

02618/17

I08385/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

13AB 584842

15-15  
2/9/17  
S.No. 126/284/17

District Sub-Registrar-II  
Alipore, South 24 Parganas

- 8 SEP 2017

**AGREEMENT**

THIS AGREEMENT is entered into on this 7<sup>th</sup> date of September 2017.

**BETWEEN**

**AVS GLOBAL PVT. LTD.**, (PAN- AADCM8214A), a company within the meaning of the Companies Act 1956, having its registered office situated at Amarasudha Building, 3<sup>rd</sup> floor, 5A/1A, Lord Sinha Road, P.O.- Middleton Street, Police Station- Shakespeare Sarani, Kolkata 700071, represented by one of its Director **Mr. Vivek Sarada**, (PAN- ALQPS6813E), son of Sri Sushil Kumar Sarada, being **CO-OWNER** of the property and hereinafter referred to as the **FIRST PARTY** (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).

2478 10 AUG 2017  
Name - S.C. Mazumder (Advt)  
Address - Alipore Police Court No-27  
Rs.  
Sign  
A. K. PURKAYASTHA (STAMP YEN 99)  
Alipore Police Court No-27

*Sub-Registered*



4233

**MERLIN PROJECTS LTD.**

*Sub-Registered*  
Director



4234

**AVS GLOBAL PRIVATE LIMITED**

*Sub-Registered*  
Director

District Sub-Register-II  
Alipore, South 24 Parganas

07 SEP 2017

Saraj Kumar Roy  
110 Lot A-16 Row  
Alipore Police Court  
4227 BK



**AND**

**MERLIN PROJECTS LIMITED, (PAN- AACCM0505B)**, a company within the meaning of the Companies Act 1956, having its registered office situated at No. 22, Prince Anwar Shah Road, Kolkata-700033 Police Station-Charu Market, Kolkata-700033, represented by one of its Director **Mr. Saket Mohta, (PAN- AKHPM9746Q)**, son of Sri Sushil Mohta, being the **DEVELOPER** and hereinafter referred to as the **SECOND PARTY** (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).

**WHEREAS** Smt. Savita Devi Mall was the Co-owner to the extent of 1/32 share in all that the premises no. 1, No. Raja Ram Mohan Roy Road, Kolkata- 700041, morefully and particularly mentioned in Schedule I. The said Smt. Savita Devi Mall along with other Co-Owners of the property agreed to develop the same with M/s Merlin Projects Ltd., the Developer herein. The said Smt. Savita Devi Mall entered into a Development Agreement dated 1<sup>st</sup> day of March, 2014 duly registered before the District Sub Registrar II, South 24 Parganas, Alipore being no. 2949 for the year 2014.

**AND WHEREAS** the said Smt. Savita Devi Mall was entitled to assign her right, assigned and transferred, her share to AVS Global Pvt. Ltd. in her place and stead subject to Assignee shall abide by the terms and conditions of the aforesaid development agreement dated 1st march 2014.

**AND WHEREAS** the said Smt. Savita Devi Mall subsequently has assigned her 1/32 share in the property mentioned in Schedule I to AVS Global Pvt. Ltd. by a Deed of Conveyance being registered no. 2155 of 2016 dated 12<sup>th</sup> day of March, 2016 recorded in Book No. I, CD Vol. No.1901-2016, Page from 76882 to 76918 before the ARA-I, Kolkata, for the consideration as mentioned in the said deed of conveyance. It has been a condition with the said AVS Global Pvt. Ltd., the Assignee would be bound by the terms and conditions in the development agreement dated 1st march 2014 , Similarly AVS Global Pvt. Ltd., has further agreed to abide by all the terms and conditions and fulfill the obligations as mentioned in the said development agreement and thereby -stepped into the shoes of the Smt. Savita Devi Mall, for aforesaid 1/32 share in the property

**AND WHEREAS** Subsequent to the development agreement, M/s Merlin Projects Ltd. has prepared a building plan and has obtained sanction of the same. The area statement along with entitlement of each 1/32 share is calculated and mentioned in Schedule II.



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Alipore, South 24 Parganas

7 SEP 2017

**AND WHEREAS** the developer Merlin Projects Limited in accordance with the development agreement and sanction plan commenced development of the project and the same is under construction stage.

Subsequent to the aforesaid Assignment and sanction plans, it is agreed between the parties to record the aforesaid Assignments and introduction of the 1<sup>st</sup> Party in the proposed scheme and it is hereby therefore recorded by and between the parties as follows:

**Now this Agreement witness as follows:**

1. That the said AVS Global Pvt. Ltd. has now stepped in the shoes of Smt Savita Devi Mall, with the rights and obligations attached to same, and it is hereby recorded that the said AVS Global Pvt. Ltd. shall be entitled to the benefits of the development agreement.
2. The said AVS Global Pvt. Ltd. has further agreed to abide by all the terms and conditions as mentioned in the development agreement.
3. In the aforesaid development agreement, the parties agreed to allocate the respective areas of their share. However, subsequently, the said **AVS GLOBAL PVT LTD.** has requested the developer to sell its share of space and instead of getting the allocation of space; it has agreed for revenue sharing of the sale proceeds for its share. As per the development agreement, the land owners were entitled to **42%** of the constructed area available in the proposed project as per the FAR available which is 2.25 in the proposed building and **30%** of the constructed area which shall be available in addition to the aforesaid FAR available of 2.25 in the proposed project. The weightage average for both the portions of the areas has been worked out to be **40.114%**.
4. In the said circumstances, the said AVS GLOBAL PRIVATE LIMITED will be entitled to 1/32 share of **40.114%** of net sales proceeds. However, the said AVS GLOBAL PVT LTD. shall bear the costs of Sales and Marketing for his share of revenue which is 4% which shall include brokerage, cost of advertising, cost of model flat, brochures etc.
5. The Developer has agreed to make an advance refundable Security Deposit of Rs.20,00,000 (Rupees Twenty Lacs) only, out of which Rs.10,00,000/- (Rupees Ten Lacs) has already been paid and further sum of Rs. 10,00,000/- (Rupees Ten Lacs) is being paid simultaneously upon execution of this present. The said amount of Rs.20,00,000/- will be refunded by the owner to the developer after completion of the construction of the building.



*[Handwritten signature]*

District Sub-Register-II  
Alipore, South 24 Parganas

7 SEP 2017



6. In case of any addition features or fittings shall be provided to enhance the product value for the purpose of marketing which shall be in addition to the specification mentioned in the Development Agreement, the Developer shall be entitled to realize cost of the same.
7. In the like manner, the co-Owner will also comply with all the obligations as mentioned in the Development Agreement including delivering the complete vacant possession of the premises to the Developer by vacating the occupant namely, Shambhu N. Biswanath and family at their own cost.

#### **SCHEDULE I**

**ALL THAT** undivided share of the piece and parcel of land containing by estimation an area of 6 Cottahs 2 Chattaks (more or less) equals to **10.367** Decimals out of total land area 3 acres 32 Decimals (more or less) comprised in R.S. Dag Nos. 472,473,474,475 and 476 under RS 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.



District Sub-Register-II  
Alipore, South 24 Parganas

07 SEP 2017



**SCHEDULE- II**

IN CASE OF REVENUE SHARE							
Construction Area as per KMC	=	50531.290	sq.m				
Additional Area for 1st Floor Terrace ( To be sold with Flats like triple ht balcony)	=	945.002	sq.m	=	10172	sft.	
Total Construction Area	=	51476.292	sq.m				
Area gained as per new amendment in KMC bye laws -							
Triple Height Balcony	=	2552.400	sq.m				
10% area gained for Green Building	=	4593.754	sq.m		( 10/110) of	50531.290	sq.m)
Additional Area for 1st Floor Terrace	=	945.002	sq.m	=	10172	sft.	
Total Area Gained as per new amendment in KMC bye laws -	=	8091.155	sq.m				
Net Construction area as per Existing KMC Bye Laws	=	43385.136	sq.m		[ FAR area	30188.138	sq.m
					+ other area	13196.999	sq.m ]
Land Owner's allocation -							
42% of Net Construction area as per Existing KMC Bye Laws	=	18221.757	sq.m				
30% of Total Area Gained as per new amendment in KMC bye laws	=	2427.347	sq.m				
Total	=	20649.104	sq.m				
Average Land Owner's allocation Percentage -		40.114	%				
					For Each Owner ( 32 part )		
Residential Built Up Area ( Including 50% of Triple ht Balcony )		343513	sft				
Owner's Allocation		137796.166	sft		4306.130	sft	
Residential Super Built Up Area ( Considering 25% SBU - BU )		458017	sft				
Owner's Allocation		183728.087	sft		5741.503	sft	
Retail Built Up Area		6543	sft				
Owner's Allocation		2624.647	sft		82.020	sft	
Retail Super Built Up Area (Considering 25% SBU - BU )		8724	sft				
Owner's Allocation		3499.529	sft		109.360	sft	
Total Number of Car Parking							
Covered		364					
Owner's Allocation		146	Nos.				
Open		18					
Owner's Allocation		7	Nos.				
Parking Area		103032	sft				
Owner's Allocation		41330	sft		1291.566	sft	
In case of revenue share , owner will get sale value of flat and car parking, altogether in the project @	40.114	%					

ARCHITECH : SANJAY MANDAL



*[Handwritten signature]*

District Sub-Register-II  
Alipore, South 24 Parganas

- 7 SEP 2017

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

Witnesses

1. *Sanjay Kumar Ran*  
*Alipore Police Court*  
*Nov 27*
2. *Sandeep Mungroo,*  
*22/PA. Shah Rd,*  
*Kolkata-700033.*

AV'S GLOBAL PRIVATE LIMITED

*Devesh Das*  
Director

FIRST PARTY

MERLIN PROJECTS LTD.

*Chaitanya*  
Director

SECOND PARTY



District Sub-Register-II  
Alipore, South 24 Parganas

- 7 SEP 2017



Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name VIVEK SAROA

Signature *Vivek Saroa*

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name \_\_\_\_\_

Signature *[Signature]*

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name \_\_\_\_\_

Signature \_\_\_\_\_



District Sub-Register-II  
Alipore, South 24 Parganas

- 7 SEP 2017

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

GRN: 19-201718-007221277-1

Payment Mode Online Payment

GRN Date: 07/09/2017 13:26:30

Bank : Indian Bank

BRN : IB07092017030157

BRN Date: 07/09/2017 13:27:26

DEPOSITOR'S DETAILS

Id No. : 16020001261284/6/2017  
[Query No./Query Year]

Name : MERLIN PROJECTS LTD

Contact No. : Mobile No. : +91 9830373677

E-mail :

Address : 22 PRINCE ANWARSHAH ROAD KOLKATA 700033

Applicant Name : Mr SAROJ KUMAR RAM

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16020001261284/6/2017	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	16020001261284/6/2017	Property Registration- Registration Fees	0030-03-104-001-16	20053

Total

40074

In Words : Rupees Forty Thousand Seventy Four only







Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1602-0001261284/2017	Office where deed will be registered
Query Date	06/09/2017 11:59:56 AM	D.S.R. - I   SOUTH 24-PARGANAS, District. South 24-Parganas
Applicant Name, Address & Other Details	SAROJ KUMAR RAM Thara : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status : Deed Writer	
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 : 20,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,12,61,092/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,021/- (Article:48(g))	Rs. 20,053/- (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	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		6 Katha 2 Chatak	1/-	1,12,01,092/-	Property is on Road
Grand Total :					10.1063Dec	1 /-	112,01,092 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Query Number :- 1602-0001261284/2017 Generated from Registration offices





**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	AVS GLOBAL PVT LTD AMRASUDHA BUILDINGS , 5A/1A LORD SINHA ROAD, P.O:- MIDDLETON STREET, P.S:- Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN - 700071 . PAN No.: AADCM8214A, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	MERLIN PROJECTS LIMITED 79 SAMBHU NATH PANDIT STREET, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 . PAN No.: AACCM0505B, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr VIVEK SARDA Son of SUSHIL KR SARDA 5A/1A LORD SINHA ROAD, P.O:- MIDDLETON STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALQPS6813E	AVS GLOBAL PVT LTD (as DIRECTOR)
2	SAKET MOHTA Son of Shri SUSHIL MOHTA 79 SAMBHU NATH PANDIT STREET, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKHPM9746Q	MERLIN PROJECTS LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address	
Mr SAROJ KR RAM Son of Late A K RAM ALIPORE, 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 VIVEK SARDA, SAKET MOHTA	
	N

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	AVS GLOBAL PVT LTD	MERLIN PROJECTS LIMITED-10.1062 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	AVS GLOBAL PVT LTD	MERLIN PROJECTS LIMITED-200.00000000 Sq Ft









100

100

100

100

100

100

100



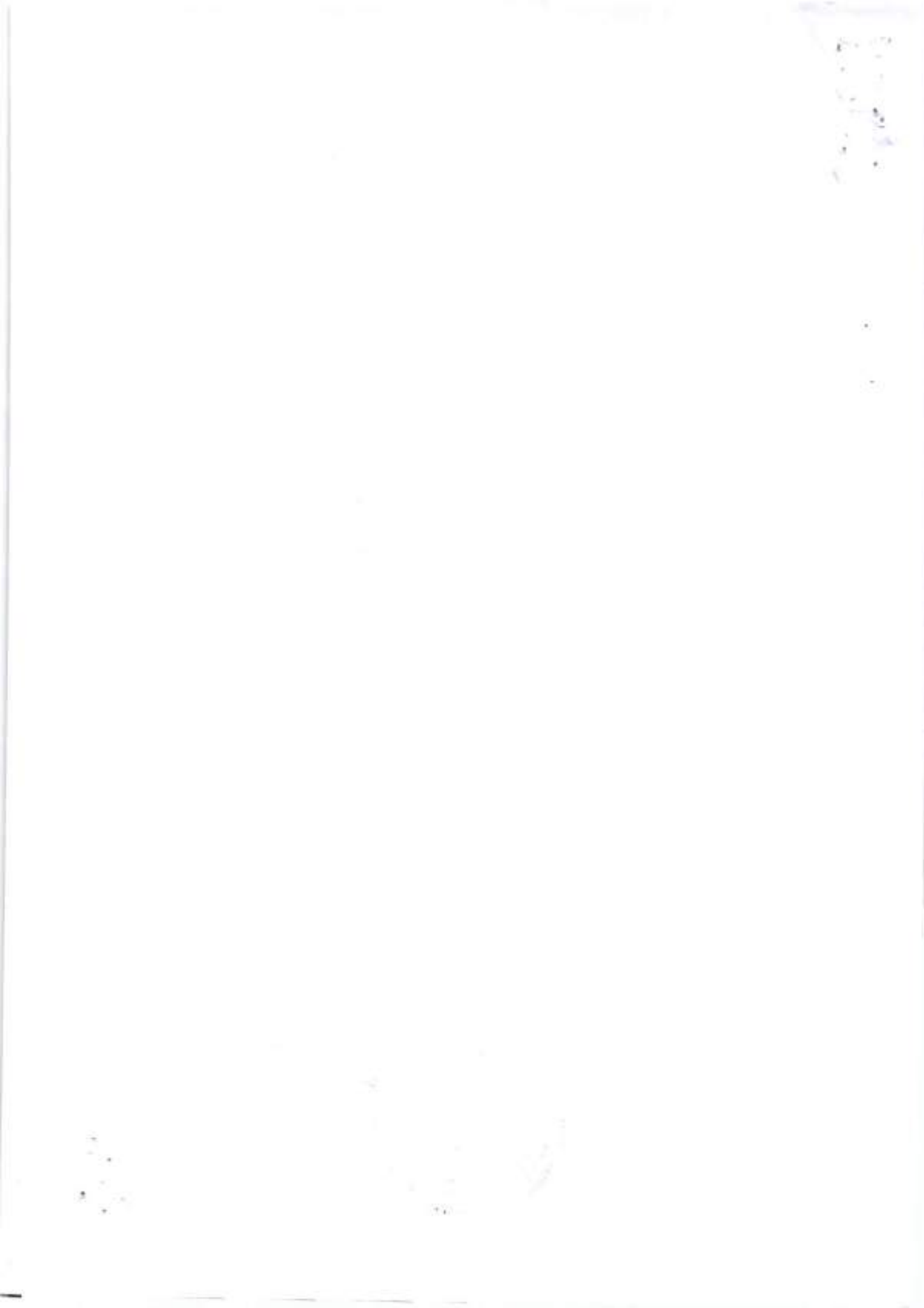


**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 06/10/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 20/10/2017) 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.







### Major Information of the Deed

Deed No :	I-1602-08385/2017	Date of Registration	08/09/2017
Query No / Year	1602-0001261284/2017	Office where deed is registered	
Query Date	06/09/2017 11:59:56 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAROJ KUMAR RAM Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status : Deed Writer		
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 : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,12,61,092/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,031/- (Article:48(g))	Rs. 20,053/- (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	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 2 Chatak	1/-	1,12,01,092/-	Property is on Road
<b>Grand Total :</b>					<b>10.1063Dec</b>	<b>1/-</b>	<b>112,01,092 /-</b>

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>60,000 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AVS GLOBAL PVT LTD</b> AMRASUDHA BUILDINGS , 5A/1A LORD SINHA ROAD, P.O:- MIDDLETON STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No : AADCM8214A, Status : Organization, Executed by: Representative, Executed by: Representative





**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MERLIN PROJECTS LIMITED</b> 79 SAMBHU NATH PANDIT STREET, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AACCM0505B, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr VIVEK SARDA</b> Son of SUSHIL KR SARDA 5A/1A LORD SINHA ROAD, P.O:- MIDDLETON STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALQPS6813E Status : Representative, Representative of : AVS GLOBAL PVT LTD (as DIRECTOR)
2	<b>SAKET MOHTA (Presentant )</b> Son of Shri SUSHIL MOHTA 79 SAMBHU NATH PANDIT STREET, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, 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 KR RAM Son of Late A K RAM ALIPORE, 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 VIVEK SARDA, SAKET MOHTA	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	AVS GLOBAL PVT LTD	MERLIN PROJECTS LIMITED-10.1062 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	AVS GLOBAL PVT LTD	MERLIN PROJECTS LIMITED-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160208385 / 2017









On 06-09-2017

**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 1,12,61,092/-

*Rina Chaudhury*

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

On 07-09-2017

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

Presented for registration at 15:15 hrs on 07-09-2017, at the Private residence by SAKET MOHTA ..

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

Execution is admitted on 07-09-2017 by Mr VIVEK SARDA, DIRECTOR, AVS GLOBAL PVT LTD (Private Limited Company), AMRASUDHA BUILDINGS , 5A/1A LORD SINHA ROAD, P.O:- MIDDLETON STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr SAROJ KR RAM, , Son of Late A K RAM, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 07-09-2017 by SAKET MOHTA, DIRECTOR, MERLIN PROJECTS LIMITED (Private Limited Company), 79 SAMBHU NATH PANDIT STREET, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SAROJ KR RAM, , Son of Late A K RAM, ALIPORE, 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. - I | SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 08-09-2017

**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 20,053/- ( B = Rs 20,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,053/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/09/2017 1:27PM with Govt. Ref. No: 192017180072212771 on 07-09-2017, Amount Rs: 20,053/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB07092017030157 on 07-09-2017, Head of Account 0030-03-104-001-16





### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 20,021/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 2478, Amount: Rs.10/-, Date of Purchase: 10/08/2017, Vendor name: A K Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2017 1:27PM with Govt. Ref. No: 192017180072212771 on 07-09-2017, Amount Rs: 20,021/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB07092017030157 on 07-09-2017, 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 243509 to 243525  
being No 160208385 for the year 2017.



Digitally signed by RINA CHAUDHURY  
Date: 2017.09.11 13:27:59 +05:30  
Reason: Digital Signing of Deed.

*R. Chaudhury*

(Rina Chaudhury) 11/09/2017 13:27:40  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)