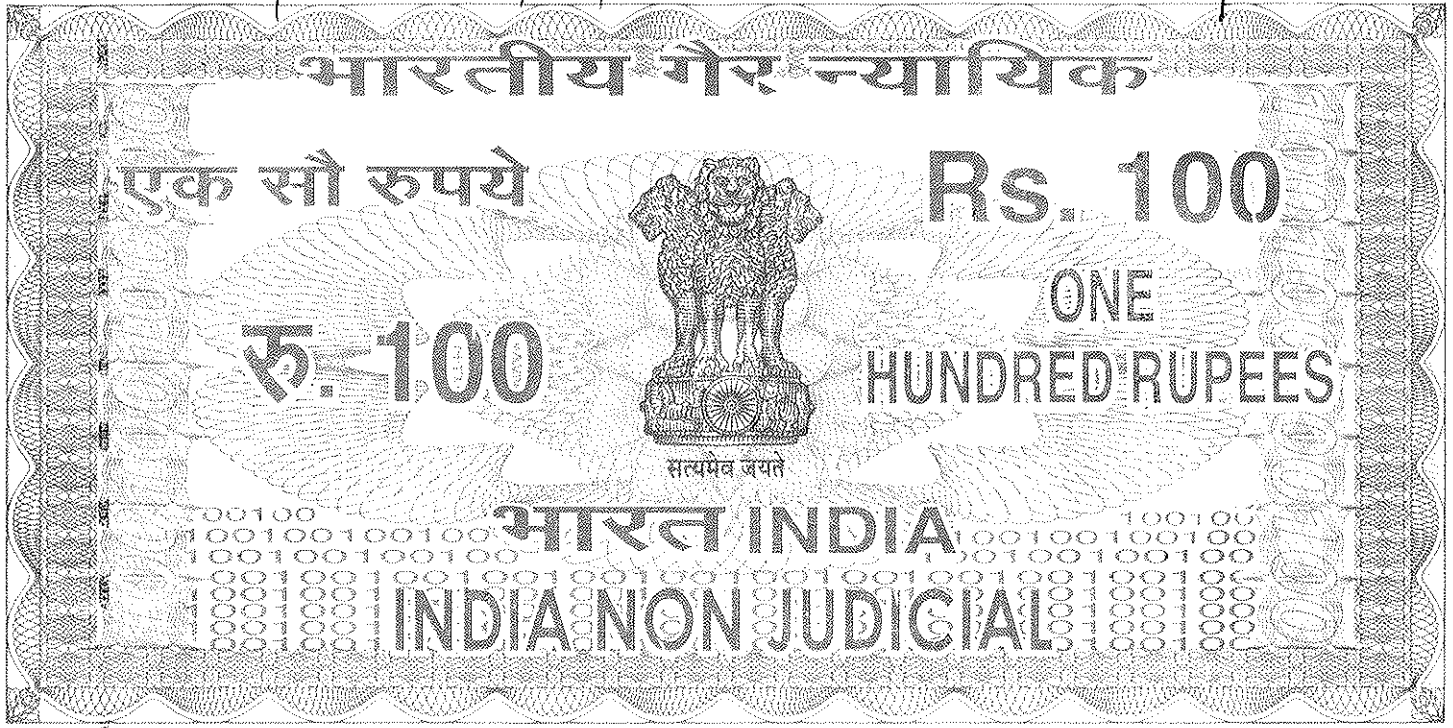


10294/22 VC-2798/22

1- 10598/2022



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

The document is authentic and correct. The signature sheets and stamp sheets attached with the document are the part of this document.

AG-749385

29.6.22  
4.50  
C-8/1448289

*X*  
District Sub-Register-II  
Alipore, South 24-parganas  
11-07-2022

**POWER OF ATTORNEY**

**TO ALL TO WHOM THESE PRESENT SHALL COME WE, BULAND BAARTER PRIVATE LIMITED (PAN:AABCB0625J), 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 one of its Authorized Signatory Mr. Sudipta Halder, (PAN:ADEPH6522R) (Aadhaar No.4031 5795 8468), son of Mr. Sanat Kumar Halder, 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-700033, 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;**

13160

17 JUN 2022

Sl. No..... Date .....  
Sold to.....  
of.....  
Rupees.....

17 JUN 2022

**BAPU DAS**  
Advocate  
Alipore Police Court  
Kolkata - 27

*Sd/-*  
Sanjib Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

*Sudipta Halder*



7800

**BULAND BARTER PVT. LTD.**

*Sudipta Halder*

~~Director / Authorized Signatory~~



7801



*for*  
*Alipore Police Court*  
*Kol-27*

29 JUN 2022



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	16038001948489/2022	Serial No/Year	1603010294/2022
Transaction id	0002276653	Date of Receipt	11/07/2022 4:05PM
Deed No / Year	I - 160310538 / 2022		
Presentant Name	Mr Sudipta Halder		
Principal	BULAND BARTER PVT LTD		
Attorney	MERLIN PROJECTS LIMITED		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 22/-	Market Value	Rs. 2,52,62,095/-
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]:- 160309597/2022		

(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	16038001948489/2022	Serial No/Year	1603010294/2022
Transaction id	0002189884	Date of Receipt	04/07/2022 3:43PM
Deed No / Year	Not Generated		
Presentant Name	Mr Sudipta Halder		
Principal	BULAND BARTER PVT LTD		
Attorney	MERLIN PROJECTS LIMITED		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 22/-	Market Value	Rs. 2,52,62,095/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 39/-	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]:- 160309597/2022		

Stamp Duty Paid (Break up as below)

Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Das	749385	17/06/2022	100/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	39/-

Other Fees Paid (Break up as below)

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

**\*Total Amount Received by Cash Rs. 339/-**

-----  
(Debasish Dhar)

DISTRICT SUB-

REGISTRAR

OFFICE OF THE D.S.R. -

III SOUTH 24-PARGANAS

South 24-Parganas, West

Bengal

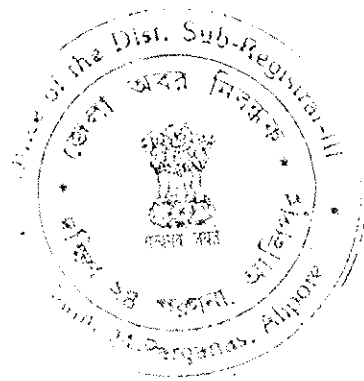
## **W H E R E A S:**

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 105.04 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. 9597 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 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.



DISTRICT SUB-REGISTRAR  
SOUTH 24 PGS., ALIPORE

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 persons 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.



DISTRICT SUB-REGISTRAR-IN  
SOUTH ZANGSA, ALIFORE

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.



DISTRICT SUB-REG.  
SCOIN 24, S. Aurangabad  
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.

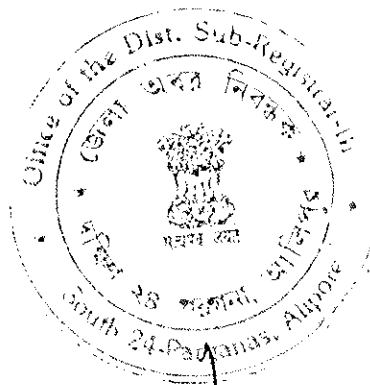
**AND WHEREAS** it is expressly made clear that all the powers and authorities granted hereby can be exercised by the said Attorney.

**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-III  
Alipore, South 24 Parganas

০২ JUN 2022

২০ JUN 2022

**SCHEDULE AS REFERRED TO ABOVE**  
**(Said Property)**

ALL THAT the piece and parcel of land measuring 105.04 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:-

<b>RS Dag No.</b>	<b>RS Khatian No.</b>	<b>Total Area in Dag:</b>	<b>Acquired Area: (decimal)</b>	<b>Classification of land</b>
11098	8434, 8404	7	0.77	Bastu
11094	3852, 8665	4	1.33	Bastu
11081	244	6	1.33	Bastu
11096	244	7	1.56	Bastu
11092	1159	8	2.66	Bastu
11258	8434, 1159	5	1.66	Bastu
11093	8432	8	2.66	Bastu
11097	8471	13	4.33	Bastu
11095	8471	6	2.00	Bastu
11087	8434	5	0.52	Bastu
11259	8434, 1097	28	4.00	Bastu
11090	627	20	12.99	Bastu
11080	8434	10	3.33	Bastu
11105	8432	8	5.32	Bastu
11274	3852	8	2.66	Bastu
11091	8471	32	21.33	Bastu
11089	8470	15	10.00	Bastu
11273	3852	59	6.59	Bastu
11032	5585	6	6.00	Bastu
11077	5585	9	9.00	Bastu
11075	431, 2064	3	3.00	Bastu
11076	1393	2	2.00	Bastu

**Total area      105.04**



DISTRICT S.M.S. REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
29 JUN 2022



**IN WITNESS WHEREOF** I, the said Sudipta Halder on behalf of the Grantor,  
put my hands on this 29<sup>th</sup> day of June, 2022.

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

**BULAND BARTER PVT. LTD.**

*Sudipta Halder*

~~Director~~ / Authorized Signatory

1.

*Gaurang Mehta*

22, Prince Anwar Shah Road,  
Kolkata-700 033

**GRANTOR**

2.

*Gantam Roy*

22, Prince Anwar Shah Road,  
Kolkata-700 033

Prepared by me

*Bapi Das*

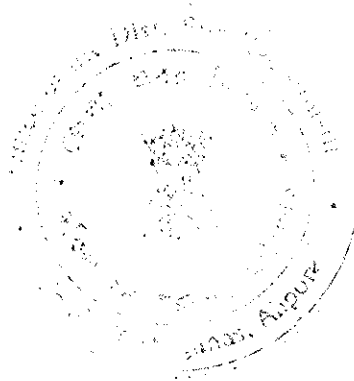
**BAPI DAS**

Advocate


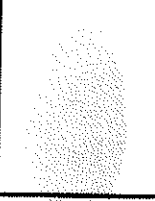
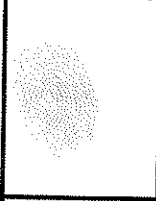

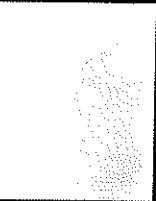
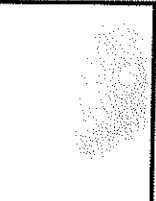


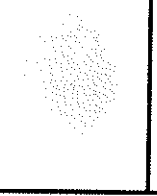
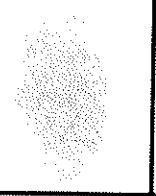
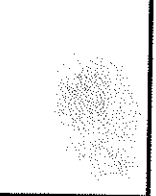
Alipore Police Court

Kolkata-700 027

Send. No.-WB-613/2001



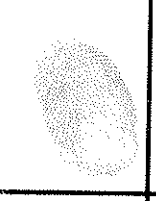



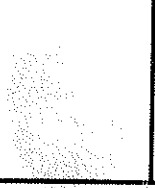


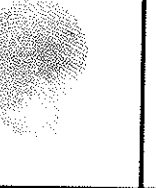



DISTRICT SURVEY REGISTRAR-III  
SOUTH 24 P.O.S. ALIPORE  
29 JUN 2022

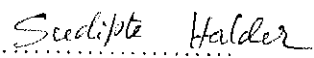
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	left hand					
	right hand					




Name: RACHIT SANGHVI

Signature: 

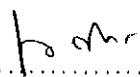
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	left hand					
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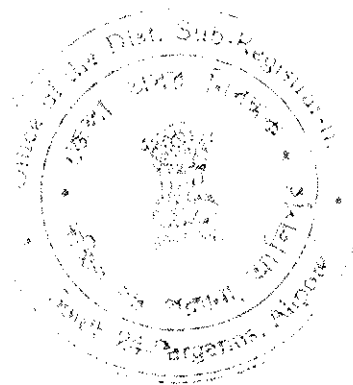
Name: SUDIPTA HALDER

Signature: 

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

Name: BAPI DAS

Signature: 



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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AABC0825J



नाम /NAME

BULAND BARTEER PVT LTD

विलयन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

19-12-1995

*(Signature)*

आयकर अधिकारी, प.बी.-XI

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

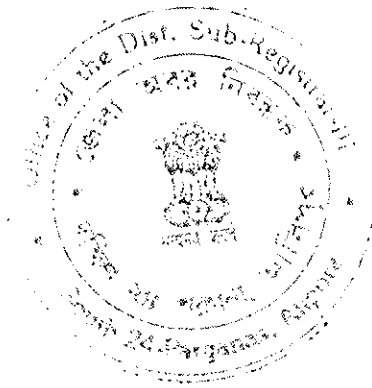
Office of the Dist. Sub-Registrar  
South 24 Parganas, Alipore



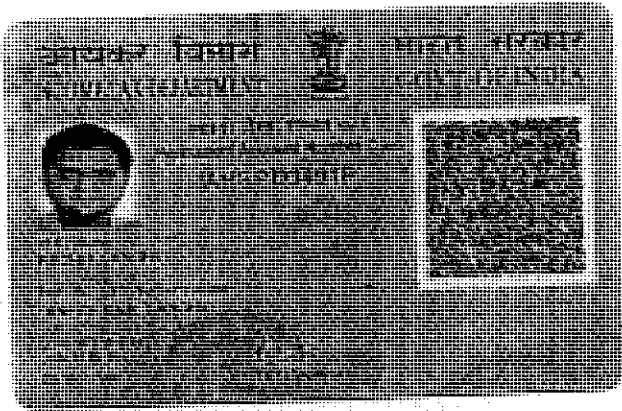


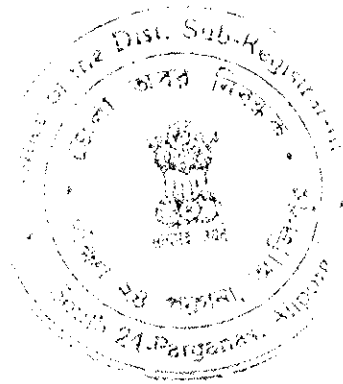
STATE OF ...  
...  
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भारत सरकार का अधिकार

Unique Identification Authority of India

पता: संबोधित: दिनेश जी संगवी  
टॉवर 1 फ्लैट-33 सी/डी  
375, पी ए शाहा 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.uidai.gov.in



भारत सरकार

Government of India



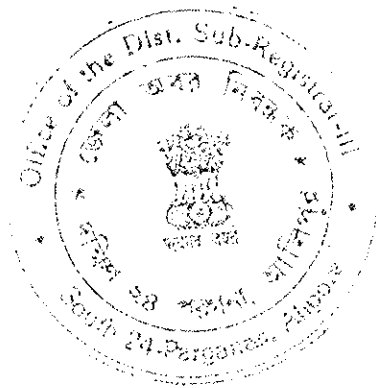
रचित संगवी  
Rachit Sanghvi

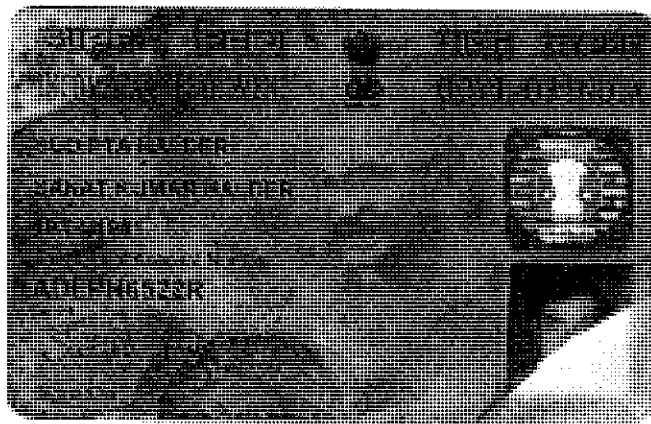
जन्म तिथि / DOB: 29/06/1985  
पुरुष / Male

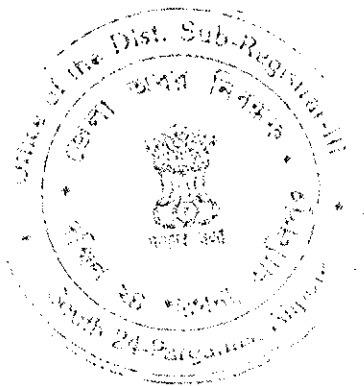


5112 5033 5539

आधार - आम आदमी का अधिकार







**भारत सरकार**

**संविधान प्राधिकरण**



नाम

Sanat Kumar Halder


DOB: 19/01/1981

Gender: Male



**4031 5795 8168**

**संविधान - आम जनता का अधिकार**




**आधार**


**संविधान प्राधिकरण**

**INDIAN CONSTITUTION AUTHORITY OF INDIA**


S/O: सनत कुमार हाल्दर, पुरतान बाजार,  
डाइमंड हारबोर (प), डाइमंड हारबोर,  
मकिल 28 नरपना, अरिचमन, 743331

Address:  
S/o: Sanat Kumar Halder, Puratan  
Bazar, Diamond Harbour (P),  
Diamond Harbour, Diamond  
Harbour - I, South 24 Parganas,  
West Bengal, 743331







1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,  
Bengaluru-560 001







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

POWER OF ATTORNEY

EXECUTED BY

BULAND BAARTER 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/mpl/internal

## Major Information of the Deed

Deed No :	I-1603-10538/2022	Date of Registration	11/07/2022
Query No / Year	1603-8001948489/2022	Office where deed is registered	
Query Date	27/06/2022 8:05:34 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			
Set Forth value		Market Value	
Rs. 22/-		Rs. 2,52,62,095/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160309597/2022		

### 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-11098		Bastu	Bastu	0.77 Dec	1/-	1,86,071/-	Property is on Road , Project Name :
L2	RS-11094		Bastu	Bastu	1.33 Dec	1/-	3,21,395/-	Property is on Road , Project Name :
L3	RS-11081		Bastu	Bastu	1.33 Dec	1/-	3,21,395/-	Property is on Road , Project Name :
L4	RS-11096		Bastu	Bastu	1.56 Dec	1/-	3,76,974/-	Property is on Road , Project Name :
L5	RS-11092		Bastu	Bastu	2.66 Dec	1/-	6,42,789/-	Property is on Road , Project Name :
L6	RS-11258		Bastu	Bastu	1.66 Dec	1/-	4,01,139/-	Property is on Road , Project Name :
L7	RS-11093		Bastu	Bastu	2.66 Dec	1/-	6,42,789/-	Property is on Road , Project Name :
L8	RS-11097		Bastu	Bastu	4.33 Dec	1/-	10,46,345/-	Property is on Road , Project Name :
L9	RS-11095		Bastu	Bastu	2 Dec	1/-	4,83,300/-	Property is on Road , Project Name :



L10	RS-11087		Bastu	Bastu	0.52 Dec	1/-	1,25,658/-	Property is on Road , Project Name :
L11	RS-11259		Bastu	Bastu	4 Dec	1/-	9,66,600/-	Property is on Road , Project Name :
L12	RS-11090		Bastu	Bastu	12.99 Dec	1/-	31,39,034/-	Property is on Road , Project Name :
L14	RS-11080		Bastu	Bastu	3.33 Dec	1/-	8,04,695/-	Property is on Road , Project Name :
L15	RS-11105		Bastu	Bastu	5.32 Dec	1/-	12,85,578/-	Property is on Road , Project Name :
L16	RS-11274		Bastu	Bastu	2.66 Dec	1/-	6,42,789/-	Property is on Road , Project Name :
L17	RS-11091		Bastu	Bastu	21.33 Dec	1/-	51,54,395/-	Property is on Road , Project Name :
L18	RS-11089		Bastu	Bastu	10 Dec	1/-	24,16,500/-	Property is on Road , Project Name :
L19	RS-11273		Bastu	Bastu	6.59 Dec	1/-	15,92,474/-	Property is on Road , Project Name :
L20	RS-11032		Bastu	Bastu	6 Dec	1/-	13,29,075/-	Property is on Road , Project Name :
L21	RS-11077		Bastu	Bastu	9 Dec	1/-	21,74,850/-	Property is on Road , Project Name :
L22	RS-11075		Bastu	Bastu	3 Dec	1/-	7,24,950/-	Property is on Road , Project Name :
L23	RS-11076		Bastu	Bastu	2 Dec	1/-	4,83,300/-	Property is on Road , Project Name :
		<b>TOTAL :</b>			<b>105.04Dec</b>	<b>22 /-</b>	<b>252,62,095 /-</b>	
		<b>Grand Total :</b>			<b>105.04Dec</b>	<b>22 /-</b>	<b>252,62,095 /-</b>	



**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>BULAND BARTER PVT LTD</b> 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MERLIN PROJECTS LIMITED</b> 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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sudipta Halder (Presentant )</b> Son of Mr Sanat Kumar Halder 22, Prince Anwar Shah Road, City:- , 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.:: ADxxxxx2R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BULAND BARTER PVT LTD (as Authorised Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BAPI DAS</b> 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 Sudipta Halder,			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-0.77 Dec

**Transfer of property for L10**

SI.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-0.52 Dec

**Transfer of property for L11**

SI.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-4 Dec





Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-12.99 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-3.33 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-5.32 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-2.66 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-21.33 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-10 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-6.59 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-1.33 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-6 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-9 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-3 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-2 Dec



<b>Transfer of property for L3</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-1.33 Dec
<b>Transfer of property for L4</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-1.56 Dec
<b>Transfer of property for L5</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-2.66 Dec
<b>Transfer of property for L6</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-1.66 Dec
<b>Transfer of property for L7</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-2.66 Dec
<b>Transfer of property for L8</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-4.33 Dec
<b>Transfer of property for L9</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	BULAND BARTER PVT LTD	MERLIN PROJECTS LIMITED-2 Dec



Endorsement For Deed Number : I - 160310538 / 2022

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 2,52,62,095/-



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 16:50 hrs on 29-06-2022, at the Private residence by Mr Sudipta Halder ,

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

Execution is admitted on 29-06-2022 by Mr Sudipta Halder, Authorised Signatory, BULAND BARTER PVT LTD, 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India PIN:- 700033

Indetified 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 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 749385, Amount: Rs.100/-, Date of Purchase: 17/06/2022, 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 374990 to 375011

being No 160310538 for the year 2022.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.07.11 16:24:37 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/07/11 04:24:37 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)