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

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District Sub-Registrar-II
Alipore, South 24 Parganas

DEVELOPMENT AGREEMENT

21 SEP 2017

THIS DEVELOPMENT AGREEMENT made this 11th day of August TWO THOUSAND SEVENTEEN

BETWEEN

(1) LAXMIDHAN COMPLEX PRIVATE LIMITED (PAN:AADCL0236F), a company incorporated under the Companies Act, 2013, having its registered office at Langolpota Bishnupur, P.O. & P.S. - Rajarhat, Kolkata - 700135, North 24 Parganas, (2) ABHINANDAN SUPPLIERS PRIVATE LIMITED (PAN-AAFCA3396M), a company incorporated under the Companies Act, 1956, having its registered office at Geet Gobind, 43, Rash Behari Avenue, P.O.- Kalighat, P.S.-



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B. C. LAHIRI
Advocate
NO. 27
SOUTH JUDGE'S COURT
OF KOLKATA
RS
JAYDEEP CHATTERJEE
18, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO. 351RS2016

8 JUL 2017

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- Splended Suppliers Pvt. Ltd.
- Billenium Commercial Pvt. Ltd.
- Abhinandan Suppliers Pvt. Ltd.
- Aniket Commerce Pvt. Ltd.
- Splended Marketing Pvt. Ltd.
- Active Vanijya Pvt. Ltd.
- Akshara Commoddeal Pvt. Ltd.
- Colossus Suppliers Pvt. Ltd.
- Suprabhat Dealer Pvt. Ltd.
- Prime Rose Developers Pvt. Ltd.
- Ratonic Minerals Pvt. Ltd.
- LAXMIDHAN COMPLEX, PVT. LTD.

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Director/Authorised Signatories

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MERLIN PROJECTS LTC

Director
Director

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*Sardj Kumar Pan
S/O A. V. Pan
Alipore Police Case 8
Lot 27 Bag*

Tollygunge, Kolkata - 700 026, (3) **SUPRABHAT DEALER PRIVATE LIMITED (PAN- AANCS2023H)**, a company incorporated under the Companies Act, 1956, having its registered office at 51, Nalini Seth Road, P.O. & P.S. Burrabazar, Kolkata - 700007, (4) **COLLOSSUS SUPPLIERS PRIVATE LIMITED (PAN-AACCC3087C)**, (5) **BILLENIUM COMMERCIAL PRIVATE LIMITED (PAN-AACCB3276G)**, (6) **SPLENDED SUPPLIERS PRIVATE LIMITED (PAN-AAHCS8857R)**, (7) **SPLENDED MARKETING PRIVATE LIMITED (PAN-AAHCS8856Q)**, all the companies (Sl. No. 4 to 7) are incorporated under the Companies Act, 1956, having their registered office at 79, Sambhunath Pandit Street, P.O. Elgin Road, P.S. Bhawanipore, Kolkata - 700020, (8) **AKSHARA COMMODEAL PRIVATE LIMITED (PAN-AAICA4106E)**, a company incorporated under the Companies Act, 1956, having its registered office at 3, Mangoe Lane, P.O. GPO, P.S. Bowbazar, Kolkata - 700001, (9) **ACTIVE VANIJYA PRIVATE LIMITED (PAN- AAFCA9449M)**, a company incorporated under the Companies Act, 1956, having its registered office at 1, British Indian Street, P.O. Esplanade, P.S. Hare Street, Kolkata - 700069, (10) **PRIMEROSE DEVELOPERS PRIVATE LIMITED (PAN- AAICP0990R)**, a company incorporated under the Companies Act, 1956, having its registered office at 493B, G. T. Road, P.O. & P.S. Shibpur, Howrah - 711102, (11) **ANIKET COMMERCE PRIVATE LIMITED (PAN-AAFCA7016C)**, a company incorporated under the Companies Act, 1956, having its registered office at 5/8, Pankajini Chatterjee Road, P.O. Tollygunge, P.S. Charu Market, Kolkata - 700033, and (12) **SATWIK VINTRADE PRIVATE LIMITED (PAN-AAOCS1703R)**, a company incorporated under the Companies Act, 1956, having its registered office at 132, Cotton Street, 2nd Floor, Room No. 49, P.O. & P.S. Burrabazar, Kolkata-700007, hereinafter collectively referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrators





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representatives and assigns), all represented by their Authorised Signatory Mr. Rachit D Sanghvi (PAN:AHSPD3491P), son of Mr. Dinesh 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, of the **FIRST PART**;

AND

MERLIN PROJECTS LIMITED (PAN No. AACCM0505B), a company within the meaning of the Companies Act 1956 having its registered office at 22, Prince Anwar Shah Road, Police Station-Charu Market, Post Office– Tollygunge, Kolkata-700033, represented by one of its Director **MR. SAKET MOHTA (PAN: AKHPM9746Q)**, son of Mr. Sushil Kumar Mohta, working for gain at 22, Prince Anwar Shah Road, Police Station-Charu Market, Post Office – Tollygunge, Kolkata-700033, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **SECOND PART**.

WHEREAS:

- A. The party of the First Part each are the individual Owners of 1/32 undivided share of land comprised in Premises No. 1, Raja Rammohan Roy Road, Kolkata – 700 041, total measuring 3 acres 32 decimals equivalent to 200 cottahs more or less hereinafter referred to as the “**Said Premises**” more fully described in the **First Schedule** and collectively being owners of 12/32 share of total land aggregating 124.44 decimals equivalent to 75 cottahs 04 chittaks 26 sq. ft. (more or less), out of total land comprised in the said premises, more fully described in the **Second Schedule**, and hereinafter referred to as the “**Said Property**”, the details of ownership of the said property is more fully described in the **Third Schedule** hereunder written.



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B. The First Party has entered into a Memorandum of Understanding on 23.08.2016 with the Developer herein, in relation to development of their said Property along with other co-owners of the said Premises.

C. In terms of the said Memorandum of Understanding, the parties herein are entering into this Development Agreement under the following terms and conditions.

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

ARTICLE 1 - DEFINITIONS

1.1 In this Agreement unless the context otherwise permits the following expressions shall have the meanings assigned to them as under:

- i) **ARCHITECT AND OTHER CONSULTANTS** shall mean any person/s, agencies, appointed by the Developer as consultants for designing and planning the proposed project and/or building/s and allied infrastructure to be constructed on the 'Said Property'.
- ii) **CONSENTS** shall mean the planning permission and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or desirable for the carrying out, completion use and occupation of the Development and the New Building and/or Buildings.
- iii) **COMMON PARTS AND PORTIONS** shall mean the common parts and portions of the said housing project to be used in common





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by all the owners and occupiers of the said new building and/or buildings forming part of the Housing Project.

- iv) **DEVELOPMENT AGREEMENT** shall mean this Agreement.
- v) **DEVELOPER** shall mean the Party of the Second Part and shall include its successor and/or successors in office/interest and permitted assigns.
- vi) **FLATS /UNITS /APARTMENTS** shall mean the various flats units apartment constructed spaces and car parking spaces to be comprised in the new building and/or buildings and to be substantially for residential purposes to be ultimately held and/or owned by various persons on ownership basis.
- vii) **OWNERS SHALL MEAN** Party of the First Part and shall include their successor and/or successors in office/interest and assigns.
- viii) **HOUSING PROJECT** shall mean the Housing project to be undertaken by construction erection and completion of new building and/or buildings at the said Premises as defined hereinafter and to be ultimately transferred to various intending purchasers on ownership basis.
- ix) **INTENDING PURCHASERS** shall mean the persons intending to acquire the various flats, units, apartments, constructed spaces and car parking spaces on ownership basis.






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- x) **NEW BUILDING/S** shall mean and include the new building or buildings to be constructed erected and completed by the Developer in accordance with the map or plan to be sanctioned by the authorities concerned with such modifications and/or alterations as may be deemed necessary by the Architect of the New Building comprising of various flats, units, apartments, constructed spaces and car parking spaces capable of being held and/or enjoyed independent of each other.
- xi) **OWNERS** shall mean the First Parties and shall include their successor and/or successors in office/interest and assigns.
- xii) **PLAN** shall mean all the Plans sanctioned by the authorities concerned and shall include such modifications and/or alterations as may be necessary and/or required from time to time.
- xiii) **PROJECT** shall mean the design, development and construction of pre dominantly residential multistoried buildings (comprising of various self-contained independent flats/apartments, and some commercial spaces as planned by architect on the 'Said Premises' along with other constructed spaces, facility of car parking areas, necessary infrastructure, facilities, common areas and amenities in accordance with the Building Plan sanctioned by the Kolkata Municipal Corporation and other permissions, clearances from the concerned authorities.
- xiv) **SAID PREMISES** shall mean ALL THAT the Municipal Premises No. 1 Raja Ram Mohan Roy Road (formerly Premises No. 2 and 4, Biren Roy Road and also 135, Raja Ram Mohan Roy Road, Kolkata (more fully and particularly mentioned and described ~~in~~ FIRST SCHEDULE hereunder written).





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- xv) **SPECIFICATIONS** shall mean the specification with which the said new building and/or buildings shall be constructed, erected and completed (details whereof will appear from the **Fourth Schedule** hereunder written) or such other specifications as may be varied and/or modified from time to time as may be recommended by the Architect and consented to by both parties namely the Owners and the Developer. However, such specifications may be varied and/or be modified from time to time as may be mutually agreed upon by both the parties.
- xvi) **SERVICES** shall mean the supply to and installation on the said Premises of electricity, water, gas, telecommunications, drainage and other services.
- xvii) **"GROSS SALE PROCEEDS"** shall mean the proceeds of sales or consideration received/receivable from the Transferee/s against Sale/Transfer of the flats / units in the Project including GST or any other tax payable by the respective Transferees.
- xviii) **"NET SALE PROCEEDS"** shall mean Gross Sale Proceeds less:
- (a) GST and other taxes will be charged to the customers, as may be applicable from time to time;
 - (b) Other Deposits and Charges: **"Other Deposits and Charges"** are collected from the transferees along with applicable Taxes shall mean the following:





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- i). Any deposits / charges for the resident club, electricity connection, generator, installation of transformer, maintenance deposit, advance maintenance charges, legal /documentation charges, charges for formation of the association/society of the Transferee/s, collected from the Transferee/s which shall not be forming part of consideration for the flats / units of the Project to be sold to such Transferee/s;
 - ii). Stamp duty and registration fees and other incidental and allied costs, expenses etc. received, collected and recovered from the Transferee/s for the purposes of execution and/or registration of the agreement for sale / conveyance deed or other instruments / documents for Transfer of the flats / units of the Project;
 - iii). Cost received for any extra customization work carried out by the Developer at the instance of Transferee/s in addition to the standard Specification of the buildings and flat as stated in the agreements for sale with the Transferee/s.
- xix) **DEPOSITS/EXTRA CHARGES/TAXES** - shall mean the amounts to be deposited / paid by purchasers/transferees of units/constructed spaces to the Developer in respect of their respective Units and the same to be utilized by the Developer towards arrangement of such services. The Developer shall not be required to submit any account or details of such expenses to Owners as well as customers.





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- xx) **REVENUE SHARE** shall mean, net sales revenue on account of sale/transfer of all constructed areas, right to park car in said complex, to be shared by the parties herein, as per the agreed ratio, as more fully described in the **Article – XIII** hereunder.
- xxi) **TOTAL DEVELOPMENT COSTS** shall mean the aggregate of all costs, fees and expenses relating with development work wholly and exclusively expended or incurred by the Developer as more fully described in **Article VII** hereinafter.

ARTICLE II – INTERPRETATIONS

- 2.1 In this Agreement (save to the extent that the context otherwise so requires):
- i) Any reference to any act of Parliament/Assembly whether general or specific, and shall include any modification, extension or re-enactment of it for the time being in force and all instruments, notifications, amendments, orders, plans, regulations, bye laws, permissions or directions any time issued under it.
 - ii) Reference to any agreement, contract deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, supplemented or novated.
 - iii) Words denoting one gender shall include other genders as well.
 - iv) Words denoting singular number shall include the plural and vice versa.
 - v) A reference to a statutory provision includes a reference to any notification, modification, consideration or re-enactment thereof for the






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time being in force and all statutory instruments or orders made pursuant thereto.

- vi) Any reference to this agreement or any of the provisions thereof includes all amendments and modifications made in this Agreement from time to time in force as mutually agreed upon by the parties hereto.
- vii) The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- viii) All the Schedules shall have effect and be construed as an integral part of this agreement.

ARTICLE III - REPRESENTATIONS AND WARRANTIES BY THE OWNERS

- 3.1 At or before execution of this Agreement the First Parties are jointly have assured and represented to the Developer as follows:
- i) That the Owners are the absolute owners of the said Property each one of them being entitled to an independent title and distinct share or interest therein.
 - ii) That the First Party are entitled to ALL THAT the undivided 40.625% share or interest into or upon the said Premises.





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- iii) That the Owners have a marketable title in respect of the said Property.
 - iv) Since there is no proceedings being initiated by the Competent Authorities under Urban land (Ceiling & Regulations) Act the owners represent that, there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act 1976 comprised in the said Premises.
 - v) That the Owners have not entered into any agreement for sale, transfer, lease and/or development nor have created any interest of any third party into or upon the said Premises or any part or portion thereof.
- 3.2 The Developer has completely relied on the aforesaid representations and believing the same to be true and acting on the faith thereof has agreed to enter into this Agreement for the purpose of undertaking development of the said Premises subject to the other co-owners entering into an agreement for development with the Developer and subject to the terms and conditions hereinafter appearing.

ARTICLE IV

DEVELOPER'S REPRESENTATION

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



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ARTICLE V - COMMENCEMENT DATE

This Agreement deemed to have commenced on and with effect from the date of execution of the Memorandum of Understanding i.e. 23.08.2016 (hereinafter referred to as the **COMMENCEMENT DATE**).

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 proposed Project on the 'Said Property' on behalf of the Owners on the terms and conditions, as hereinafter contained.

ARTICLE VII - GRANT OF DEVELOPMENT RIGHT

- 7.1 The Owners 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 Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.
- 7.2 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 at the 'Said



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Property' and the Developer shall pay and bear all fees including architect's fees charges construction costs and expenses required to be paid or deposited for exploitation of the 'Said Property'.

- 7.3 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 other than to deal with Developer's Share, subject to providing the Owners Share as per the terms of these presents.

ARTICLE VIII - TOTAL DEVELOPMENT COSTS

8. The Developer shall incur all developments costs including all costs, fees and expenses wholly and exclusively expended or incurred by the Developer for development, hereinafter referred to as the development cost.

ARTICLE IX- PLAN

9. For the purpose of undertaking the development of the 'Said Premises', the Developer has already prepared a map or plan and for the aforesaid purpose by an architect of repute engaged by submitted to Kolkata Municipal Corporation and got it sanctioned in the name of the Owners.

ARTICLE X - DEVELOPMENT

- 10.1 For the purpose of development of the said Premises, the Developer has agreed:



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- i) To appoint the professional team for undertaking development of the said Premises.
- ii) The Developer shall take all necessary action to enforce the due, proper and prompt performance and discharge by the other parties of their respective obligations under the building contract, any sub contracts or agreements with the Developer and the appointments of the members of its Professional Team and the Developer shall itself diligently observe and perform its obligations under the same.
- iii) The Developer has used and shall continue to use all reasonable skill and care in relation to the development, to the co-ordination management and supervision of the Building Contractor/other Contractors and the Professional Team, to selection and preparation of all necessary performance specifications and requirements and to design of the new building and/or buildings for the purposes for which is to be used or specific.
- iv) The approved plans have been prepared competently and professionally so as to provide for a building free from any design defect and fit for the purpose for which it is to be used,
- v) The Developer has commence and proceed diligently to execute and complete the development:
 - a) in a good and workman like manner with good quality of materials of its several kinds free from any latent or inherent defect (whether of design, workmanship or materials).



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- b) in accordance with the Approved Plans, Planning Permissions and all planning permissions which may be granted for the development, the consents, any relevant statutory requirement and building regulations, the requirements of any statutory or other competent authority and the provisions of this agreement.
- vi) The Developer shall use its best endeavors to cause the Development to be practically in accordance with the provisions of this Agreement.

ARTICLE – XI
SECURITY DEPOSIT

- 11.1 The Developer has paid to the Owners an interest free refundable security deposit of @ Rs. 50,000/- (Rupees Fifty Thousand) only to each Owners totaling to Rs.6,00,000/- (Rupees six lacs) only which the Owners acknowledge to have received as per the Memo appearing hereinafter.
- 11.2 That the above security deposit paid to the Owners by the Developer shall be refundable to the Developer by the Owners at the time of Completion of the project.

ARTICLE XII - CONSTRUCTION AND COMPLETION

- 12.1 Unless prevented by circumstances under the force majeure as hereinafter appearing the said New Building and/or Buildings shall be constructed, erected and completed within a period of 48 (forty eight) months from the date of sanction of the said Plan with a Grace Period of 6 (six) months (hereinafter referred to as the **COMPLETION DATE**).



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- 12.2 In addition to the above, the Developer shall not be treated in breach of the performance of obligations if the Developer is prevented from proceeding with the work of construction by the circumstances under Force Majeure as hereinafter stated.
- 12.3 The Developer shall be authorized in the name of the owners in so far as is necessary to apply for and obtain building materials for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage, and/ or gas to the New Building and other inputs and facilities required for the construction or for better use and enjoyment of the new building for which purpose the Owners shall execute in favour of the Developer or its nominee or nominees a General Power of Attorney as shall be needed and/or required by the Developer from time to time.

ARTICLE XII - SHARING OF REVENUE

- 13.1 In consideration of the Owners granting development rights to the Developer and the Developer agreeing to construct and complete the Project at its cost and expenses, the Owners and the Developer shall be jointly entitled to undivided rights, share or interest of the Project (including the undivided proportionate share in the Land) and instead of the sharing the constructed spaces in the Project the Parties herein shall share the net sale proceeds and shall jointly Transfer the flats / units and other rights and benefits in the Project and share the Net Sale Proceeds received from the prospective Transferees in the ratio as mentioned below:



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Owners (Jointly) – 14.4375% (Fourteen Point Four Three Seven Five) of the net sale proceeds realizable for the said Premises.

Owners (individually) - 1.203125% (One Point Two Zero Three One Two Five percent) of the net sale proceeds realizable for the said Premises.

Developer - 61.5% (Sixty One Point Five percent) of the net sale proceeds realizable for the said Premises.

13.2 It is clarified that the GST payable on the Net Sale Proceeds, Marketing Costs for the Project, Brokerage Cost shall also be shared between the Owners and the Developer in the similar ratio mentioned in Clause 13.1 above.

13.3 That it is agreed between the Owners and Developer that after receiving the payment of the entire amount of consideration, the Deed of the Conveyance will be executed by the Owners through their Constituted Attorney (representatives of the Developer) 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.

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



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the Project on such terms and conditions and at such price from time to time as may be decided by the Owners and the Developer, jointly. The Owners and the Developer shall jointly decide the basic sale price of each Unit before launching the Project. It has been agreed between the Parties that, the Developer shall be entitled to sale any Unit below the basic sale price with prior consent of the Owners in writing.

- 14.2 The Developer shall be entitled to receive consideration/allotment money/advance consideration, etc. in its own name in respect of sale of the Units and other areas comprised in the Project and give receipts thereof.
- 14.3 The Parties have mutually agreed that, the entirety of the Project shall be sold out within 7 (Seven) years from the date of sanction with a further grace period of another 3 (three) months. In case, the entirety of the Project does not get sold within the time specified herein, the Parties may extend the time upon mutual agreement and after the agreed grace period, the unsold stock, if any, shall be divided/shared in a fair and equitable manner between the Parties as per the agreed revenue share ratio after deduction of any Notional rent applicable in the project as per the recent amendment of the Law of Taxation.
- 14.4 The Owners and the Developer hereby agrees, undertakes and acknowledges that subsequent to sanction of the Building Plan / Plans, the Developer shall exclusively be entitled to receive booking, enter into agreement for sale allotment for sale, of any Unit, flat, apartment or any other space/ area in the Project to be developed or constructed over the 'Said Property'.



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- 14.5 The Developer shall ensure that the advertising and marketing of the Project is carried out in a manner that is consistent with and not in derogation of or conflict with any terms or provisions of this Agreement and the Applicable Laws.
- 14.6 The Parties hereby agree that all booking amounts, advances and sale proceeds received by the Developer for the sale and Transfer of the Units comprised in the Project shall be appropriated and shared by the Parties in the ratio mentioned herein, save and except the receipts on account of (i) all payments made by the intending purchasers as reimbursement of GST and other taxes as may be applicable, (ii) all payments made by the intending purchasers towards payment of legal fees, stamp duties and registration charges for registration of their respective Agreement for Sale and Deed of Conveyance, corpus deposits and/or sinking funds for maintenance, deposits / expenses for formation of the Association and Maintenance Organisation, Common Expenses, electric meter cost and deposits, Club membership charges, Club maintenance charges, municipal taxes and deposits for the same, deposits and expenses for purchase, installation and maintenance of the common installations and facilities, charges / costs / expenses for additional work requested by any intending purchaser in his Unit, charges, out-pocket expenses and fees payable for changes / regularization / completion under the Applicable Law and rules, etc., (iii) all payments made by the intending purchasers towards installation and maintenance of any facility in the Project for common enjoyment (all hereinafter collectively referred to as "the **Excluded Receipts**"), which shall be exclusively received by the Developer for its use of the respective purposes.



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ARTICLE - XV
PROJECT DECISIONS

15. The Developer shall, in consultation with the Owners 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/mix use.
 - ii) materials to be used for the Project.
 - iii) the name of the Project will be decided mutually.

ARTICLE -XVI
PROCEDURE

- 16.1 Simultaneously upon execution and registration of this agreement, the Owners shall execute a Registered Power of Attorney in favour of the Developer and/or its representative/s for the purpose of obtaining 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 and other authorities, also for entering into agreement for sale of Units with the prospective Transferees along with the right to sell the owners' allocation area and execution of Deed of conveyance in favour of prospective transferees.



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- 16.2 Apart from the execution of the Specific Power of Attorney, the Owners shall execute as and when necessary all papers, documents, plans, etc. for the purpose of development of the "Said Property" in terms of this Agreement.
- 16.3 It is agreed between the Owners and Developer that during the construction period, the Developer shall only be liable for making the payment of all the Municipal rates, taxes and all other outgoings including the khazna in respect of the 'Said Property', till handing over the respective allocation area to all the parties.

ARTICLE XVII - FORCE MAJEURE

17. The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if it is prevented by any of the conditions herein below :
- i) Fire
 - ii) Natural calamity
 - iii) Any prohibitory order from the court, Kolkata Municipal Corporation and other authorities.

ARTICLE - XVIII

MISCELLANEOUS

- 18.1 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



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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.

- 18.2 The Owners 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.
- 18.3 The Government of India and Government of West Bengal are in the process of introducing the Real Estate Regulatory Act. Post promulgation of the said Act, if any clause in this development is contradictory to the same, in such a situation the Developer will not be bound by such clauses and the provisions of RERA shall be applicable for the proposed development.
- 18.4 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.
- 18.5 Nothing in these presents including possession shall be construed as a demise or assignment or conveyance in law by the Owners to the Developer or creation of any right, title or interest in respect thereof in favour of the



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Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof.

- 18.6 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 Owners and Developer.
- 18.7 The Owners 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 Owners.
- 18.8 Stamp Duty, Registration Fees, GST, Works Contract Tax, Value Added 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 Owners' allocation by the Developers to the Owners shall be paid by the Owners in case of Owners wish to retain constructed area.
- 18.9 After the completion of the project, the Owners of all apartments, units shall form an Association, and all the parties hereto shall cause each of the Apartment / Unit Owners to whom they would transfer their respective right, title and interest out of their respective allocation area, to compulsory 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.



District Sub-Register-II
Alipore, South 24 Parganas

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- 18.10 All the apartment / space owners including the Owners 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 Owners Association, to comply with and/or adhere to all such rules, regulations and bye laws of such Association.
- 18.11 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.
- 18.12 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 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.
- 18.13 The signatory executing this Agreement on behalf of the Owners and Developer, represents and warrants that they are duly authorized to execute and deliver this Agreement on behalf of the Owners and Developer, in accordance with the authorization given by the respective parties and this Agreement is binding on all the parties in accordance with its terms.
- 18.14 The Owners and Developer after completion of the said Project and distribution of their respective unsold stock, shall punctually and regularly



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Alipore, South 24 Parganas

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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 Owners and Developer in their behalf

ARTICLE - XIX
GOVERNING LAW AND JURISDICTION

- 19.1 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.
- 19.2 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 - XX
DISPUTE RESOLUTION AND FORUM

- 20.1 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 by an arbitral tribunal to be appointed by the parties; the Owners shall be entitled to jointly appoint one Arbitrator and the Developer shall be entitled to appoint another Arbitrator and the two Arbitrators so appointed, shall appoint the third Arbitrator to



District Sub-Register-II
Alipore, South 24 Parganas

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constitute the arbitral tribunal. 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.

- 20.2 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 - XXI

MORTGAGE OF LAND FOR LOAN

- 21.1 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 Property' 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 Owners' share of Project Revenues. For the aforesaid purpose, the Owners 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. It is agreed and recorded that the Owners shall not be obliged and/or liable to furnish any guarantee (personal or otherwise) nor shall be liable to repay the loan, if any, 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 Owners against any claim.



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Alipore, South 24 Parganas

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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.

- 21.2 In the event the Developer fails to repay the loan amount within the time specified therein, the Owners shall have the option to repay the loan and in such event the Owners shall be entitled to recover such amount from the Developers share of project Revenue to the extent of such amount paid by them. It is also agreed that as a matter of necessity, the intending purchasers shall also be entitled to mortgage and/or create charge over or in respect of their respective Units while obtaining loans for purchasing the same in the said Project the Developer shall obtain necessary NOC from their financier for the said purpose.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID PREMISES)

ALL THAT the piece and parcel of land containing by estimation an area of 200 cottahs (approx) equals to 3 acres 32 decimals (more or less) comprised in R.S. Dag Nos. 472,473,474,475 and 476 under R.S. Khaitan Nos. 411, 412 and 420 in Mouza Siriti, J.L. No.11 being Premises No.1, Raja Ram Mohan Roy Road (formerly 2 and 4 Biren Roy Road and also 135, Raja Ram Mohan Roy Road), Police Station Behala, Kolkata 700 041 under ward No. 121, Borough No. 14 of Kolkata Municipal Corporation, together with structures standing thereon. The above land is butted and bounded as below;



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Alipore, South 24 Parganas

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NORTH: by R.S. Dag Nos. 470, 471, 479 and 852;

SOUTH: by Raja ram Mohan Roy Road;

EAST: by R.S. Dag Nos. 477, 478,479 and 852;

WEST: Partly Kaccha Road and R.S. Dag Nos.466 and 467.

SECOND SCHEDULE ABOVE REFERRED TO

(Said Property)

ALL THAT the undivided 12/32 share of land containing by estimation an area 124.44 decimals equivalent to 75 cottahs 04 chittaks 26 sq. ft. (more or less) out of the above said premises measuring 3 acres 32 decimals (more or less) equivalent to 200 cottahs (more or less), comprised in R.S. Dag Nos. 472, 473, 474, 475 and 476 under R.S. Khatian Nos. 411, 412 and 420 in Mouza Siriti, J.L. No.11 being Premises No.1, Raja Ram Mohan Roy Road (formerly 2 and 4 Biren Roy Road and also 135, Raja Ram Mohan Roy Road), Police Station Behala, Kolkata 700 041 under ward No. 121, Borough No. 14 of Kolkata Municipal Corporation, together with structures standing thereon.

THIRD SCHEDULE ABOVE REFERRED TO

(Ownership Details)

| Name of the Owner | Deed No | Registered at | Area of Land (Decimal) |
|--------------------------------|----------------|----------------------|-----------------------------------|
| Laxmidhan Complex Pvt. Ltd. | 9262/16 | DSR-II, Alipore | 10.37 |
| Abhinandan Suppliers Pvt. Ltd. | 3087/15 | DSR-II, Alipore | 10.37 |
| Suprabhat Dealers Pvt. Ltd. | 1256/15 | DSR-II, Alipore | 10.37 |



District Sub-Register-II
Alipore, South 24 Parganas

20 SEP 2017

| | | | |
|--------------------------------|----------|-----------------|-------|
| Colossus Suppliers Pvt. Ltd. | 10139/14 | DSR-II, Alipore | 10.37 |
| Billenium Commercial Pvt. Ltd. | 6910/14 | DSR-II, Alipore | 10.37 |
| Splended Suppliers Pvt. Ltd. | 7277/14 | DSR-II, Alipore | 10.37 |
| Splended Marketting Pvt. Ltd. | 7891/14 | DSR-II, Alipore | 10.37 |
| Akshara Commodeal Pvt. Ltd. | 358/15 | DSR-II, Alipore | 10.37 |
| Active Vanijya Pvt. Ltd. | 6911/14 | DSR-II, Alipore | 10.37 |
| Primerose Developers Pvt. Ltd. | 8684/15 | DSR-II, Alipore | 10.37 |
| Aniket Commerce Pvt. Ltd. | 9784/14 | DSR-II, Alipore | 10.37 |
| Satwik Vintrade Pvt. Ltd. | 11616/14 | DSR-II, Alipore | 10.37 |

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS)

1. Beautiful Elevation with weather coat type cement paint scheme.
2. Necessary electrical switches and concealed PVC wiring as per ISI specification with wiring provision for Geysers, cooking appliances, T.V., intercom system, Telephone etc.
3. All round Greenery / Plantation in Driveways, Parkways, Passage, Corridors.
4. Sufficient and elegant light fittings on entrance, common areas, lobby & Corridors and arrangement lightning arrester (Earthing arrangement).



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Alipore, South 24 Parganas

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5. Necessary plumbing (concealed pipeline) with separate hot and cold line and sanitary arrangement as per specification and plans prepared for the building. Water connections at Ground floor for Car washing etc. to be provided.
6. Foundation as recommended by the Project Architect and Structural Engineer.
7. R.C.C. frame structure with walls of AAC/CLC/concrete blocks or quality Brick details of materials as per ISI specification.
8. Water reservoir to ensure 24 hours water supply with Overhead Tank and suitable pump.
9. Ceramic/Mosaic tiles for Flooring to be provided and in Toilet non skid ceramic tiles on floor with glazed tiles on dado to be provided.
10. Aluminium windows with glass panes to be provided.
11. One loft in kitchen. Granite cooking top with stainless steel sink and tiles in and washing area in kitchen
12. Internal walls of flats to be plaster of paris finished and common area should be painted with durable Acrylic based paint.
13. Proper water proofing to be done on Roof and Toilets with guarantee of 5 years.
14. Paneled door with Particle boards of good quality or flushed doors to be provided.
15. In ground floor, toilets, Durwan/s quarter/s, etc. to be provided.



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Alipore, South 24 Parganas

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16. Installation of generator for emergency services and light load inside the flats to be provided in a suitable place at ground floor.

17. Electrical points in various portions.

Bed room points for two lights, one fan, one 15 Amp. A.C. Point, one 5 Amp.
Kitchen points for one lights, one fan, one 5 Amp, and 15 Amp and one aqua guard.

6amp/16amp for refrigerator

Toilet points for one lights, one fan, one 15 Amp.

Drawing/Dinning room three lights, two fans, two 5 Amp, one 15 Amp each with 1 T.V., 1 Intercom and 1 Telephone point.

Balcony point for one light and one 5 Amp, 1 fan point and 1 point for bailpush.

18. E.W.C. in all the toilets with one wash basin, one overhead shower and other necessary C.P. fitting of ISI specification.

19. Two nos. of lifts will be provided of reputed brand.



District Sub-Register-II
Alipore, South 24 Parganas

20 SEP 2017

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

1. *Lancy Baidya*
22 Prince Anwar Shah Road
Kol-33

2. *Suraj Chakrabarty*
22 Prince Anwar Shah Road
Kol-33

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

1. *Lancy Baidya*

2. *Suraj Chakrabarty*

Drafted by
Rajendra Baidya
Advocate
W.B. 451 of 2004
Calcutta High Court

Splended Suppliers Pvt. Ltd.
Billenium Commercial Pvt. Ltd.
Abhinandan Suppliers Pvt. Ltd.
Aniket Commerce Pvt. Ltd.
Splended Marketing Pvt. Ltd.
Active Ventures Pvt. Ltd.
Akshara Commodore Pvt. Ltd.
Colloarus Suppliers Pvt. Ltd.
Suprabha Deal Pvt. Ltd.
Prime Edge Developers Pvt. Ltd.
Satwik Ventures Pvt. Ltd.
LAXMIDHAN COMPLEX PVT, LTD

[Signature]
Director/Authorised Signatories
(RACHIT D SANGHVI)

MERLIN PROJECTS LTD

[Signature]
Director
(SAKET MOHTA)



District Sub-Registrar-II
Alipore, South 24 Parganas

20 SEP 2017

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 6,00,000/- (Rupees Six Lacs) only given below, from the Developer herein as refundable security deposit as per this agreement.



(Rupees Six Lacs only)

Splended Suppliers Pvt. Ltd.
Billenium Commercial Pvt. Ltd.
Abhinandan Suppliers Pvt. Ltd.
Aniket Commerce Pvt. Ltd.
Splended Marketing Pvt. Ltd.
Active Vanijya Pvt. Ltd.
Akshara Commoddeal Pvt. Ltd.
Collossus Suppliers Pvt. Ltd.
Suprabhat Dealer Pvt. Ltd.
Prime Rose Developers Pvt. Ltd.
Satrik Mitraada Pvt. Ltd.
LAXMIDHAM COMPLEX PVT. LTD.


Director/Authorised Signatories

(OWNERS)

Witness:

1. 
2. 



District Sub-Register-II
Alipore, South 24 Parganas

20 SEP 2017

FINGER IMPRESSIONS OF HAND



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Name: RACHIT K.D. SANGHVI

Signature:



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Name: SAKET MOHATA

Signature:



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Name:

Signature:



District Sub-Register-II
Alipore, South 24 Parganas

20 SEP 2017

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

GRN: 19-201718-007915712-1 Payment Mode Online Payment
GRN Date: 16/09/2017 15:44:32 Bank : Indian Bank
BRN : IB16092017031559 BRN Date: 16/09/2017 15:42:57

DEPOSITOR'S DETAILS

Id No. : 16020001302105/3/2017
(Query No./Query Year)

Name : MERLIN PROJECTS LTD
Contact No. : Mobile No. : +91 9830373677
E-mail :
Address : 22 PRINCE ANWARSHAH ROAD KOL 700033
Applicant Name : Mr Bapi Das
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 2

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 16020001302105/3/2017 | Property Registration- Stamp duty | 0030-02-103-003-02 | 75021 |
| 2 | 16020001302105/3/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 6053 |

Total 81074

In Words : Rupees Eighty One Thousand Seventy Four only





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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SPLENDED MARKETING PV/LTD

12/04/2002
Post-dated Account Number
AAHCS8856Q

Signature



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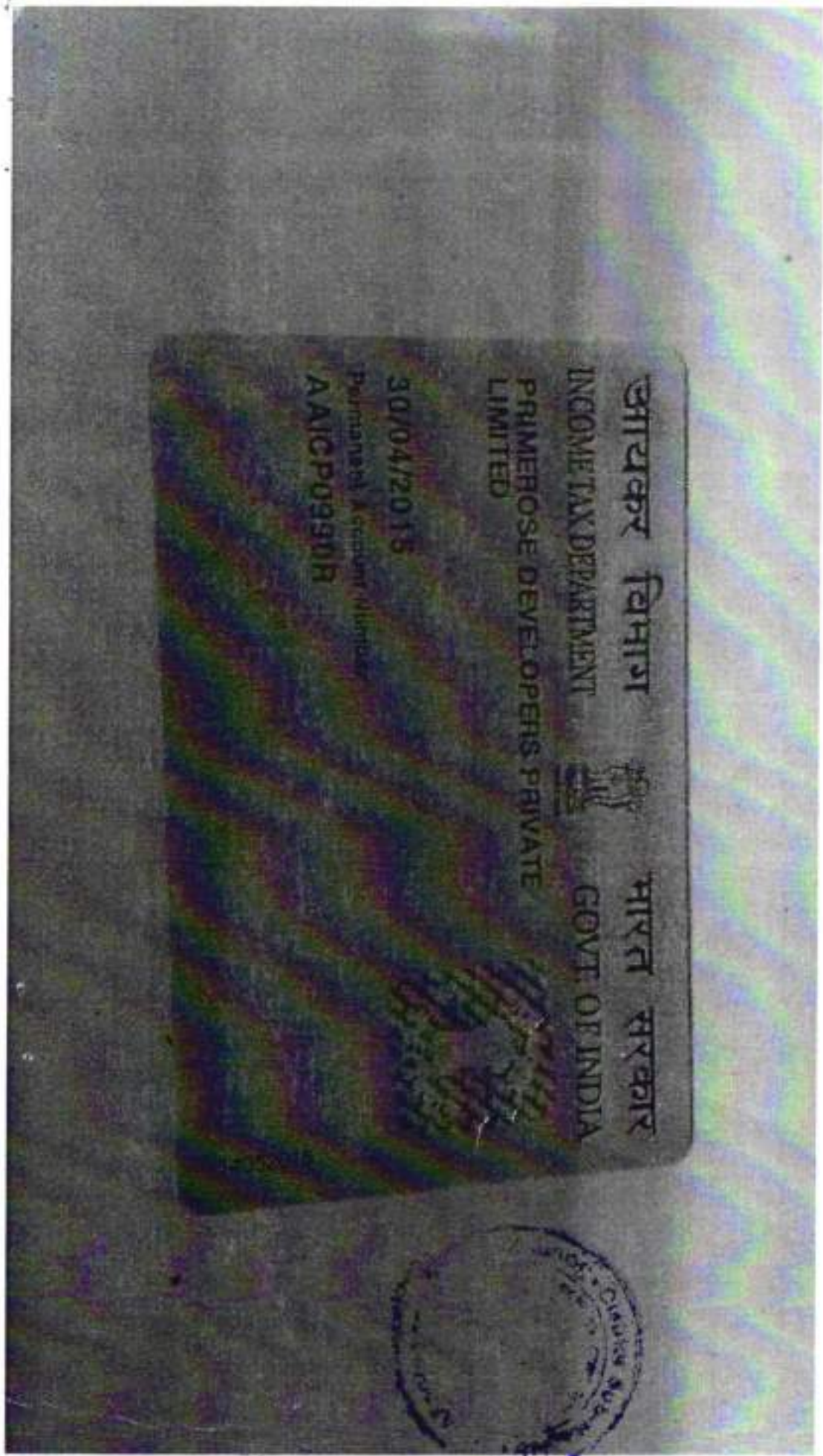
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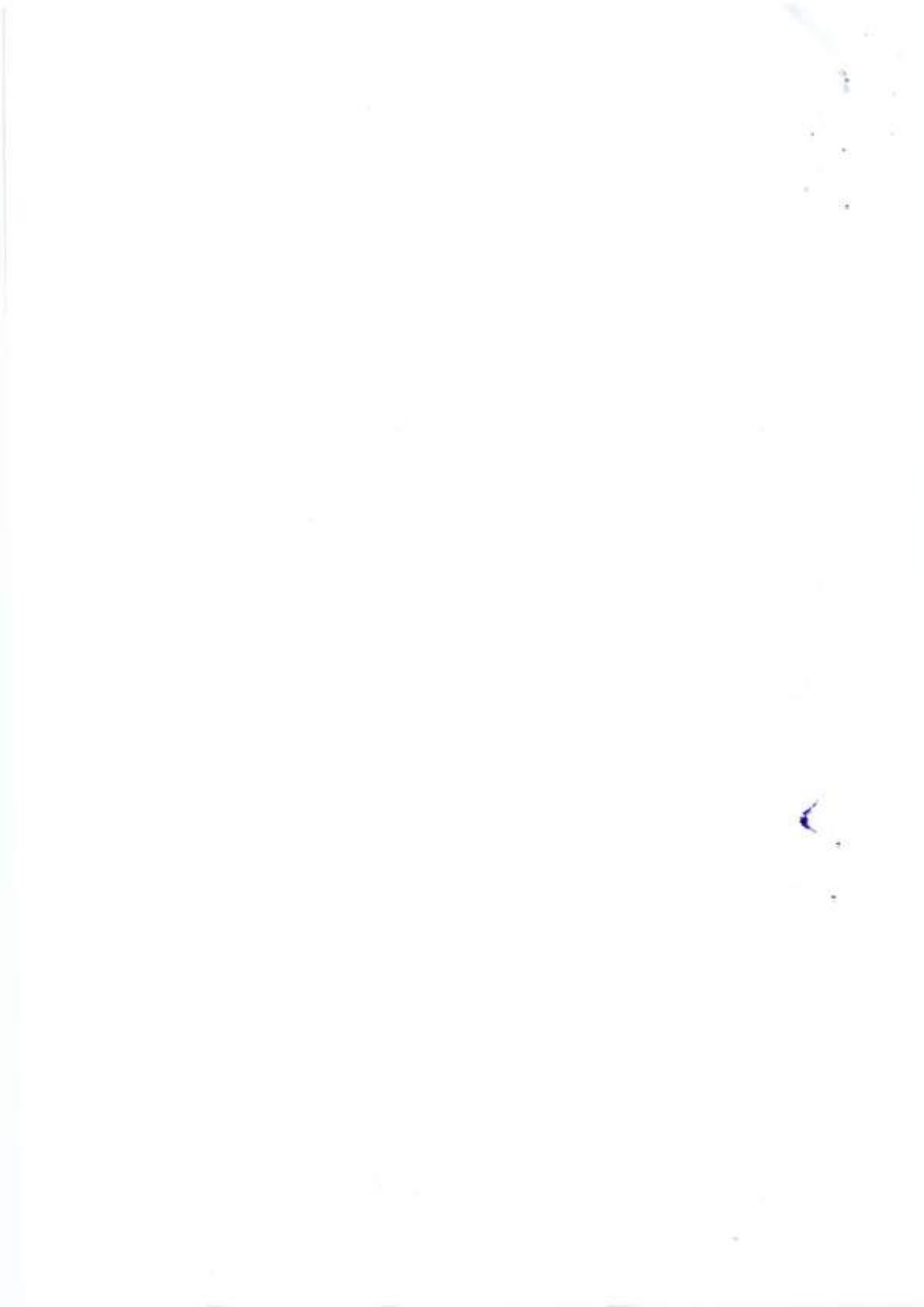


30/04/2015
 Permanent Account Number
 ANICP099901R

भारत सरकार
 भारत विभाग
 INCOME TAX DEPARTMENT
 PRIMEROSE DEVELOPERS PRIVATE
 LIMITED

भारत सरकार
 GOVT. OF INDIA





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANIKET COMMERCE PRIVATE LIMITED



22/02/2006

AAFCAT015C

07112007



(1)



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
SATWIK VINITRADE PRIVATE LIMITED



05/05/2010

Permanent Account Number
AAOCS1703R

Microprint



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RACHIT KUMAR G SANGHVI
DINESH BHAI SANGHVI
29/06/1985

Permanent Account Number
AHSPD3491P



Signature







आयकर विभाग
INDIAN TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SAKET MOHTA
SUSHIL KUMAR MOHTA

27/05/1985

AKHDM97450

[Signature]

भारत सरकार







सत्यमेव जयते

**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

| | | |
|--|--|--|
| Query No / Year | 1602-0001302105/2017 | Office where deed will be registered |
| Query Date | 13/09/2017 7:48:37 PM | D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas |
| Applicant Name, Address & Other Details | Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status : Advocate | |
| Transaction | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 6,00,000/-] | |
| Set Forth value | Market Value | |
| Rs. 2/- | Rs. 11,85,82,746/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 75,021/- (Article:48(g)) | Rs. 6,053/- (Article:E, E, B, M(b), H) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | |
| Remarks | | |

Land Details :

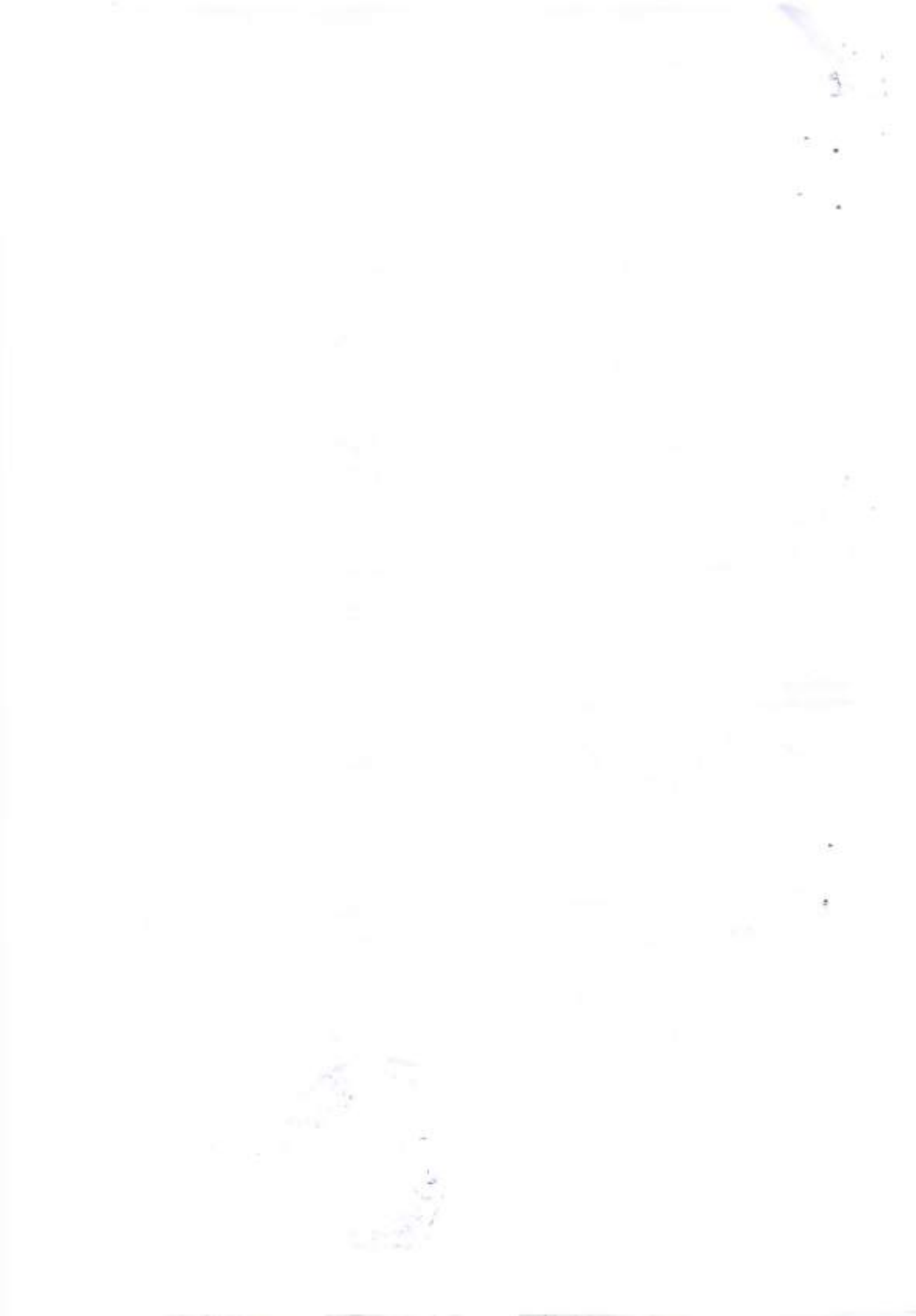
District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji Sarak Crossing Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No. 1, Ward No: 121 Pin Code : 700041

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|-----|----------------------------|-------------------------|-----------------------|---------------------|
| L1 | | | Bastu | | 75 Katha 4 Chatak 26 Sq Ft | 1/- | 11,82,82,746/- | Property is on Road |
| Grand Total : | | | | | 124.22208000 Dec | 1/- | 11,82,82,746 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|----------------------------|
| S1 | On Land L1 | 1000 Sq Ft. | 1/- | 3,00,000/- | Structure Type: Structure. |
| Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 1000.00000 sq ft | 1 /- | 3,00,000 /- | |

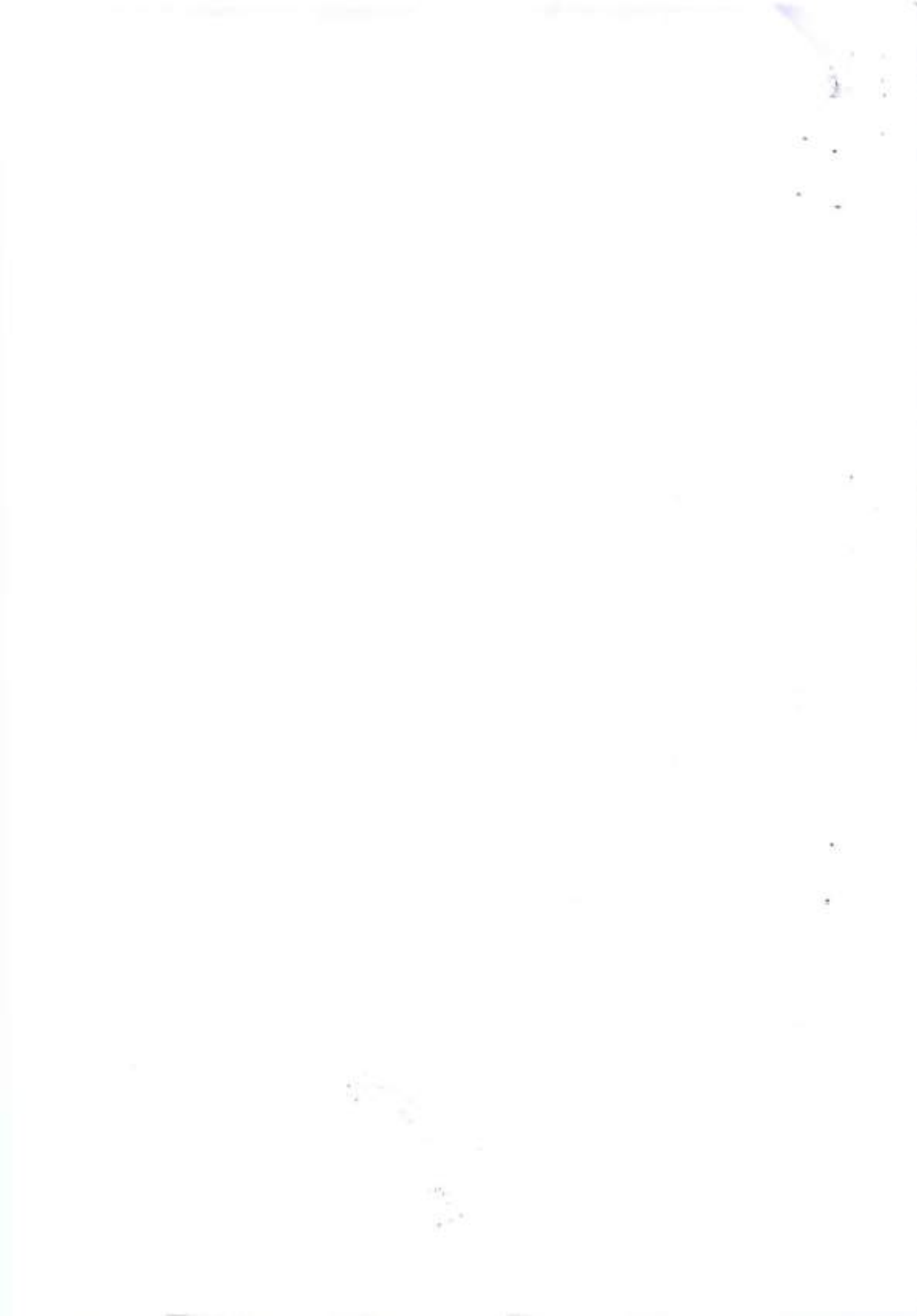




Land Lord Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|---|--------------|-------------------------------|
| 1 | LAXMIDHAN COMPLEX PRIVATE LIMITED .Langolpota Bishrupur, Post Office: Rajarhat, Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN - 700135 PAN No. AADCL0236F, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |
| 2 | ABHINANDAN SUPPLIERS PRIVATE LIMITED .Geet Gobind, 43, Rash Behari Avenue, Post Office: Kalighat, Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AAFCA3396M, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |
| 3 | SUPRABHAT DEALER PRIVATE LIMITED .51, Nalini Seth Road, Post Office: Burrabazar, Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No. AANCS2023H, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |
| 4 | COLLOSSUS SUPPLIERS PRIVATE LIMITED .79, Shambhunath Pandit Street, Post Office: Elgin Road, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCC3087C, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |
| 5 | BILLENIU COMMERCIAL PRIVATE LIMITED .79, Shambhunath Pandit Street, Post Office: Elgin Road, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCB3276G, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |
| 6 | SPLENDED SUPPLIERS PRIVATE LIMITED .79, Shambhunath Pandit Street, Post Office: Elgin Road, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAHCS8857R, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |
| 7 | SPLENDED MARKETING PRIVATE LIMITED .79, Shambhunath Pandit Street, Post Office: Elgin Road, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAHCS8856Q, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |
| 8 | AKSHARA COMMODEAL PRIVATE LIMITED .3, Mangoe Lane, Post Office: G P O, Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAICA4106E, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |
| 9 | ACTIVE VANIJYA PRIVATE LIMITED .1, British Indian Street, Post Office: Esplanade, Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069 PAN No. AAFCA9449M, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |



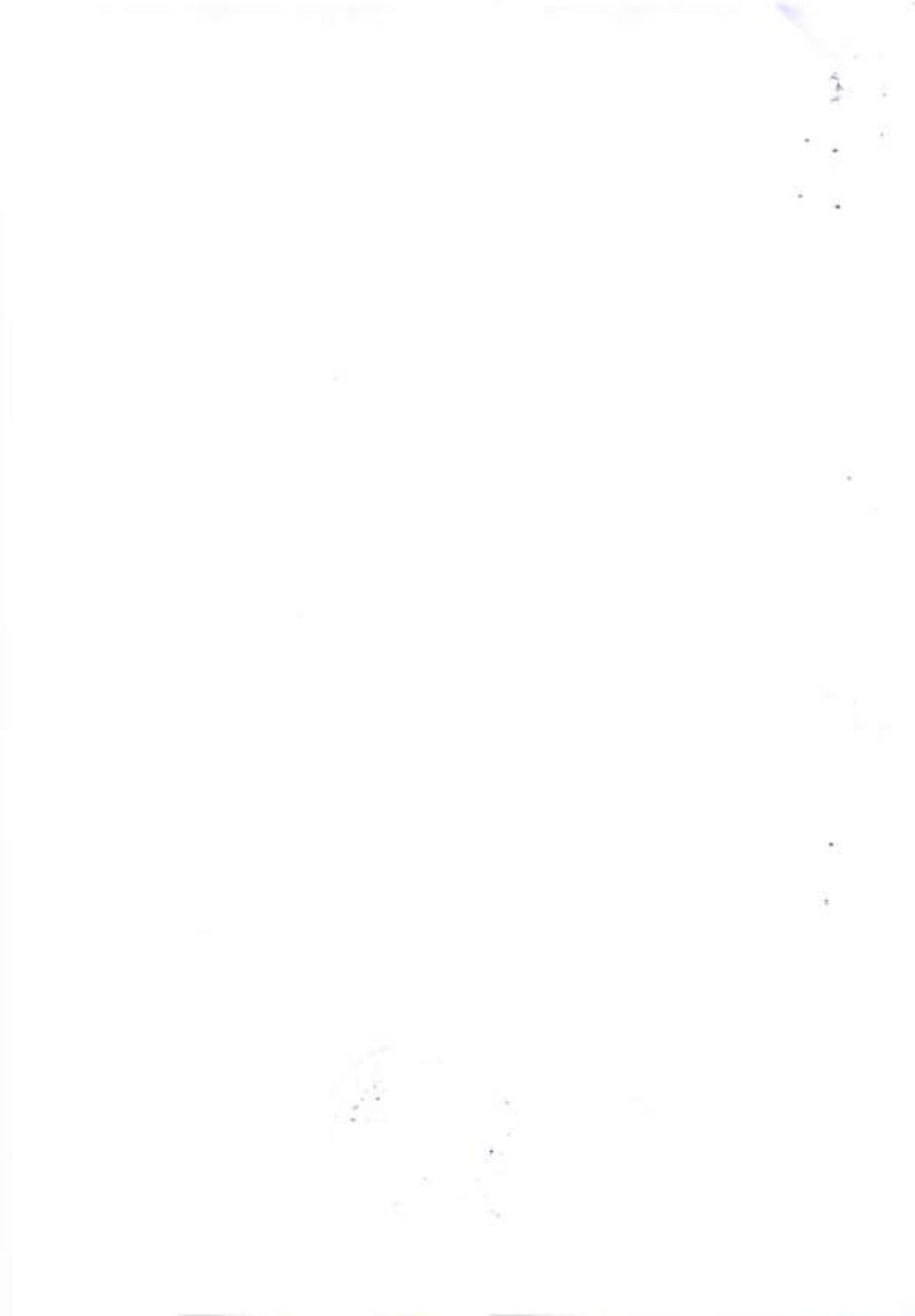


| | | | |
|----|--|--------------|-----------------------------|
| 10 | PRIMEROSE DEVELOPERS PRIVATE LIMITED .493B, G. T. Road, Post Office: Shibpur, Shibpur, District:- Howrah, West Bengal, India, PIN - 711102 - PAN No. AAICP0990R, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |
| 11 | ANIKET COMMERCE PRIVATE LIMITED .5/8, Pankajini Chatterjee Road, Post Office: Tollygunge, Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 PAN No. AAFCA7016C, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |
| 12 | SATWIK VINTRADE PRIVATE LIMITED .132, Cotton Street, 2nd Floor, Room No. 49, Post Office: Burrabazar, Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No. AAOCS1703R, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |

Developer Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|--|--------------|-------------------------------|
| 1 | MERLIN PROJECTS LIMITED .22, Prince Anwar Shah Road, Post Office: Tollygunge, Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 PAN No. AACCM0505B, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |





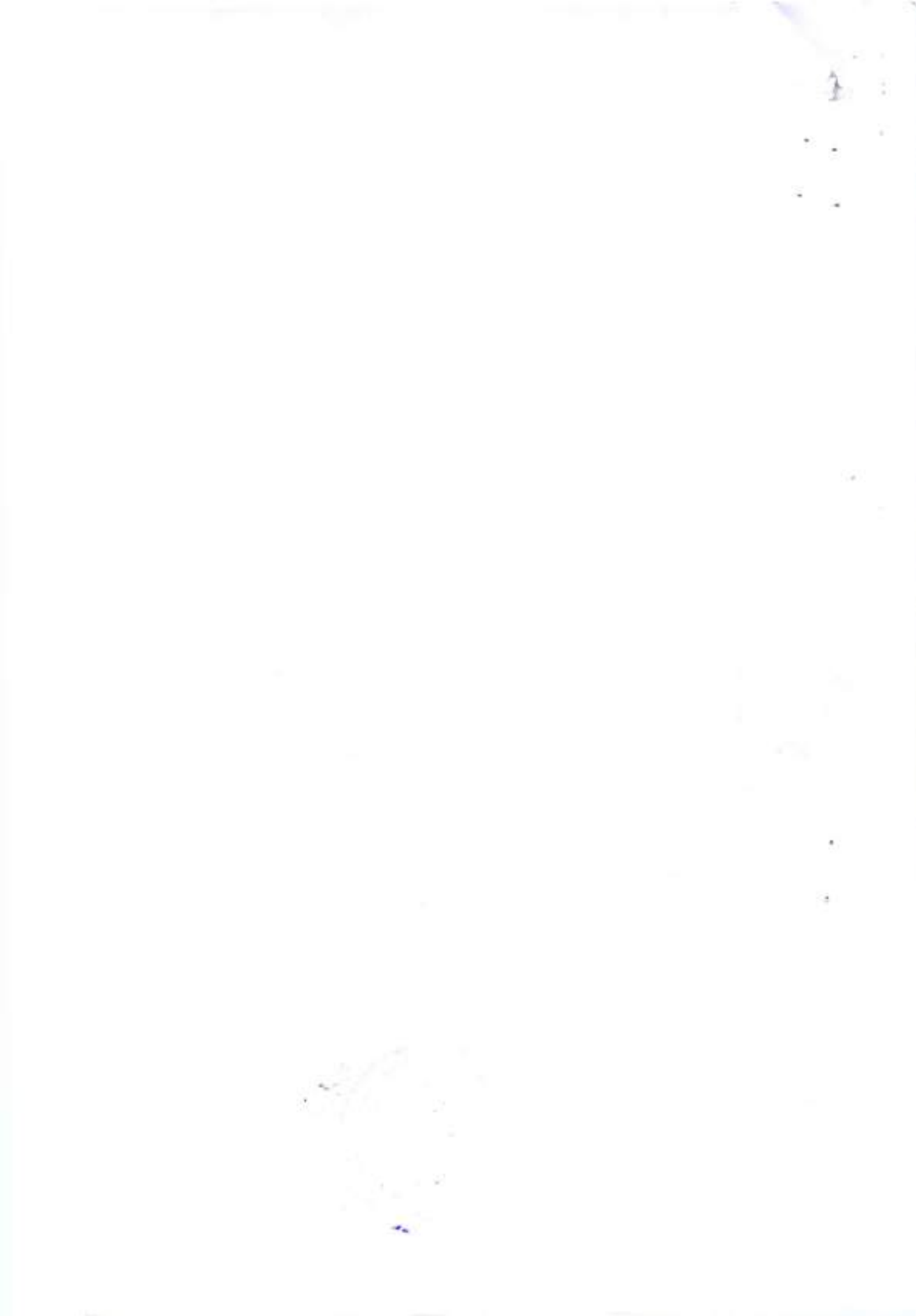
Representative Details :

| Sl No | Name & Address | Representative of |
|-------|---|--|
| 1 | Mr Rachit D Sanghvi Son of Mr Dinesh Sanghvi 22, Prince Anwar Shah Road, Post Office: Tollygunge, Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AHSPD3491P | LAXMIDHAN COMPLEX PRIVATE LIMITED (as Authorised Signatory), ABHINANDAN SUPPLIERS PRIVATE LIMITED (as Authorised Signatory), SUPRABHAT DEALER PRIVATE LIMITED (as Authorised Signatory), COLLOSSUS SUPPLIERS PRIVATE LIMITED (as Authorised Signatory), BILLENIU COMMERCIAL PRIVATE LIMITED (as Authorised Signatory), SPLENDED SUPPLIERS PRIVATE LIMITED (as Authorised Signatory), SPLENDED MARKETING PRIVATE LIMITED (as Authorised Signatory), AKSHARA COMMODEAL PRIVATE LIMITED (as Authorised Signatory), ACTIVE VANIJYA PRIVATE LIMITED (as Authorised Signatory), PRIMEROSE DEVELOPERS PRIVATE LIMITED (as Authorised Signatory), ANIKET COMMERCE PRIVATE LIMITED (as Authorised Signatory), SATWIK VINTRADE PRIVATE LIMITED (as Authorised Signatory) |
| 2 | Mr SAKET MOHTA Son of Mr Sushil Kumar Mohta 22 Prince Anwar Shah Road, Post Office: Tollygunge, Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKHPM9746Q | MERLIN PROJECTS LIMITED (as Director) |

Identifier Details :

| Name & address |
|---|
| Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, Post Office: Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Rachit D Sanghvi, Mr SAKET MOHTA |





| Transfer of property for L1 | | |
|-----------------------------|---------------------------------------|-------------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | LAXMIDHAN COMPLEX PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 2 | ABHINANDAN SUPPLIERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 3 | SUPRABHAT DEALER PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 4 | COLLOSSUS SUPPLIERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 5 | BILLENIUUM COMMERCIAL PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 6 | SPLENDED SUPPLIERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 7 | SPLENDED MARKETING PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 8 | AKSHARA COMMODEAL PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 9 | ACTIVE VANIJYA PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 10 | PRIMEROSE DEVELOPERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 11 | ANIKET COMMERCE PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 12 | SATWIK VINTRADE PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |

| Transfer of property for S1 | | |
|-----------------------------|---------------------------------------|---------------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | LAXMIDHAN COMPLEX PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.3333 Sq Ft |
| 2 | ABHINANDAN SUPPLIERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.3333 Sq Ft |
| 3 | SUPRABHAT DEALER PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.3333 Sq Ft |
| 4 | COLLOSSUS SUPPLIERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.3333 Sq Ft |
| 5 | BILLENIUUM COMMERCIAL PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.3333 Sq Ft |
| 6 | SPLENDED SUPPLIERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.3333 Sq Ft |
| 7 | SPLENDED MARKETING PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.3333 Sq Ft |
| 8 | AKSHARA COMMODEAL PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.3333 Sq Ft |
| 9 | ACTIVE VANIJYA PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.3333 Sq Ft |



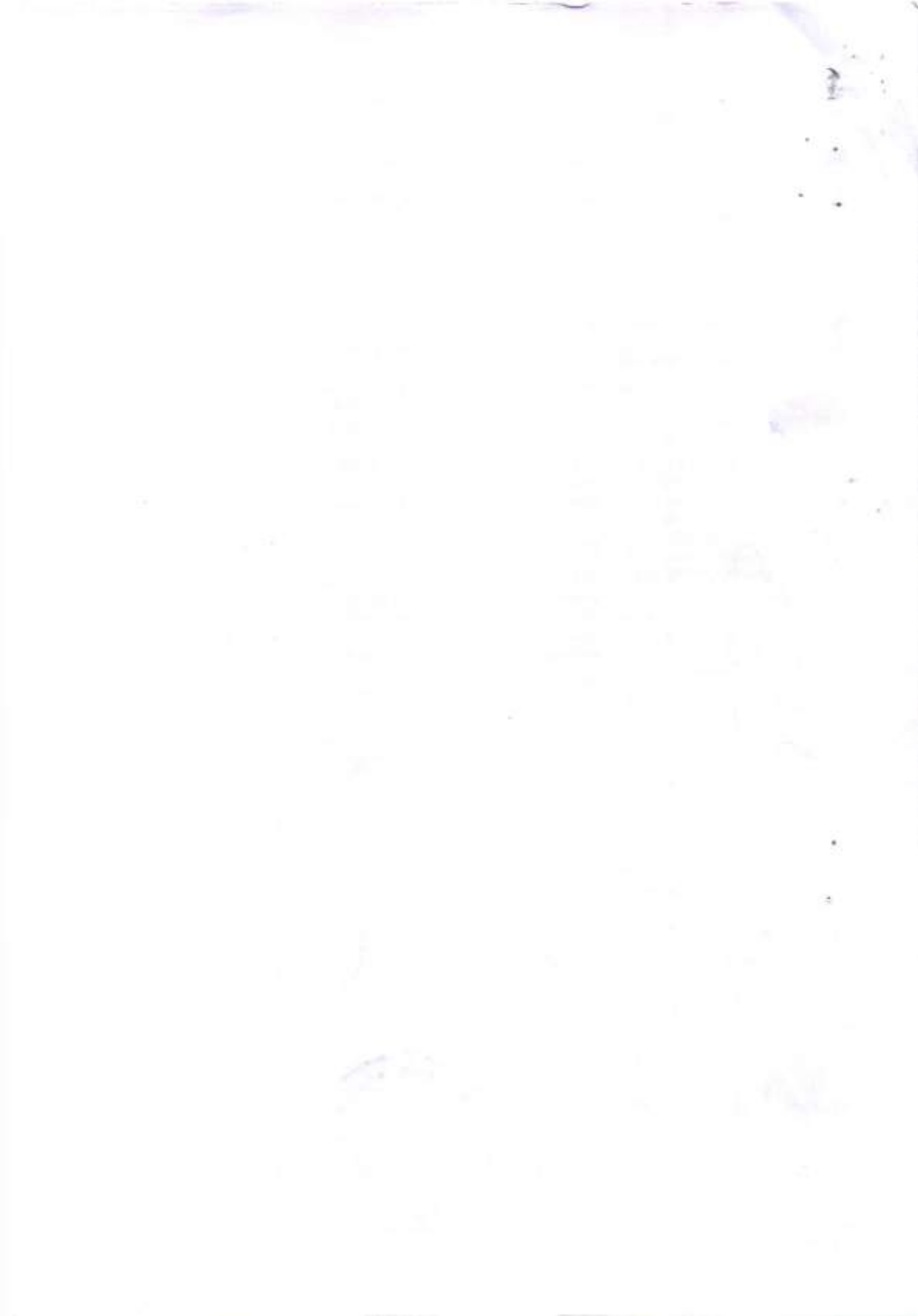
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| | | |
|----|--------------------------------------|---------------------------------------|
| 10 | PRIMEROSE DEVELOPERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.3333 Sq Ft |
| 11 | ANIKET COMMERCE PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.3333 Sq Ft |
| 12 | SATWIK VINTRADE PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.3333 Sq Ft |

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 27/10/2017 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.







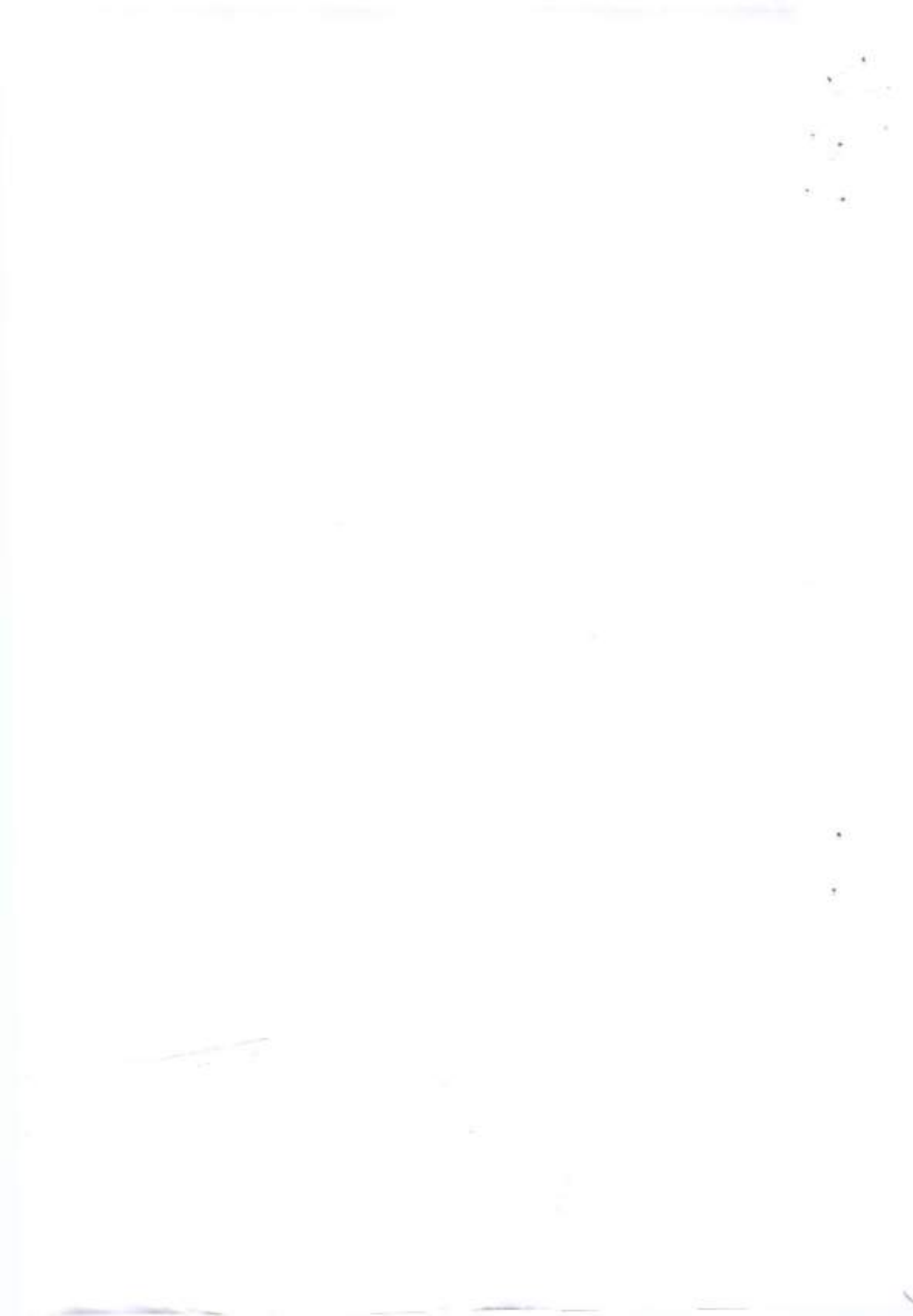
Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

| | | | |
|--|---|---------------------|------------|
| Visit Commission Case No / Year | 1602001814/2017 | Date of Application | 18/09/2017 |
| Query No / Year | 16020001302105/2017 | | |
| Transaction | [0110] Sale, Development Agreement or Construction agreement | | |
| Applicant Name of QueryNo | Mr Bapi Das | | |
| Stampduty Payable | Rs.75,021/- | | |
| Registration Fees Payable | Rs.6,053/- | | |
| Applicant Name of the Visit Commission | Mr A M Roy | | |
| Applicant Address | alipur kol | | |
| Place of Commission | 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN - 700033 | | |
| Expected Date and Time of Commission | 18/09/2017 1:00 AM | | |
| Fee Details | J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/- | | |
| Remarks | | | |







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16020001302105/2017

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

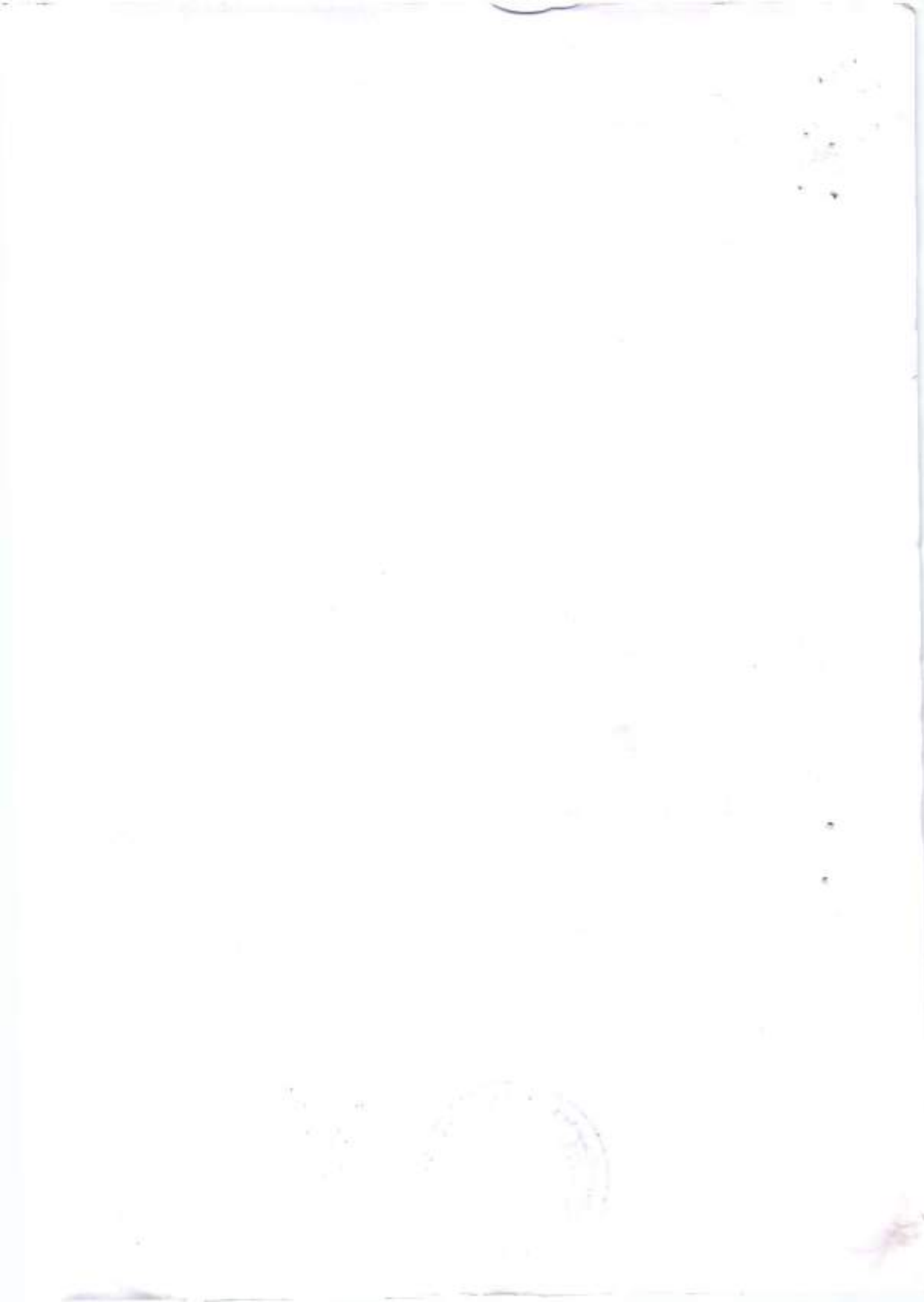
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|-----------------------|----------|-------|--------------|---------------------|
| | | | | | |



100
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| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|---|-------|--------------|---------------------|
| 1 | 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 Land Lord [LAXMIDHAN AN COMPLEX PRIVATE LIMITED] [ABHINANDAN SUPPLIERS PRIVATE LIMITED] [SUPRABHAT DEALER PRIVATE LIMITED] [COLLOSUS SUPPLIERS PRIVATE LIMITED] [BILLENIUM COMMERCIAL PRIVATE LIMITED] [SPLENDED SUPPLIERS PRIVATE LIMITED] [SPLENDED MARKETING PRIVATE LIMITED] [ASHAR | | | |



Major Information of the Deed

| | | | |
|--|--|---|------------|
| Deed No : | I-1602-08819/2017 | Date of Registration | 21/09/2017 |
| Query No / Year | 1602-0001302105/2017 | Office where deed is registered | |
| Query Date | 13/09/2017 7:48:37 PM | D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 11,85,82,746/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 75,121/- (Article:48(g)) | Rs. 6,053/- (Article:E, E, B, M(b), H) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area) | | |

Land Details :

District: South 24-Parganas, P. S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani – Netaji Sarak Crossing Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , Premises No. 1, Ward No: 121

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|-----|----------------------------|-------------------------|-----------------------|---------------------|
| L1 | . | | Bastu | | 75 Katha 4 Chatak 25 Sq Ft | 1/- | 11,82,82,746/- | Property is on Road |
| Grand Total : | | | | | 124.2221Dec | 1 /- | 1182,82,746 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1000 Sq Ft. | 1/- | 3,00,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 1000 sq ft | 1 /- | 3,00,000 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | LAXMIDHAN COMPLEX PRIVATE LIMITED Langolpota Bishnupur, P.O:- Rajarhat, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AADCL0236F, Status :Organization, Executed by: Representative, Executed by: Representative |
| 2 | ABHINANDAN SUPPLIERS PRIVATE LIMITED Geet Gobind, 43, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tolayunge, District-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAFCA3396M, Status :Organization, Executed by: Representative, Executed by: Representative |



| | |
|----|---|
| 3 | SUPRABHAT DEALER PRIVATE LIMITED 51, Nalini Seth Road, P.O:- Burrabazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AANCS2023H, Status :Organization, Executed by: Representative, Executed by: Representative |
| 4 | COLLOSSUS SUPPLIERS PRIVATE LIMITED 79, Shambhunath Pandit Street, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AACCC3087C, Status :Organization, Executed by: Representative, Executed by: Representative |
| 5 | BILLENIUM COMMERCIAL PRIVATE LIMITED 79, Shambhunath Pandit Street, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AACCB3276G, Status :Organization, Executed by: Representative, Executed by: Representative |
| 6 | SPLENDED SUPPLIERS PRIVATE LIMITED 79, Shambhunath Pandit Street, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAHCS8857R, Status :Organization, Executed by: Representative, Executed by: Representative |
| 7 | SPLENDED MARKETING PRIVATE LIMITED 79, Shambhunath Pandit Street, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAHCS8856Q, Status :Organization, Executed by: Representative, Executed by: Representative |
| 8 | AKSHARA COMMODEAL PRIVATE LIMITED 3, Mangoe Lane, P.O:- G P O, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAICA4106E, Status :Organization, Executed by: Representative, Executed by: Representative |
| 9 | ACTIVE VANIJYA PRIVATE LIMITED 1, British Indian Street, P.O:- Esplanade, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAFCA9449M, Status :Organization, Executed by: Representative, Executed by: Representative |
| 10 | PRIMEROSE DEVELOPERS PRIVATE LIMITED 493B, G. T. Road, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 , PAN No.:: AAICP0990R, Status :Organization, Executed by: Representative, Executed by: Representative |
| 11 | ANIKET COMMERCE PRIVATE LIMITED 5/8, Pankajini Chatterjee Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.:: AAFCA7016C, Status :Organization, Executed by: Representative, Executed by: Representative |
| 12 | SATWIK VINTRADE PRIVATE LIMITED 132, Cotton Street, 2nd Floor, Room No. 49, P.O:- Burrabazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAOCs1703R, Status :Organization, Executed by: Representative, Executed by: Representative |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | MERLIN PROJECTS LIMITED 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 |



Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr Rachit D Sanghvi (Presentant) 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 : LAXMIDHAN COMPLEX PRIVATE LIMITED (as Authorised Signatory), ABHINANDAN SUPPLIERS PRIVATE LIMITED (as Authorised Signatory), SUPRABHAT DEALER PRIVATE LIMITED (as Authorised Signatory), COLLOSSUS SUPPLIERS PRIVATE LIMITED (as Authorised Signatory), BILLENIU COMMERCIAL PRIVATE LIMITED (as Authorised Signatory), SPLENDED SUPPLIERS PRIVATE LIMITED (as Authorised Signatory), SPLENDED MARKETING PRIVATE LIMITED (as Authorised Signatory), AKSHARA COMMODEAL PRIVATE LIMITED (as Authorised Signatory), ACTIVE VANIJYA PRIVATE LIMITED (as Authorised Signatory), PRIMEROSE DEVELOPERS PRIVATE LIMITED (as Authorised Signatory), ANIKET COMMERCE PRIVATE LIMITED (as Authorised Signatory), SATWIK VINTRADE PRIVATE LIMITED (as Authorised Signatory) |
| 2 | Mr SAKET MOHTA Son of Mr Sushil Kumar Mohta 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.:: AKHPM9746Q Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Director) |

Identifier Details :

| Name & address |
|--|
| Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Rachit D Sanghvi, Mr SAKET MOHTA |
| |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------------------|-------------------------------------|
| 1 | LAXMIDHAN COMPLEX PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 2 | ABHINANDAN SUPPLIERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 3 | SUPRABHAT DEALER PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 4 | COLLOSSUS SUPPLIERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 5 | BILLENIU COMMERCIAL PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 6 | SPLENDED SUPPLIERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 7 | SPLENDED MARKETING PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 8 | AKSHARA COMMODEAL PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |



| | | |
|----|--------------------------------------|-------------------------------------|
| 9 | ACTIVE VANIJYA PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 10 | PRIMEROSE DEVELOPERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 11 | ANIKET COMMERCE PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |
| 12 | SATWIK VINTRADE PRIVATE LIMITED | MERLIN PROJECTS LIMITED-10.3518 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------------------|---|
| 1 | LAXMIDHAN COMPLEX PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.33333300 Sq Ft |
| 2 | ABHINANDAN SUPPLIERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.33333300 Sq Ft |
| 3 | SUPRABHAT DEALER PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.33333300 Sq Ft |
| 4 | COLLOSSUS SUPPLIERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.33333300 Sq Ft |
| 5 | BILLENIUM COMMERCIAL PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.33333300 Sq Ft |
| 6 | SPLENDED SUPPLIERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.33333300 Sq Ft |
| 7 | SPLENDED MARKETING PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.33333300 Sq Ft |
| 8 | AKSHARA COMMODEAL PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.33333300 Sq Ft |
| 9 | ACTIVE VANIJYA PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.33333300 Sq Ft |
| 10 | PRIMEROSE DEVELOPERS PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.33333300 Sq Ft |
| 11 | ANIKET COMMERCE PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.33333300 Sq Ft |
| 12 | SATWIK VINTRADE PRIVATE LIMITED | MERLIN PROJECTS LIMITED-83.33333300 Sq Ft |

Endorsement For Deed Number : 1 - 160208819 / 2017



On 14-09-2017

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 11,85,82,746/-

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-09-2017

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

Presented for registration at 16:10 hrs on 20-09-2017, at the Private residence by Mr Rachit D Sanghvi ,

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

Execution is admitted on 20-09-2017 by Mr Rachit D Sanghvi, Authorised Signatory, LAXMIDHAN COMPLEX PRIVATE LIMITED, Langolpota Bishnupur, P.O:- Rajarhat, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135; Authorised Signatory, ABHINANDAN SUPPLIERS PRIVATE LIMITED, Geet Gobind, 43, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026; Authorised Signatory, SUPRABHAT DEALER PRIVATE LIMITED, 51, Nalini Seth Road, P.O:- Burrabazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007; Authorised Signatory, COLLOSSUS SUPPLIERS PRIVATE LIMITED, 79, Shambhunath Pandit Street, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, BILLENIUM COMMERCIAL PRIVATE LIMITED, 79, Shambhunath Pandit Street, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, SPLENDED SUPPLIERS PRIVATE LIMITED, 79, Shambhunath Pandit Street, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, SPLENDED MARKETING PRIVATE LIMITED, 79, Shambhunath Pandit Street, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, AKSHARA COMMODEAL PRIVATE LIMITED, 3, Mangoe Lane, P.O:- G P O, P.S:- Bowbazar, District-Kolkata, West Bengal, India, PIN - 700001; Authorised Signatory, ACTIVE VANIJYA PRIVATE LIMITED, 1, British Indian Street, P.O:- Esplanade, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, PRIMEROSE DEVELOPERS PRIVATE LIMITED, 493B, G. T. Road, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102; Authorised Signatory, ANIKET COMMERCE PRIVATE LIMITED, 5/8, Pankajini Chatterjee Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033; Authorised Signatory, SATWIK VINTRADE PRIVATE LIMITED, 132, Cotton Street, 2nd Floor, Room No. 49, P.O:- Burrabazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007

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

Execution is admitted on 20-09-2017 by Mr SAKET MOHTA, Director, MERLIN PROJECTS LIMITED, 22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033



Indetified by Mr Saroj Kumar Ram, , Son of Late A K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-09-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,053/- (B = Rs 6,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,053/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2017 3:42PM with Govt. Ref. No: 192017180079157121 on 16-09-2017, Amount Rs: 6,053/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB16092017031559 on 16-09-2017, Head of Account 0030-03-104-001-16

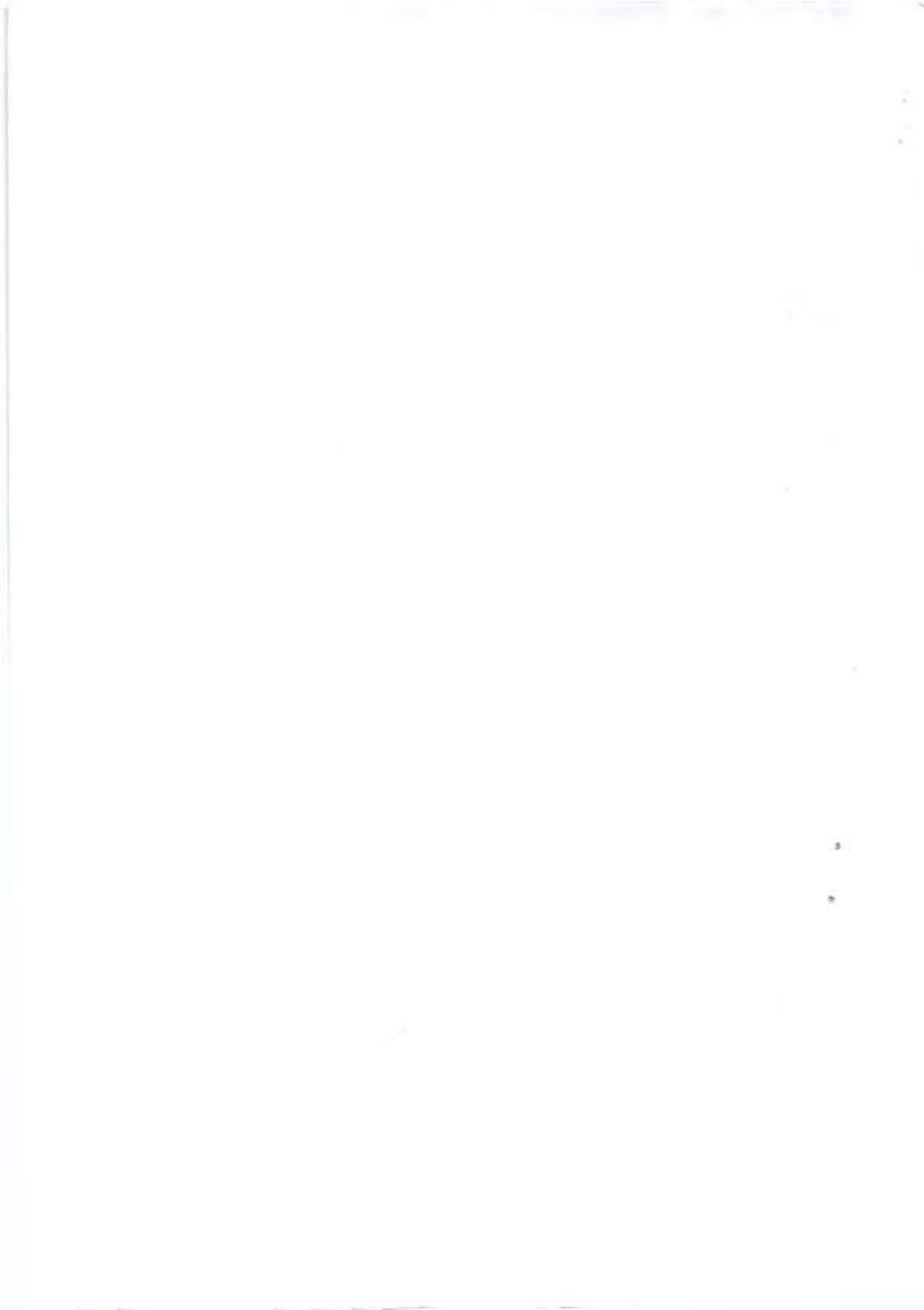
Payment of Stamp Duty

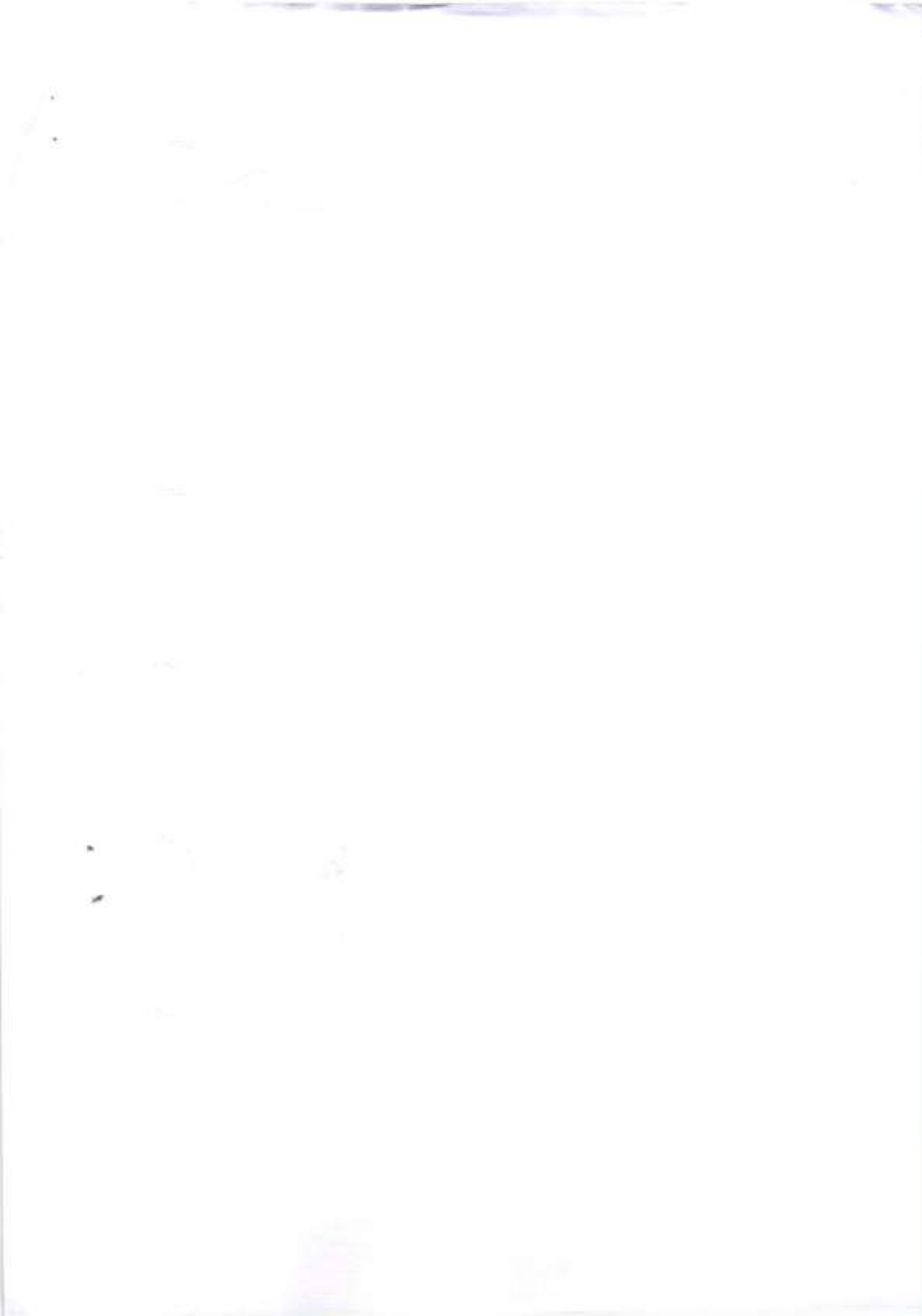
Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 53371, Amount: Rs.100/-, Date of Purchase: 08/07/2017, Vendor name: Jaydeep Chatterjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2017 3:42PM with Govt. Ref. No: 192017180079157121 on 16-09-2017, Amount Rs: 75,021/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB16092017031559 on 16-09-2017, Head of Account 0030-02-103-003-02

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 258148 to 258208

being No 160208819 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.09.22 14:32:58 +05:30
Reason: Digital Signing of Deed.

Rina Chaudhury

(Rina Chaudhury) 22/09/2017 14:32:38
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)