

10295/22 VC-2797/22

1- 10537/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 708759
 registration. The signature sheets and
 embossment sheets attached with the
 document are the part of this document.

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 4-60

6-8/194 8497

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 District Sub-Register-II
 Alipore, South 24-parana
 11-07-2022

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME WE, PANGHAT AGENCY PRIVATE LIMITED (PAN:AAECP9879K), 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, represented by its Director Mr. Gaurav Sanghvi (PAN:AVHPS5174R) (Aadhaar No. 7291 0066 1726), son of Mr. Dinesh G. Sanghvi, by occupation Business, faith Hindu, Citizen of India, working for gain at 33A, Chandranath Chatterjee Street, P.O. and P.S. Bhowanipore, Kolkata-700025, hereinafter referred to as the "GRANTOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor/s and/or assigns) SEND GREETINGS;

41802

25 FEB 2022

No.....Rs.-100/- Date.....

Name: **B.C. LAHIRI**
Advocate

Address: Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs.(S)

SUKHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor:.....

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7799

PANGHAT AGENCY PVT. LTD.

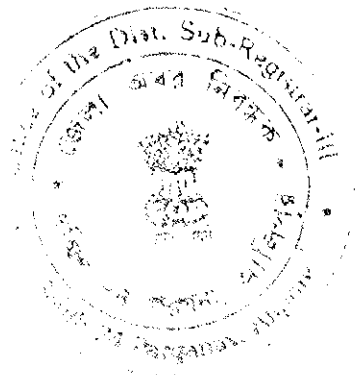
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(GADURAV SANGHVI)

Director / Authorised Signatory

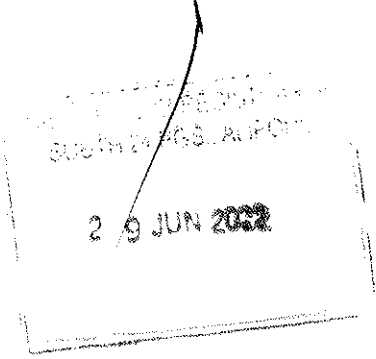


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Alipore Police Court
in 20





Government of West Bengal

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

W.B. FORM NO. 1564

Query No / Year	16038001948497/2022	Serial No/Year	1603010295/2022
Transaction id	0002276623	Date of Receipt	11/07/2022 4:04PM
Deed No / Year	I - 160310537 / 2022		
Presentant Name	Mr GAURAV SANGHVI		
Principal	PANGHAT AGENCY PRIVATE LIMITED		
Attorney	MERLIN PROJECTS LIMITED		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 19/-	Market Value	Rs. 2,11,61,611/-
Stamp Duty Paid	Rs. 0/-	Stamp Duty Articles	
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	Rs. 0/-	Requisition Form Fee	Rs. 0/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160309602/2022		

(Debasish Dhar)

DISTRICT SUB-
REGISTRAR

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



Government of West Bengal

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

W.B. FORM NO. 1504

Query No / Year	16038001948497/2022	Serial No/Year	1603010295/2022
Transaction id	0002189698	Date of Receipt	04/07/2022 3:39PM
Deed No / Year	Not Generated		
Presentant Name	Mr GAURAV SANGHVI		
Principal	PANGHAT AGENCY PRIVATE LIMITED		
Attorney	MERLIN PROJECTS LIMITED		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 19/-	Market Value	Rs. 2,11,61,611/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 53/-	Fees Articles	E, H, M(b)
Standard User Charge	300/-	Requisition Form Fee	0/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160309602/2022		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Das	708759	25/02/2022	100/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	53/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	300/-

*Total Amount Received by Cash Rs. 353/-

(Debasish Dhar)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III SOUTH 24-PARGANAS

South 24-Parganas, West
Bengal

353/-

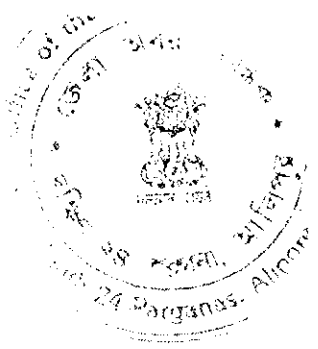
W H E R E A S:

A) The Grantor herein is the owner and is seized and possessed and/or otherwise well and sufficiently entitled to a piece and parcel of total Property measuring about 84.97 decimals, more or less comprised in various R. S. Dags, situated at Mouza-Baruipur, J.L. No. 31, P. S. Baruipur, District 24 Parganas (South) together with structures situated thereon more fully described in **Schedule** hereto and hereinafter referred to as the "**Said Property**";

B) The Grantor herein have entered into a registered Development Agreement dated 22.06.2022 (hereinafter referred to as 'the said **Development Agreement**') being No: 9602 for the year 2022, and registered at the office of the District Sub Registrar-III, Alipore with **MERLIN PROJECTS LTD.** (PAN: AACCM0505B), a company incorporated under the Companies Act, 1956 having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700033, represented by its Authorized Signatory **Mr. Rachit Sanghvi**, (PAN:AHSPD3491P) (Aadhaar No. 5112 5033 5539) (Voter Id No. DWK1874213), son of Mr. Dinesh G. Sanghvi, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, and in terms of the said development agreement the Grantor requires to execute a Power of Attorney in favour of **MERLIN PROJECTS LTD.** (PAN: AACCM0505B), a company incorporated under the Companies Act, 1956 having its Registered Office at 22, Prince Anwar Shah Road, P.O.Tollygunge, P.S. Charu Market, Kolkata- 700033, represented by its Authorized Signatory **Mr. Rachit Sanghvi**, (PAN:AHSPD3491P) (Aadhaar No. 5112 5033 5539) (Voter Id No. DWK1874213), son of Mr. Dinesh G. Sanghvi, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, as its lawful Attorney (hereinafter referred to as the **said Attorney**) and to act, do the following acts, deeds and things in respect of the said Property in terms of the said Development Agreement.

NOW KNOW YE ALL MEN BY THESE PRESENTS

We, the Grantor do hereby appoint, nominate and constitute **MERLIN PROJECTS LTD.**, represented by its Authorized Signatory **Mr. Rachit Sanghvi**, (PAN:AHSPD3491P) (Aadhaar No. 5112 5033 5539) (Voter Id No. DWK1874213), son of Mr. Dinesh G. Sanghvi, by occupation by Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, to be our true and lawful Attorney and to act in our name, place and stead to do the following acts, deeds and things in respect of the said Property.



29 JUN 2022

1. To assist the Grantor in, defending and retaining possession of the said Property.
2. To demolish any existing buildings and/or structures of the said Property.
3. To appropriate use & clean all debris arising from such demolition.
4. To survey the said Property for preparation of Building Plan and to appoint/terminate Architect(s), Surveyor, Structural Engineer and all other person as may be required for sanctioning of the Building Plan.
5. To apply before the Panchayat/Municipality/Zila Parishad, Town and Country Planning Department, Office of the Collectorate, ADML & LR, SD & LRO, BL & LRO, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, Fire Authority and/or before other appropriate authority and/or authorities for sanctioning of Building Plan and all necessary approvals, permissions, sanctions, clearances, no objections, consents, registrations, etc. (collectively '**Approvals**') from different authorities in connection with the construction of the building and also for pursuing and following up with various other authorities regarding the same.
6. To do all legal proceedings or to sue others in case of requirement and for that purpose the Attorney shall sign vakalatnama, appoint lawyer / lawyers, solicitors and shall be further entitled to file plaint, petitions, applications, affidavits, undertakings, written statements, opposition, reply and/or any other documents as may be required for such purpose.
7. To submit affidavit and declaration relating to its ownership of the said Property before the statutory authority as and when required for the purpose of development, sanction, construction and finishing of the building on the said Property.
8. To take all the necessary steps for marketing and selling of the flats/units of the proposed new building/s to be constructed on the 'Said Property' and for that purpose to do the booking and / or enter into an agreement for sale and allot the flat/unit to such prospective purchaser/s, and receive the advance against the consideration amount from such prospective purchaser/s, as per the terms and conditions mentioned in the Development Agreement.
9. To appropriate and/or disburse, in terms of the Development Agreement, the advance amount and/or sale consideration amount received from the prospective purchaser/s.



DIS. REG. OFF. ALIPORE
SOUTH 24 PGS., ALIPORE
29 JUN 2022

10. To do all the acts, deeds, things as may be necessary to sell and/or transfer flat/unit/constructed areas of the 'Said Property' in favour of the purchaser/s nominee/s and /or assign subject to the Developer obtaining the Completion Certificate and the entire sale proceeds relating to the Owners' Share in respect of the unit to be transferred has been paid to the Owners.

11. To receive the sale considerations and/or any amount receivable in respect of the flat/unit/constructed areas and issue the money receipt for the same as per the terms of the Development Agreement.

12. To enter into and execute agreement for sale, lease deed and/or conveyance deed in favour of purchaser/s nominee/s and /or assign and also to execute other documents as may be required subject to the Developer obtaining the Completion Certificate and the entire sale proceeds relating to the Owners' Share in respect of the unit to be transferred has been paid to the Owners, to effectually complete the sale, lease transfer in respect of the flat/unit/constructed areas to be constructed at the 'Said Property'.

13. To submit and apply before the Electricity authorities and/or other authorities as mentioned hereinabove for power and also apply for necessary permission/quotas required for construction and finishing of the said building and/or for development including lift, water supply, drainage system, sewerage system, pathways, boundary walls etc.

14. To appear before the authorities under the Director General of Civil Aviation, Pollution Control Board, Environment clearance, Microwave Department, BSNL and Police Authorities (Bengal Police), Forest Department, Divisional Forest Officer or Forest Utilization Department, Airports Authority of India, Authority under the Real Estate (Regulation and Development) Act and/or other authorities for obtaining clearance and for compliance as may be required and to submit before them all necessary papers and documents including affidavits, declarations.

15. To apply for and obtain in terms of the said Development Agreement, No Objection Certificate from the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 if necessary and to submit affidavits, applications, documents etc. in relation to the same.

16. To apply for and obtain mutation and/or conversion in terms of the said Development Agreement from the appropriate authority under the respective Statutes and to appear before them and to submit papers, documents, petitions, affidavits etc.



ଅଧିକାରୀଙ୍କ ଦଫତର
ସଂଗଣା, ଓ.ସି. ଆଲିପୁର
29 JUN 2022

17. The said Attorney shall be further empowered to take such other steps as may be required from time to time for the aforesaid purposes.

AND WHEREAS it is expressly made clear that the terms that have not been defined herein shall have the same meaning as defined in the Development Agreement.

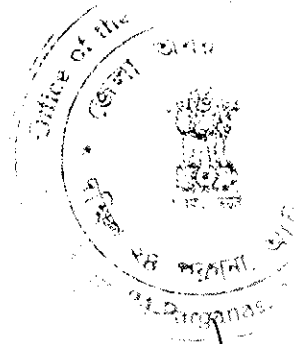
AND WHEREAS it is expressly made clear that all the powers and authorities granted hereby can be exercised by the said Attorney.

AND WHEREAS notwithstanding anything to the contrary contained in the said Development Agreement and/or this Power of Attorney, it is expressly made clear that the grant of this Power of Attorney shall not however be deemed to affect/diminish in any manner the responsibility, liability or obligation of the Developer under the said Development Agreement in relation to the matters contained in this Power of Attorney.

AND WHEREAS notwithstanding anything to the contrary contained elsewhere or in this Power of Attorney, no financial or other liability shall be created on the Grantor by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and the said Attorneys shall neither be entitled to nor create any such liability.

AND WHEREAS it is expressly confirmed that the Power so hereby granted for consideration it confers agency coupled with interest and for completion of the construction and the same shall also be remain in force even if the present Owner is changed by any other person or if the above mentioned owner expires and/or is permanently disabled, the Power so conferred under these presents as executed by the above named Grantor and shall be remain in continuation & force and be operative with the Constituted Attorney so appointed under these presents.

AND WHEREAS we do hereby agree and undertake to ratify and confirm all the acts, deeds, matters, things that our said Attorney under the power in that behalf herein before contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon the said Attorney.



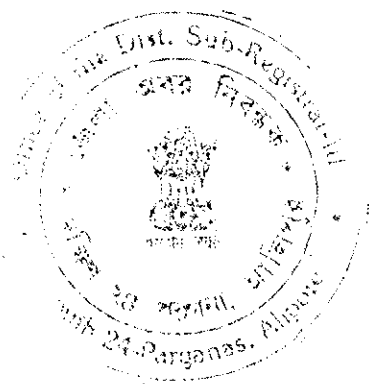
DISTRICT SUB REGISTRAR IN
SOUTH 24 P.S., ALIPORE
29 JUN 2022

SCHEDULE ABOVE REFERRED TO
(Said Property)

ALL THAT the piece and parcel of land measuring 84.97 decimals more or less at Mouza Baruipur, J.L No. 31, under Modarat Gram Panchayet, Post office : Madarat Battala, Police Station : Baruipur, Sub-Registry Office Baruipur, District: 24 Parganas (S), details area RS Dag numbers and nature are mentioned below:-

RS Dag No.	RS Khatian No.	Total Area in Dag:	Acquired Area: (decimal)	Classification of land
11091	8471	32	10.66	Bastu
11095	8471	6	2	Bastu
11097	8471	13	4.33	Bastu
11089	8470	15	5	Bastu
11090	627	20	6.66	Bastu
11080	8665, 8434	10	3.33	Bastu
11087	8404, 8434	5	0.52	Bastu
11274	3852	8	2.66	Bastu
11093	8432	8	2.66	Bastu
11105	8432	8	2.66	Bastu
11092	1159	8	2.66	Bastu
11258	1159	5	1.66	Bastu
11096	244	7	2.33	Bastu
11081	244	6	2	Bastu
11073	1492, 2064	5	5	Bastu
11078	883	11	3.51	Bastu
11278	6794, 8897	11	7.33	Bastu
11278	6794, 8897	11	1	Bastu
11279	8870	19	19	Bastu

Total area 84.97



29 JUN 2022

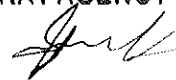
IN WITNESS WHEREOF I, the said Gaurav Sanghvi on behalf of the Grantor, put my hands on this 29th day of June, 2022.

SIGNED AND DELIVERED by the above said Grantor at Kolkata in the presence of:

1. Gaurang Mehta
22, Prince Anwar Shah Road,
Kolkata-700 033

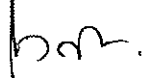
2. Gaurang Mehta
22, Prince Anwar Shah Road,
Kolkata-700 033

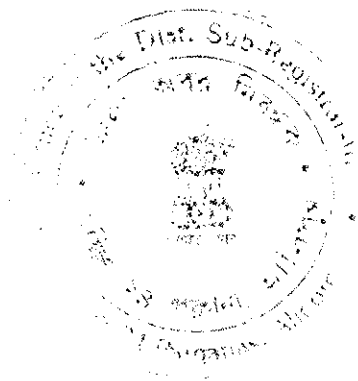
PANGHAT AGENCY PVT. LTD.


Director / Authorised Signatory

GRANTOR

Prepared by me


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



DISTRICT SUB-REGISTRAR III
SOUTH 24 PZS - BANGLORE
29 JUN 2022

=====
DATED THIS DAY OF 2022
=====

POWER OF ATTORNEY

EXECUTED BY




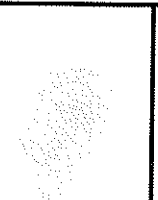
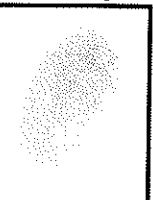



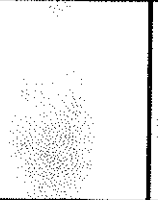
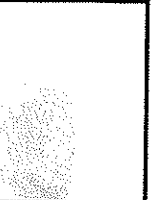
PANGHAT AGENCY PVT. LTD.
....GRANTOR

IN FAVOUR OF

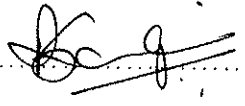
MERLIN PROJECTS LIMITED
.....ATTORNEY





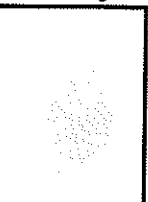


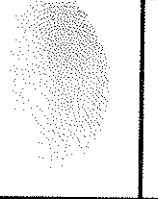

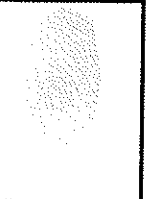
Re: Land situated at Mouza-Baruipur, P.S.
Baruipur, Dist. 24 Pgns. (South).

Baruipur/poa/panghat/mpi/internal

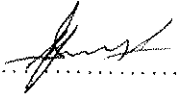
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left hand					
right hand					


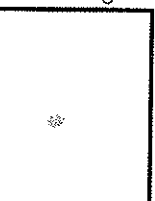
Name: RAHIT SANGHVI

Signature: 

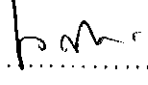
	Thumb	1st finger	mid fingure	ring finger	small finger
left hand					
right hand					

Name: GAURAV SANGHVI

Signature: 

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

Name: BAPI DAS

Signature: 



DISTRICT SUB REGISTRAR-III
SOUTH 24 PDS., ALIPORE
29 JUN 2022

भारत सरकार
GOVT. OF INDIA
भारत सरकार
GOVT. OF INDIA
PANCHAYAT AGENCY PRIVATE LIMITED

कोटिका

पंचायत समिति

कोटिका

21-11-2021

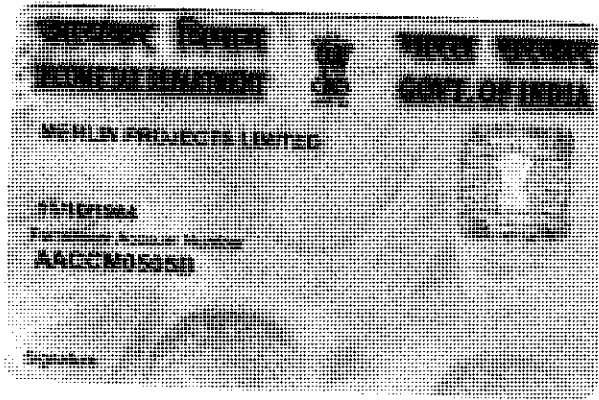
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SPECIAL ORDER
RENEWAL ORDER

NEW ORDER
GIFT OF INDIA

MILK PROJECTS LIMITED

GENERAL

APPROXIMATE

1999 1999
1999 1999

1999 1999
1999 1999
1999 1999

1999 1999
1999 1999





भारत सरकार
अधिकार

Unique Identification Authority of India

पता: संबोधित: दिनेश जी संपवी
टॉवर 1 फ्लैट-33 सी/डी
375, पी ए साहा रोड
साउथ शहर माल के पास, जदवपुर
जोधपुर पार्क, जोधपुर पार्क, कोलकाता
वेस्ट बंगाल, 700068

Address: S/O: Dinesh G
Sanghvi, Tower 1 Flat-33 C/
D, 375, P A Shah Road, Near
South City Mall, Jadavpur,
Jodhpur Park, Kolkata,
Jodhpur Park, West Bengal,
700068

5112 5033 5539

1847
1800 300 1847

help@uidai.gov.in

www
www.uidai.gov.in



भारत सरकार

Government of India



नाम: संबधी
#act#: Sanghvi

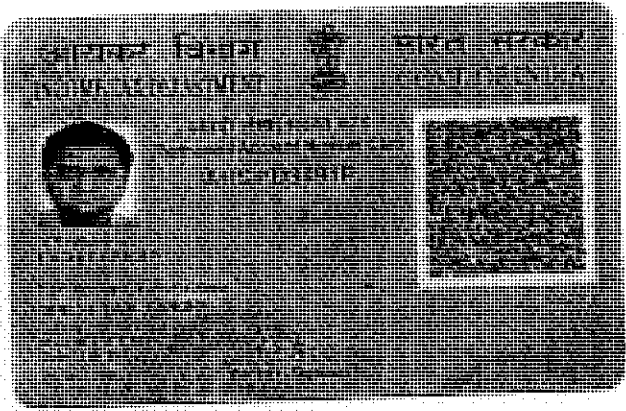
DOB: 29/06/1985
gender: male

5112 5033 5539



आधार - आम आदमी का अधिकार









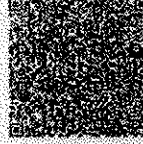
இந்திய அரசாங்கம்

Government of India

செல்வம் சிங்கர் D
Selvam Singhi D



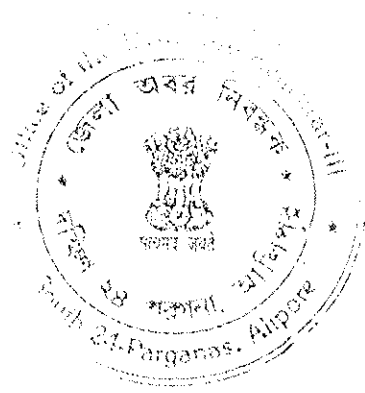
பிறந்த நாள் / DOB: 11/09/1961
பாலினம் / Male



7291 0066 1726

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Office of the
District Collector
Alipore



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAURAV SANGHVI

DINESH BHAI SANGHVI

12/20/2011
Reference Number

AVR/...

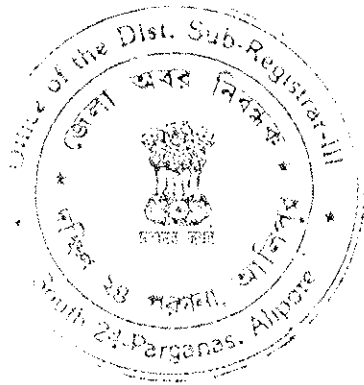
Signature



Handwritten text in Bengali script, likely a date or reference number.



Handwritten text in Bengali script, likely a date or reference number.



Major Information of the Deed

Deed No :	I-1603-10537/2022	Date of Registration	11/07/2022
Query No / Year	1603-8001948497/2022	Office where deed is registered	
Query Date	27/06/2022 8:06:11 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836980696, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 19/-	Rs. 2,11,61,611/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160309602/2022		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-11091	RS-8471	Bastu	Bastu	10.66 Dec	1/-	26,54,852/-	Property is on Road , Project Name :
L2	RS-11095	RS-8471	Bastu	Bastu	2 Dec	1/-	4,98,096/-	Property is on Road , Project Name :
L3	RS-11097	RS-8471	Bastu	Bastu	4.33 Dec	1/-	10,78,378/-	Property is on Road , Project Name :
L4	RS-11089	RS-8470	Bastu	Bastu	5 Dec	1/-	12,45,240/-	Property is on Road , Project Name :
L5	RS-11090	RS-627	Bastu	Bastu	6.66 Dec	1/-	16,58,660/-	Property is on Road , Project Name :
L6	RS-11080	RS-8665	Bastu	Bastu	3.33 Dec	1/-	8,29,330/-	Property is on Road , Project Name :
L7	RS-11087	RS-8404	Bastu	Bastu	0.52 Dec	1/-	1,29,505/-	Property is on Road , Project Name :
L8	RS-11274	RS-3852	Bastu	Bastu	2.66 Dec	1/-	6,62,468/-	Property is on Road , Project Name :
L9	RS-11093	RS-8432	Bastu	Bastu	2.66 Dec	1/-	6,62,468/-	Property is on Road , Project Name :

L10	RS-11105	RS-8432	Bastu	Bastu	2.66 Dec	1/-	6,62,468/-	Property is on Road , Project Name :
L11	RS-11092	RS-1159	Bastu	Bastu	2.66 Dec	1/-	6,62,468/-	Property is on Road , Project Name :
L12	RS-11258	RS-1159	Bastu	Bastu	1.66 Dec	1/-	4,13,420/-	Property is on Road , Project Name :
L13	RS-11096	RS-244	Bastu	Bastu	2.33 Dec	1/-	5,80,282/-	Property is on Road , Project Name :
L14	RS-11081	RS-244	Bastu	Bastu	2 Dec	1/-	4,98,096/-	Property is on Road , Project Name :
L15	RS-11073		Bastu	Bastu	5 Dec	1/-	12,45,240/-	Property is on Road , Project Name :
L16	RS-11078		Bastu	Bastu	3.51 Dec	1/-	8,74,158/-	Property is on Road , Project Name :
L17	RS-11278	RS-6794	Bastu	Bastu	7.33 Dec	1/-	18,25,522/-	Property is on Road , Project Name :
L18	RS-11278	RS-6794	Bastu	Bastu	1 Dec	1/-	2,49,048/-	Property is on Road , Project Name :
L19	RS-11279	RS-8870	Bastu	Bastu	19 Dec	1/-	47,31,912/-	Property is on Road , Project Name :
		TOTAL :			84.97Dec	19 /-	211,61,611/-	
		Grand Total :			84.97Dec	19 /-	211,61,611/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PANGHAT AGENCY PRIVATE LIMITED 33A, Chandranath Chatterjee Street, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MERLIN PROJECTS LIMITED 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: aaxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr GAURAV SANGHVI (Presentant) Son of Mr DINESH G SANGHVI 33A, Chandranath Chatterjee Street, City:- , P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx4R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PANGHAT AGENCY PRIVATE LIMITED (as Director

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr GAURAV SANGHVI,			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-10.66 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-2.66 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-2.66 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-1.66 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-2.33 Dec

Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-2 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-3.51 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-7.33 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-1 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-19 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-4.33 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-6.66 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-3.33 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.52 Dec

Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-2.66 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	PANGHAT AGENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-2.66 Dec

On 28-06-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,11,61,611/-



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

On 29-06-2022

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

Presented for registration at 16:40 hrs on 29-06-2022, at the Private residence by Mr GAURAV SANGHVI .

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

Execution is admitted on 29-06-2022 by Mr GAURAV SANGHVI, Director, PANGHAT AGENCY PRIVATE LIMITED, 33A, Chandranath Chatterjee Street, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 04-07-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 708759, Amount: Rs.100/-, Date of Purchase: 25/02/2022, Vendor name: S Das



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

On 11-07-2022

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

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



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 375012 to 375033

being No 160310537 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.07.11 16:25:49 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/07/11 04:25:49 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)