.C. TIM 2103

✓ Prasad



Manab Day
V.C. TIM 2104



Minmay Day
V.C. TIM 2105



MERLIN PROJECTS LTD.
PANGHAT AGENCY PVT. LTD.
[Signature]
Authorized Signatory
V.C. TIM 2106



Addl. District Sub-Registrar
Barubuti, South 24 Parganas

11 OCT 2018

Laxmy Reddy
S/o. Sudhan Reddy
Working for Gain :-
22, Prince Avenue & Hat Road,
Kolkata-83

(1) M/S. MERLIN PROJECTS LTD. (PAN: AACCM0505B), a company incorporated under the Companies Act, 1956 having its Registered Office at 22, Prince Anwar Shah Road, P.O.Tollygunge, P.S.- Charu Market, Kolkata- 700033 **(2) M/S. PANGHAT AGENCY PRIVATE LIMITED, (PAN: AAACP9879K)**, a company incorporated under the Companies Act, 1956 having its Registered Office at 33A, Chandranath Chatterjee Street, P.O. and P.S. Bhowanipore, Kolkata - 700025, all represented by one of its Authorized Signatory **Mr. Rachit Sanghvi, (PAN: AHSPD3491P)**, son of Mr. Dinesh Sanghvi, by occupation Service, by faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, hereinafter collectively referred to as the **'DEVELOPER'** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-office and/or nominee or nominees and/or assigns), of the **SECOND PART.**

WHEREAS the Parties of the First Part are the absolute joint Owners, seized, possessed and well sufficiently entitled to the various land parcels measuring about 271.42 decimals, comprised in various R. S. Dags, situated, at Mouza - Baruipur, J. L. No. 31, P. S. Baruipur, District 24 Parganas (South) together with structures situated thereon.

AND WHEREAS Merlin Projects Ltd. (MPL) one of the developer herein is a renowned developer of the city as well as having its activity of development Pan India basis and as a part of its activity has developed and constructed land mark buildings in the city of Kolkata and its suburbs. Merlin Projects Limited has acquired various pieces and parcels of land at Mouza - Baruipur adjacent and contiguous to the land holding of the Party of the First Part.

AND WHEREAS Panghat Agency Private Ltd, the other developer herein is a developer as well and as a part of its activity developing real estate properties in the city of Kolkata and its suburbs. Panghat Agency Private Ltd has also acquired various pieces and parcels of land at Mouza - Baruipur adjacent and contiguous to the land holding of MPL and the Party of the First Part.

AND WHEREAS the Parties of the Second Part have jointly formulated a scheme to develop a low budget housing project for middle income group of people. To formulate the said Scheme in a better manner, the Parties of the Second Part have also approached adjacent plot owners for comprehensive development and formulation of the said scheme in two phase.

AND WHEREAS The Parties of the Second Part keeping in mind the implementation of the said Scheme in phased manner have



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

11 OCT 2019

earmarked a certain portion to be used and occupied as common passage for both the phase and Resident's Club.

AND WHEREAS Parties of the First Part are willing to develop the aforesaid land parcel total measuring 271.42 decimals at Mouza - Baruipur in two phases through the Developers herein. The said total land parcels of the Parties of the First Part are demarcated for each phase i.e. in Phase I measuring about 66.17 decimals and in Phase II measuring about 205.25 Decimals. The full description of the land comprised in Phase I are set out in **First Schedule** and chain of title, Ownership details are set out in **Second Schedule** appearing hereinafter and referred to as the '**Said Property**'.

AND WHEREAS in that process to implement the Phase - I of the aforesaid scheme the Parties of the Second Part and the Parties of First Part have agreed to develop 'Said Property' along with other land parcels of the developer and other land owners on the terms & conditions appearing hereinafter.

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

ARTICLE - I
DEFINITION

1. In these presents unless contrary and/or repugnant thereto the following expression shall have the following meaning:

1.1 **SAID PROPERTY:** shall mean all that piece and parcel of land along with the structures standing thereupon and more fully and particularly described in the **FIRST SCHEDULE** hereunder written.

1.2 **AREA ALLOCATION:** shall mean the constructed /saleable area and parking spaces to be shared by and between the parties herein in terms of this Agreement.

1.3 **PROJECT:** shall mean the design, development and construction of residential housing complex comprising of various self-contained independent flats/apartments, along with the car parking space, infrastructure, common areas, amenities and facilities, as may be planned by architect on the 'Said Property' with the other land parcels which are adjacent and contiguous to the '**Said Property**' as may be sanctioned by the concerned Municipal Authority/Panchayat/Zila Parishad Municipality.

1.4 **ENTIRE PROJECT:** shall mean the project of Residential Housing Complex on all that piece and parcel of 'Said Property' along/together with other land parcels, which are adjacent and contiguous to the 'Said Property' and / or have been acquired by the Developer.



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

11 OCT 2018

1.5 **ARCHITECT AND OTHER CONSULTANTS:** shall mean any person/s, agencies, to be appointed by the Developer as consultants for designing and planning of the proposed project to be constructed on the 'Said Property'.

1.6 **COMMON FACILITIES AND AMENITIES:** shall mean all facilities and amenities to be provided in the proposed 'Project' for common use of all owners / occupants of the flats.

1.7 **OWNER:** shall mean the above said parties of the FIRST PART include their legal heirs, representatives, executors, administrators and assigns.

1.8 **DEVELOPER** shall mean the Party of the SECOND PART, include its successors, successor - in - office and/or assigns).

1.9 **NEW BUILDING/BUILDINGS:** shall mean and include all new buildings to be constructed by the Developer in accordance with the plan/s to be sanctioned by the concerned Authority / Authorities in the proposed "Project".

1.10 **PLAN:** shall mean plan or plans to be prepared by the Architect and sanctioned by the concerned authorities for the Development of the proposed 'Project' including any modification and/or additions, alternations thereof, hereinafter referred to as the '**Said Plans**'.

1.11 **SPECIFICATION:** shall mean the specifications of the material to be used for the construction of the new buildings, common area, amenities and facilities to be provided in the proposed Project as more fully mentioned in **THIRD SCHEDULE**.

1.12 **TRANSFER:** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multistoried building/s to the Purchasers thereof.

1.13 **TRANSFeree:** shall mean a person, firm, limited company, and association of persons to whom any space in the new building will be transferred.

1.14 **DEVELOPMENT RIGHTS:** shall refer to the rights, powers, entitlements, authorities, sanctions and permissions to:

i) To develop the 'Said Property' with the other land parcels which are adjacent and contiguous to the 'Said Property' and to construct new buildings thereon by the Developer solely at its own



Add. District Sub-Registrar
Barupur, South 24 Parganas

11 OCT 2018

costs, expenses and effort in accordance with the plan to be sanctioned by the Municipal Authority/Panchayat/Zila Parishad Municipality with or without any amendment and/or modifications thereof made or caused to be made by the Developer hereto as per statutory requirement or suggested by the Architect for betterment of the development;

ii) To prepare and submit to concerned Authorities all applications, plans and other permissions as may be required for the purpose of obtaining necessary sanctions from the appropriate authorities by the Developer on behalf of the Owners after making necessary alterations and/or modifications thereof, if required;

iii) To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development and construction of the Project;

iv) To start booking of constructed space, accept advance and execute Sale Agreements;

v) To carry out all the infrastructures and related work/constructions for the proposed Project, water storage facilities, water mains, sewages, storm water drains, recreation garden, electrical sub-stations and all other common areas and facilities required to be constructed in the proposed 'Project';

vi) To execute all necessary legal and statutory writings, agreements and documentations for the exercise of the Development Rights and in connection with all the marketing, leasing, licensing or sale of the constructed area comprised in the Project and to be constructed on the proposed 'Project' as envisaged herein and appear before the jurisdictional Sub Registrar/Registrar towards registration of the documents and to admit execution and present such document for registration;

vii) To manage the proposed 'Project' and the built up areas and facilities/common areas comprised in the project and constructed in the proposed 'Project' and/ or to transfer/ assign such right of maintenance to any third party against collection of maintenance charges from the Transferees of the proposed project till handing over the Project to the Association of the Transferees to be formed;

viii) To apply for and obtain any approvals in its name or in the name of the Owners, including any temporary connections of water, electricity, drainage and sewerage in the name of the Owners for the



Addl. District Sub-Registrar
Barubur, South 24 Parganas

19 OCT 2019

purpose of development and construction of the Project or for exploitation of the Development Rights in the Project;

ix) To act generally any and all other acts, deeds and things that may be required for the exercise of the Development Rights, including taking construction/ project loan from a financial institution/s or bank with deposit of Title Deeds and the Developer will have full right to create mortgage and charge, subject to the terms of this agreement and the Developer shall solely be liable and/or responsible for repayment of the loan together with the interest accrued thereon. Only upon completion of ground floor roof / slab the original title deeds shall be deposited for obtaining construction finance / loan. It is agreed and understood that the Owners shall neither be held responsible in respect of such loan and Owners shall not be responsible and/or liable in any manner whatsoever in connection therewith and the Developer shall keep the Owners saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings arising there from including the Claim of the prospective purchasers of the Units.

1.15 **SALEABLE AREAS** shall mean Units, and other areas in the Building Complex capable of being transferred independently or as appurtenant of the Building Complex capable of being commercially exploited or transferred for money. And wherever the context so permits or intends shall also include the proportionate undivided share in the land comprised underneath the respective New Buildings attributable to any Unit. For the purpose of calculation of saleable area, the built up area of the flat along with proportionate common area will be taken into consideration.

1.16 **INDEMNITY:** all the Parties hereto shall keep each other fully indemnified and harmless against any claim, loss, liability, cost, action or proceedings, that may arise against any party on account of any willful act or omission on the part of the other party or on account of any failure on the part of any party to discharge its liabilities/ obligations herein save and except in case of force majeure.

1.17 Words importing singular shall include plural and vice versa.

1.18 Words importing masculine gender shall include feminine and neuter genders - like - wise words imparting feminine gender shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.



Addl. District Sub-Registrar
Barubur, South 24 Parganas

11 OCT 2018

1.19 **FORCE MAJEURE:** shall mean the events and reasons specified below resulting in delay in compliance of the obligations of the parties herein i.e. to say:

- i) Fire, flood, earthquake, storm, lightning causing damage to the new building or such unforeseen natural calamities;
- ii) Riots, civil commotions and disturbances, insurgency, enemy action or war;
- iii) Temporary/permanent interruption in the supply of utilities serving the Building Complex;
- iv) Injunction/orders of any government, civic bodies, Municipalities and/or other authorities restraining the construction of the new Building at the 'Said Property'.

ARTICLE II **INTERPRETATION**

In this agreement save and except as otherwise expressly provided.

2.1 All words and personal pronouns relating thereto shall be read and construed as the number, and gender of the party or parties require and the verb shall be read and construed as agreeing with the required word and pronoun.

2.2 The division of this agreement into headings is for convenience of reference only and shall not modify or affect the interpretation or construction of this agreement or any of its provisions.

2.3 When calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date which is the reference day in calculating such period shall be excluded. If the last day of such period is not a business day, the period in question shall end on the next business day.

2.4 All references to section numbers refer to the sections of this agreement, and all references to schedules refer to the Schedules hereunder written.

2.5 The words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this agreement as a whole and not to any particular Article or section thereof.



Addl. District Sub-Registrar
Barubur, South 24 Parganas

2.6 Any reference to any act of Parliament or State legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, terms or direction any time issued under it.

2.7 Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or novated.

ARTICLE - III
REPRESENTATIONS AND ASSURANCES BY THE OWNERS

3.1 At or before entering into this agreement the Owners have assured and represented to the Developer as follows:

- i) That the Owners are the absolute Owners of the entirety of the 'Said Property' having a marketable title in respect thereof.
- ii) That excepting the said Owner nobody else has any right, title, interest, claim or demand whatsoever or howsoever into or upon the 'Said Property'.
- iii) That the 'Said Property' is free from all encumbrances, charges, liens, spondens, attachments, trusts, whatsoever or howsoever.
- iv) That the Owners have continued to remain in possession of the 'Said Property' without any interruption or disturbance and/or claim on any part of the 'Said Property' by any person and/or persons.
- v) That the Owners have full power and authority to enter into this agreement to develop, and the Owners have not entered into any agreement for sale, transfer lease and/or development, nor have created any third party's interest into or upon the 'Said Property' or any part or portion thereof.
- vi) That all rates, taxes, khazna and other outgoings payable in respect of the 'Said Property' up to the date of conversion of land for residential use have been paid and/or shall be paid by the Owners and the Owners shall continue to pay the same, and have agreed to keep the Developer its successor and/or successors saved harmless and fully indemnified from all costs, charges, claim, actions, suits and proceedings.



Addl. District Sub-Registrar
Barbour, South 24 Parganas

11 OCT 2018

vii) That there is no suit or legal proceeding pending before any court of law nor there is any threat of any legal proceeding being initiated against the Owners to the best of their knowledge in respect of the entirety of the 'Said Property' on any account whatsoever or howsoever.

viii) To the best of the knowledge of the Owners that there is no notice of acquisition from any authority(ies) for any purpose whatsoever.

ix) That the Owners do not hold excess vacant land under the meaning of Urban Land (Ceiling and Regulations) Act, 1976 and shall obtain required NOC to that effect.

x) That there is no attachment under the Income Tax Act or under any of the provisions of the Public Debt Recovery Act in respect of the 'Said Property' or any part thereof nor any proceedings in respect thereof is pending nor any notice in respect of any such proceedings have been received or served on the Owners to the knowledge of the Owners and further the 'Said Property' is not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owners.

xi) That the names of the Owners have been recorded in the relevant records of rights published under the West Bengal Land Reforms Act, 1955.

3.2 Relying on the aforesaid representations and believing the same to be true and acting on good faith thereof the Developer have prima-facie accepted the title of the Owners, but in the event, any of the representations being found to be incorrect and/or false then and in that event it shall be the obligation of the Owners to cause the same to be remedied and/or rectified entirely at their own cost and efforts.

ARTICLE - IV
DEVELOPER'S REPRESENTATION

4. The Developers have represented and warranted to the Owners that the Developers are carrying on business of development and construction of real estate and have sufficient infrastructure and expertise in this field and adequate financial capacity to undertake the work of this Development.



Addl. District Sub-Registrar
Barukur, South 24 Parganas

11 OCT 2018

ARTICLE - V
COMMENCEMENT OF AGREEMENT

5. This agreement has commenced and/or shall be deemed to have commenced on and with effect from the date of execution hereof.

ARTICLE - VI
APPOINTMENT

6.1 Based on aforesaid express representations of the Developer and believing the same to be true the Owners have appointed the Developer to develop the 'Said Property'.

6.2 The Owners do hereby appoint the Developer to exclusively carry out the Development of the 'Said Property', on behalf of the Owners on the terms and conditions, as hereinafter contained.

ARTICLE - VII
POSSESSION

7. Notwithstanding anything contrary contained elsewhere in this Agreement, for the purpose of this Agreement alone, the Owners hereby agree to grant the Developer the right to occupy and use the 'Said Property' simultaneously with signing of this Agreement. The Developer shall be entitled to carry out survey, soil testing and other development related works at the 'Said Property'. The Developer hereby confirms and undertakes that such grant shall only act as a permissive possession of the 'Said Property' which shall at no point of time entitle the Developer to claim any title over the 'Said Property' save and except its allocation area as mentioned under this Agreement.

ARTICLE - VIII
DEVELOPMENT RIGHTS

8.1. The Owner hereby grant subject to what has been herein provided exclusive right to the Developer to develop and to exploit commercially the 'Said Property' and to construct new multistoried buildings thereon, in accordance with the plan or plans to be sanctioned by the Municipal Authority/Panchayat/Zila Parishad Municipality with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

8.2. All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary permission from the appropriate authorities for carrying on smooth construction work of the Project, the Developer shall pay and bear all



Addl. District Sub-Registrar
Barupur, South 24 Parganas

11 OCT 2010

Fees including architect's fees, charges, construction costs and expenses required to be paid or deposited for the development of the said 'Said Property'.

8.3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the 'Said Property' or any part thereof to the Developer or as creating any right title or interest in respect thereof to the Developer other than an exclusive right to the Developer for the purpose of development of the 'Said Property' in terms hereof and to deal with Developer's Allocation area, subject to providing the Owners Share as per the terms of these presents.

ARTICLE - IX
PLAN- PERMISSIONS

9. For the purpose of undertaking the development of the 'Said Property', the Developer shall prepare or cause to be prepared a map or plan and for the aforesaid purpose by an architect of repute engaged by it and submit the said plan to the concerned authority for sanction.

ARTICLE - X
DEVELOPERS OBLIGATIONS

10. The Developer at its own cost effort shall:

i) Take all necessary steps for obtaining all permissions, clearances and sanctions and as may be necessary / required and shall do all acts, deeds and things required by any statute and to comply with the lawful requirements of all the authorities for the development of the 'Said Property' and completion of the proposed 'Project'.

ii) Remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in construction which may not be in accordance with the plan and have agreed to keep the Owner, saved harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings.

iii) Determine and ascertain the built-up area of the residential spaces in the Project with the objective of optimum utilization of available space, keeping in mind the market scenario.

iv) In consultation with the Architect, shall determine as to what quality and specifications of building materials are to be used in construction of the new buildings and in the said 'Project'.



[Handwritten signature]

Addl. District Sub-Registrar
Barulmur, South 24 Parganas

11 OCT 2019

v) The Owners shall not remain responsible for any accident and/or mishap taking place while undertaking demolition of the existing structures, if any, at the "Said Property" and during the course of development, the developer have agreed to keep the Owners saved harmless and full indemnified from and against all costs, charges, claims, actions, suits and proceedings, in relation thereto.

vi) The Developer shall comply with all applicable laws and shall complete the development and construction of the Building strictly in accordance with the Sanctioned Building Plan and/or revised sanction plans.

vii) The Developer alone shall be responsible and liable for the payment of any wages or compensation or other moneys payable to any workmen, contractor of the Developer for any work, dispute, accident or injury to such persons in the course of the proposed development on the "Said Property" and the 'Project'. The Developer and/or its contractors shall comply with all Labour Laws including ESIC, Provident Fund and Insurance payments and settle disputes and claims in event of death or injury to any persons on site engaged during development of the 'Project'.

viii) The Developer shall be responsible to arrange all necessary finances and/or funds for the development of the proposed 'Project'. However, if required the Owners shall extend all necessary co-operation to the Developer for obtaining such finances and/or funds.

ix) The Project shall be completed in all respects, including all required Common Areas, essential services like drainage, sewerage, water, electricity, telephone, landscaping and other amenities and facilities, as may be required for beneficial use of the flat owners / occupiers in the proposed 'Project'.

x) The Developer shall comply with the provisions of all statutes, rules and regulations as are applicable in connection with the development of the Project.

xi) The Developer shall be entitled to amalgamate the 'Said Property' with the adjoining land and outright land, if required for integrated development for achieving better commercial exploitation of such amalgamated properties under development.



Addl. District Sub-Registrar
Barupur, South 24 Parganas

11 OCT 2010

ARTICLE - XI
REFUNDABLE DEPOSIT

11. The Developer has agreed to pay to the Owners jointly a refundable deposit amount of Rs.23,00,000/- (Rupees Twenty Three Lakh only) in the following manner for observance and performance of terms of this Agreement:

- i) At or before execution and registration of this Development Agreement, the Developer has already paid to the Owners a sum of Rs.21,20,580/- (Rupees Twenty One Lakh Twenty Thousand Five Hundred Eighty only) and the Owners acknowledge to have received the same as per the Memo of Consideration, attached hereto. The aforesaid sum includes an amount of Rs.3,20,580/- (Rupees Three Lakh Twenty Thousand Five Hundred Eighty only) as and by way of stamp duty and registration fee on the gift deed.
- ii) The balance sum of Rs.1,79,420/- (Rupees One Lakh Seventy Nine Thousand Four Hundred Twenty only) shall be paid by the Developer to the Owner on execution and registration of this Development Agreement.
- iii) Further, if in future also it is found that certain payments have been made by the Developer on behalf of the Owners, which the Owners ought to have paid for, then in such case the Owners shall adjust the same without raising any objection.
- iv) It has been agreed by and between the parties hereto that the aforesaid security deposit shall be refunded by the owners to the developer in the following manner:
 - (a) The Developer shall give 30 (thirty) days advance intimation to the Owners for payment of 50% of the said security deposit to be refunded after completion of super structure of the proposed building to be constructed on the 'said property'.
 - (b) The Developer shall also give 30 (thirty) days advance intimation to the Owners for payment of balance 50% of the said security deposit before handing over of possession to the owners' of their allocation area.
 - (c) In case the owners do not refund the said security deposit within 60 days, as per clause iv (a) & (b) above, from the date of intimation by the developers, then in that case the developer shall adjust the same from the owners' allocation area at the then



Addl. District Sub-Registrar
Barur, South 24 Parganas

11 OCT 2019

prevailing market rate less 15% (fifteen) percent for which the owners shall not raise any objection.

(d) Till the security deposit is refunded/adjusted by the owner to the developer, the developer will not handover possession of the owners allocation area for which owners cannot raise any objection.

ARTICLE - XII **TIME OF COMPLETION**

12. It is agreed by and between the parties herein that the Developer shall develop the 'Said Project' in phase wise manner, depending on the market condition. However, the Developer shall complete the development of the proposed 'Entire project' in all respects, on/within 84 (Eighty Four) months, including one year grace period, from the date of obtaining the sanction plan and/or vacant possession, of the said "Said Property" whichever is later, save and except in case of force majeure. However, the Developer shall submit the proposed plans for the project within 6 (six) months from the date of completion of conversion of the "Said Property" to the concerned Authority for sanction of the said Plans.

12.1 It is agreed by and between the parties herein, that in case market condition is not suitable/favourable, for construction & completion of the said 'Project', in the above said time period, in such event after completion of the first phase, all parties shall review the situation, and accordingly shall take a decision with regard to continuation of the balance development work or the other options thereof. However, even after a period of 84 (eighty four) months, the developer is not able to complete and handover the owners' allocation and/or decides not to continue with the project in Phase - II, in that case the owners' allocation area will be adjusted from Phase-I and/or a separate block/building will be made to handover the owners' allocation area.

12.2 In the event of delay by the Developer, as mentioned in clause 12 below, the Developer shall be liable to pay to the Owner at the rate of Rs.15,000/- (Rupees Fifteen Thousand) only per month for the period of delay.

ARTICLE - XIII **SPACE ALLOCATION**

13. In consideration of the Owner granted Development Right to the Developer it has been agreed by and between the parties herein the constructed space will be allocated in the following manner:



[Handwritten signature]

Addl. District Sub-Registrar
Ranipur, South 24 Parganas

11 OCT 2018

13.1 **OWNER'S ALLOCATION:** shall comprise of total 21% (Twenty One Percent) of the constructed area on the 'Said Property' proportionate to the total constructed area on the entire project, which shall include common areas, facilities, roof/terrace, car parking spaces (open and covered), being and attributable to the Owner's allocation area in terms of the sanctioned plan.

13.2 **DEVELOPER'S ALLOCATION:** shall comprise of total 79% (Seventy Nine Percent) of the constructed area on the 'Said Property' proportionate to the total constructed area on the entire project, which shall include common areas, facilities, roof/terrace, car parking spaces (open and covered), being and attributable to the Owner's allocation area in terms of the sanctioned plan.

13.3 The Owner and Developer shall enter into a Supplementary Agreement, after the plan is sanctioned, to demarcate their respective allocation area in terms of this Agreement.

13.4 The Owner and Developer shall be entitled to enter into agreements for sale, transfer and/or long term lease in respect of their allocation, but it shall be the obligatory on the part of the Owner and Developer respectively to remain responsible whereby intending purchasers of their respective allocation shall be liable to contribute various amounts on account of the proportionate share and/or contribution towards the municipal rates, taxes, other outgoings, proportionately for the said flat/unit allocated to it including all amounts which may become payable on account of various amenities and facilities to be provided for the development of the entire project and/or the said complex including the electric substation and/or meters for providing the electricity; hereinafter referred to as 'Extra Development Charge' (EDC). Further, it has been agreed between the parties hereto that no extra development charges (EDC) will be paid by the Owner towards the flat/s, the owner's retain for their own use and occupancy upto a maximum of two flats for each of the owner.

13.5 Apart from the above said the Owner and Developer shall also be responsible and liable for payment of the corpus fund and advance maintenance charges payable proportionately to their respective allocation area. In the event, if the Owner and Developer, deciding to retain for themselves, any of the flats, units, apartments, constructed spaces and car parking spaces then and in that event they shall be liable to pay and contribute the proportionate amounts as mentioned hereinabove, for such area retained by them. It is being made expressly clear that the developer will not hand over the possession of the owners' allocation area until and unless the owners make payment of the charges as mentioned in clause 11(iii), 11 (iv),



Addl. District Sub-Registrar
Banipur, South 24 Parganas

11 OCT 2018

13.4 as above and as also mentioned in this clause and for that the owner shall not have any objection for the same.

13.6 The parties hereto from time to time shall ensure that there is uniformity in the price at which each of the parties hereto shall sell and transfer their respective allocations and the agreements to be entered into with intending purchasers by the parties hereto shall be uniform and identical.

13.7 That it is agreed between the Owner and Developer that after receiving the payment of the entire amount of consideration, the Deed of the Conveyance will be executed by the Owner in favour of such intending Purchaser and the Developer will necessarily be a Confirming Party to such Deed of Conveyance and/or transfer, as the case may be. It is agreed and recorded that the Owner shall execute a Registered Power of Attorney in favour of the Developer for transfer of Property under developer's allocation area on behalf of the Owner.

ARTICLE - XIV **MARKETING OF PROJECT**

14.1 The Developer shall have the exclusive right and entitlement to market / advertise / promote the entire Project including the right to sell, transfer and otherwise dispose off any Units and/or other constructed areas or spaces, parking spaces, commercial spaces (if any) and other facilities comprised in the Project on such terms and conditions and at such price from time to time as may be decided by the Developer. The Developer shall decide the basic sale price of each Unit before launching the Project. It has been agreed by and between the Parties herein, that the Owners shall be liable to pay to the developers the cost of marketing expenses and brokerage, calculated @ 5% of the gross sale proceeds to be received by the Owners, in case the owners decide to sell their allocated areas through the developer. Under no circumstances, the owners shall sell their allocated portion below the price decided by the developer.

ARTICLE - XV **OWNER OBLIGATIONS**

15.1 The Owner shall at its own cost and effort:

i) Provide all the title related documents, as and when required by the Developer, for verification of the same, before the various authorities against the proper receipt thereof.



Addl. District Sub-Registrar
Barpukur, South 24 Parganas

11 OCT 2018

ii) To co-operate with the Developer in all respect for development of the project in terms of this Agreement. Also to take necessary steps as may be advised by the Developer for amalgamation of the "Said Property", if required.

iii) For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds, documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the new building and/or buildings in accordance with the said plan.

iv) To execute one or more Registered Power of Attorney/s, in favour of the Developer or its representative/s, as may be required for the development of the "Said Property".

v) To vacate the building/tenant/occupier located in the "Said Property" occupied by them within 7 (seven) days from the date hereof.

vi) Obtain NOC from ULC authority with respect to the "Said Property".

vii) Obtain mutation and pay necessary fees, charges etc. from BL&LRO and Municipality with respect to the "Said Property" and adjoining land.

15.2 The Owner has further agreed by way of negative covenants:

i) Not to cause any interference or hindrance in the development of the project by the Developer.

ii) Not to do any act, deed or thing whereby the Developer is prevented from selling, assigning or disposing of any portion.

iii) Not to let out, grant lease, mortgage or charge or in any way transfer or encumber the "Said Property" save and except if the Developer create mortgage for availing construction finance.

iv) That they shall be liable and responsible for any claim and/or demand of whatsoever nature, arising out of the ownership/title to the 'Said Property' and 'Adjoining Land'.



[Signature]
Addl. District Sub-Registrar
Raipur, South 24 Parganas

11 OCT 2018

ARTICLE -XVI
DEFAULT AND REMEDIES

16. It is agreed between the parties herein that if for any unforeseen reasons and/or circumstances, attributed to the Owner, the Developer could not obtain the sanction plan and/or necessary approvals, clearances, permissions, in such event the Developer shall be entitled to cancel this agreement, and the Owner shall be liable to refund the Developer the total security deposit amount paid by the Developer under this agreement or any other agreement, together with interest @ 16% per annum and further all expenditures incurred by Developers on account of "Said Property" on behalf of Owner, similarly in case the Developer decides not to go ahead with the project, then in such case the owners shall cancel this agreement and refund the said security deposit to the Developer within 60 days from the cancellation of this agreement. Till such time the security deposit amount is not refunded to the Developer the "Said Property" shall remain in charge with the Developer.

ARTICLE - XVII
PROJECT DECISIONS

17. The Developer alone shall, in the best interest of the Project and based on techno-commercial feasibility, be empowered to take decisions in respect of all matters including, but not limited to the following and the same will be binding on the:

- i) nature of development: Residential and/or Commercial.
- ii) materials to be used for the Project.
- iii) the name of the Project.

ARTICLE -XVIII
PROCEDURE

18.1 Simultaneously upon execution and registration of this agreement, the Owner shall execute a Registered Power of Attorney in favour of the Developer and/or its representative/s for the purpose of obtaining sanction plan and all necessary Approvals from different authorities in connection with the construction of the building and also for pursuing and following up matter with Municipal Authority / Panchayat / Zila Parishad Municipality and other authorities, also for entering into agreement for sale of Flats with the prospective Transferees along with the right to sell the Developer's allocation area and execution of Deed of conveyance in favour of prospective transferees of Developer's Allocation Area. Since the power of attorney is executed for consideration it confers agency coupled with interest and is irrevocable until completion of construction and sale of entirety of the developers area on the entire project.



[Handwritten signature]

Addl. District Sub-Registrar
Barinour, South 24 Parganas

11 OCT 2018

18.2 Apart from the execution of the Specific Power of Attorney, the Owner shall execute as and when necessary all papers, documents, plans, etc. for the purpose of development of the project in terms of this Agreement.

ARTICLE - XIX
BUILDING

19.1 The Developer shall at its own costs and efforts shall construct, erect and complete the New Buildings to be constructed for the development of the project, in accordance with the sanctioned plan and specification.

19.2 The Developer shall be authorized in the name of the Owner in so far as necessary to apply for and obtain quota entitlement and other allocation of or for cement steel bricks and other building materials allocable to the Owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the proposed New Building and other inputs and facilities required for the construction or for the better enjoyment of the building for which purpose the Owner shall execute in favour of the Developer or its representative/s as Power of Attorney and other authorities as shall be required by the Developer.

ARTICLE - XX
FORCE MAJEURE

20.1 Notwithstanding anything contained under this Agreement, neither the Developer, nor the Owner shall be responsible for any delay or any breach if such delay or breach is caused by reason of any change of Law, Rules, Regulations or any Restrictions imposed by any Government or other Authority including any Judicial Authority, or by reason of war, civil commotion or natural calamity or any Act of God or due to any other similar reason beyond the reasonable control of the Developer or the Owner, as the case may be. That the completion period as stated above, shall automatically stand extended by the time period, which may be required for obtaining any new approval or clearance, if subsequently, imposed by any statutory authority / authorities during the construction period.

20.2 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.



Addl. District Sub-Registrar
Ranpur, South 24 Parganas

11 OCT 2018

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.

ARTICLE - XXI
OWNER'S INDEMNITY

21.1 The Owner hereby undertake that the Developer shall be entitled to the development of the project and shall enjoy the same without any interference and/or disturbance PROVIDED the Developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed.

21.2 The Owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said New Building/s.

21.3 The Owner agree to indemnify, keep indemnified, defend and hold harmless the Developer and its directors, officers, employees, assigns and agents against any and all losses, expenses, claims, costs and damages suffered, arising out of, or which may arise in connection with respect to the right, title, ownership and interest in, to or upon the "Said Property".

ARTICLE - XXII
DEVELOPER'S INDEMNITY

22.1 The Developer hereby undertakes to keep the Owner indemnified and indemnify the Owner against all third party claims and actions arising out of any sort of act or omission of the Developer in or relating to the development / construction of the Project.

22.2 The Developer hereby undertakes to keep the Owner indemnified against all actions suits costs proceedings and claims that may arise out of the Developer's action with regard to the development of the Project and/or in the matter of construction of the said Building and/or for any defect therein.

22.3 If any accident or mishap takes place during construction until completion of the new building whether due to negligence or otherwise of the Developer, the Architect or their labour or contractors, the same shall be on account of the Developer and the Owner shall be fully absolved of any liability or claim thereof or there from.



Addl. District Sub-Registrar
Barukur, South 24 Parganas

11 OCT 2010

22.4 The Developer agrees to indemnify, keep indemnified, defend and hold harmless the Owner and its assigns and agents against any and all losses, expenses, claims, costs and damages suffered, arising out of, or which may arise in connection with respect to any non-compliances, by the Developer, of the Applicable Laws for development and construction of the Project.

ARTICLE - XXIII
MISCELLANEOUS

23.1 The Parties agree that in the event of any breach of the provisions of this Agreement, the Parties shall suffer irreparable harm and injury and damages would not be an adequate remedy and each of the Parties (at its sole discretion) shall be entitled to an injunction, restraining order, right for recovery, suit for specific performance or such other equitable relief at a court or arbitral forum of competent jurisdiction may deem necessary or appropriate to restrain the other Party from committing any violation or enforce the performance of the covenants, representations and obligations contained in this Agreement. These injunctive remedies are cumulative and are in addition to any other rights and remedies the Parties may have under this Agreement or at law or in equity, including without limitation a right for damages.

23.2 The Owner shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relevant obligation is prevented by the existence of force majeure condition with a view that the obligation of the party affected shall be suspended for the duration of the force majeure condition.

23.3 Any notice required to be given by either party shall be without prejudice to any other mode of service available and shall be deemed to have been served on the other party if delivered by hand or sent by pre-paid registered post.

23.4 Nothing in these presents including possession shall be construed as a demise or assignment or conveyance in law by the Owner to the Developer or creation of any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof.

23.5 Any notice intended to be given by any party to the other shall be deemed to be properly and validly given only if it is delivered or sent by any means of recorded delivery, Registered Post A/D, Speed Post to the registered office addresses of the Owner and Developer.



Addl. District Sub-Registrar
Barupur, South 24 Parganas

11 OCT 2018

23.6 The Owner and the Developer have entered into this Agreement purely as a contract and nothing contained therein shall be deemed to construe a partnership between the Developer and the Owner.

23.7 Stamp Duty, Registration Fees, GST, income tax or any other tax and imposition levied by the State Government, Central Government or any other authority or body payable on the transfer, acquisition and/or handing over of the Owner's allocation by the Developer to the Owner shall be paid by the Owner. The Owner shall be solely responsible for payment of GST or any other sort of tax, applicable on the Owner's allocation and only on payment of such tax, the Developer will hand over the Owner's allocation for which the owner shall not raise any objection.

23.8 The Government of West Bengal has already implemented the West Bengal Housing Industry Regulation Act, 2017 (WBHIRA), as such the parties of this agreement shall be bound by their respective obligations under the said Act during the term of this Agreement.

23.9 After the completion of the project, the Owner of all apartments, units shall form an Association, and all the parties hereto shall cause each of the Apartment/Unit Owner to whom they would transfer their respective right, title and interest out of their respective allocation area, to compulsorily become a member of such Association. After formation of the Owners' Association, the Board of Management thereof shall be entitled to delegate the day to day function of the Association and/or shall be entitled to appoint any agency/agencies for maintenance purpose.

23.10 All the apartment / space Owner including the Owner herein shall abide by such rules, regulations and bye laws, as may be made applicable by the Developer for maintenance of the said complex, before the formation of the Apartment Owners' Association, and after the formation of Owner Association, to comply with and/or adhere to all such rules, regulations and bye laws of such Association.

23.11 This Agreement is personal to the parties hereto and none of the parties shall be entitled to transfer and/or assign the benefits of this Agreement to any other person and/or persons without the consent of the other party, in writing.

23.12 If any term or provision in this Agreement shall be held to be illegal or unenforceable, in whole or in part, under any enactment or rule of law, such term or provision or part thereof shall, to that extent, be deemed not to form part of this Agreement but the validity and enforceability of the remainder of this Agreement shall not be



Adtl. District Sub-Registrar
Baruipur, South 24 Parganas

11 OCT 2018

affected. All Agreements / Deeds, if any, executed prior to this Agreement containing any clause in contrary to those specified under this Agreement shall be deemed to be cancelled and of no effect to that extent.

23.13 The Owner and Developer after completion of the said Project and distribution of their respective unsold stock, shall punctually and regularly pay for their respective allocation area, the said Rates, Taxes and other outgoings, to the concerned authorities and all the parties shall keep others indemnified against all actions demands, costs, charges, expenses and proceedings, whatsoever directly or indirectly initiated against or suffered by or paid by any of them as the case may be in consequence upon default by the Owner and Developer in their behalf

ARTICLE - XXIV
GOVERNING LAW, JURISDICTION AND ALTERNATE DISPUTE
RESOLUTION

24.1 In the event of any dispute or difference arising between the parties, the courts / tribunals in Kolkata alone shall have exclusive jurisdiction to adjudicate on any matter concerning this Agreement to the exclusion of all other courts/tribunals.

24.2 This Agreement and the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India.

ARTICLE - XXV
DISPUTE RESOLUTION AND FORUM

25.1 In case of any dispute, differences or questions arising between the parties with regard to the interpretation, meaning or scope of this Agreement or any rights and liabilities of the parties under this Agreement or out of this Agreement or in any manner whatsoever concerning this Agreement the same shall be referred to the sole arbitration of Advocate Saptarishi Dutta of Chakraborty & Associates at 6, Old post Office Street, Kolkata 700001. The arbitration shall be held according to the rules of the Arbitration and Conciliation Act, 1996, and/or statutory modification or enactment thereto and the Award made and published by the Arbitrators shall be final and binding on the parties. Arbitration shall be held in Kolkata and the language shall be in English.



Advt. District Sub-Registrar
Barubur, South 24 Parganas

11 OCT 2018

25.2 Pending the submission of and/or decision on a dispute, difference or claim or until the arbitral award is published; the parties shall continue to perform all of their obligations under this Agreement without prejudice to a final adjustment in accordance with such award.

ARTICLE - XXVI
NO CANCELLATION

26.1 Save as aforesaid none of the parties shall be entitled to cancel and/or rescind this agreement and in the event of any default on the part of any party the other party shall be entitled to sue the party in default for specific performance of this agreement and for other consequential reliefs.

26.2 In the event of the Developer failing to complete the said entire project, within the completion date as mentioned in clause 12 above, then the Owners can claim compensation as per clause 12.2.

ARTICLE - XXVII
MORTGAGE OF LAND FOR LOAN

27.1 The Developer shall be entitled to arrange financing for the Project (**Project Finance**) by a Bank / Financial Institution (**Financier**). After sanction of the Plans and obtaining of all Approvals required for commencement of construction, the Developer shall be entitled to deposit original title deeds and documents of the said project with the Financier as security for the purpose of Project Finance in the manner that the Financier shall not have any right or lien in respect of the Owner's Allocation Areas. For the aforesaid purpose, the Owner will join as consenting / necessary party (if required by the Financier) to create a mortgage / charge in favour of the Financier for availing such Project Finance, Provided That the Owner shall not have any liability whatsoever to repay the loans obtained by the Developer and/or any interest, penalty or other amounts relating to the same (collectively **Project Finance Liability**) and the Developer hereby indemnifies and agrees to keep indemnified the Owner against any claim, liability or loss whatsoever relating to Project Finance / Project Finance Liability. The loans obtained by the Developer against the original title deeds and documents shall be used by the Developer only for the purpose of this Project and not for any other project or business. The Developer undertakes to make timely repayment of the Project Finance Liability without any default and in a manner that neither the Project nor the sales of the constructed spaces therein are adversely affected. If for any reason, because of such loan taken by the Developer, Owner becomes liable in any manner, then in such case the Developer will reimburse the



J

Addl. District Sub-Registrar
Birupur, South 24 Parganas

11 OCT 2010

liable amount to the Owner either by way of refund or by giving them an option to take equivalent value of flats in any other projects of the Developer at the then prevailing Developer's rate.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Said Property)

ALL THAT the piece and parcel of land measuring 66.17 decimals more or less at Mouza Baruipur, J.L. no. 31, under Madarat Gram Panchayat, Post office : Madarat Battala, Police Station : Baruipur, Sub-Registry Office Baruipur, District: 24 Parganas (S).

PHASE - I

Dag No:	Total Area in Dag (decimal)	Acquired Area: (decimal)	Classification of land
11081	06	2.66	Danga
11087	05	1.22	Panboroj
11090	20	0.33	Danga
11092	08	2.66	Danga
11093	08	2.67	Danga
11094	04	1.34	Danga
11095	06	2.00	Danga
11096	07	3.12	Danga
11097	13	4.33	Danga
11098	07	2.50	Danga
11258	05	1.67	Sali
11259	28	20.67	Danga
11275	21	21	Pukur
	Total	66.17	

THE SECOND SCHEDULE ABOVE REFERRED TO
(Chain of Title)

Phase - I

AND WHEREAS Latika Dey purchased the land measuring 21 decimals comprised in Dag No. 11275 under R.S. Khatian No. 3852 at Mouza Baruipur, J.L. No. 31, within the limit of Madarat Gram Panchayet, P.S.- Baruipur, District South 24 Parganas from Badal Chandra Dey, son of Late Ram Ratan Dey, Sahadeb Dey, son of late Ram Ratan Dey, Jamuna Bala Dey, wife of late Ram Ratan Dey, Namita Dey, wife of Mati Dey, Sabita Ansh, wife of Narayan Ansh, by virtue of a Deed of sale dated 29.08.2014 and the same was registered in the office of Addl. District Sub-Registrar, Baruipur and



Advt. District Sub-Registrar
Baruipur, South 24 Parganas

11 OCT 2018

entered in Book No. 1, CD Volume No. 16, Pages No. 114 to 126, being No. 07977 for the year 2014.

AND WHEREAS Smt. Latika Dey purchased the land measuring 0.77 decimals comprised in Dag No. 11098 under R.S. Khatian No. 8404 and land measuring 1.33 decimals comprised in R.S. Dag No. 11094 R.S. Khatian No. 8665, land measuring 2.66 decimals comprising Dag No.11081 and land measuring 3.12 decimals comprising R.S. Dag No.11096 under R.S. Khatian No. 244 and land measuring 2 decimals comprised in Dag No. 11092 and land measuring 1.25 decimals comprised in R.S. Dag No. 11258 under R.S. Khatian No. 1159 and land measuring 2 decimals comprised in R.S. Dag No. 11093 under R.S. Khatian No. 8432 and land measuring 3.25 decimals comprised in Dag No. 11097 and land measuring 1.50 decimals comprised in R.S. Dag No. 11095 under R.S. Khatian No. 8471 totally 17.88 decimals from Badal Chandra Dey son of Late Ram ratan Dey, Sahadeb Dey, son of Late Ram ratan Dey, Jamuna bala Dey, wife of Late Ram ratan Dey, Namita Dey wife of Mati Dey, Sabita Ansh wife of Narayan Ansh, Ashish Dey son of late Vrigurm Dey, Rekha Dey wife of late Vrigurm Dey, Tandra Basu wife of Shamal Basu, Kalpana @ Falguni Bag wife of Ashim Bag, Bandana pal, wife of Rabin Pal, Sraboni Pal wife of Shankar Pal, Arun Majumdar son of late Kashiswar Maumdar, Sri Shila ditya Raha son of Late Karnadhar Raha, Molin Mitra son of late Netai Mitra, by virtue of a deed of sale dated 15.09.2014 and the same was registered in the office of Addl. District Sub-Registrar at Baruipur and entered in Book No. I C.D. Volume No. 17 Pages No. 3940 to 3960 being No. 08828 for the year 2014.

AND WHEREAS Latika Dey purchased the land measuring 17.10 decimals comprised in Dag No. 11259 under R.S. Khatian No. 1097 of Mouza Baruipur, P.S. Baruipur, District South 24 Parganas, from the then owner Mahadeb kumar Dey, son of Late Ramkanta Dey, Ramgopal Dey son of late Khagendranath Dey, Santosh Kumar Dey, son of late Ramsaran Dey, Bishhupriya Dey wife of Late Ram sharan Dey, Ram prakash Dey son of late Shankar Kumar Dey, Madhumita Dey son of late Sankar kumar Dey, Sumitra Dey wife of late Sankar kumar Dey, Mithu Dey wife of Santosh kumar Dey, Tandra Basu wife of Shamal Basu, Kalpana @ Falguni Bag, wife of Ashim Bag, Bandana Pal wife of Robin Pal, Sraboni Pal, wife of Sankar Pal, Ashish Dey son of late Viguram Dey, Rekha Dey, wife of late late Viguram Dey, Sahadeb Dey son of late Ram Ratan Dey, Namita Dey, wife of Moti Dey, by virtue of a deed of sale dated 01.07.2015 and the same was registered in the office of Addl. District Sub-Registrar at Baruipur and entered in Book No. 1 Pages No. 36625 to 36647 being No. 05680 for the year 2015.



Addl. District Sub-Registrar
Barurpur, South 24 Parganas

11 OCT 2010

AND WHEREAS Mrinmoy Dey, son of late Shyamsundar Dey, purchased by virtue of a deed of sale on 14.01.2015 and the same was registered in the office of Addl. District Sub-Registrar at Baruipur and entered in Book No. 1, Volume No. 6 Pages from 958 to 969, being No. 03500 for the year 2015, from Badal chandra Dey, son of late Ram rattan Dey, Sabita Anash, wife of Narayan Ahnash, Kalpana Das wife of Babui Das, land measuring 3.74 decimals comprised in R.S. Dag No. 11259, under Khatian 1097, land measuring 0.56 decimals comprised in R.S. Dag No. 11087, under Khatian 8434, land measuring 0.78 decimals comprised in R.S. Dag No. 11098, under Khatian 8404, land measuring 0.33 decimals comprised in R.S. Dag No. 11090, under Khatian 627, totally 5.41 decimals at Mouza Baruipur, South 24 Parganas.

AND WHEREAS Mrinmoy Dey, son of late Shyamsundar Dey, purchased, by virtue of a deed of sale on 13.06.2014 and the same was registered in the office of Addl. District Sub-Registrar at Baruipur and entered in Book No. 1, Volume No.11, Pages from 1353 to 1367, being No. 05429 for the year 2014, from Mohon Marik, son of Joydeb Marik, resident of Madarat Paschimpara, Baruipur, 24 Parganas (S), the land measuring 0.66 decimals comprised in R.S. Dag No. 11092, land measuring 0.42 decimals comprised in R.S. Dag No. 11258, under Khatian 1159, land measuring 0.67 decimals comprised in R.S. Dag No. 11093, comprising under Khatian 8432, land measuring 1.08 decimals comprised in R.S. Dag No. 11097, land measuring 0.5 decimals comprised in R.S. Dag No. 11095, under Khatian 8471, totally land measuring 3.33 decimals at Mouza- Baruipur, South 24 Parganas.

AND WHEREAS Mr. Pranab Dey, son of late Shyamsundar Dey, purchased the land measuring 0.07 decimals comprised in R.S. Dag No. 11087, under Khatian 8434, land measuring 0.10 decimals comprised in R.S. Dag No. 11098, under Khatian 8404, totally land measuring 0.17 decimals, from Tapas Dey, Manas Dey, both of sons of late Nemaï Dey, Lakshmi Dey, wife of late Nemaï Dey, Kakoli Das, wife of Narayan Das, Jhumpa Malakar(Dey), daughter of Samir Malakar, by virtue of a deed of sale on 06.08.2015 and the same was registered in the office of Addl. District Sub-Registrar at Baruipur and entered in Book No. 1, Volume No. 1611-2015, Pages from 54455 to 54471, being No. 161106724 for the year 2015.

AND WHEREAS Pranab Dey, son of late Shyamsundar Dey, purchased the land measuring 0.14 decimals comprised in R.S. Dag No. 11087, under Khatian 8434, land measuring 0.19 decimals comprised in R.S. Dag No. 11098, under Khatian 8404, totally land



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

11 OCT 2018

measuring 0.33 decimals, from Chanchala Marik, wife of Jiten Marik, Bagola Dutta @ Sarbani Dutta, wife of Srikanta Dutta, by virtue of a deed of sale on 27.05.2015 and the same was registered in the office of Addl. District Sub-Registrar at Baruipur and entered in Book No. 1, Volume No. 1611-2015, Pages from 14997 to 15016, being No. 161104373 for the year 2015.

AND WHEREAS Pranab Dey, son of late Shyamsundar Dey, purchased the land measuring 0.18 decimals comprised in R.S. Dag No. 11087, under Khatian 8434, land measuring 0.26 decimals comprised in R.S. Dag No. 11098, under Khatian 8434, total land measuring 0.88 decimals, from Basanti Dey (Pal), wife of Sukumar Pal, by virtue of a deed of sale on 16.07.2015 and the same was registered in the office of Addl. District Sub-Registrar at Baruipur and entered in Book No. 1, Volume No. 1611-2015, Pages from 59509 to 59525, being No. 161106988 for the year 2015.

AND WHEREAS Pranab Dey, son of late Shyamsundar Dey, purchased the land measuring 0.27 decimals comprised in R.S. Dag No. 11087, under Khatian 8434, land measuring 0.38 decimals comprised in R.S. Dag No. 11098, under Khatian 8404, totally land measuring 0.65 decimals, Shovon Naskar, Santu Naskar both the sons of Gokul Naskar, Sarama Halder (Dey), wife of Madhab Halder, Sandhya Dey, daughter of Late Prolladh Chandra Dey, Arun chandra Dey, son of late Prolladh chandra Dey, by virtue of a deed of sale on 19.08.2014 and the same was registered in the office of Addl. District Sub-Registrar at Baruipur and entered in Book No. 1, Volume No. 16, Pages from 890 to 901, being No. 07596 for the year 2014.

AND WHEREAS by virtue of Deed of Gift dated 15th September, 2017, duly registered at the office of ADSR Baruipur, South 24 Parganas, recorded in Book No. I, Volume No. 1611-2017, Being No. 161106910, Pages from 116473 to 116512 for the year 2017, the said Smt. Latika Dey wife of late Shyamsundar Dey, gifted her share of all that the piece and parcel of land lying and situated at various dag number unto and in favour of her three sons namely Pranab Dey, Manab Dey and Mrinmoy Dey.

AND WHEREAS the total land parcel in Phase - I is 66.17 decimals.



(Handwritten signature)
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

11 OCT 2010

THE THIRD SCHEDULE ABOVE REFERRED TO
(Specification)

Foundation	: R.C.C foundation and/or as may be recommended by the Structural Engineer and Soil Test Agency.
Structure	: Earthquake resistant RCC framed structure.
Water Supply	: 24 - hours filtered water supply.
Electrical	: Provision for adequate light points inside the flats and common areas. Adequate power points for the installation of modern gadgets in every room. Provision for Geyser point in bathrooms Provision for Telephone & T.V in living and master bedroom. Switches of reputed brand. Safety equipment such as M.C.B for all flats.
Wiring	: Concealed copper wiring, inside the flat and aluminium-cable for outside, and/or as may be recommended by the consultant.
Wall Finish	: Interior - POP finished walls. Exterior - Combination of antifungal and textured paint.
Flooring & Dado	: Vitrified or Ceramic tiles for living room, dining room & bedrooms. Kitchen/Toilet floors and walls to be made with matt finish ceramic tiles (upto lintel height).
Toilet	: Good quality ceramic tiles of a reputed brand. White porcelain sanitary ware of reputed brand (Hindware / Parryware or equivalent). CP fittings of a reputed brand with provision of Hot and cold water in shower area.
Door & Frame	: Door frames made of seasoned and treated wood and good quality flush doors duly painted with quality hardware.
Window	: Aluminium windows with clear glass.



Addl. District Sub-Registrar
Baranpur, South 24 Parganas

11 OCT 2018

Kitchen : Black Stone counter top.
Dado (wall) of ceramic tiles above counter upto 2 feet height.
Stainless steel Sink.

The specification contained herein is subject to alteration/modification on account of technical reason, if any.

(COMMON FACILITIES AND AMENITIES)

Amenities

- Elevator
- CCTV monitoring & surveillance system
- Optimum Power Backup for common area as well as flats.
- Intercom
- Community Hall, Gym and Indoor games
- Adda Zone
- Children's play area
- Water filtration plant
- Diesel generator set

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

SIGNED AND DELIVERED BY THE OWNERS at Kolkata in the presence of:

Witnesses:

(1) Bijubee (RAJIV LADUARIA)
(5/3 Durgam Park East, Kolkata-700029)

(2) Lancey Redde.
Wakery for Jain - 22, Viceroy Avenue, Salt Lake, Kol-33

SIGNED SEALED AND DELIVERED BY THE DEVELOPER at Kolkata in the presence of:

Witnesses:

(1) Bijubee

(2) Lancey Redde

Pranab
Manab Das

Mimmy Das
(OWNER)

MERLIN PROJECTS LTD
PANGHAT AGENCY PVT. LTD
[Signature]
(DEVELOPER)

Drafted by Mr
Raja Saha
Advocate
W-13, 451 of 2004
Calcutta High Court
Kolkata-700001



Addr. District Sub-Registrar
Baruipur, South 24 Parganas

11 OCT 2018

MEMO OF CONSIDERATION

Received from the Merlin Projects Limited a sum of Rs.1,79,420/- (Rupees One Lakh Seventy Nine Thousand Four Hundred Twenty only) as and by way of Refundable/Adjustable Interest Free Security Deposit as per the memo given below:

008834	29.09.2018	59,806/-	Kotak Mahindra Bank, Park Street Branch, Kolkata - 700 016
008836	29.09.2018	59,806/-	Kotak Mahindra Bank, Park Street Branch, Kolkata - 700 016
008841	29.09.2018	59,806/-	Kotak Mahindra Bank, Park Street Branch, Kolkata - 700 016

Pranab
Manab Das

Himmat Das
(OWNER)

Witnesses:












(1) *[Signature]*

(2) *[Signature]*














[Handwritten Signature]
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

11 OCT 2018

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












Name:

Signature: *Prakash*

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

Name:

Signature: *Manab Dey*

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

Name:

Signature: *Minmay Dey*




Adi. District Sub-Registrar
Barur, South 24 Parganas

11 OCT 2010

		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:

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

Name:

Signature:



Addl. District Sub-Registrar
Barabur, South 24 Parganas

11 OCT 2018

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-029702556-1

Payment Mode Online Payment

GRN Date: 09/10/2018 17:50:26

Bank : Indian Bank

BRN : IB09102018095414

BRN Date: 09/10/2018 17:51:18

DEPOSITOR'S DETAILS

Id No. : 16111000267064/6/2018

[Query No./Query Year]

Name : MERLIN PROJECTS LTD AND PANGHAT
AGENCIES PVT LTD

Mobile No. : +91 9830406895

E-mail :

Address : 22 PRINCE ANWARSHAH ROAD KOLKLATA 700033

Applicant Name : Mr Pranab Dey

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16111000267064/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	74911
2	16111000267064/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	52014

Total

126925

In Words : Rupees One Lakh Twenty Six Thousand Nine Hundred Twenty Five only



Addl. District Sub-Registrar
Barurpur, South 24 Parganas

11 OCT 2018









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16111000267064/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.





Sl No.	Name of the Executant	Category	PHOTO	Finger Print	Signature with date
1	Pranab Dey Madarat Paschim Para, P.O:- Madarat, P.S:- Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 743610	Land Lord			Pranab Dey 11/10/18
2	Manab Dey Madarat Paschim Para, P.O:- Madarat, P.S:- Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 743610	Land Lord			Manab Dey 11/10/18
3	Mrinmoy Dey Madarat Paschim Para, P.O:- Madarat, P.S:- Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 743610	Land Lord			Mrinmoy Dey 11/10/18



Adl. Dist. Sub-Registrar
Baruipur, South 24 Parganas


11 OCT 2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Rachit D Sanghvi 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033	Representative of Developer [Ms Merlin Projects Ltd] [Ms Panchat Agency Pvt Ltd]			
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Tanmoy Podder Son of Sudhan Poddar 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Pranab Dey, Manab Dey, Mrinmoy Dey, Mr Rachit D Sanghvi			

(Shakil Kamran Siddiqui)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BARUIPUR
 South 24-Parganas, West
 Bengal




Addl. District Sub-Registrar
Barupur, South 24 Parganas

11 OCT 2010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHSPD3491P



नाम / Name
RACHIT SANGHVI

पिता का नाम / Father's Name
DNESH BHAI SANGHVI

जन्म की तारीख /
Date of Birth
29/06/1980

SIGNATURE

15082018

यह कार्ड के खोने/कमरे पर कृपया सुरक्षित रखें/सौंपें।

आयकर विभाग, 5th फ्लोर सीडी
5 वीं मंजिर, मन्त्री स्टाफिंग,
प्लॉट नं. 341, सर्वे नं. 997/3,
मोडल कॉलोनी, पिक डेप इन्डियन चौराहा,
पुणे - 411 016.



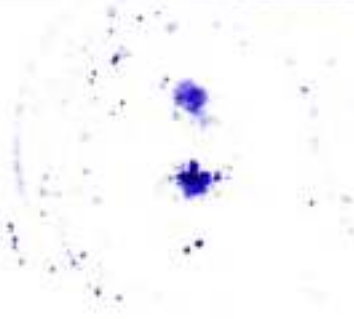
*If this card is lost / someone's lost card is found,
please inform / return to -*

Income Tax PAN Services Unit, NSDL,
5th Floor, Mantri Staffing,
Plot No. 341, Survey No. 997/3,
Model Colony, Near Deep Induslow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in



Addl. District Sub-Registrar
Barubur, South 24 Parganas
11 OCT 2018





R

Addl. District Sub-Registrar
Ranipur, South 24 Parganas

11 OCT 2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PANGHAT AGENCY PRIVATE LIMITED



26/11/2008

Permanent Account Number

AAECP9879K

1000002



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

11 OCT 2018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRANAB DEY
SHYAMSUNDAR DEY
01/01/1974

Permanent Account Number
AKRPD2535Q

Pranab de
Signature



Pranab de



Addl. District Sub-Registrar
Barbour, South 24 Parganas

11 OCT 2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MRINMOY DEY
SHYAMSUNDAR DEY

10/01/1971
Permanent Account Number
ARLPD2635C

Mrinmoy dey
Signature



Mrinmoy dey





Addl. District Sub-Registrar
Barulpur, South 24 Parganas

11 OCT 2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANAB DEY
SHYAMSUNDAR DEY

04/03/1974

Permanent Account Number

AQAPD9980A

Manab Dey
Signature



Manab Dey





Addl. District Sub-Registrar
Barulpur, South 24 Parganas

11 OCT 2019

Major Information of the Deed

Deed No :	I-1611-07375/2018	Date of Registration	12/10/2018
Query No / Year	1611-1000267064/2018	Office where deed is registered	
Query Date	01/10/2018 10:54:16 AM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pranab Dey Baruipur, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9830406895, Status : Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 52,00,000/-]		
Set Forth value	Market Value		
Rs. 1,72,000/-	Rs. 3,18,74,027/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,011/- (Article:48(g))	Rs. 52,014/- (Article:E, E, B)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-11033	RS-5089	Bastu	Danga	24.4 Dec	10,000/-	37,08,800/-	
L2	RS-11035	RS-5089	Bastu	Danga	54.73 Dec	20,000/-	83,18,960/-	
L3	RS-11036	RS-5089	Bastu	Pan Baroj	34 Dec	20,000/-	51,68,000/-	
L4	RS-11041	RS-5089	Bastu	Pan Baroj	4.75 Dec	10,000/-	7,22,000/-	
L5	RS-11042	RS-5089	Bastu	Danga	8.25 Dec	1,000/-	12,54,000/-	
L6	RS-11043	RS-5089	Bastu	Pan Baroj	16.97 Dec	10,000/-	25,79,440/-	
L7	RS-11044	RS-5089	Doba	Doba	1.86 Dec	5,000/-	2,63,871/-	
L8	RS-11045	RS-5089	Bastu	Danga	2.33 Dec	5,000/-	3,54,160/-	
L9	RS-11046	RS-5089	Bastu	Danga	26.42 Dec	50,000/-	40,15,840/-	
L10	RS-11047	RS-5089	Bastu	Danga	2.66 Dec	5,000/-	4,04,320/-	
L11	RS-11048	RS-5089	Bastu	Danga	1.67 Dec	5,000/-	2,53,840/-	
L12	RS-11049	RS-5089	Bastu	Pan Baroj	3.75 Dec	5,000/-	5,70,000/-	
L13	RS-11050	RS-5089	Bastu	Danga	2 Dec	5,000/-	3,04,000/-	
L14	RS-11051	RS-5089	Doba	Doba	5.66 Dec	5,000/-	10,98,796/-	
L15	RS-11052	RS-5089	Bastu	Danga	1.67 Dec	2,000/-	3,47,360/-	
L16	RS-11053	RS-5089	Bastu	Danga	2 Dec	2,000/-	4,16,000/-	
L17	RS-11054	RS-5089	Bastu	Danga	4.48 Dec	5,000/-	9,31,840/-	
L18	RS-11036/11915	RS-5089	Bastu	Pan Baroj	2 Dec	2,000/-	3,04,000/-	

Major Information of the Deed :- I-1611-07375/2018-12/10/2018



L19	RS-11041/11909	RS-5089	Bastu	Danga	5.65 Dec	5,000/-	8,58,800/-
		TOTAL :			205.25Dec	1,72,000 /-	318,74,027 /-
		Grand Total :			205.25Dec	1,72,000 /-	318,74,027 /-

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pranab Dey (Presentant) Son of Late Shyam Sundra Dey Madarat Paschim Para, P.O:- Madarat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743610 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKRPD2535Q, Status :Individual, Executed by: Self, Date of Execution: 11/10/2018 Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/10/2018 Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Pvt. Residence
2	Manab Dey Son of Late Shyam Sundar Dey Madarat Paschim Para, P.O:- Madarat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743610 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AQAPD9980A, Status :Individual, Executed by: Self, Date of Execution: 11/10/2018 Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/10/2018 Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Pvt. Residence
3	Mrinmoy Dey Son of Late Shyam Sundar Dey Madarat Paschim Para, P.O:- Madarat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743610 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ARLPD2635C, Status :Individual, Executed by: Self, Date of Execution: 11/10/2018 Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/10/2018 Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Pvt. Residence

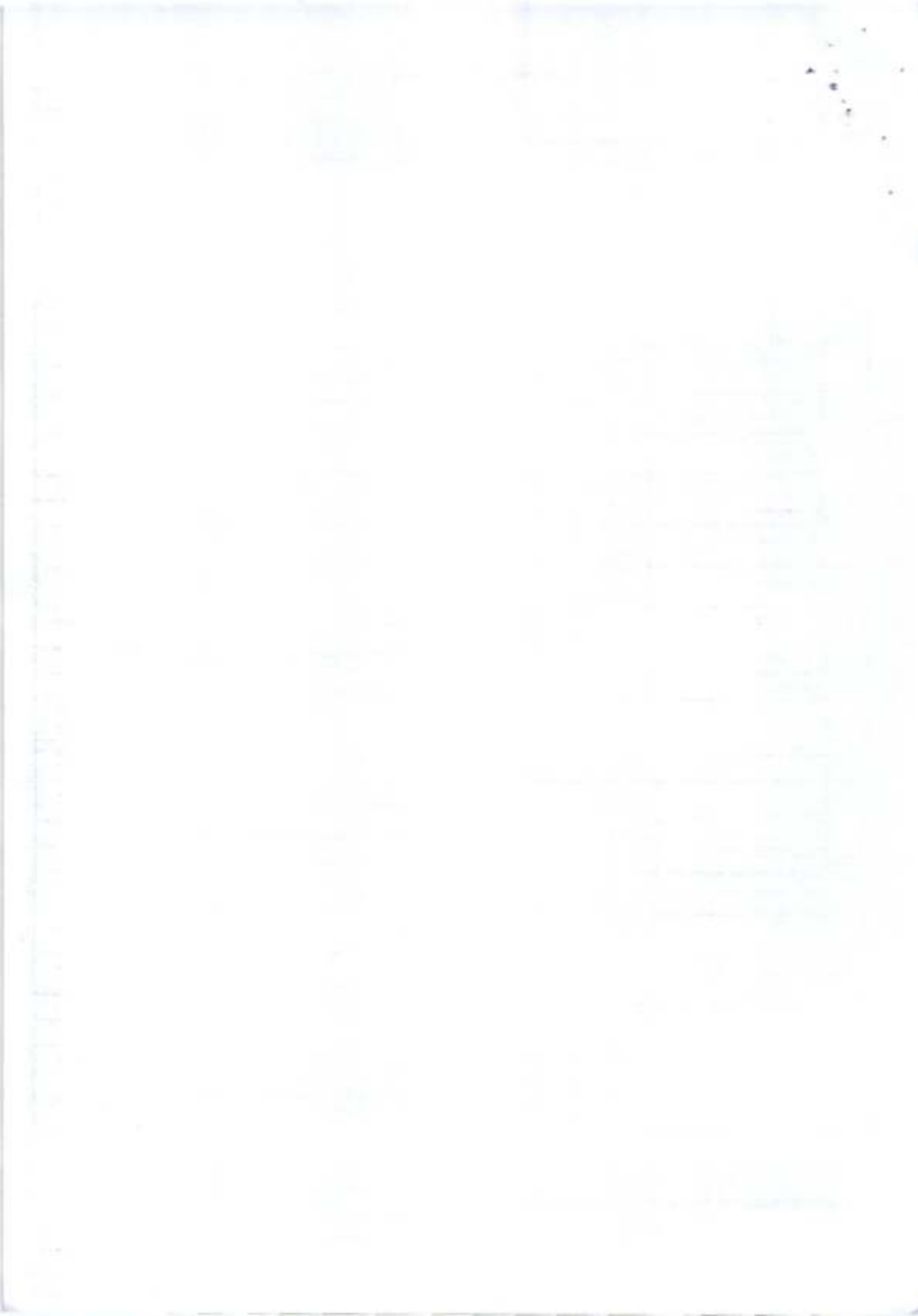
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms Merlin Projects Ltd 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.: AACCM0505B, Status :Organization, Executed by: Representative
2	Ms Panchat Agency Pvt Ltd 33A Chandranath Chatterjee Street, P.O:- Bhpwanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.: AAACP9879K, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Rachit D Sanghvi Son of Mr Dinesh Sanghvi 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AHSPD3491P Status : Representative, Representative of : Ms Merlin Projects Ltd (as authorized signatory), Ms Panchat Agency Pvt Ltd (as authorized signatory)

Major Information of the Deed :- I-1611-07375/2018-12/10/2018



Identifier Details :

Name & address	
Tāhmoy Podder Son of Sudhan Poddar 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Pranab Dey, Manab Dey, Mrinmoy Dey, Mr Rachit D Sanghvi	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-2.71111 Dec,-2.71111 Dec,Ms Panchat Agency Pvt Ltd-2.71111 Dec
2	Manab Dey	Ms Merlin Projects Ltd-2.71111 Dec,-2.71111 Dec,Ms Panchat Agency Pvt Ltd-2.71111 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-2.71111 Dec,-2.71111 Dec,Ms Panchat Agency Pvt Ltd-2.71111 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.295556 Dec,-0.295556 Dec,Ms Panchat Agency Pvt Ltd-0.295556 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.295556 Dec,-0.295556 Dec,Ms Panchat Agency Pvt Ltd-0.295556 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.295556 Dec,-0.295556 Dec,Ms Panchat Agency Pvt Ltd-0.295556 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.185556 Dec,-0.185556 Dec,Ms Panchat Agency Pvt Ltd-0.185556 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.185556 Dec,-0.185556 Dec,Ms Panchat Agency Pvt Ltd-0.185556 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.185556 Dec,-0.185556 Dec,Ms Panchat Agency Pvt Ltd-0.185556 Dec

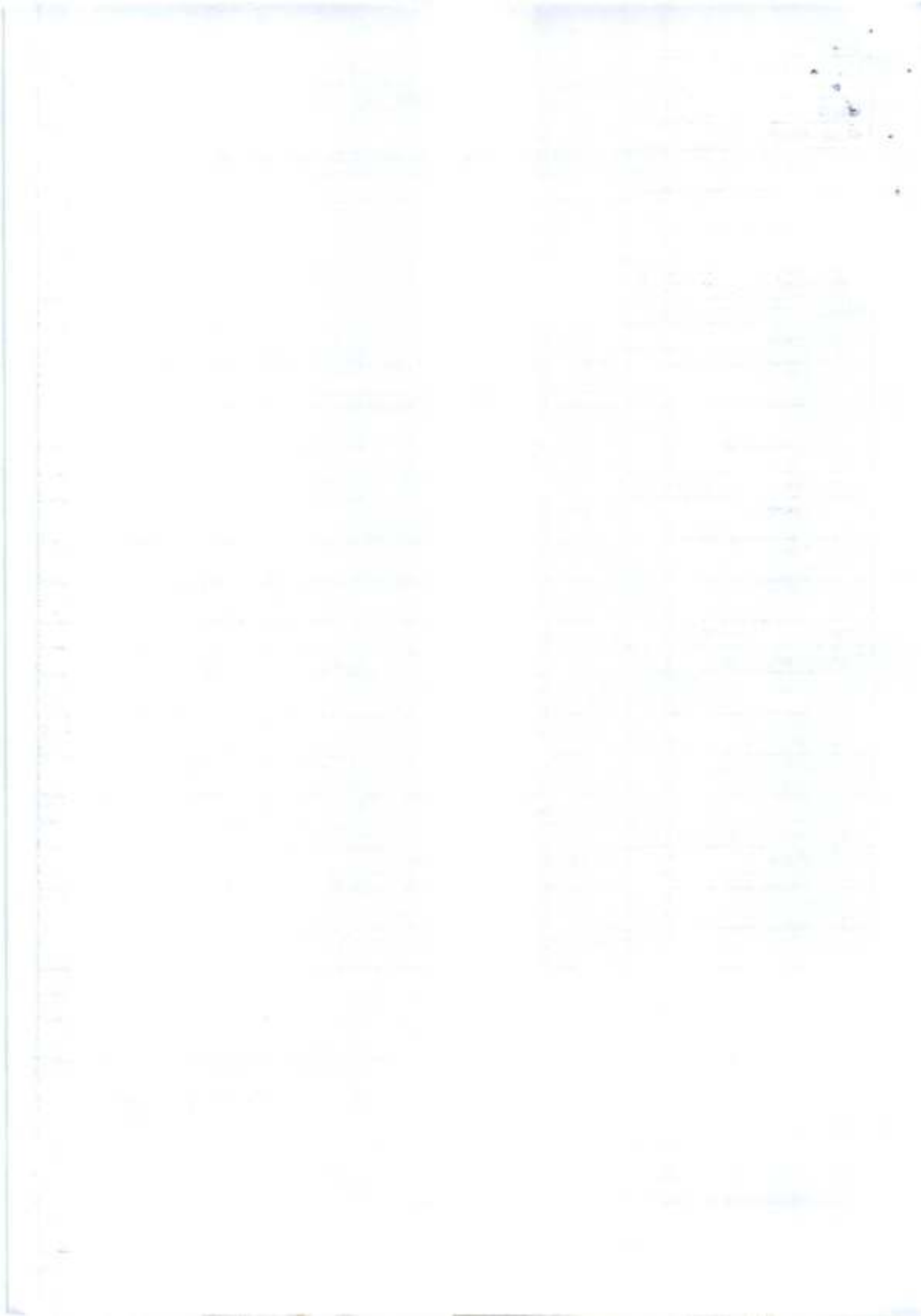
Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.416667 Dec,-0.416667 Dec,Ms Panchat Agency Pvt Ltd-0.416667 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.416667 Dec,-0.416667 Dec,Ms Panchat Agency Pvt Ltd-0.416667 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.416667 Dec,-0.416667 Dec,Ms Panchat Agency Pvt Ltd-0.416667 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.222222 Dec,-0.222222 Dec,Ms Panchat Agency Pvt Ltd-0.222222 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.222222 Dec,-0.222222 Dec,Ms Panchat Agency Pvt Ltd-0.222222 Dec

Major Information of the Deed :- I-1611-07375/2018-12/10/2018



3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.222222 Dec,-0.222222 Dec,Ms Panchat Agency Pvt Ltd-0.222222 Dec
---	-------------	--

Transfer of property for L14

SI.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.628889 Dec,-0.628889 Dec,Ms Panchat Agency Pvt Ltd-0.628889 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.628889 Dec,-0.628889 Dec,Ms Panchat Agency Pvt Ltd-0.628889 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.628889 Dec,-0.628889 Dec,Ms Panchat Agency Pvt Ltd-0.628889 Dec

Transfer of property for L15

SI.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.185556 Dec,-0.185556 Dec,Ms Panchat Agency Pvt Ltd-0.185556 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.185556 Dec,-0.185556 Dec,Ms Panchat Agency Pvt Ltd-0.185556 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.185556 Dec,-0.185556 Dec,Ms Panchat Agency Pvt Ltd-0.185556 Dec

Transfer of property for L16

SI.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.222222 Dec,-0.222222 Dec,Ms Panchat Agency Pvt Ltd-0.222222 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.222222 Dec,-0.222222 Dec,Ms Panchat Agency Pvt Ltd-0.222222 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.222222 Dec,-0.222222 Dec,Ms Panchat Agency Pvt Ltd-0.222222 Dec

Transfer of property for L17

SI.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.497778 Dec,-0.497778 Dec,Ms Panchat Agency Pvt Ltd-0.497778 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.497778 Dec,-0.497778 Dec,Ms Panchat Agency Pvt Ltd-0.497778 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.497778 Dec,-0.497778 Dec,Ms Panchat Agency Pvt Ltd-0.497778 Dec

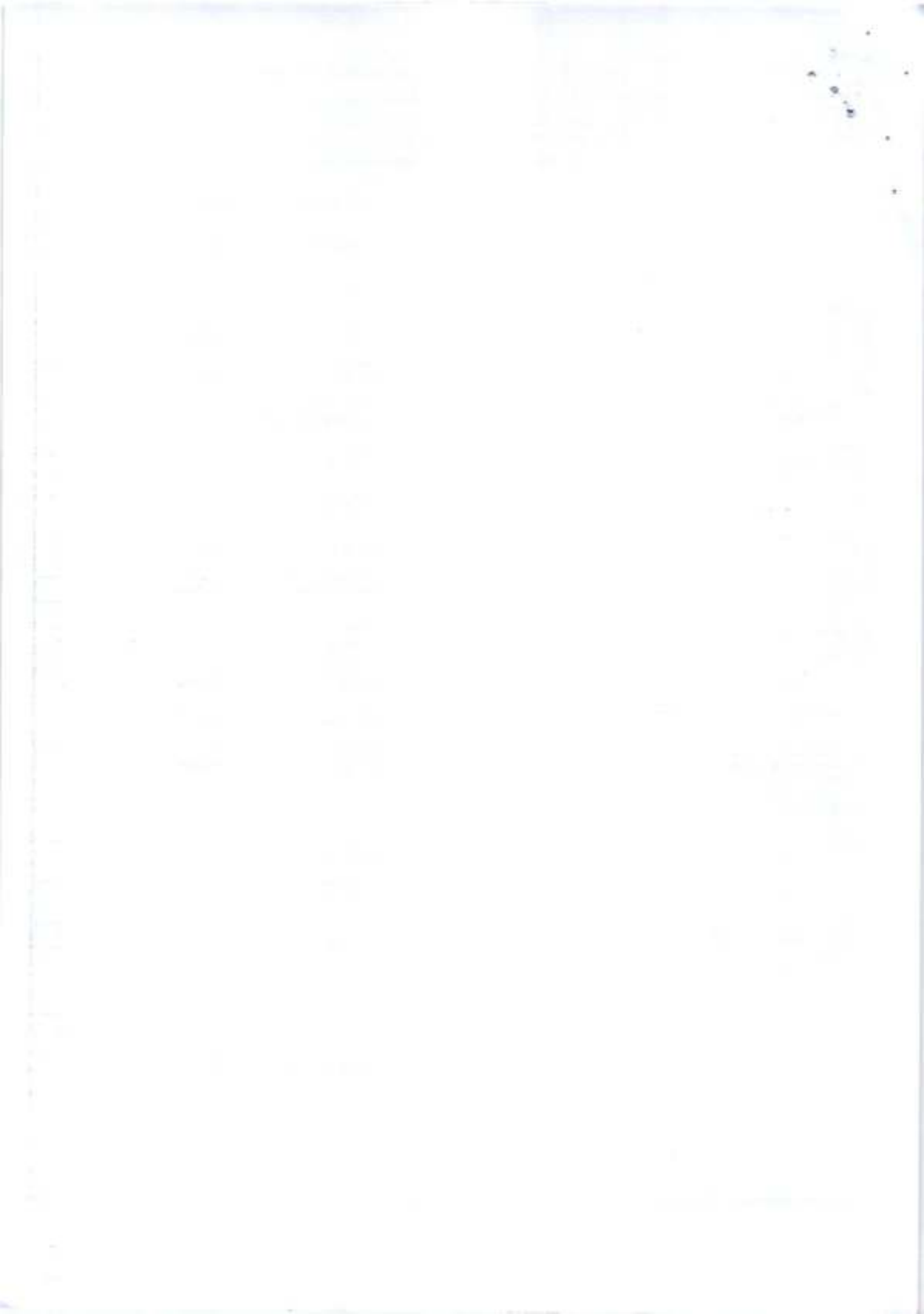
Transfer of property for L18

SI.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.222222 Dec,-0.222222 Dec,Ms Panchat Agency Pvt Ltd-0.222222 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.222222 Dec,-0.222222 Dec,Ms Panchat Agency Pvt Ltd-0.222222 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.222222 Dec,-0.222222 Dec,Ms Panchat Agency Pvt Ltd-0.222222 Dec

Transfer of property for L19

SI.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.627778 Dec,-0.627778 Dec,Ms Panchat Agency Pvt Ltd-0.627778 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.627778 Dec,-0.627778 Dec,Ms Panchat Agency Pvt Ltd-0.627778 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.627778 Dec,-0.627778 Dec,Ms Panchat Agency Pvt Ltd-0.627778 Dec

Major Information of the Deed :- I-1611-07375/2018-12/10/2018



Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-6.08111 Dec,-6.08111 Dec,Ms Panchat Agency Pvt Ltd-6.08111 Dec
2	Manab Dey	Ms Merlin Projects Ltd-6.08111 Dec,-6.08111 Dec,Ms Panchat Agency Pvt Ltd-6.08111 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-6.08111 Dec,-6.08111 Dec,Ms Panchat Agency Pvt Ltd-6.08111 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-3.77778 Dec,-3.77778 Dec,Ms Panchat Agency Pvt Ltd-3.77778 Dec
2	Manab Dey	Ms Merlin Projects Ltd-3.77778 Dec,-3.77778 Dec,Ms Panchat Agency Pvt Ltd-3.77778 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-3.77778 Dec,-3.77778 Dec,Ms Panchat Agency Pvt Ltd-3.77778 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.527778 Dec,-0.527778 Dec,Ms Panchat Agency Pvt Ltd-0.527778 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.527778 Dec,-0.527778 Dec,Ms Panchat Agency Pvt Ltd-0.527778 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.527778 Dec,-0.527778 Dec,Ms Panchat Agency Pvt Ltd-0.527778 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.916667 Dec,-0.916667 Dec,Ms Panchat Agency Pvt Ltd-0.916667 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.916667 Dec,-0.916667 Dec,Ms Panchat Agency Pvt Ltd-0.916667 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.916667 Dec,-0.916667 Dec,Ms Panchat Agency Pvt Ltd-0.916667 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-1.88556 Dec,-1.88556 Dec,Ms Panchat Agency Pvt Ltd-1.88556 Dec
2	Manab Dey	Ms Merlin Projects Ltd-1.88556 Dec,-1.88556 Dec,Ms Panchat Agency Pvt Ltd-1.88556 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-1.88556 Dec,-1.88556 Dec,Ms Panchat Agency Pvt Ltd-1.88556 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.206667 Dec,-0.206667 Dec,Ms Panchat Agency Pvt Ltd-0.206667 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.206667 Dec,-0.206667 Dec,Ms Panchat Agency Pvt Ltd-0.206667 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.206667 Dec,-0.206667 Dec,Ms Panchat Agency Pvt Ltd-0.206667 Dec

Major Information of the Deed :- I-1611-07375/2018-12/10/2018



Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.258889 Dec,-0.258889 Dec,Ms Panchat Agency Pvt Ltd-0.258889 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.258889 Dec,-0.258889 Dec,Ms Panchat Agency Pvt Ltd-0.258889 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.258889 Dec,-0.258889 Dec,Ms Panchat Agency Pvt Ltd-0.258889 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-2.93556 Dec,-2.93556 Dec,Ms Panchat Agency Pvt Ltd-2.93556 Dec
2	Manab Dey	Ms Merlin Projects Ltd-2.93556 Dec,-2.93556 Dec,Ms Panchat Agency Pvt Ltd-2.93556 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-2.93556 Dec,-2.93556 Dec,Ms Panchat Agency Pvt Ltd-2.93556 Dec

Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
----------	--------------------------------	-------------------------	---------------------------	--------------------------

Endorsement For Deed Number : I - 161107375 / 2018**On 01-10-2018****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 3,18,74,027/-

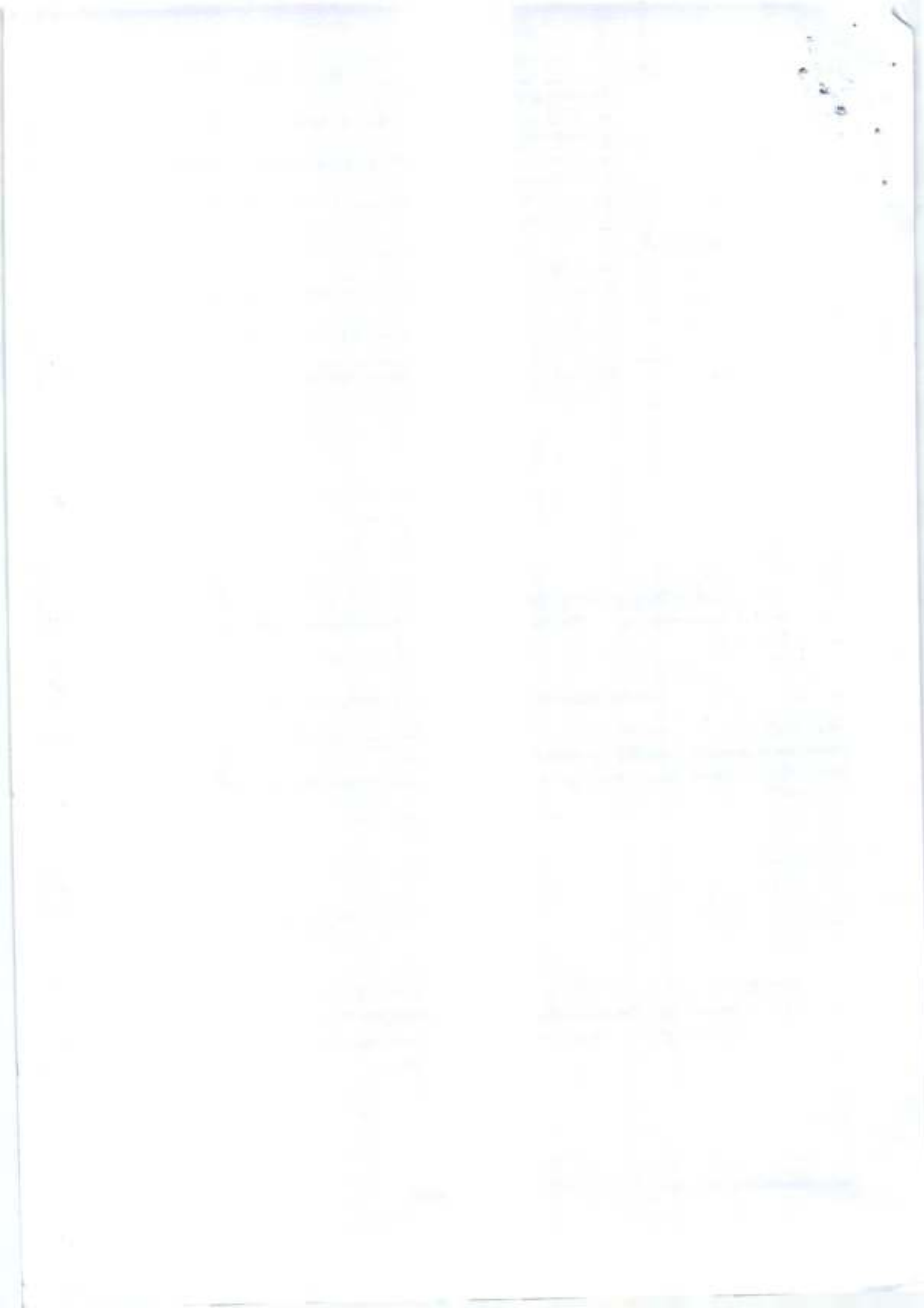


Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 11-10-2018**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 20:55 hrs on 11-10-2018, at the Private residence by Pranab Dey , one of the Executants.

Major Information of the Deed :- I-1611-07375/2018-12/10/2018



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

Execution is admitted on 11/10/2018 by 1. Pranab Dey, Son of Late Shyam Sundra Dey, Madarat Paschim Para, P.O: Madarat, Thana: Baruipur, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by Profession Business. 2. Manab Dey, Son of Late Shyam Sundar Dey, Madarat Paschim Para, P.O: Madarat, Thana: Baruipur, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by Profession Service. 3. Mrinmoy Dey, Son of Late Shyam Sundar Dey, Madarat Paschim Para, P.O: Madarat, Thana: Baruipur, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by Profession Business

Identified by Tanmoy Podder, Son of Sudhan Poddar, 22 Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

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

Execution is admitted on 11-10-2018 by Mr Rachit D Sanghvi, authorized signatory, Ms Merlin Projects Ltd (Partnership Firm), 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District-South 24-Parganas, West Bengal, India, PIN - 700033; authorized signatory, Ms Panchat Agency Pvt Ltd (Partnership Firm), 33A Chandranath Chatterjee Street, P.O:- Bhpwanipore, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Tanmoy Podder, Son of Sudhan Poddar, 22 Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

Shakil Kamran Siddiqui

Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 12-10-2018

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 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 52,014/- (B = Rs 52,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 52,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2018 5:51PM with Govt. Ref. No: 192018190297025561 on 09-10-2018, Amount Rs: 52,014/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB09102018095414 on 09-10-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,911/-

Description of Stamp

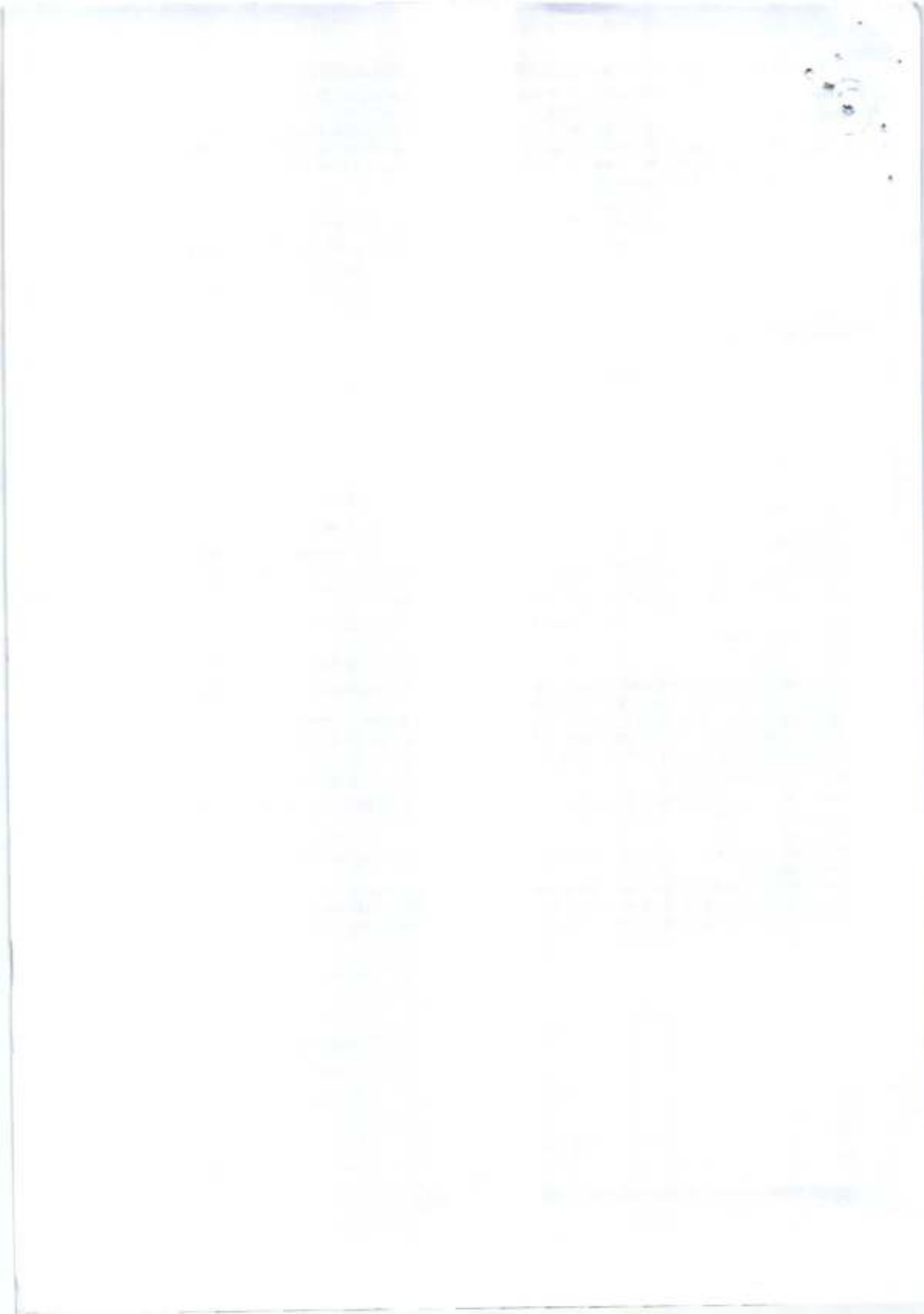
1. Stamp: Type: Impressed, Serial no 162635, Amount: Rs.100/-, Date of Purchase: 23/06/2018, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2018 5:51PM with Govt. Ref. No: 192018190297025561 on 09-10-2018, Amount Rs: 74,911/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB09102018095414 on 09-10-2018, Head of Account 0030-02-103-003-02

Shakil Kamran Siddiqui

Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1611-07375/2018-12/10/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2018, Page from 139996 to 140046

being No 161107375 for the year 2018.



Shakil Kamran Siddiqui

Digitally signed by SHAKIL KAMRAN
SIDDIQUI

Date: 2018.10.12 18:14:16 +05:30

Reason: Digital Signing of Deed.

(Shakil Kamran Siddiqui) 12-10-2018 18:14:07

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

West Bengal.

(This document is digitally signed.)



Major Information of the Deed

Deed No :	I-1611-08084/2018	Date of Registration	28/11/2018
Query No / Year	1611-1000267003/2018	Office where deed is registered	
Query Date	28/09/2018 6:39:02 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pranab Dey Baruipur, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9830406895, Status : Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 23,00,000/-]		
Set Forth value	Market Value		
Rs. 88,000/-	Rs. 1,63,52,593/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 23,014/- (Article:E, E, B)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-11081	RS-244	Bastu	Danga	2.66 Dec	1,000/-	6,57,366/-	
L2	RS-11087	RS-244	Bastu	Pan Baroj	1.22 Dec	1,000/-	3,01,499/-	
L3	RS-11090	RS-244	Bastu	Danga	0.33 Dec	1,000/-	81,553/-	
L4	RS-11092	RS-244	Bastu	Danga	2.66 Dec	5,000/-	6,57,366/-	
L5	RS-11093	RS-244	Bastu	Danga	2.67 Dec	5,000/-	6,59,837/-	
L6	RS-11094	RS-244	Bastu	Danga	1.34 Dec	5,000/-	3,31,154/-	
L7	RS-11095	RS-244	Bastu	Danga	2 Dec	5,000/-	4,94,260/-	
L8	RS-11096	RS-244	Bastu	Danga	3.12 Dec	5,000/-	7,71,046/-	
L9	RS-11097	RS-244	Bastu	Danga	4.33 Dec	10,000/-	10,70,073/-	
L10	RS-11098	RS-244	Bastu	Danga	2.5 Dec	5,000/-	6,17,825/-	
L11	RS-11258	RS-244	Bastu	Shali	1.67 Dec	5,000/-	4,12,707/-	
L12	RS-11259	RS-244	Bastu	Danga	20.67 Dec	20,000/-	51,08,177/-	
L13	RS-11275	RS-244	Bastu	Pukur	21 Dec	20,000/-	51,89,730/-	
TOTAL :					66.17Dec	88,000 /-	163,52,593 /-	
Grand Total :					66.17Dec	88,000 /-	163,52,593 /-	

Major Information of the Deed :- I-1611-08084/2018-28/11/2018

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pranab Dey (Presentant) Son of Late Shyam Sundar Dey Madarat Paschim Para, P.O:- Madarat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743610 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKRPD2535Q, Status :Individual, Executed by: Self, Date of Execution: 11/10/2018 , Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/10/2018 , Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Pvt. Residence
2	Manab Dey Son of Late Shyam Sundar Dey Madarat Paschim Para, P.O:- Madarat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743610 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQAPD9980A, Status :Individual, Executed by: Self, Date of Execution: 11/10/2018 , Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/10/2018 , Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Pvt. Residence
3	Mrinmoy Dey Son of Late Shyam Sundar Dey Madarat Paschim Para, P.O:- Madarat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743610 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARLPD2635C, Status :Individual, Executed by: Self, Date of Execution: 11/10/2018 , Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/10/2018 , Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms Merlin Projects Ltd 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.:: AACCM0505B, Status :Organization, Executed by: Representative
2	Mspanchat Agency Pvt Ltd 33A Chandranath Chatterjee Street, P.O:- Bhowanipore, P.S:- Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.:: AAACP9879K, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Rachit D Sanghvi Son of Mr Dinesh Sanghvi 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHSPD3491P Status : Representative, Representative of : Ms Merlin Projects Ltd (as authorized signatory), Mspanchat Agency Pvt Ltd (as authorized signatory)

Identifier Details :

Name & address
Tanmoy Podder Son of Sudhan Podder 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Pranab Dey, Manab Dey, Mrinmoy Dey, Mr Rachit D Sanghvi

Major Information of the Deed :- I-1611-08084/2018-28/11/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.295556 Dec,-0.295556 Dec,Mspanchat Agency Pvt Ltd-0.295556 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.295556 Dec,-0.295556 Dec,Mspanchat Agency Pvt Ltd-0.295556 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.295556 Dec,-0.295556 Dec,Mspanchat Agency Pvt Ltd-0.295556 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.277778 Dec,-0.277778 Dec,Mspanchat Agency Pvt Ltd-0.277778 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.277778 Dec,-0.277778 Dec,Mspanchat Agency Pvt Ltd-0.277778 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.277778 Dec,-0.277778 Dec,Mspanchat Agency Pvt Ltd-0.277778 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.185556 Dec,-0.185556 Dec,Mspanchat Agency Pvt Ltd-0.185556 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.185556 Dec,-0.185556 Dec,Mspanchat Agency Pvt Ltd-0.185556 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.185556 Dec,-0.185556 Dec,Mspanchat Agency Pvt Ltd-0.185556 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-2.29667 Dec,-2.29667 Dec,Mspanchat Agency Pvt Ltd-2.29667 Dec
2	Manab Dey	Ms Merlin Projects Ltd-2.29667 Dec,-2.29667 Dec,Mspanchat Agency Pvt Ltd-2.29667 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-2.29667 Dec,-2.29667 Dec,Mspanchat Agency Pvt Ltd-2.29667 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-2.33333 Dec,-2.33333 Dec,Mspanchat Agency Pvt Ltd-2.33333 Dec
2	Manab Dey	Ms Merlin Projects Ltd-2.33333 Dec,-2.33333 Dec,Mspanchat Agency Pvt Ltd-2.33333 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-2.33333 Dec,-2.33333 Dec,Mspanchat Agency Pvt Ltd-2.33333 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.135556 Dec,-0.135556 Dec,Mspanchat Agency Pvt Ltd-0.135556 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.135556 Dec,-0.135556 Dec,Mspanchat Agency Pvt Ltd-0.135556 Dec

Major Information of the Deed :- I-1611-08084/2018-28/11/2018

3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.135556 Dec,-0.135556 Dec,Mspanchat Agency Pvt Ltd-0.135556 Dec
---	-------------	---

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.0366667 Dec,-0.0366667 Dec,Mspanchat Agency Pvt Ltd-0.0366667 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.0366667 Dec,-0.0366667 Dec,Mspanchat Agency Pvt Ltd-0.0366667 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.0366667 Dec,-0.0366667 Dec,Mspanchat Agency Pvt Ltd-0.0366667 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.295556 Dec,-0.295556 Dec,Mspanchat Agency Pvt Ltd-0.295556 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.295556 Dec,-0.295556 Dec,Mspanchat Agency Pvt Ltd-0.295556 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.295556 Dec,-0.295556 Dec,Mspanchat Agency Pvt Ltd-0.295556 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.296667 Dec,-0.296667 Dec,Mspanchat Agency Pvt Ltd-0.296667 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.296667 Dec,-0.296667 Dec,Mspanchat Agency Pvt Ltd-0.296667 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.296667 Dec,-0.296667 Dec,Mspanchat Agency Pvt Ltd-0.296667 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.148889 Dec,-0.148889 Dec,Mspanchat Agency Pvt Ltd-0.148889 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.148889 Dec,-0.148889 Dec,Mspanchat Agency Pvt Ltd-0.148889 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.148889 Dec,-0.148889 Dec,Mspanchat Agency Pvt Ltd-0.148889 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.222222 Dec,-0.222222 Dec,Mspanchat Agency Pvt Ltd-0.222222 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.222222 Dec,-0.222222 Dec,Mspanchat Agency Pvt Ltd-0.222222 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.222222 Dec,-0.222222 Dec,Mspanchat Agency Pvt Ltd-0.222222 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.346667 Dec,-0.346667 Dec,Mspanchat Agency Pvt Ltd-0.346667 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.346667 Dec,-0.346667 Dec,Mspanchat Agency Pvt Ltd-0.346667 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.346667 Dec,-0.346667 Dec,Mspanchat Agency Pvt Ltd-0.346667 Dec

Major Information of the Deed :- I-1611-08084/2018-28/11/2018

Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Pranab Dey	Ms Merlin Projects Ltd-0.481111 Dec,-0.481111 Dec,Mspanchat Agency Pvt Ltd-0.481111 Dec
2	Manab Dey	Ms Merlin Projects Ltd-0.481111 Dec,-0.481111 Dec,Mspanchat Agency Pvt Ltd-0.481111 Dec
3	Mrinmoy Dey	Ms Merlin Projects Ltd-0.481111 Dec,-0.481111 Dec,Mspanchat Agency Pvt Ltd-0.481111 Dec

Endorsement For Deed Number : I - 161108084 / 2018

On 01-10-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,63,52,593/-

Shakil Kamran Siddiqui

**Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal**

On 11-10-2018

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

Presented for registration at 20:40 hrs on 11-10-2018, at the Private residence by Pranab Dey , one of the Executants.

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

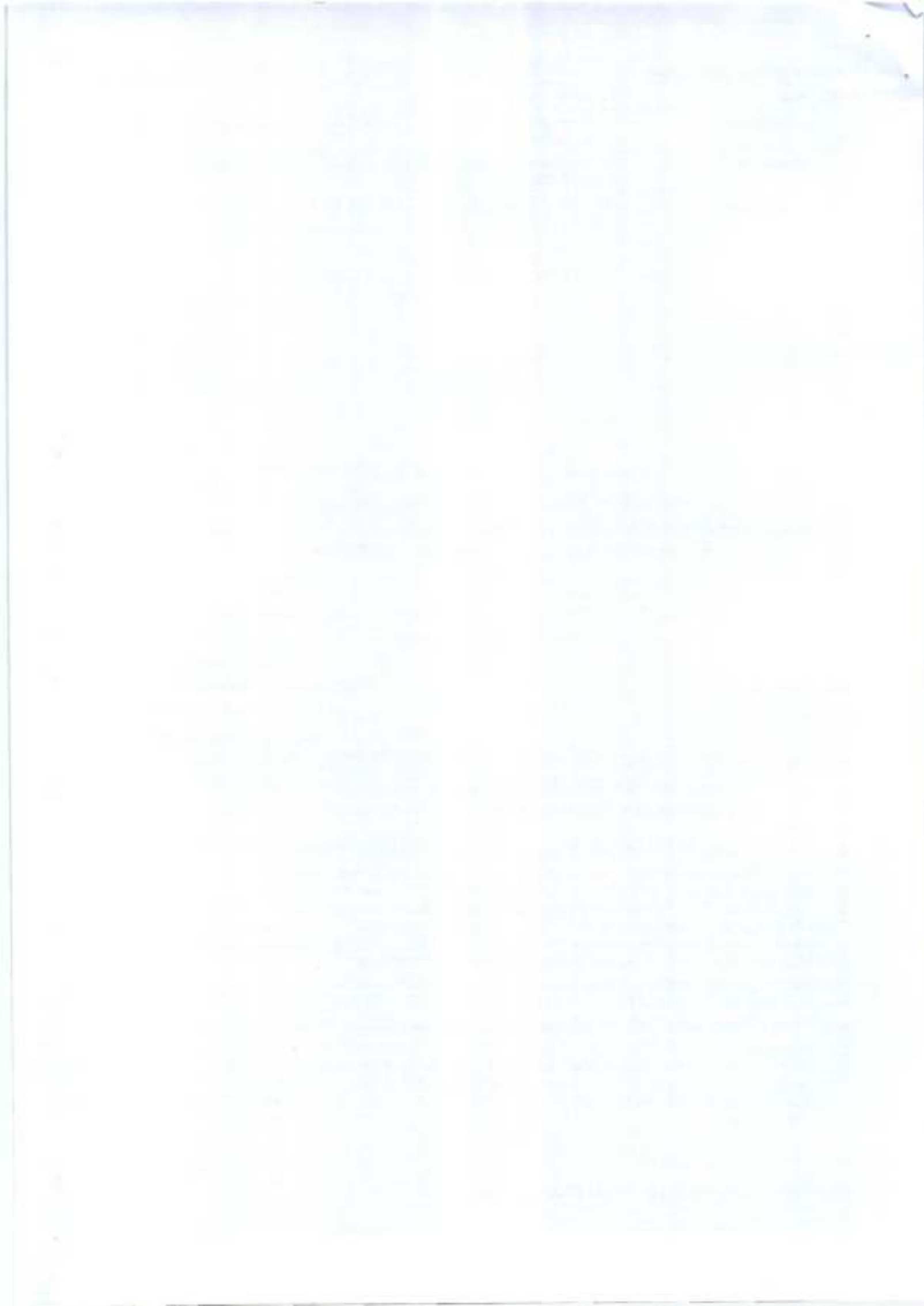
Execution is admitted on 11/10/2018 by 1. Pranab Dey, Son of Late Shyam Sundar Dey, Madarat Paschim Para, P.O: Madarat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by Profession Business, 2. Manab Dey, Son of Late Shyam Sundar Dey, Madarat Paschim Para, P.O: Madarat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by Profession Service, 3. Mrinmoy Dey, Son of Late Shyam Sundar Dey, Madarat Paschim Para, P.O: Madarat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by Profession Business

Indetified by Tanmoy Podder, , Son of Sudhan Podder, 22 Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

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

Execution is admitted on 11-10-2018 by Mr Rachit D Sanghvi, authorized signatory, Ms Merlin Projects Ltd (Partnership Firm), 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033; authorized signatory, Mspanchat Agency Pvt Ltd (Partnership Firm), 33A Chandranath Chatterjee Street, P.O:- Bhowanipore, P.S:- Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Major Information of the Deed :- I-1611-08084/2018-28/11/2018



Indetified by Tanmoy Podder, . . Son of Sudhan Podder, 22 Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, . South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

Shakil Kamran Siddiqui

Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 12-10-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,014/- (B = Rs 23,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 23,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/10/2018 6:02PM with Govt. Ref. No: 192018190297029851 on 09-10-2018, Amount Rs: 23,014/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB09102018095422 on 09-10-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,911/-

Description of Stamp

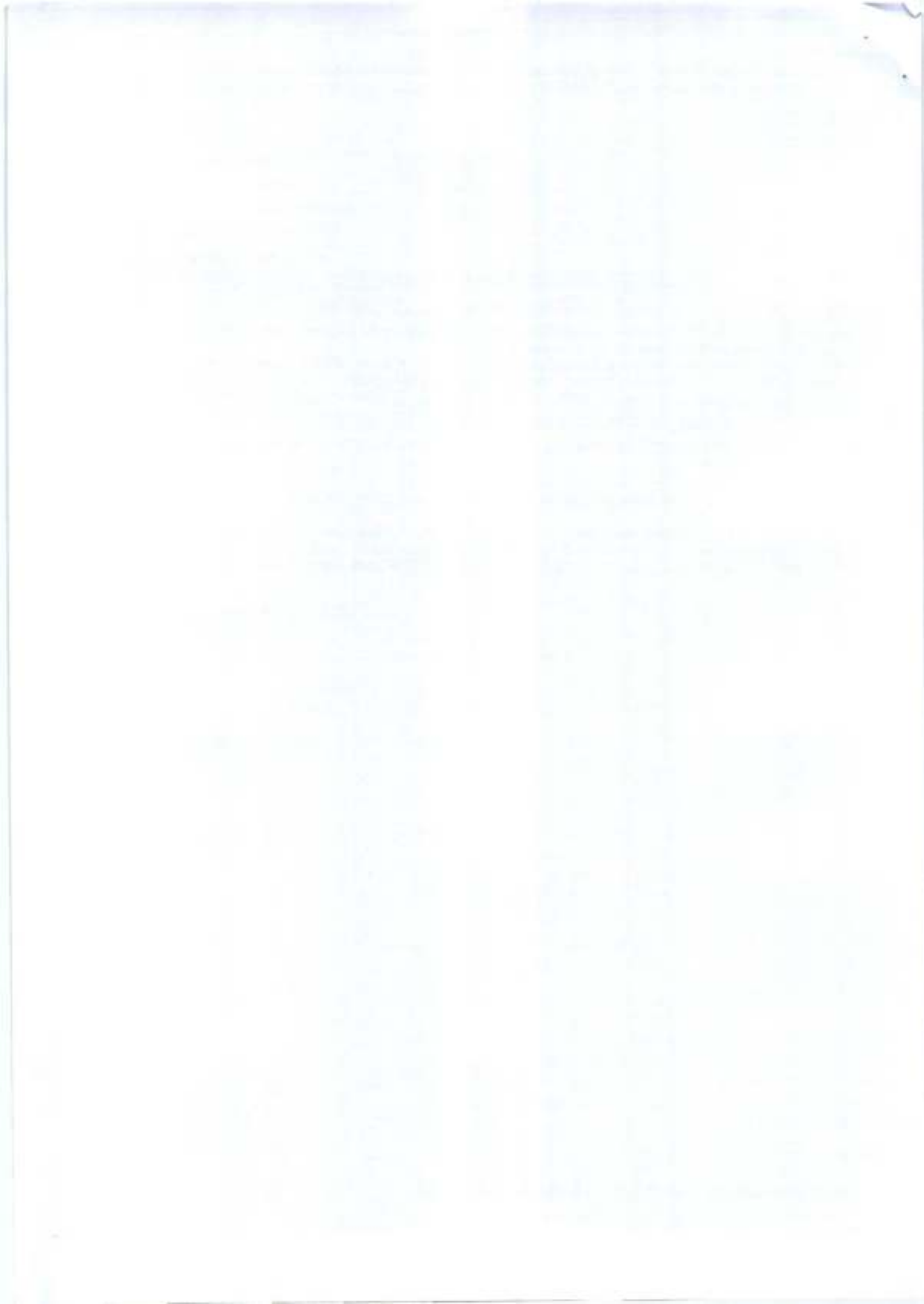
1. Stamp: Type: Impressed, Serial no 162645, Amount: Rs.100/-, Date of Purchase: 23/06/2018, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/10/2018 6:02PM with Govt. Ref. No: 192018190297029851 on 09-10-2018, Amount Rs: 39,911/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB09102018095422 on 09-10-2018, Head of Account 0030-02-103-003-02

Shakil Kamran Siddiqui

Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1611-08084/2018-28/11/2018



On 28-11-2018

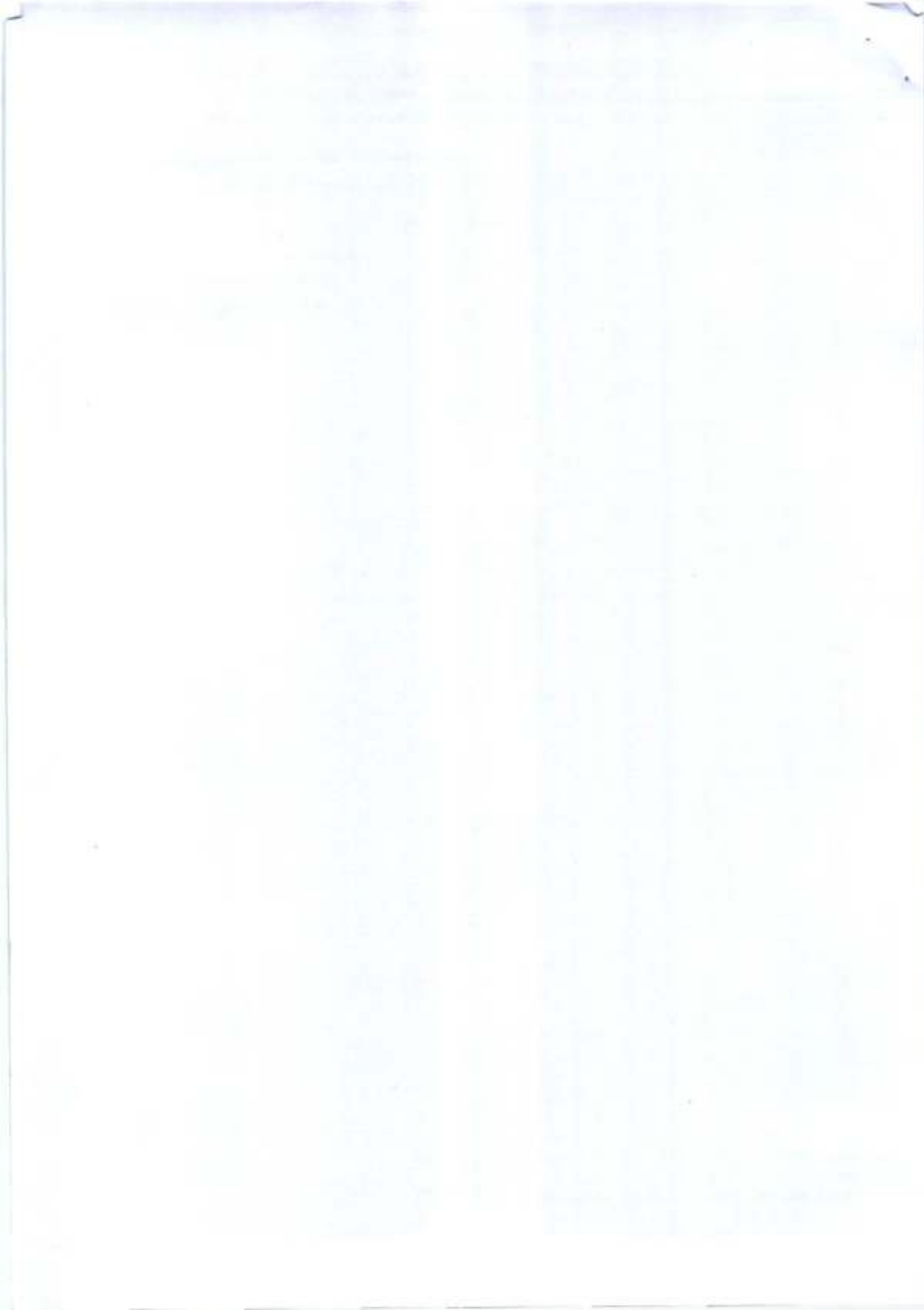
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Shakil Kamran Siddiqui

**Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1611-08084/2018-28/11/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2018, Page from 153648 to 153698

being No 161108084 for the year 2018.



Shakil Kamran Siddiqui

Digitally signed by SHAKIL KAMRAN
SIDDIQUI
Date: 2018.11.30 14:16:41 +05:30
Reason: Digital Signing of Deed.

(Shakil Kamran Siddiqui) 30-11-2018 14:16:32
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.

(This document is digitally signed.)

