

16-09/15

734/2015



30.5/15

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 716255

S. O. B. 1189/15  
 23-9-15  
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 Additional Registrar of  
 Assurance - IV, Kolkata



Certified that the document is certified to  
 be a true and correct copy of the original  
 document on the date of issue.

ADDITIONAL REGISTRAR  
 OF ASSURANCE - IV, KOLKATA  
 - 1 OCT 2015

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made this \_\_\_\_\_ day of  
 Two Thousand Fifteen BETWEEN (1) NORTHSTAR MERCHANTS  
 PRIVATE LIMITED (PAN NO. AACCN 6593N), (2) SYNERGY BARTER  
 PRIVATE LIMITED (PAN NO. AALCS 4798P), (3) TWINKLE  
 COMMOTRADE PRIVATE LIMITED (PAN NO. AACCT 8169J), (4)  
 VANTAGE DISTRIBUTORS PRIVATE LIMITED (PAN NO. AACCV 6114B),  
 (5) SUHANA VINIMAY PRIVATE LIMITED (PAN NO. AALCS 4619R), (6)  
 ZED VYAPAAR PRIVATE LIMITED (PAN NO. AAACZ 3110B), (7)  
 AASTHA TRADECOMM PRIVATE LIMITED (PAN NO. AAGCA 7218M),  
 (8) KASTURI COMMOMDEAL PRIVATE LIMITED (PAN NO. AADCK  
 2446E), (9) LIBERAL DISTRIBUTORS PRIVATE LIMITED (PAN NO.  
 AAVCL 3995K), (10) FASTER COMMERCIAL PRIVATE LIMITED (PAN  
 NO. AABCF 1644F), (11) SUNDARAM VINCOM PRIVATE LIMITED (PAN

23-9-15

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1891

06 AUG 2015

Date: .....  
 Sold to: ..... S. G. MAZUMDER (ADV)  
 of: ..... Alipore Police Court  
 Kolkata-27  
 Rupees: .....

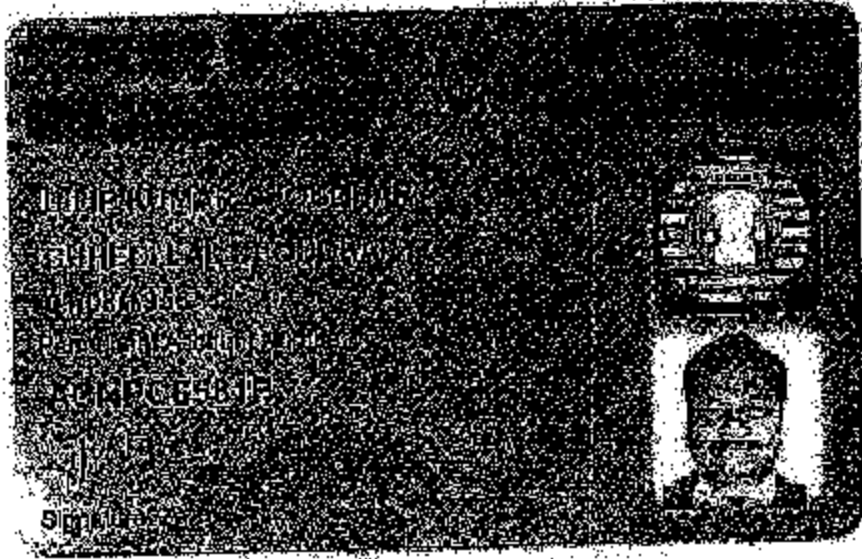


Samiran Das  
 Stamp Vendor  
 Alipore Police Court  
 South 24 Pgs., Kol 27

*D. Sharma*



ADDITIONAL REGISTRAR  
 OF ASSURANCES  
 23 SEP 2015



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ADDITIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA  
23 SEP 2013



Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1904000232/2015	Date of Application	23/09/2015
Query No / Year	19040000691189/2015		
Transaction	[01 10] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr MANI SANKAR ROY CHOWDHURY		
Stampduty Payable	Rs.75,021/-		
Registration Fees Payable	Rs.1,10,094/-		
Applicant Name of the Visit Commission	Mr M S Roychowdhury		
Applicant Address	r.issel st		
Place of Commission	russe. st		
Expected Date and Time of Commission	23/09/2015 2:30 PM		
Fee Details	J1. 250/-, J2: 250/-, PTA-J(2): 0/-, Total Fees Paid: 500/-		
Remarks			







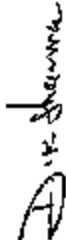
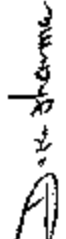
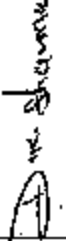
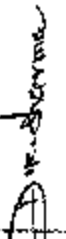
Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

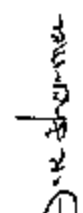
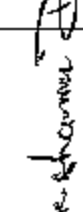
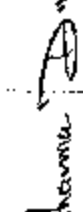

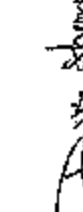
Signature / LTI Sheet of Query No/Year 19040000691189/2015

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

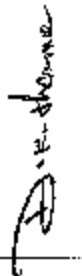
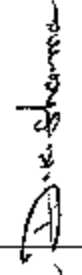
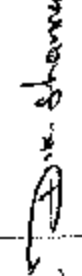
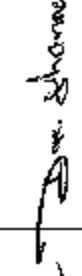
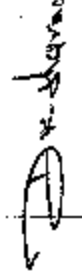
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.0	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District-Kolkata, West Bengal, India PIN - 700008	Representative of Land Lord [AASTHA TRADECOM PVT LTD]		 5250	 28/09/15
1.1	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord [FASTER COMMERCIAL VINCOM PVT LTD]			 28/09/15
1.2	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord [KASTURI COMMODAL PVT LTD]			 28/09/15
1.3	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District-Kolkata, West Bengal, India, PIN - 700008	Representative of Land Lord [LIBERAL DISTRIBUTORS PVT LTD]			 28/09/15





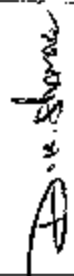

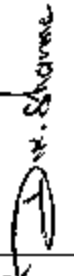


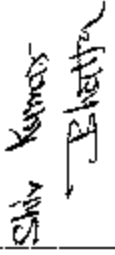
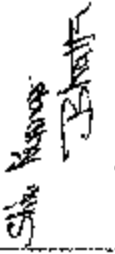
Sl No.	Nama of the Executant	Category	Photo	Finger Print	Signature with date
1.4	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District:-Kolkata, West Benge., India, PIN - 700006	Representative of Land Lord (NORTH-S TAR MERCHA KTS PVT LTD)			 23/09/15
1.5	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord (PLATINUM VYAPAAR PVT LTD)			 23/09/15
1.6	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord (PRESIDENTY TRADERS PVT LTD)			 23/09/15
1.7	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal India, PIN - 700006	Representative of Land Lord (QUEST SUPPLIES PVT LTD)			 23/09/15
1.8	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord (SHARMA ESTABLISHMENTS PVT LTD)			 23/09/15



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.9	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord [SUHANA VINIMAY PVT LTD]			 22/09/15
1.10	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord [SUNDAR AM VINCOM PVT LTD]			 22/09/15
1.11	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord [SYNERGY BARBER PVT LTD]			 23/09/15
1.12	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord [TWINKLE COMMOT RADES PVT LTD]			 23/09/15
1.13	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord [UPSTAR COMMOTIES PVT LTD]			 23/09/15



ADMITTED TO THE REGISTER  
OF ASSURANCE COMPANIES  
23 SEP 1954

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.14	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District-Kolkata, West Bengal, India. PIN - 700006	Representative of Land Lord [VANTAGE DISTRIBUTORS PVT LTD]			 23/09/15
1.15	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord [ZED VYAPAAR PVT LTD]			 23/09/15
1.15	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006	Representative of Land Lord [ZOOM VINCOM PVT LTD]			 23/09/15
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.0	Mr SHIV KUMAR BHATTER 2, BISHOP LAFROY ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [BANGS COMMODITY TRADE PVT LTD]			 23/09/15
2.1	Mr SHIV KUMAR BHATTER 2, BISHOP LAFROY ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India. PIN - 700020	Representative of Land Lord [GLORY VYAPAAR PVT LTD]			 23/09/15



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.2	Mr SHIV KUMAR BHATTER 2, BISHOP LAFROY ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [GOLDMINE COMMERCIAL PVT LTD]			Shiv Kumar Bhatter 29/09/15
2.3	Mr SHIV KUMAR BHATTER 2, BISHOP LAFROY ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [JUPITER DEALERS PVT LTD]			Shiv Kumar Bhatter 29/09/15
2.4	Mr SHIV KUMAR BHATTER 2, BISHOP LAFROY ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [IFESTYLE AGENTS PVT LTD]			Shiv Kumar Bhatter 29/09/15
2.5	Mr SHIV KUMAR BHATTER 2, BISHOP LAFROY ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [MINOLTA AGENCIES PVT LTD]			Shiv Kumar Bhatter 29/09/15
2.6	Mr SHIV KUMAR BHATTER 2, BISHOP LAFROY ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [OCTAGON SUPPLIES PVT LTD]			Shiv Kumar Bhatter 29/09/15



ADDITIONAL MEMBERS  
OF ASSURANCE IN KATA  
23 SEP 2011



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.7	Mr SHIV KUMAR BHATTER 2, BISHOP LAFROY ROAD, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [PANTHER MARKET] NG PVT LTD]			Shiv Kumar Bhatter 23/09/15
2.8	Mr SHIV KUMAR BHATTER 2, BISHOP LAFROY ROAD P.O.- BHAWANIPORE, P.S.- Bhawanipore, District:- South 24-Parganas West Bengal, India, PIN - 700020	Representative of Land Lord [PLANET VANIYA PVT LTD]			Shiv Kumar Bhatter 23/09/15
2.9	Mr SHIV KUMAR BHATTER 2, BISHOP LAFROY ROAD, P.O.- BHAWANIPORE, P.S.- Bhawanipore District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [PRATHANA SALES AGENCIES PVT LTD]			Shiv Kumar Bhatter 23/09/15
2.10	Mr SHIV KUMAR BHATTER 2, BISHOP LAFROY ROAD, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [PRESIDENCY TRADERS PVT LTD]			Shiv Kumar Bhatter 23/09/15
2.11	Mr SHIV KUMAR BHATTER 2, BISHOP LAFROY ROAD, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [PRINCIPLES SALES AGENCIES PVT LTD]			Shiv Kumar Bhatter 23/09/15





2000-01







20 SEP 2014

*[Faint, illegible text]*

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
3	Mr DILIP CHOUDHARY 22, PRINCE ANWAR SHAH ROAD, P.O:- CHARU MARKET, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN - 700033	Represent ative of Developer (MERIT IN DEVELOP MENTS)			
Sl No.	Name and Address of Identifier	Identifier of			Signature with date
1	Mr JAYANTA PANDIT Son of Late GOUR HARI PANDIT CHOWHATI NETAJI BLOCK, P.O:- CHOWHATI, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Mr DIPAK KUMAR SHARMA, Mr SHIV KUMAR BHATTER, Mr DILIP CHOUDHARY			<i>[Handwritten Signature]</i> 23/9/18

(Ashoke Kumar Biswas)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal





23 SEP 2011

NO. AALCS 4841B), all companies incorporated under the Companies Act, 1956, having its/their registered office at Premises No. 66A, Sisir Bhaduri Sarani, 2<sup>nd</sup> Floor, Flat No. 5, Post Office-Beadon Street, Police Station: Amherst Street, Kolkata 700 006 , (12) ZOOM VINCOM PRIVATE LIMITED (PAN NO. AAACZ 3120H), (13) PRESIDENCY TRADERS PRIVATE LIMITED (PAN NO. AAACP 4921C), (14) UPKAR COMMODITIES PRIVATE LIMITED (PAN NO. AAACU 9494P), (15) PLATINUM VYAPAAR PRIVATE LIMITED (PAN NO. AAACP 4857D), all companies incorporated under the Companies Act, 1956, having its/their registered office at Premises No. 17/5, Sahapur Colony, Ground Floor, Police Station and Post Office-New Alipore, Kolkata - 700 053, (16) SHA-SAN ESTATES PRIVATE LIMITED (PAN NO. AAKCS 9564J), a company incorporated under the Companies Act, 1956, having its registered office at 237Q, Manicktala Main Road, Golden House, 2<sup>nd</sup> floor, Post office: Maniktalla, Police Station-Phoolbagan, Kolkata - 700054, all represented by its/their common Director/ Authorized signatory Dipak Kumar Sharma, Son of Late Loknath Sharma residing at 32 Balram Dey Street, Post Office: GPO, Police Station: Girish Park, Kolkata-700 006 (17) BAHUBALI COMMOTRADE PRIVATE LIMITED (PAN NO. AADCB 3103B), (18) PLANET VANIJYA PRIVATE LIMITED (PAN NO. AAACP 4858N), (19) OCTAGON SUPPLIERS PRIVATE LIMITED (PAN NO. AAACO 9924A), (20) RATNABALI MERCHANTS PRIVATE LIMITED (PAN NO. AADCR 8262P), (21) UPKAR VANIJYA PRIVATE LIMITED (PAN NO. AAACU 9505D), (22) PRATHANA SALES AGENCIES PRIVATE LIMITED (PAN NO. AAACP 4922B), (23) LIFESTYLE AGENTS PRIVATE LIMITED (PAN NO. AABCL 3998E), (24) PANTHER MARKETING PRIVATE LIMITED (PAN NO. AAACP 4924H), (25) PRINCIPLES SALES AGENCIES PRIVATE LIMITED (PAN NO. AAACP 4898E), (26) STARLIGHT AGENTS PRIVATE LIMITED (PAN NO. AALCS 4840A), (27) GLORY VYAPAAR PRIVATE LIMITED (PAN NO. AADCG 0174F), (28) RATNABALI MARKETING PRIVATE LIMITED (PAN NO. AADCR 8222M), (29) GOLDMINE COMMERCIAL PRIVATE LIMITED (PAN NO. AADCG 0197L), (30) JUPITER DEALERS PRIVATE LIMITED (PAN NO. AABCJ 9269J), (31) MINOLTA AGENCIES PRIVATE LIMITED (PAN NO. AAFCM 3423M), (32) QUEST SUPPLIERS PRIVATE LIMITED (PAN NO. AAACQ 1657J), all companies incorporated under the Companies Act, 1956, having their registered office at Premises No. 40, Shiv Thakur Lane, Post Office: GPO, Police Station: Burrabazar, Kolkata - 700 007, all represented by their common Director/Authorized signatory Mr. Shiv Kumar Bhattar, son of Deo Kishan Bhattar, residing at 2, Bishop Lafroy Road, Post Office and Police Station: Bhowanipore, Kolkata-700 020, hereinafter Collectively referred to as the "OWNERS"



ADDITIONAL REGISTRAR  
OF ASSURANCES IN CALCUTTA  
23 SEP 2017



(which term or expression shall, unless excluded by or repugnant to the subject or context include its/their successors) of the **ONE PART** :

**A N D**

**MERLIN DEVELOPMENTS (PAN:ABAFM5914E)**, a Partnership Firm formed under the Partnership Act, 1932 having its registered Office at No. 22 Prince Anwar Shah Road, Post Office and P.S. Charu Market, Kolkata-700 033, represented by **Mr. Dilip Choudhary** son of Late C. L. Choudhary director of Merlin Projects Limited being one of its Partners hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partners and such other person or persons who may be admitted as partner or partners of the said partnership and so far as the individuals are concerned their respective heirs, executors, administrators, legal representatives and assigns and so far as the Companies are concerned their respective successor or successors-in-interest and assigns) of the **OTHER PART**.

**WHEREAS** :

A) The Owners herein above are seized and possessed of and/or sufficiently entitled to **All That** the piece and parcel of land measuring **212 cottah** more or less equals to **3 acres 50 decimals** (more or less) comprised in R.S. Dag Nos. 3785, 3786, 3783/3809, 3783, 3782, 3784, 3784/3810, under L.R. Khaitan No.2074 in Mouza-Sukchar, J.L. No.9, being Municipal Premises No. 618, Barrackpore Trunk Road, Municipal Holding No. 46A to 46N and 46P to 46Z/7 Ward No. 14, under Panihati Municipality, P.S.:Khardah, District- 24 Pgs (North), Kolkata - 700 114, together with structures standing thereon, more fully and particularly described in the **First Schedule** hereunder and hereinafter referred to as the **SAID LAND**.

B) The Owners are desirous of developing the Said Land by constructing thereupon a commercial cum residential Housing Complex and for that purpose were looking for a Developer.

C). The Owners have negotiated with the Developer and upon such negotiations agreed to appoint the Developer on the terms and conditions herein contained.



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
23 SEP 2014

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO** as follows :-

**ARTICLE : I - DEFINITIONS**

In these presents unless there is something repugnant to or inconsistent with the following words shall have the following meaning -

1. **ADVOCATES** : shall mean the advocates / lawyers appointed by developers for the project.
2. **ARCHITECT** : shall mean Raj Agarwal & Associates as Architect of the project and any other persons who may be appointed only with the approval of the Owners
3. **ASSOCIATION**: shall mean any company incorporated under the Companies Act, 1956 or any Association as may be formed by Developer with the consent of the Owners for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained.
4. **BLOCK** : shall mean each block of building out of the new buildings in the complex.
5. **BUILDING PLAN** would mean such plan to be prepared by the Architect for the construction of the building or buildings and to be sanctioned by Panihati Municipality / Municipal Engineering Department and / or any other competent authorities as the case may be.
6. **CAR PARKING SPACES** shall mean spaces in or portion of the ground floor and/or any floor of the new buildings and also the spaces in the open compound at the ground level and/or basement of the said complex expressed or intended or reserved for parking of motor cars.
7. **COMMON EXPENSES** shall mean and include all expenses for maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common services in common to the transferees and all other expenses for the Common Purpose including those mentioned in the **SECOND SCHEDULE**



*[Handwritten signature]*

23 SEP 2011

hereunder written to be contributed, borne, paid and shared by the transferees. Provided however the charges payable on account of Generator, Electricity etc. consumed by or within any Unit shall be separately paid or reimbursed to the Maintenance in-Charge if separate meters have not been installed.

8. **COMMON AREAS FACILITIES AND AMENITIES** : shall mean and include corridors, hallways, stairways, internal and external passages, passage-ways, pump house, overhead water tank, water pump and motor, drive-ways, common lavatories, ultimate roof Generator, transformer, Effluent Treatment Plant, Fire Fighting systems, rain water harvesting areas and other facilities in the Complex, which may be decided by the Developer in consultation with the Owners and provided by the Developer, and required for establishment, location, enjoyment, provisions, maintenance and/or management of the Complex as are included in the **THIRD SCHEDULE** hereunder written.

9. **COMMON PURPOSES** shall mean and include the purposes of managing, maintaining and up keeping the complex (and in particular the Common Areas and Installations), rendition of common services in common to the Co-owners, collection and disbursement of the common expenses and administering and dealing with the matters of common interest of the Co-owners and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the common Areas and Installation in common.

10. **COMPLEX/PROJECT** - shall mean collectively the building or buildings with open areas to be constructed, erected and completed by the Developer in accordance with the Building Plan.

11. **CO-OWNERS**: according to the context shall mean all the prospective or actual buyers who for the time being have agreed to purchase any Unit in the said complex and for all unsold Unit and/or Units the Owners or the Developer as the case may be.

12. **DATE OF COMMENCEMENT OF LIABILITY** - shall mean the date on which Owners/transferees of the units take actual physical possession of their allocation after fulfilling all their liabilities and obligations in terms hereof or the date next after expiry of the period contained in the Completion Notice for taking over possession irrespective of whether Owners/transferees of the units take actual physical possession or not, whichever is earlier.



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13. **TOTAL CONSIDERATION:** shall mean and include the total cost of Flat/unit calculated on the basis of super built up area of the unit/Flat to be sold to the transferees along with the cost of car parking (open/covered/basement) payable to the Developer by the Transferees.

14. **DEPOSITS/EXTRA CHARGES/TAXES:** shall mean the amounts specified in the **FOURTH SCHEDULE** hereunder to be deposited/paid by Owners/transferees of the units or their respective transferees as the case may be to the Developer.

15. **DEVELOPER'S SHARE :** shall mean the 65% of net sales revenue receivable from the transferees along with all charges collected on account of FDC, however the Developer shall be entitled to apportioned the Club fit-out charges in full.

16. **DEVELOPMENT RIGHTS** shall refer to the right, power, entitlement, authority, sanction and permission to:

- i) appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development and construction of the Project;
- ii) to carry out all the infrastructure and related work/constructions for the Project, (excluding leveling of the Land), water storage facilities, water mains, sewages, storm water drains, recreation garden, boundary walls, electrical sub-stations and all other common areas and facilities for the total built up area to be constructed on the Land as per the Building Plan;
- iii) to launch the Project for booking, advances and/or sale of the Unit(s) (together with the undivided interests in the Land) forming part of the Developer's Allocation and to exercise full, exclusive and irrevocable marketing, leasing, licensing or sale rights in respect of the super built up area on the Land forming the Developer's Share and Owners Share by way of sale, lease, license or any other manner of transfer or creation of third party rights therein, and enter into agreements with such transferees, and on such marketing, leasing, licensing or sale, to receive proceeds as per the terms herein and give receipts and hand over



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18. **NEW BUILDINGS** : shall mean new buildings each constituting of ground floor and upper floors thereof containing independent and self contained flats and the ground floor containing utilities and car parking spaces for parking of motor cars and amenities/areas for common use and/or show rooms and office space.

19. **NET SALES REVENUE**- shall mean and include all the amounts to be received by the Developer towards consideration for the sale of units comprising of commercial areas, flats with proportionate common areas such as passages, corridors, community hall and Club, prime location charges, floor rise charges, Car Parking Space allotment charges in the proposed Project, and amounts receivable from the unit purchasers except EDC and club fit-out charges.

20. **OWNERS' SHARE** : Owners shall be entitled to all that 35% net sales revenue receivable from the transferees.

21. **PROPORTIONATE OR PROPORTIONATELY** according to the context shall mean the proportion in which the built up area of the said Unit may bear to the built-up area of all the Units in the new buildings **PROVIDED THAT** where it refers to the share of the Purchaser or any Co-owner in the rates and/or taxes amongst the Common Expenses then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied (i.e. in case the basis of any levy be on area rental income consideration or user then the same shall be determined on the basis of the area rental income consideration or user of the said Unit).

22. **SAID LAND** : shall mean the land more fully and particularly described in the First Schedule hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon.

23. **SALEABLE SPACE** : shall mean the aggregate of Super Built Up Area of all the Units in the new building/s or the complex to be constructed and the covered or open car parking space/s and all other open or covered space/s intended or capable of being sold or commercially exploited and shall also include any additional area constructed over and above the sanctioned area as per building plans.



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24. **SPECIFICATION:** shall mean the specification as mentioned in the **FIFTH SCHEDULE** hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect.

25. **SUPER BUILT-UP AREA:** according to the context shall mean and include the plinth area of all the constructed space in the said new buildings (including the thickness of the external and internal walls thereof and columns therein and for each unit, the plinth area of the said unit and all other units in the new buildings (including the thickness of all the external and internal walls thereof and columns therein **PROVIDED THAT** if any wall or column be common between two Units, then one half of the area under such wall or column shall be included in the area of each such Unit) plus proportionate share of common service areas as shall be determined by the Developer.

26. **TRANSFER:** with its grammatical variations shall include transfer by possession and by way other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchasers thereof as per law.

27. **TRANSFeree:** shall mean a person, firm, limited company, association of persons to whom any saleable space in the building or buildings would be transferred.

28. **UNIT OR SPACE:** shall mean all the Residential Flats with or without car / two wheeler parking spaces, commercial spaces or units for showroom or office to be built and constructed by the Developer in the said project.

## **ARTICLE II - INTERPRETATION**

In this agreement save and except as otherwise expressly provided -

- i) all words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties require and the verb shall be read and construed as agreeing with the required word and pronoun.
- ii) the division of this agreement into headings is for convenience of reference only and shall not modify or affect the interpretation or construction of this agreement or any of its provisions.

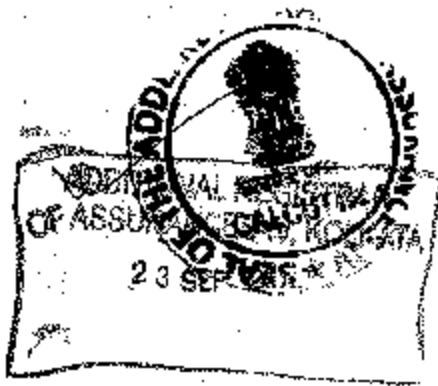


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- iii) when calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date which is the reference day in calculating such period shall be excluded. If the last day of such period is not a business day, the period in question shall end on the next business day.
- iv) all references to section numbers refer to the sections of this agreement, and all references to schedules refer to the Schedules hereunder written.
- v) the words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this agreement as a whole and not to any particular Article or section thereof.
- vi) Any reference to any act of Parliament or State legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, terms or direction any time issued under it.
- vii) Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or novated.

**ARTICLE : III - TITLE INDEMNITIES AND OWNERS REPRESENTATIONS**

- I. That the Owners as the absolute owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the said LAND.
- II. That the said LAND is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of any nature whatsoever or howsoever nature.
- III. That there is no attachment under the Income Tax Act or under any of the provisions of the Public Debt Recovery Act in respect of the said Land or any part thereof nor any proceedings in respect thereof is pending nor any notice in respect of any such



proceedings have been received or served on the Owners to the knowledge of the Owners and further the said Land is not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owners.

- IV. The Owners have the absolute right and authority to enter into this Agreement with the Developer in respect of their respective shares in the said Land agreed to be developed and none of them are suffering from any legal incapacity and is not subject to any insolvency proceedings.
- V. No part and portion of the Land is affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and none of the Owners hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- VI. THAT the name of the Owner has been recorded in the relevant records of rights published under the West Bengal Land Reforms Act, 1955.
- VII. That there is no notice of acquisition or requisition pending in respect of the said land or any portion thereof.
- VIII. That the Owners have already submitted proposed plan for sanction before appropriate authority and all the processing with regard to sanction and other necessary approvals and environmental clearance are processed and the plans are almost ready for sanction. The Owners further state that by these presents they are taking up the responsibility of getting the proposed building plan sanctioned from the appropriate authority within 2 months from the signing of this agreement.

**ARTICLE IV-DEVELOPER'S REPRESENTATION:**

- i. The Developer has represented and warranted to the Owners that the Developer is carrying on business of construction and development of real estate and has sufficient infrastructure and expertise in this field and adequate financial capacity to undertake the work of Development.
- ii. The Developer has satisfied itself about the Title of the said Land.



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**ARTICLE : V - COMMENCEMENT**

This Agreement shall be deemed to have commenced on and with effect from the date of execution of this Agreement.

**ARTICLE VI : DEVELOPMENT RIGHTS**

1. The Owners hereby grant subject to what has been herein provided exclusive right to the Developer to build upon and to exploit commercially the said land and to construct new buildings thereon in accordance with the plan or plans to be sanctioned by the Panihati Municipality with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

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 land 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 land.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said land 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 license to the Developer for the purpose of development of the said land in terms hereof and other than to deal with Developer's Share after providing the Owners Share as per the terms of these presents.

4. The Developer shall be entitled to proceed for demolishing the existing building at the PREMISES within 15 days on approval of plans for the proposed Project from the concerned authorities and appropriate the sale proceeds of debris towards the cost of demolition.

**ARTICLE : VII - POSSESSION & CONSTRUCTION**

1. The Owners have at their own costs and expenses prepared the initial plan for being sanctioned by Panihati Municipality.



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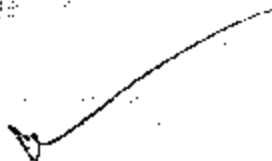
2. The Owners shall, at their own costs and expenses, obtain such other sanction, permission, approval, consent and/or no-objection from such authority or authorities as may be necessary or required from time to time. All costs, charges and expenses for obtaining sanction of the said plan and permission, approval, consent and/or no objection for obtaining sanction plan would be borne, paid and discharged by the Owners and the Developer shall make a total payment of Rs.2,50,00,000/- (Rupees Two Crores Fifty Lacs only) excluding Labour Cess, towards the costs, charges, expenses, development fees and also out pocket and other local expenses for sanction of the plan which will be paid over a period of time in instalments. The Developer shall be liable to pay the fee of architects applicable for construction stage only and the Owner shall clear the fees and charges payable upto the sanction stage.

That out of the above agreed amount of Rs. 2,50,00,000/- (Rupees Two Crores Fifty Lacs only) the Developer already paid a sum of Rs. 1,51,80,276/- (Rupees one crore fifty one lacs eighty thousand two hundred seventy six only) on account of fees for Sanction of Plan to Panihati Municipality and other out of pocket expenses and the residual amount of 98,19,724/- (Rupees ninety eight lacs nineteen thousand seven hundred twenty four only) shall be paid by the Developer at the end of the project.

The Developer also paid and deposited a sum of Rs. 59,57,920/- (Rupees fifty nine lacs fifty seven thousand nine hundred twenty only) and a sum of Rs.29,98,791/- (Rupees twenty nine lacs ninety eight thousand seven hundred and ninety one only) on account of Labour Cess and H.S. Cess respectively applicable for the proposed project totaling to Rs.89,56,711/- (Rupees eighty nine lacs fifty six thousand seven hundred and eleven only) . The Developer shall be entitled to get credit/refund of the said sums from the State of West Bengal in this project itself. In the event no credit/refund is made, in such event the same shall be treated in part payment of the said sum of Rs. 2,50,00,000/- (Rupees Two Crores Fifty Lacs only).

A further sum of Rs.60,33,289/- (Rupees Sixty Lacs Thirty Three Thousand Two Hundred and Eighty Nine only) will be paid by the Developer as reimbursement of cost incurred by PS Group Realty Private Limited on account of sample flat and certain other expenses as mutually agreed between the parties. PS Group Realty Private Limited





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shall supply all and/or proper supporting/bills for the said expenses to the Developer.

3. The Owner shall make its best endeavor to have the said plan sanctioned by local municipality and other concerned authorities within two months from the date of submission thereof and for the said purpose, act do and perform all acts deeds and things as may be necessary or expedient.

4. The Developer shall, at its own costs and expenses and without creating any financial or other liability (save and except agreed hereunder) on the Owners, construct, erect, complete and market the New Buildings in pursuant to the final Plans to be sanctioned by sanctioning authorities and as per the specifications mentioned in the Fifth Schedule hereunder (collectively Specifications).

5. The Developer shall start the foundation work, that is, commencement of construction of the New Buildings at site within 60 (sixty days) from the date of receiving the sanction of Plans (commencement of construction) and the Developer shall construct, erect and complete the New Buildings within a period of 45 (forty five) months from the date of sanction plan with a grace period of 6 (six) months. Time shall be the essence of the contract.

6. The Developer shall at its own costs install and erect in the New Buildings, pump, water storage tanks, overhead reservoirs, water and sewage connection and all other necessary amenities.

7. The Developer shall however be entitled to enter into agreement for sale of Entire Constructed Spaces or any part thereof making itself responsible to complete the buildings and deliver the constructed space to prospective customers subject to compliance of its obligations herein. The provisions of this agreement would be made aware of by the Developer to the prospective buyer or buyers and any agreement with the prospective buyer or buyers would have reference of this agreement.

8. For the purpose of convenience and for the purpose of effective implementation of this agreement, the parties have mutually decided that the Developer shall sell and transfer all apartments in the said complex at such consideration and on such terms and conditions as the Developer may decide in consultation with the Owners. The consideration for such sale and/or transfer would be paid by the



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prospective buyer or buyers to the Developer in the designated account, save and except the security deposit and service tax, as applicable.

9. Time shall be the essence of the contract in this regard provided that if the delay is caused due to force majeure, the time during which the Developer was prevented from carrying out its obligations shall be added to the respective schedules.

10. The Developer will be entitled to develop the said land by constructing building/s thereon consisting of Units and car parking spaces and other tenements in accordance with the building plans and to sell and/or transfer by any other means any part or portion of the New Building to any person, co operative society, corporate body, firm or any association on such terms and conditions, or for such consideration as the Developer shall think fit and proper in consultation with the Owners. All the consideration money shall be realised by the Developer in the designated account and the Owners shall have no claim whatsoever against the Developer Share provided the Owners share of the net sale proceeds have been paid to them.

11. The Owners shall also be entitled to arrange for sale of flats in consultation with the Developer and in case of such sale the Owners shall be entitled to the benefits thereof.

12. The Developer shall not be entitled to hand over possession of any unit in the project or execute or register any conveyance to any transferee without first paying the Owners' share payable hereunder.

#### **ARTICLE : VIII - PROCEDURE**

1. The Owners shall grant to the Developer and/or its nominee or nominees a registered Specific Power of Attorney as may be required for the purpose of obtaining sanction plan and all necessary permissions and sanctions from different authorities in connection with the construction of the building and also for pursuing and following up matter with municipality and other authorities and for entering into agreement for sale of flats/units.

2. Apart from the execution of the Specific Power of Attorney, the Owners do and each of them doth hereby undertake that they shall execute as and when necessary all papers, documents, plans, etc. for the purpose of development of the said land.



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**ARTICLE : IX - DEALINGS OF SPACES IN THE COMPLEX**

1. All the spaces in the new buildings will be marketed by the Developer in consultation with the Owners either by sale or rental or on leasehold ownership basis or on leasehold ownership-subject-to-rental or on leave and license basis (collectively Marketing Format).

2. The Developer in consultation with the Owners shall solely determine the first basic price for sale or disposal of the spaces in the new building/s to be constructed by the Developer on the said land keeping in view the economics and market response of the project. Thereafter monthly meetings shall be held by the Developer and the authorized representative of the Owners who shall review the sale price and if required keeping in view the market economics the same shall be altered which would be recorded in the minutes of the meeting.

3. In so far as required, all necessary dealings by the Developer in respect of the new buildings shall be in the names of the Owners for which purpose the Owners undertake to give the Developer and its nominee or nominees power or powers of attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners.

4. Immediately upon sanction of the Plan for the Project, the Developer shall open a separate current account with any bank as mutually agreed by and between the Owners and Developer. The said account shall be a Current Account in the name of and operated by "Merlin Developments" (designated account) whereby standing instructions shall be given to the bank for remitting 65% of the net sale proceeds directly to the Developer and 35% of the net sale proceeds to the Owners. The Owners are obligated to refund simultaneously the security deposit as agreed herein below.

5. The entire net sale proceeds shall be realized by the Developer from the Transferees in the designated account and shall be entitled to give valid discharge for the same.

6. None of the parties shall be entitled to draw anything in excess of their/its entitlement hereunder.

7. That in case of cancellation of a Flat/Unit by the transferees, the Developer and Owner both shall be liable for refund of cancellation



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amount as per their respective shares of total consideration received. The Owners hereby authorize the Developer to make payment of such refund and deduct the same from Owners share after informing the Owners about it.

8. Post completion of the project the Owners shall execute the Deed of Conveyance or Conveyances in favour of the Developer or its nominee or nominees in such part or parts as shall be required by the Developer PROVIDED HOWEVER the costs of such conveyance or conveyances including stamps and registration expenses and all other legal expenses shall be borne and paid by the prospective customers and the Owners shall not be financially liable for same.

#### **ARTICLE : X - BUILDINGS**

1. The Developer shall at its own costs construct, erect complete and market the new buildings on the said land and the said project or complex in accordance with the sanctioned plan with such materials and with such specifications as are mentioned and detailed in the Second Schedule hereunder written and as may be recommended by the Architect from time to time.

2. The Developer shall install and erect in the new buildings at its own costs pumps, water storage-tanks, overhead reservoirs, electrification, temporary electric connections from the Authority concerned and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential building complex having self-contained apartments and constructed for sale of flats therein on "Ownership basis" and as mutually agreed. The charges for CESC / WBSEB cable charges and meter Security Deposit and other charges will be paid/reimbursed by the respective flat purchaser to the Developer.

3. The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for and obtain quotas entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the new buildings and to similarly apply for and obtain temporary connection of water, electricity, power and permanent drainage and sewerage connection to the new buildings and other in parts and facilities



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required for the construction or enjoyment of the new buildings at the said complex.

4. For the purpose of obtaining electricity connection for construction of building/s at the said premises, the Developer will arrange for the same from WBSEDCL at its costs and expenses. If any consent of the Owners is required, the Owners will give their consent immediately on demand so by the Developer.

5. Further more, after completion or during the construction of proposed building/s at the said premises, the Developer will arrange for Electric Meters for each and every apartment or unit at the cost and expenses including Security Deposits, Transformer Charges, Cable Charges or any other charges charged by WBSEDCL of the respective purchasers.

6. All costs charges and expenses including architect's fees, site development costs and sample flats etc shall be discharged and paid by the Developer. The said Site Development Costs and the Sample Flat Cost shall be reimbursed to PS Group Realty Private Limited.

7. As from the date of sanction of plans and handing over possession to the Developer, any liability becoming due on account of the Municipal Rates and Taxes as also other outgoing in respect of the said premises land and till completion of the Project, shall be borne and paid by the Developer. It is made specifically clear that all outstanding dues on account of municipal rates and taxes as also other outgoing upto the date of delivery of possession shall remain the liability of the Owners and such dues shall be borne and paid by the Owners as and when called upon by the Developer without raising any objection thereto.

8. The name of the Housing Complex shall be decided by the Developer in consultation with the Owners.

#### **ARTICLE : XI - SECURITY DEPOSIT**

1. The Developer shall deposit and keep deposited with the Owner a sum of Rs 1,00,00,000/- (Rupees One Crore Only) as and by way of refundable interest free deposit as an assurance of their commitment of development.



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**ARTICLE : XII- CONSIDERATION**

1. In consideration of the Owners having agreed to permit the Developer to construct, erect and complete the project on the said land, the Developer agrees to make over to the Owners as detailed earlier the Owners' Share which would remain solely and absolutely of the Owners subject however to the Owners complying with the terms and conditions herein contained.

2. In addition to the consideration herein agreed, the Developer agrees :-

a) to pay the cost of supervision of the development and construction of the new buildings on the said land.

b) to bear all costs, charges and expenses for construction of the new buildings or the project or complex on the said land in pursuance of the specification mentioned in the Second Schedule hereunder written.

c) to obtain completion certificate from the authorities concerned in respect of the new buildings, save and except any changes done in the construction work pursuant to any particular requirements of the owners and in such case the owner shall pay the charges and Municipal Fees for any such changes in the construction done by the Developer.

The aforesaid shall constitute the apparent consideration for grant of exclusive right for development of the said land.

**ARTICLE : XIII-TITLE DEEDS/RIGHT OF MORTGAGE BY OWNER**

1. The Developer will be entitled to Create Mortgage/charge with respect to its revenue share related to this development and shall have the right to borrow money for the purpose of undertaking the development of the property and the Owners have given consent to deposit the original title deeds for the purpose of creating such charge and/or mortgage and the Owners shall also be duty bound to execute and/or join all deeds and documents as may be necessary to create such charge/mortgage in favour of the Developers' bank/financial institution lender/s without raising any objection excepting that the





Developer alone shall be liable and/or responsible for repayment of the loan together with the interest accrued due thereon and shall keep the Owners saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings arising there from including the Claim of the prospective purchasers of the Units. However, if the Owners want to create any charge/mortgage with regard to their revenue share (receivable) in the project, then in that event the same can only be done after the charge/mortgage created by the Developer over the said land/property and upon consultation with the Developer and the said charge/mortgage shall only be created with the same bank with which the Developer shall create charge/mortgage of the said land/property for obtaining financial facilities.

#### **ARTICLE : XIV - COMMON FACILITIES**

1. The Owners and the Developer shall punctually and regularly pay the rates and taxes as provided hereinabove to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer in this behalf.

2. The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the complex in good working condition and repair and in particular so as not to cause any damage to the complex or any other space or accommodation therein and shall keep the other of the and/or the occupiers of the complex indemnified from and against the consequences of any breach.

3. Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the complex or any part thereof and shall keep the other occupiers of the said complex harmless and indemnified from and against the consequences of any breach.



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4. No goods or other items shall be left or kept by either party for display or otherwise in the corridors or at other places of common use and enjoyment in the complex and no hindrance shall be caused in any manner in the from covenant of users in the corridors, passageways, parking spaces and other places of common use and enjoyment in the complex.

5. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new buildings or in the compounds, corridors or any other portion or portions of the complex thus observing "Cleanliness and good health go side by side".

#### **ARTICLE XVI- OWNERS' OBLIGATION**

1. The Owners shall obtain all the sanctions, approvals, permissions required to start the construction within two months from the signing of this document.
2. The Developer will be entitled to enlarge the project by acquiring plots abutting to the said premises and owner shall sign all documents to obtain the amalgamation with the newly acquired abutting plots. The Owner shall have the right to invest with the Developer in the abutting lands in the same JV ratio which is 65:35 and the owner will be bound to give his land portion to the Developer for JV in the same ratio i.e. 65:35.
3. In case the Owners decides to retain certain areas, they should intimate the same to the Developer and the Developer shall be entitled to apportion 100% sale consideration prorata corresponding to such area retained by the Owners and recover EDC, water and electricity charges as applicable for such space retained by Owners.
4. The Owners do and each of them doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said complex at the said premises to be constructed by the Developer.
5. The Owners shall be responsible to hand over peaceful possession of the vacant lands to the Developer.
6. The Owners shall not sell, transfer, alienate or encumber the said premises together with the proportionate undivided share in the



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land, so long this agreement shall remain in force and effect.

**ARTICLE : XVII - DEVELOPER'S OBLIGATIONS**

1. The Developer hereby agrees and covenants with the Owners to complete the construction of the complex including obtaining completion certificate by the appropriate authority within 45 (forty five) months from the date of sanctioning of the plan and commencement of construction. In case, the Developer falls behind schedule, a grace period of 6(six) months will be granted by the Owners to the Developer for completing the project.
2. Execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government / Central Government bodies.
3. The Developer shall construct the new buildings with the elevation proposed by the *Architect* and shall not change the same without the approval of the Owners.
4. The Developer shall be responsible for development and construction of the New Buildings with the help of professional bodies, contractors, etc at its own cost. The marketing cost of the Entire project shall be borne by the Developer.
5. The Developer has assured the Owners that they shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without default, time being essence of the Agreement.
6. The Developer shall construct the New Buildings at its own cost and responsibility. The Developer shall alone be responsible and liable to Government, Municipality and other authorities concerned as also to all the labourers, staff and employees engaged by it and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.
7. All tax liabilities in relation to the construction, namely sales tax, works contract tax and other dues shall be paid by the Developer,



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who shall be entitled to recover the same from prospective customers.

8. The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this Agreement or any portion thereof without the consent in writing of the Owners first obtained.
9. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the laws and rules applicable to construction of the New Buildings.
10. While exercising the powers and authorities under the Power or Powers of Attorney to be granted by the Owners in terms hereof, the Developer shall not do any act, deed, matter or thing which would in any way infringe or prejudicially affect the rights of the Owners and/or go against the spirit of this Agreement. The aforesaid power/s of attorney shall Specific and valid for the purpose given and shall not be revoked during the subsistence of this Agreement. But will lapse once the purpose is done/achieved.
11. The Developer shall take necessary safety measures like training its employees deployed in the premises of the company, and provide necessary safety equipments like gloves, head gears, gumboots and any other safety equipment as may be required apart from supplying the proper tools.
12. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable to construction of the said complex.

**Article: XVIII - DOCUMENTATION**

1. All documents for the transfer/sale/alienation of any space, unit, parking spaces etc. and/or for granting any manner of right or interest in any space/area (open or covered) at any part or portion of the Project and/or in respect of any part or portion of the Said Premises shall be entered in the collective names of the Parties hereto.
2. All agreements, documents, deeds, papers etc. pertaining to the transfer/creation of any manner of interest/right in any part or portion of the Project and/or the Said Premises shall be uniform



ADDITIONAL REGISTRATION  
OF ASSURANCES-IV, KOLLAIA  
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in nature and shall be in terms of the drafts caused to be prepared by the Developer in consultation with the Owners and thereafter accepted in writing by the Owners, containing such terms and conditions as shall be mutually agreed between the Parties hereto, including a specific covenant recording that the entirety of the consideration payable thereunder shall be deposited in/drawn in the name of the designated account.

3. Each of the Parties shall respectively nominate a representative, who shall be present as and when requested by the other Party, for the execution and registration of any of the aforesaid documents, for and on their respective behalf.

#### **ARTICLE : XIX - DEVELOPER'S INDEMNITY**

1. The Developer will act as independent Developer in constructing the building/s on the said land and will keep the Owners indemnified from and against all third party claims, arising out of any act of omission against the Development in or relating to the construction of the said building/s and will keep harmless the Owners against all claims, demands and damages of whatsoever nature and from all proceedings in court and before other authorities relating to the construction of the aforesaid proposed building/s in terms hereof so long the owners fulfill and perform their respective obligations herein contained.

2. The Developer hereby undertakes to keep the Owners indemnified against all actions suits costs proceedings and claims that may arise out of Developer's actions with regard to the development of the said land and/or in the matter of construction of the said complex and/or for any defect therein up to time period of 1 (one) year from the date of completion of the proposed building.

#### **ARTICLE : XX - MISCELLANEOUS**

1. The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.



2. Neither the Owners nor the Developer shall be liable for any Income Tax, Wealth tax or any other taxes in respect of each other's share and the Owners and Developer shall be liable to make payment of the same and keep each other indemnified against all actions suits proceedings costs charges and expenses in respect thereof.
3. The Developer, at the time of development, shall be entitled to construct godown and put up sign boards and hoarding on the said land and shall also be entitled to advertise in the daily newspapers for sale of New Building after execution of these present for the purpose of this Agreement.
4. The on site branding in the project will only be that of Merlin Group as Developer and Golden Group and PS Group as for the Owners.
5. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by pre-paid registered post with acknowledgment due and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post to the last known address of the Developer.
6. This agreement is required to be registered the stamp duty and registration charges thereof shall be paid and borne by the Developer.
7. In the event the Developer fails and/or neglects to start construction of the proposed complex within a period of six months from the date of obtaining sanction and possession of the said land whichever is later it shall be lawful on the part of the Owners to cancel this agreement and on such cancellation, the Owners will refund the Security Deposit/any other expenses in respect of this project paid by the Developer without any interest.
8. On or before conveyance to any intending buyer and subject to observing, performing and discharging the obligations herein before written by the parties hereto the said OWNERS do hereby authorize the DEVELOPER to make any further construction on the said roof of the newly constructed building at the cost, finance, resources of the DEVELOPER but subject to obtaining the sanction plan and it is agreed that such additional construction shall also be shared between the parties in the ratio as may be mutually agreed upon. However, the



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ultimate roof of the new building shall remain common to all the intending buyers of the Units

9. On obtaining the Completion Certificate of this project, if certain units/ areas such as residential flats/ commercial units, parking spaces or offices remains unsold, the same will be distributed amongst the Developers and Owners, in the same ratio of 65:35 in a fair manner and the respective parties will be at liberty to sell the same.

10. Mr. Dipak Kumar Sharma and Mr. Arun Sancheti, Authorized Representatives of the Owners are hereby irrevocably and unequivocally authorized by the other Owners and both of them to exclusively deal with the Developer in every respect of all matters concerning this Agreement or for development of the Said Property. Any decision taken by Developer in consultation with Mr. Dipak Kumar Sharma and Mr. Arun Sancheti shall be final and binding upon the other Owners conclusively and shall not be questioned or challenged at any time thereafter and Mr Saket Mohta a Partner of the Developer is hereby irrevocably and unequivocally authorized by the Developer and each one of them to exclusively deal with the Developer in every respect of all matters concerning this Agreement or for development of the Said Property.

#### **ARTICLE : XXI. FORCE MAJEURE**

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".

2. "Force Majeure" shall mean acts of god, flood, earthquake, riot, war, storm, tempest, civil commotion, strike, order of injunction, and/or any other act or omission beyond the control of the parties hereto.

#### **3. DEFECT, DEFAULTS & ITS CONSEQUENCES:**

4. Any defects, bad workmanship or other faults which shall appear during the progress of the work or within the defects liability period of 2 [(two) years after completion of the Project and which are due to materials or workmanship not being in accordance with the specifications shall be mentioned by the Architect in a schedule of



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defects which he shall deliver to the Parties herein not later than 14 days from the detection of such defect or shrinkage or other fault or not later than 14 days after the expiration of the said defects, liability period, as the case may be and within a reasonable time after receipt of such schedule, the defects, bad workmanship and other faults therein specified shall be made good by the Developer at its own cost.

5. The following shall be the events of default:-

- a) If the Owners fail to comply with any other obligation contained herein,
- b) If the Developer fails to construct, erect and complete the Complex within the time and in the manner contained herein,
- c) If the Developer fails to comply with any other obligations contained herein.

19.2 In case of any event of default, the other party (the aggrieved party) shall serve a notice in writing to the defaulting party, calling upon the defaulting party to comply with their obligation in default within the time and in the manner to be mentioned in the said notice.

19.3 Upon receipt of such notice, the defaulting party shall remedy the said event of default and/or breach within the time and in the manner mentioned herein.

19.4 In case of the default continues for a period of ninety (90) days thereafter, in such event, the aggrieved party shall be entitled to serve a final notice on the defaulting party.

19.4.1 On expiry of the said period of notice, if the defaulting party are the Owners, then the Developer shall be entitled to take over the responsibility of the defaulted item or items upon themselves on behalf of the Owners and shall be entitled to complete the same at the risk, costs and expenses of the Owners. In the event of dispute between the parties as to the quantum of the costs and expenses, the same shall be decided by arbitration in the absence of mutual Agreement.

19.4.2 In the event, the Developer is unable to rectify the breach or the





default in spite of its efforts, then the Developer shall be entitled to serve a notice of termination of this Agreement.

19.4.3 If the defaulting party shall be the Developer, the Owners shall be entitled to refer the same to arbitration to compel the Developer to comply with its obligations and compensate the owners in the form of damages. If the Developer fails to complete the project within the agreed time i.e. 45 months with a grace period of 6 months totaling to 51 months then in such case the Developer shall pay a penalty of a sum of Rs. 15,00,000/- (Rupees Fifteen Lacs) per month till the new buildings are completed.

19.5 If the Agreement is terminated by reason of any default of the Owners, the Owners shall be liable to and the Developer shall be entitled to refund of the entire security deposit together with interest thereon at the rate of 15% per annum with quarterly rests and the Owners shall be further liable to pay and/or reimburse the Developer all costs, charges and expenses and/or investments made by them in the said Project together with interest at the aforesaid rate from the respective dates of incurring such liability upto the date of payment thereof within a period of 60 (Sixty) days from the date of termination. Upon payment of such amount, the Developer shall handover the deeds and documents kept in his custody to the Owners.

#### **ARTICLE : XXI - ARBITRATION**

All disputes and differences between the parties hereto regarding any construction or interpretation of any of the terms and conditions herein contained or determination of any liability or touching these presents the same shall be referred to arbitration under the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification thereunder.



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**THE FIRST SCHEDULE ABOVE REFERRED TO :**  
**THE SAID LAND**

**All That** the piece and parcel of land measuring **212 cottah** more or less equals to **3 acres 50 decimals** (more or less) comprised in R.S. Dag Nos. 3785, 3786, 3783/3809, 3783, 3782, 3784, 3784/3810, under L.R. Khaitan No.2074 in Mouza-Sukchar, J.L. No.9, being Municipal Premises No. 618, Barrackpore Trunk Road, Municipal Holding No. 46A to 46N and 46P to 46Z/7 Ward No. 14, under Panihati Municipality, P.S.:Khardah, District- 24 Pgs (North), Kolkata - 700 114, together with structures standing thereon, duly butted and bounded as follows :-

ON THE NORTH : by Iswar Chandra Chatterjee Lane;  
ON THE SOUTH : by Iswar Chandra Chatterjee Lane;  
ON THE EAST : by Barrackpore Trunk Road;  
ON THE WEST : by Sukhchar Market.

**THE SECOND SCHEDULE ABOVE REFERRED TO :**  
**COMMON EXPENSES**

1. Repairing rebuilding repairing improving or other treating as necessary and keeping property and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Association) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the respective buildings of the complex and decorating and colouring all such parts of the property as usually are or ought to be.
3. Keeping the gardens and grounds of the property generally in a neat and tidy condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.



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4. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
5. Paying a fair proportion of the cost of clearing repairing and reinstating any drains and sewers forming part of the property.
6. Paying such workers as may be necessary in connection with the upkeep of the complex.
7. Insuring any risks.
8. Cleaning as necessary the external walls and windows (not forming part of any Unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the complex.
9. Cleaning as necessary of the areas forming parts of the complex.
10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the complex.
11. Maintaining and operating the lifts.
12. Providing and arranging for the emptying receptacles for rubbish.
13. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the various buildings of the complex or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
14. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
15. Generally managing and administering the development and protecting the amenities in the new building and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.



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16. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
17. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made thereunder relating to the complex excepting those which are the responsibility of the owner/occupier of any Unit/Unit.
18. Insurance of fire fighting appliances and other equipments for common use and maintenance renewal and insurance of the common television aerials and such other equipment as may from time to time be considered necessary for the carrying out of the acts and things mentioned in this Schedule.
19. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.
20. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Holding Organisation it is reasonable to provide.
21. In such time to be fixed annually as shall be estimated by the Holding Organisation [whose decision shall be final] to provide a reserve fund for items of expenditure referred to this schedule to be or expected to be incurred at any time.
22. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Holding Organisation for the owners of the Units and shall only be applied in accordance with the decision of the Holding Organisation.
23. The charges/fees of any professional Company/Agency appointed to carry out maintenance and supervision of the complex.



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24. Any other Expenses of a common nature not attributable to any specific Unit.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(COMMON AREAS, FACILITIES AND AMENITIES)**

1. The foundation, columns, shear walls, beams, support, corridors, lobbies, stairs, stairways, landings, entrances, exits and pathways.
2. Drains and sewers from the premises to the Municipal Duct.
3. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
4. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the premises.
5. The durwans & maintenance staff rest room with electrical wiring switches and points fittings and fixtures.
6. Boundary walls including outer side of the walls of the new building Complex and main gates.
7. Water pump and motor with installation and room therefor.
8. Bore well, Tube well water pump overhead tanks and underground water reservoirs, water pipes, water treatment unit, sewage treatment Plant and other common plumbing installations and spaces required thereto.
9. D.G. transformer electrical wiring meters, common DB, electrical panels, fittings and fixtures for lighting the staircases lobby and other common areas, street, landscape area (excluding those as are installed for any particular Unit) and spaces required therefore.
10. Windows/doors/grills and other fittings of the common area of the premises.
11. Generator its installations and its allied accessories and room.



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12. Lifts and their accessories installations and spaces required therefor.

13. Certain areas shall be earmarked as Excluded and Reserved areas and shall not be open for common use such as (I) part of the top roof of the Block not meant for common use including the roof of the overhead water tanks and lift machine rooms, the parapet walls of and all constructions on the top roof, (II) Open terraces on any floors of the Block (III) the Parking spaces of the Block (Save and except the parking space, roof, terraces (IV) the elevation and the exterior of the Block (V) Gardens/ Lawns (VI) Transformer, Effluent Treatment Plant etc., water treatment unit, D.G and (VII) Such other open and covered spaces which is hereinafter expressed or may from time to time be expressed or intended not to be a common portion and the rights thereto.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(DEPOSITS AND EXTRA CHARGES)**

- **Special Amenities/Facilities:** provision of any special amenities / facilities in the common portions including Club Facilities and Development charges etc.
- **Up gradation of fixtures and fittings:** improved specifications of construction of the said complex over and above the Specifications described.
- **Common Expenses/Maintenance Charges/Deposits:** proportionate share of the common expenses/maintenance charges as may be levied.
- **Sinking Fund:**
- **Transformer and allied installation:** Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipments.
- Diesel Generator Charges.
- Formation of Association/Holding Organization
- Legal Charges



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- **Taxes:** deposits towards Municipal rates and taxes, etc.
- Stamp Duty, Registration Fees, Service Tax, 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.
- **Electricity Meter:** Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said Complex, at actual.
- **Internal Layout Change:** any internal change made in the layout of the Owner's Allocation and/or upgradation of fixtures and fittings.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(SPECIFICATION)**

Bathroom	
<b>Floor</b>	High quality Vitrified Tiles
<b>Walls &amp; Ceiling</b>	Wall Putty (Ready to Paint)

Kitchen	
<b>Walls</b>	Glazed tiles up to 2'-0" above counter Balance Wall Putty ( Ready to Paint)
<b>Floor</b>	Anti skid ceramic tiles (Orient / RAK)
<b>Counter</b>	Granite
<b>Fitting / Fixtures</b>	CP fittings of ESSCO, ESS ESS, RAK or equivalent make, Stainless Steel Sink & Provision for Exhaust fan
<b>Ceiling</b>	Wall Putty (Ready to Paint)/POP

Balcony	
<b>Floor</b>	Anti skid ceramic tiles



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OF ASSURANCES, KOLKATA  
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<b>Walls Ceiling</b>	<b>&amp;</b> Wall Putty (Ready to Paint)
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<b>Bed Room</b>	
<b>Walls</b>	Combination of glazed ceramic tiles of Asian, Johnson, Orient or equivalent make till 7 ft height, Wall Putty (Ready to Paint)
<b>Floor</b>	Anti skid ceramic tiles
<b>Fitting/ Fixtures</b>	CP fittings of ESSCO, ESS - ESS, RAK or equivalent make, wash basin & WC, Provision for Exhaust fan
<b>Sanitary Ware / CP Fittings</b>	Parryware / Hindware / RAK or equivalent brands sanitary ware and ESS ESS / RAK or equivalent brands for CP fittings.

<b>Door &amp; Window</b>	
<b>Entrance Doors</b>	Decorated Flush Door
<b>Internal Doors</b>	Flush Door Painted
<b>Windows</b>	Powder coated Aluminium Finish

<b>Electrical</b>	
Modular switches (Havells / Anchor / Philips or equivalent make) and copper wiring.	
<b>Power Backup</b>	For common areas
<b>A/C</b>	AC Points in Living / Dining / Bed Rooms. AC Outlets for all the bed rooms and living rooms
<b>Intercom system</b>	Between apartment to all service areas

<b>Security</b>	
CCTV for Entrance lobby at Ground floor, entry & exit of the complex & Community Hall & other amenities room	



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Lobby	
<b>Entrance Lobby</b>	Exquisitely designed at ground floor
<b>Other Floors</b>	Combination of one or more of Indian Marble / Granite / Vitrified Tiles, Stone-cladding / Acrylic Emulsion / wall covering
<b>Lifts</b>	OTIS / KONE / SCHINDLER



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right hand					

Name: DIPAK KUMAR SHARMA

Signature:



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left hand					
right hand					

Name: Shiv Kumar Jhatty

Signature:

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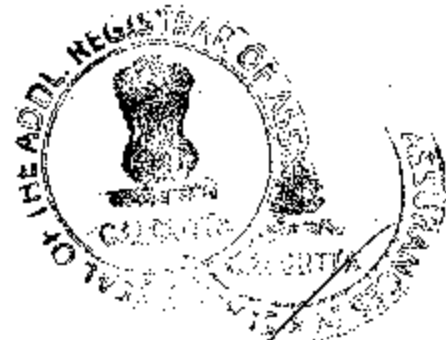
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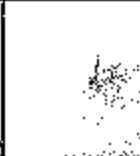
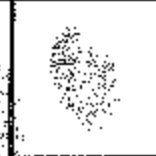




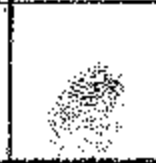
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Name:

Signature:



23 SEP 2015

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Name: DILIP CHAUDHARY

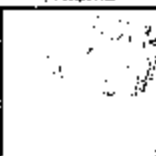
Signature: Dilip Chaudhary

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Name: .....

Signature: .....



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Name: .....

Signature: .....



ADDITIONAL SECRETARY  
OF INSURANCE, CAL. DIV.  
23 SEP 2015

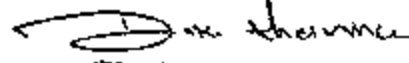
**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**  
by the **OWNERS** in the presence  
of :-

Saransh Mungaj  
22, P.A. Shah Road,  
Kolkata - 70033.

Manoj Pr. Chandra  
F.2, Ramesh Agarwal Lane  
Kolkata - 70050

For NORTHSTAR MERCHANTS PRIVATE LIMITED  
SYNERGY BARTER PRIVATE LIMITED  
TWINKLE COMMODTRADE PRIVATE LIMITED  
VANTAGE DISTRIBUTORS PRIVATE LIMITED  
SUHANA VINIMAY PRIVATE LIMITED  
ZED VYAPAAR PRIVATE LIMITED  
PLATINUM VYAPAAR PRIVATE LIMITED  
UPKAR COMMODITIES PRIVATE LIMITED  
AASHA TRADECOMM PRIVATE LIMITED  
KASTURI COMMODIAL PRIVATE LIMITED  
LIBERAL DISTRIBUTORS PRIVATE LIMITED  
FASTER COMMERCIAL PRIVATE LIMITED  
PRESIDENCY TRADERS PRIVATE LIMITED  
ZOOM VINCOM PRIVATE LIMITED  
SUNDARAM VINCOM PRIVATE LIMITED  
SHA-SAN ESTATES PRIVATE LIMITED

  
(Director / Authorised Signatory)

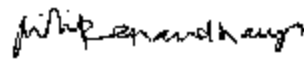
For JUPITER DEALERS PRIVATE LIMITED  
PLANET VANIJYA PRIVATE LIMITED  
BAHUBALI COMMODTRADE PRIVATE LIMITED  
QUEST SUPPLIERS PRIVATE LIMITED  
MINOLTA AGENCIES PRIVATE LIMITED  
GOLDMINE COMMERCIAL PRIVATE LIMITED  
RATNABALI MARKETING PRIVATE LIMITED  
GLORY VYAPAAR PRIVATE LIMITED  
STARLIGHT AGENTS PRIVATE LIMITED  
PRINCIPLES SALES AGENCIES PRIVATE LIMITED  
LIFESTYLE AGENTS PRIVATE LIMITED  
PRATHANA SALES AGENCIES PRIVATE LIMITED  
PANTHER MARKETING PRIVATE LIMITED  
UPKAR VANIJYA PRIVATE LIMITED  
RATNABALI MERCHANTS PRIVATE LIMITED  
OCTAGON SUPPLIERS PRIVATE LIMITED

Shiv Kumar Shetty  
(Director / Authorised Signatory)

**SIGNED SEALED AND DELIVERED**  
by the **DEVELOPER** in the  
presence of :-

Saransh Mungaj  
22, P.A. Shah Road,  
Kolkata - 70020,

MERLIN DEVELOPMENTS

  
Partner / Authorised Signatory



✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOLKATA  
23 SEP 2015



**MEMO OF CONSIDERATION**

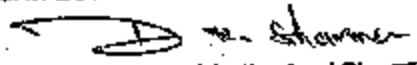
RECEIVED a sum of Rs.1,00,00,000/- (Rupees One Crore only) vide different Cheques as per details given below, from the Developer herein as refundable security deposit as per this agreement.

Cheque No. ~~187876~~ <sup>187907</sup> dt. 28/04/2015  
Drawn on AXIS Bank  
Branch....., Kolkata

Rs. 1,00,00,000/-

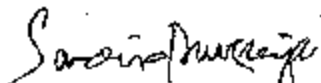
(Rupees One Crore only)

FOR NORTHSTAR MERCHANTS PRIVATE LIMITED  
SYNERGY BARTER PRIVATE LIMITED  
TWINKLE COMMO TRADE PRIVATE LIMITED  
VANTAGE DISTRIBUTORS PRIVATE LIMITED  
SUHANA VINIMAY PRIVATE LIMITED  
ZED VYAPAAR PRIVATE LIMITED  
PLATINUM VYAPAAR PRIVATE LIMITED  
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LIBERAL DISTRIBUTORS PRIVATE LIMITED  
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PRESIDENCY TRADERS PRIVATE LIMITED  
ZOOM VINCOM PRIVATE LIMITED  
SUNDARAM VINCOM PRIVATE LIMITED  
SHA-SAN ESTATES PRIVATE LIMITED

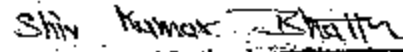
  
(Director / Authorized Signatory)


(OWNERS)

Witness:

  
22, P. A. - Shah Row,  
Kolkata - 700033.

FOR JUPITER DEALERS PRIVATE LIMITED  
PLANET VANIYA PRIVATE LIMITED  
BAHUBALI COMMO TRADE PRIVATE LIMITED  
QUEST SUPPLIERS PRIVATE LIMITED  
INDOLTA AGENCIES PRIVATE LIMITED  
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PANTHER MARKETING PRIVATE LIMITED  
UPKAR VANIYA PRIVATE LIMITED  
RATNABALI MERCHANTS PRIVATE LIMITED  
OCTAGON SUPPLIERS PRIVATE LIMITED

  
(Director / Authorized Signatory)

  
Date  
11/05/2015  
11/05/2015



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
23 SEP 2015



## Seller, Buyer and Property Details

### A. Land Lord & Developer Details.

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr DIPAK KUMAR SHARMA 32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	NORTHSTAR MERCHANT'S PVT LTD 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Status : Organization
2	SYNERGY BARTER PVT LTD 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Status : Organization
3	TWINKLE COMMOTRADE PVT LTD 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Status : Organization
4	VANTAGE DISTRIBUTORS PVT LTD 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Status : Organization
5	SUHANA VINIMAY PVT LTD 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Status : Organization
6	ZED VYAPAAR PVT LTD 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, District:- Kolkata, West Bengal, India, PIN - 700006; Status : Organization
7	AASTHA TRADECOMM PVT LTD 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Status : Organization



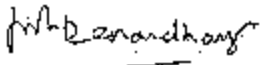
SL No.	Name, Address, Photo, Finger print and Signature
8	KASTURI COMMODEAL PVT LTD 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Status : Organization
9	LIBERAL DISTRIBUTORS PVT LTD 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Status : Organization
10	FASTER COMMERCIAL VINCOM PVT LTD 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Status : Organization
11	SUNDARAM VINCOM PVT LTD 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Status : Organization
12	ZOOM VINCOM PVT LTD 17/5, SAHAPUR COLONY, GR. FLOOR, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053; Status : Organization
13	PRESIDENCY TRADERS PVT LTD 17/5, SAHAPUR COLONY, GR. FLOOR, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053; Status : Organization
14	UPKAR COMMODITIES PVT LTD 17/5, SAHAPUR COLONY, GR. FLOOR, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053; Status : Organization
15	PLATINUM VYAPAAR PVT LTD 17/5, SAHAPUR COLONY, GR. FLOOR, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053; Status : Organization
16	SHA SAN ESTATES PVT LTD 237Q, MANICKTALA MAIN ROAD, GOLDEN HOUSE, 2ND FL, P.O:- MANICKTALA, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054; Status : Organization
17	BAHUBALI COMMOTRADE PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization
18	PLANET VANIJYA PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization

## Land/Land Details

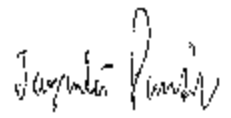
SL No.	Name, Address, Photo, Finger print and Signature
19	OCTAGON SUPPLIERS PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization
20	RATNABALI MERCHANTS PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization
21	UPKAR VANIJYA PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization
22	PRATHANA SALES AGINCIES PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization
23	LIFESTYLE AGENTS PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization
24	PANTHER MARKETING PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization
25	PRINCIPLES SALES AGENCIES PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization
26	STARLIGHT AGENTS PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization
27	GLORY VYAPAAR PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization
28	RATNABALI MARKETING PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization
29	GOLDMINE COMMERCIAL PVT LTD 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization

Landlord Details

SL No:	Name, Address, Photo, Finger print and Signature
30	<p>JUPITER DEALERS PVT LTD                      40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burubazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001; Status : Organization</p>
31	<p>MINOLTA AGENCIES PVT LTD                      40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burubazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001; Status : Organization; Represented by their ( 1-31 ) representative as given below:-</p>
1-31 (1)	<p>Mr SHIV KUMAR BHATTER                      2, BISHOP LAFROY ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAAAA1111A,; Status : Representative; Date of Execution : 23/09/2015; Date of Admission : 23/09/2015; Place of Admission of Execution : Pvt. Residence</p>
32	<p>QUEST SUPPLIERS PVT LTD                      40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burubazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001; Status : Organization; Represented by their representative as given below:-</p>
32(1)	<p>Mr DIPAK KUMAR SHARMA                      32, BALARAM DEY STREET, P.O:- GPO, P.S:- Girish Park, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAAAA1111A,; Status : Representative; Date of Execution : 23/09/2015; Date of Admission : 23/09/2015; Place of Admission of Execution : Pvt. Residence</p>

Development Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<b>MERLIN DEVELOPMENTS</b> 22, PRINCE ANWAR SHAH ROAD, P.O:- CHARU MARKET, P.S:- Charu Market, District:-South 24 Parganas, West Bengal, India, PIN - 700033; Status : Organization; Represented by representative as given below:-		
1(1)	Mr DILIP CHOUDHARY 22, PRINCE ANWAR SHAH ROAD, P.O:- CHARU MARKET, 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. AAAA1111A,; Status : Representative; Date of Execution : 23/09/2015; Date of Admision : 01/10/2015; Place of Admission of Execution : Office	 10/01/2015 1:28:41 PM	 LTI 10/01/2015 1:29:07 PM
		 10/01/2015 1:29:18 PM	

### B. Identifire Details

Identifire Details			
SL No.	Identifer Name & Address	Identifer of	Signature
1	Mr JAYANTA PANDIT Son of Late GOUR HARI PANDIT CHOWHATI NETAJI BLOCK, P.O:- CHOWHATI, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr DIPAK KUMAR SHARMA, Mr SHIV KUMAR BHATTER, Mr DILIP CHOUDHARY	 10/1/2015 1:29:53 PM

### C. Transacted Property Details

Property Details						
Sch No.	Property Location	Plot No & Khatlan No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: B. I. Road (Khardaha Inner side), Mouza: Sukhchar, Ward No: 14	RS Plot No:- 3785, RS Khatian No:- 2074	32 Katha	1,41,10,104/-	4,73,59,995/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L2	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: B.T. Road (Khardaha Inner side), Mouza: Sukhchar, Ward No: 14	RS Plot No:- 3786, RS Khatian No:- 2074	30 Katha	1,00,00,000/-	4,43,99,995/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L3	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: B.T. Road (Khardaha Inner side), Mouza: Sukhchar, Ward No: 14	RS Plot No:- 3783/3809, RS Khatian No:- 2074	30 Katha	1,00,00,000/-	4,43,99,995/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L4	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: B.T. Road (Khardaha Inner side), Mouza: Sukhchar, Ward No: 4	RS Plot No:- 3783, RS Khatian No:- 2074	30 Katha	1,00,00,000/-	4,43,99,995/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L5	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: B.T. Road (Khardaha Inner side), Mouza: Sukhchar, Ward No: 4	RS Plot No:- 3782, RS Khatian No:- 2074	30 Katha	1,00,00,000/-	4,43,99,995/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L6	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: B.T. Road (Khardaha Inner side), Mouza: Sukhchar, Ward No: 4	RS Plot No:- 3784, RS Khatian No:- 2074	30 Katha	1,00,00,000/-	4,43,99,995/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L7	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: B.T. Road (Khardaha Inner side), Mouza: Sukhchar, Ward No: 4	RS Plot No:- 3784/3810, RS Khatian No:- 2074	30 Katha	1,00,00,000/-	4,43,99,995/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)

## Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	AASTHA TRADECOMM PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	BAHUBALI COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	FASTER COMMERCIAL VINCOM PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	GLORY VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	GOLDMINE COMMERCIAL PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	JUPITER DEALERS PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	KASTURI COMMODEAL PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	LIBERAL DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	LIFESTYLE AGENTS PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	MINOLTA AGENCIES PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	NORTHSTAR MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	OCTAGON SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	PANTHER MARKETING PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	PLANET VANIJYA PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	PLATINUM VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	PRATHANA SALES AGENCIES PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	PRESIDENCY TRADERS PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	PRINCIPLES SALES AGENCIES PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	QUEST SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	RATNABALI MARKETING PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	RATNABALI MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	SHA SAN ESTATES PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125

## Transfer of Property from Land and Civil Develop

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
	STARLIGHT AGENTS PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	SUHANA VINIMAY PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	SUNDARAM VINCOM PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	SYNERGY BARTER PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	TWINKLE COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	UPKAR COMMODITIES PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	UPKAR VANUJA PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	VANTAGE DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	ZED VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125
	ZOOM VINCOM PVT LTD	MERLIN DEVELOPMENTS	2.18625	3.125

## Transfer of Property from Landlord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L2	AASTHA TRADECOMM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	BAHUBALI COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	FASTER COMMERCIAL VINGOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	GLORY VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	GOLDMINE COMMERCIAL PVI LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	JUPITER DEALERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	KASTURI COMMODEAL PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	LIBERAL DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	LIFESTYLE AGENTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	MINOLTA AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	NORTHSTAR MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	OCTAGON SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PANTHER MARKETING PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PLANET VANIJYA PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PLATINUM VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRATHANA SALES AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRESIDENCY TRADERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRINCIPLES SALES AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	QUEST SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	RATNABALI MARKETING PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	RATNABALI MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SHA SAN ESTATES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125

## Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
	STARLIGHT AGENTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SUHANA VINIMAY PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SUNDARAM VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SYNERGY BARTER PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	TWINKLE COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	UPKAR COMMODITIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	UPKAR VANIJYA PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	VANTAGE DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	ZED VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	ZOOM VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
L3	AASTHA TRADECOMM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	BAHUBALI COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	FASTER COMMERCIAL VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	GLORY VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	GOLDMINE COMMERCIAL PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	JUPITER DEALERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	KASTURI COMMODEAL PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	LIBERAL DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	LIFESTYLE AGENTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	MINOLTA AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	NORTHSTAR MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	OCTAGON SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PANTHER MARKETING PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PLANET VANIJYA PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PLATINUM VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRATHANA SALES AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRESIDENCY TRADERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRINCIPLES SALES AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	QUEST SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	RATNABALI MARKETING PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	RATNASAL MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SHA SAN ESTATES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125

## Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
	STARLIGHT AGENTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SUHANA VINIMAY PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SUNDARAM VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SYNERGY BARTER PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	TWINKLE COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	UPKAR COMMODITIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	UPKAR VANIJYA PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	VANTAGE DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	ZED VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	ZOOM VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125

Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L4	AASTHA TRADECOMM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	BAHUBALI COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	FASTER COMMERCIAL VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	GLORY VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	GOLDMINE COMMERCIAL PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	JUPITER DEALERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	KASTURI COMMODEAL PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	LIBERAL DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	LIFESTYLE AGENTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	MINOLTA AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	NORTHSTAR MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	OCTAGON SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PANTHER MARKETING PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PLANET VANIYA PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PLATINUM VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRATHANA SALES AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRESIDENCY TRADERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRINCIPLES SALES AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	QUEST SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	RATNABALI MARKETING PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	RATNABALI MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SHA SAN ESTATES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125



## Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
	STARLIGHT AGENTS-PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SUHANA VINIMAY PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SUNDARAM VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SYNERGY BARTER PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	TWINKLE COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	UPKAR COMMODITIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	UPKAR VANIJYA PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	VANTAGE DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	ZED VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	ZOOM VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125

## Transfer of Property from Landlord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
L5	AASTHA TRADECOMM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	BAHUBALI COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	FASTER COMMERCIAL VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	GLORY VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	GOLDMINE COMMERCIAL PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	JUPITER DEALERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	KASTURI COMMODEAL PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	LIBERAL DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	LIFESTYLE AGENTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	MINOLTA AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	NORTHSTAR MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	OCTAGON SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PANIHEN MARKETING PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PLANET VANIJYA PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PLATINUM VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRATHANA SALES AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRESIDENCY TRADERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRINCIPLES SALES AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	QUEST SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	RATNABALI MARKETING PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	RATNABALI MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SHA SAN ESTATES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125

Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
	STARLIGHT AGENTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SUHANA VINIMAY PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SUNDARAM VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SYNERGY BARTER PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	TWINKLE COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	UPKAR COMMODITIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	UPKAR VANIJYA PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	VANTAGE DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	ZED VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	ZOOM VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125

## Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L6	AASTHA TRADECOMM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	BAHUBALI COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	FASTER COMMFRICAL VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	GLORY VYAPAAR PVT.LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	GOLDMINE COMMERCIAL PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	JUPITER DEALERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	KASTURI COMMODFAL PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	LIBERAL DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	LIFESTYLE AGENTS PVT I.TD	MERLIN DEVELOPMENTS	1.54688	3.125
	MINOLTA AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	NORTHSTAR MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	OCTAGON SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PANTHER MARKETING PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PLANET VANJIYA PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PLATINUM VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRATHANA SALES AGINCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRESIDENCY TRADERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRINCIPLES SALES AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	QUEST SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	RATNABALI MARKETING PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	RATNABALI MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SHA SAN ESTATES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125

Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
	STARLIGHT AGENTS PVT LID	MERLIN DEVELOPMENTS	1.54688	3.125
	SUHANA VINIMAY PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SUNDARAM VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SYNERGY BARTER PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	TWINKLE COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	UPKAR COMMODITIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	UPKAR VANIJYA PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	VANTAGE DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	ZED VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	ZOOM VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L7.	AASTHA TRADECOMM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	BAHUBALI COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	FASTER COMMERCIAL VINGOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	GLORY VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	GOLDMINE COMMERCIAL PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	JUPITER DEALERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	KASTURI COMMDEAL PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	LIBERAL DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	LIFESTYLE AGENTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	MINOLTA AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	NORTHSTAR MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	OCTAGON SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PANTHER MARKETING PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PLANET VANIJYA PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PLATINUM VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRATHANA SALES AGINCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRESIDENCY TRADERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	PRINCIPLES SALES AGENCIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	QUEST SUPPLIERS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	RATNABALI MARKETING PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	RATNABALI MERCHANTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SHA SAN ESTATES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
	STARLIGHT AGENTS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SUHANA VINIMAY PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SUNDARAM VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	SYNERGY BARTER PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	TWINKLE COMMOTRADE PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	UPKAR COMMODITIES PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	UPKAR VANIJYA PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	VANTAGE DISTRIBUTORS PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	ZED VYAPAAR PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125
	ZOOM VINCOM PVT LTD	MERLIN DEVELOPMENTS	1.54688	3.125

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	MANI SANKAR ROY CHOWDHURY
Address	4, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.R.A. - IV KOLKATA, District: Kolkata  
Endorsement For Deed Number : I - 190400734 / 2015

Query No/Year 19040000691189/2015 Serial no/Year 1904000637 / 2015  
Deed No/Year I - 190400734 / 2015  
Transaction [0110] Sale, Development Agreement or Construction agreement  
Name of Presentant Mr DIPAK KUMAR Presented At Private Residence  
SHARMA  
Date of Execution 23-09-2015 Date of Presentation 23-09-2015

Remarks

On 01/10/2015

Certificate of Admissibility (Rule 21, 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.

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

Execution is admitted on 01/10/2015 by

Mr DILIP CHOUDHARY PROPRIETOR, MERLIN DEVELOPMENTS, 22, PRINCE ANWAR SHAH ROAD, P.O:-  
CHARU MARKET, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033  
Identified by Mr JAYANTA PANDIT, Son of Late GOUR HARI PANDIT, CHOWHATI NETAJI BLOCK, P.O:  
CHOWHATI, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - /00149, By caste Hindu, By  
Profession Service



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 07/09/2015

Certificate of Market Value (W.B. PLV) rules of 2007)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs  
31,37,59,985/-



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 23/09/2015



Presented for registration Under Section 52 of R.A. 22 of 1962 (W.B. Registration Rules, 1962).

Presented for registration at 15:45 hrs on : 23/09/2015, at the Private residence by Mr DIPAK KUMAR SHARMA .

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

Execution is admitted on 23/09/2015 by

1. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, LIFESTYLE AGENTS PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001
  2. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, PANTHER MARKETING PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001
  3. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, PRINCIPLES SALES AGENCIES PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001
  4. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, STARLIGHT AGENTS PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001
  5. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, GLORY VYAPAAR PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001
  6. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, RATNABALI MARKETING PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001
  7. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, GOLDMINE COMMERCIAL PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001
  8. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, JUPITER DEALERS PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001
  9. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, MINOLTA AGENCIES PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001
- Identified by Mr JAYANTA PANDIT, Son of Late GOUR HARI PANDIT, CHOWHATI NETAJI BLOCK, P.O: CHOWHATI, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149. By caste Hindu, By Profession Service

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

Execution is admitted on 23/09/2015 by

1. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, NORTHSTAR MERCHANTS PVT LTD, 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006
2. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, SYNERGY BARTER PVT LTD, 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006
3. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, TWINKLE COMMOTRADE PVT LTD, 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006
4. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, VANTAGE DISTRIBUTORS PVT LTD, 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006
5. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, SUHANA VINIMAY PVT LTD, 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006

6. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, ZED VYAPAAR PVT LTD, 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700006
7. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, AASTHA TRADECOMM PVT LTD, 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006
8. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, KASTURI COMMDEAL PVT LTD, 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006
9. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, LIBERAL DISTRIBUTORS PVT LTD, 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006
10. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, FASTER COMMERCIAL VINCOM PVT LTD, 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006
11. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, SUNDARAM VINCOM PVT LTD, 66A, SISIR BHADURI SARANI, 2ND FLOOR, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006
12. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, ZOOM VINCOM PVT LTD, 17/5, SAHAPUR COLONY, GR. FLOOR, P.O:- NFW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053
13. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, PRESIDENCY TRADERS PVT LTD, 17/5, SAHAPUR COLONY, GR. FLOOR, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053
14. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, UPKAR COMMODITIES PVT LTD, 17/5, SAHAPUR COLONY, GR. FLOOR, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053
15. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, PLATINUM VYAPAAR PVT LTD, 17/5, SAHAPUR COLONY, GR. FLOOR, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053
16. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, SHA SAN ESTATES PVT LTD, 237Q, MANICKTALA MAIN ROAD, GOLDEN HOUSE, 2ND FL, P.O:- MANICKTALA, P.S:- Phool Bagar, District:- South 24-Parganas, West Bengal, India, PIN - 700054
17. Mr DIPAK KUMAR SHARMA AUTHORISED SIGNATORY, QUEST SUPPLIERS PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001  
Identified by Mr JAYANTA PANDIT, Son of Late GOUR HARI PANDIT, CHOWHATI NETAJI BLOCK, P.O: CHOWHATI, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, By caste Hindu, By Profession Service

Admission of Execution / Under Section 17, V.P. Registration Rules 1956. [Robosignative]

Execution is admitted on 23/09/2015 by

1. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, PRESIDENCY TRADERS PVT LTD, 17/5, SAHAPUR COLONY, GR. FLOOR, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053
2. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, BAHUBALI COMMOTRADE PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001
3. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, PLANET VANUJA PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

4. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, OCTAGON SUPPLIERS PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001
5. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, RATNABALI MERCHANTS PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001
6. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, UPKAR VANIJYA PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001
7. Mr SHIV KUMAR BHATTER AUTHORISED SIGNATORY, PRATHANA SALES AGENCIES PVT LTD, 40, SHIV THAKUR LANE, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr JAYANTA PANDIT, Son of Late GOUR HARI PANDIT, CHOWHATI NETAJI BLOCK, P.O: CHOWHATI, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, By caste Hindu, By Profession Service



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 29/09/2015

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,10,094/- ( B = Rs 1,09,980/- , E = Rs 21/- , J = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 1,10,100/-

**Description of Draft**

1. Rs 1,10,100/- is paid, by the Draft(8554-16) No: 2674-85000427, Date: 24/07/2015, Bank: STATE BANK OF INDIA (SBI), PRINCE ANWAR SHAH ROAD.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Draft Rs 75,050/-, by Stamp Rs 100/-

**Description of Draft**

1. Rs 75,050/- is paid, by the Draft(8554-16) No: 267477000427, Date: 23/07/2015, Bank: STATE BANK OF INDIA (SBI), PRINCE ANWAR SHAH ROAD.

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 1201, Purchased on 06/08/2015, Vendor named S Das.



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2015, Page from 25325 to 25402

being No 190400734 for the year 2015.



Digitally signed by ASHOKE KUMAR  
BISWAS  
Date: 2015.10.05 16:31:14 +05:30  
Reason: Digital Signing of Deed.

*Biswas*

(Ashoke Kumar Biswas) 05-10-2015 16:31:12  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)