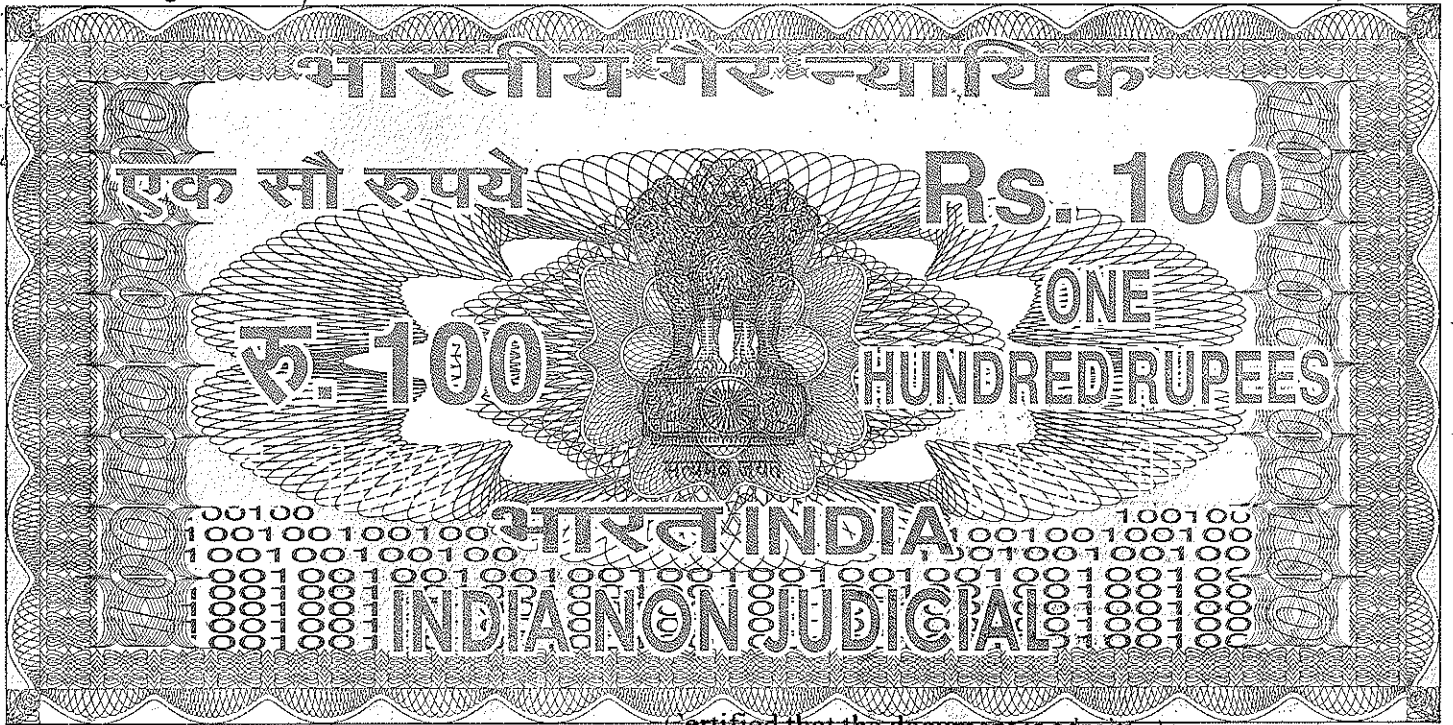


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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

V 463113

District Sub-Register-III
Alipore, South 24-parganas

8-0-561897/16

THIS AGREEMENT is made on the 2nd day of May Two Thousand Sixteen

BETWEEN

SURYA ENGINEERING PVT. LTD. (PAN: AA ECS8442D), (CIN U51909WB1942PTC010895) a company within the meaning of the Companies Act, 1956, having its Registered Office at No. 209 Picnic Garden Road, P.O. & P.S. Tiljala, Kolkata 700 039 represented by one of its Directors MR. SOUMITRA DE (PAN: AFAPD7165C), son of Late Salil Kumar De residing at 13D, Fordyce Lane, P.O. & P.S. Entally, Kolkata 700 014, hereinafter collectively referred to as the OWNER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **FIRST PART:**

[Faint handwritten notes and signatures at the bottom left]

42132

28 MAR 2016

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

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

B. C. LAHIRI
Advocate
ALIPUR JUDGE COURT
KOL-27



NETI-1796

MERLIN PROJECTS LTD



Director

NETI-1797

PS MERLIN DEVELOPERS LLP

Anam Sahel

Partner

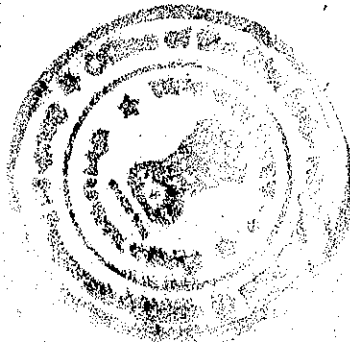


NETI-1798

Surya Engineering Pvt. Ltd.

Surya Engineering

Director



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Samaip Kumar Mukherjee
s/o Tapan Kumar Mukherjee
22, Prince Anwar Shah Road,
Kolkata - 700033.
Service,

AND

PS MERLIN DEVELOPERS LLP (PAN : AASFP2241E), a limited liability Partnership Firm, incorporated under the Limited Liability Partnership Act, 2008, having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata - 700 033, represented by its Partner Mr. Arun Kumar Sancheti son of Sri Sumermall Sancheti residing at 26B, Camac Street, P.O. Park Street, P.S. Shekespear Sarani, Kolkata - 700016, 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 its representatives, administrators other partners-in-office/interest and permitted assigns) of the **SECOND PART**;

AND

MERLIN PROJECTS LIMITED (PAN: AACCM0505B), a company incorporated under the Companies Act, 1956, having its Registered Office at 79, Shambhunath Pandit Street, P.O. Elgin Road, P.S. Bhawanipore, Kolkata - 700 020 and Corporate Office 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata - 700 033, represented by its Director Mr. Saket Mohta son of Mr. Sushil Mohta working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata - 700033, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and permitted assigns) of the **THIRD PART**.

WHEREAS:

A. SURYA ENGINEERING PVT. LTD. the party of the First Part is the absolute Owner of all that the Municipal Premises No. 209 Picnic Garden Road, Kolkata - 700 039. The chain of title, ownership details are set out in Schedule I and the full description of the premises is set in Schedule II appearing in this agreement and hereinafter referred to as the 'The Said Premises'.



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B. PS MERLIN DEVELOPERS LLP the party of the Second part is Partnership Firm of PS Group and Merlin Group, the renowned Developers engaged in the development of Real Estate, properties and have constructed many buildings at Kolkata and other cities, approached the OWNERS with a proposal for developing the said premises and the OWNERS have accepted the said proposal of the developer and the parties hereto in accordance therewith the parties have now decided to enter into this formal agreement recording in details all the terms and conditions as hereinafter expressed.

C. At or before the execution of this Agreement the said OWNERS have represented and assured the DEVELOPER as follows :

(a) That the said PREMISES is free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever. It is fully in possession of the OWNERS only.

(b) That excepting the OWNER herein nobody else has any right, title, interest, claim or demand whatsoever or howsoever into or upon the said Premises.

(c) That there is no notice of acquisition or requisition pending in respect of the said premises or any portion thereof within the knowledge of the owners.

(d) That initially the erstwhile Owners i.e. the Owner herein and MR. AMITABHA DE, son of Late Anil Kumar De residing and MR. SOUMITRA DE, son of Late Salil Kumar De entered into and understanding with the MERLIN PROJECTS LIMITED, the confirming Party herein, for development of the said Premises under the following terms and conditions :

e) According to the aforesaid understanding it was decided that a complex of multistoried buildings consisting of residential flat to be developed in the said premises No. 209, Picnic Garden Road owned by M/s. Surya Engineering Pvt. Ltd, the Party hereto of the First Part and Premises No. 209/2B, Picnic Garden Road owned by Mr. Amitabha De and Mr. Soumitra De. It was further decided that both the premises will



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be amalgamated and the residential complex will be constructed as per the sanctioned plan.

f) sum of Rs. 40 Lacs was also advanced by Merlin Projects Ltd to the Owner on the understanding that the Owner will refund Rs. 20 Lacs to Merlin Projects Ltd. or its assigns on completion of the project and the balance sum of Rs. 20 Lacs will be adjusted with the constructed area of the Owner's allocation at the rate of Rs. 1,100/- (Rupees One Thousand One Hundred only) per sft to be calculated on the built up area of Apartments/Units i.e. the Developer will be entitled to retain 1818 sq. ft. more or less out of Owner's allocation.

g) By a Deed of Transfer Mr. Amitabha De and Mr. Soumitra De transferred the Premises No.209/2B Picnic Garden Road in favour of the Company M/s. Surya Engineering Pvt. Ltd on the terms & conditions and for the consideration as mentioned in the Deed of Transfer dated 17/08/2006 registered at Being No. 6661 for the year 2006. Subsequently the said premises No.209/2B Picnic Garden Road amalgamated into premises No.209 Picnic Garden Road.

Post amalgamation of the properties for the amalgamated premises, the plan was submitted to the Kolkata Municipal Corporation for construction and development of multi storied building and the same was approved being Building Permit No. 2015070105 dated 29.10.2015.

h) The Owners shall also have preemption option to acquire constructed spaces in the project up to 23781 sq. ft. of built up area comprising of 15 flats and office space in the Block III in the proposed new buildings subject to availability of the unsold stock of flats at the mutually agreeable cost price to the Developer. However, the Owners shall intimate the developer such preemption right within 2(two) years from the start of project or before completion of the project. The owners shall not be entitled to exercise such preemption right after said time. Payment by the Owners to the developer on exercising of such pre-emption shall be payable only on handing over the possession of the pre-empted space to the Owners. The terms and conditions regarding exercise of preemption right may be varied on mutual consent in writing.



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i) That subsequent to sanctioning of Building Plan Merlin Projects approached the Owner represented that for better development of the said Premises they would like to undertake development the said premises jointly with the PS Group, which the Owner has consented to. Accordingly said PS Group and Merlin Projects Ltd. formed a Registered Limited Liability Partnership firm amongst themselves known as PS MERLIN DEVELOPERS LLP. the Developer herein. In acknowledgement of all the aforesaid representations made by the Owner and Merlin Projects Limited and in confirmation thereof, Merlin Projects Limited has consented to be and act as the Confirming Party herein.

j) That by virtue of this Development Agreement the Developer herein is entitled to all benefits of the said Understating between the Owner and Merlin Projects Limited.

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

1. In this agreement unless otherwise agreed upon the following expressions will have the following meaning :

(a) **PREMISES** shall mean all that the Municipal Premises No. 209 Picnic Garden Road, Kolkata 700 039 together with the structure situated thereon more fully and particularly mentioned and described in the Schedule II appearing hereunder.

(b) **PLAN** shall mean B.P. 2015070105 dtd. 29.10.2015 sanctioned by the Kolkata Municipal Corporation for construction of the proposed new buildings on the said premises.

(c) **OWNERS** shall mean (1) SURYA ENGINEERING PVT. LTD., its successors-in-office and assigns.

(d) **DEVELOPER** shall mean PS MERLIN DEVELOPERS LLP, representatives, administrators other partners-in-office/interest and permitted assigns.

(e) **CONFIRMING PARTY** shall mean MERLIN PROJECTS LIMITED its successors-in-office and permitted assigns.



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(f) **NEW BUILDINGS** shall mean the building/s to be constructed on the said premises in accordance with the plan to be sanctioned by the authorities concerned for Residential/Commercial use. The proposed building(s) shall be consisting of height and floors or as suggested by Architect. The Developer shall obtain sanction of maximum possible area.


(g) **"Net Sale Proceeds"** shall mean Gross Sale Proceeds less -

- (a) Service Tax and other taxes as may be applicable;
- (b) Marketing and Brokerage Costs for the Project - (4 % of the Gross Sale Proceeds less service tax);
- (c) Other Deposits and Charges.

(h) **"Other Deposits and Charges"** shall mean the following:

- (i). Any deposits / charges for the club, electricity connection, generator, transformer, maintenance deposit, advance maintenance charges, legal charges, formation of the association/society of the Transferee/s, collected from the Transferee/s to the extent as not re-presenting consideration for the flats / units in the Project together with other rights and benefits sold to such Transferee/s.
- (ii). Stamp duty and registration fees and other incidental and allied costs, expenses etc. received, collected and recovered from the Transferee/s for the purposes of execution and/or registration of the agreement for sale / conveyance deed or other instruments/documents for Transfer of the flats / units in the Project;




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(iii). Cost received for any extra customization work carried out by the Developer at the instance of Transferee/s in addition to the minimum Specification of the buildings and flat as stated in the agreements for sale with the Transferee/s.

(g) **SHARING RATIO** in consideration of the Owner granting development rights to the Developer and the Developer agreeing to construct and complete the Project at its cost and expense, the Owner and the Developer shall be jointly entitled to undivided rights, share or interest in the proposed Project (including undivided proportionate share in the Land of the said premises) in the following ratio:

Owner - 22.84% (twenty two point eight four percent)

Developer - 77.16% (seventy seven point one six percent)

- On the remaining area only, after executing the pre-emption right by the Owner i.e. on the balance area after deducting 23,781 sq.ft. of built up area to be Pre-empted by the owner.

(i) Instead of the sharing the constructed spaces in the Project in the aforesaid ratio, the Parties shall jointly Transfer the flats / units and other rights and benefits in the Project and share the Sale Proceeds received from the prospective Transferees in the ratio as mentioned hereinabove. Its is clarified that the Service Tax payable on the Gross Sale Proceeds, Marketing Costs for the Project, Brokerage Cost shall also be shared between the Owner and the Developer in the ratio mentioned above. However, the above sharing of Sales Proceeds will exclude the constructed area which the developer shall be entitled pursuant to adjustment of Advance granted to the Owner by the Confirming Party herein.

(ii) The developer shall be entitled to receive Gross sale proceeds from buyers/transferee and shall deposit the same in its bank account.



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(iii) That the developer on fortnightly basis shall calculate owners share of net sales proceeds and transfer in favour of the owner along with statement.

The Developer will transfer the owners share of the booking amount, already received to the owner, on signing this agreement.

(iv) In case, any Transferee cancels or terminates an agreement for sale in respect of the any flat / unit in the Project, then the consideration received from such Transferee till the date of cancellation or termination of such agreement for sale as part of the Gross Sale Proceeds after necessary deductions (as provided in the agreement for sale) will be refunded by both the Parties to such Transferee in the same ratio as mentioned in Clause 3.4 hereinabove. Other Deposits and Charges, if any paid by the Transferee to the Developer shall be refunded by the Developer entirely.

2. The Owners hereby grant the exclusive right of development of the said Premises unto and in favour of the Developer herein with the intent and object that the Developer shall be entitled construct erect and complete the New Buildings on the said Premises in accordance with the plan already sanctioned by the Kolkata Municipal Corporation vide B.P. 2015070105 dtd. 29.10.2015 and as per specifications hereunder given at the costs and expenses of the Developer.

3. In the circumstances in consideration of the terms and conditions contained herein and the obligations to be performed fulfilled and observed on the part of the Owners and Developer and in further consideration that the Owners having Agreed to grant the exclusive right of Development of the said Premises in confirmation of Merlin Projects Limited, the Developer shall complete the building in terms of this Agreement.

The entire project shall be completed in all respects within **54 months** from the date of sanction of the building plan and other approvals from concerned authorities to commence construction work.

However, time shall be the essence of the contract and the Developer shall complete the Project within the time as specified herein.




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4. In consideration of Developers constructing the said buildings and the terms and conditions contained in this Agreement and the obligation to be fulfilled on the part of the Developer, the Developer shall get Developer's allocation of the constructed space reasonably and equitably as mentioned hereinbefore, with the proportionate share in the land, common parts and facilities and roof and proportionate open space in Ground floor including car parking space being the Developers allocation in the said Premises with right to enjoy, sell lease out, let out the said allocation in such parts only after delivery of possession of the Owners' allocations to the Owners, provided however the Promoter shall be entitled to enter into agreement of sale of flats from Developers' allocation before such delivery of possession and for such consideration as the Developer deem fit and no consent of Owners shall be required


for the same and the Developer will keep the Owners fully indemnified for all time to come in this behalf.

Also the Owners and Developer and /or their nominees shall become Owners of the undivided proportionate share of the land underneath the newly constructed building and other common facilities corresponding to their respective allocations in the ratio of the constructed space to be owned by them.

5. The Developers have further Agreed :-

(a) To incur all costs charges and expenses for planning, sanctioning (if required in future) and construction of the said Building and all necessary clearance from Authorities such as Fire, D. C. Traffic, Drainage, CIT, Survey Department, Urban Land (Ceiling and Regulations) Department, Assessment Department and the Owner shall not be responsible for the same save and except that the Owner shall sign necessary papers, documents and also extend necessary co-operation in this regard. However, the sole responsibility will be of Developer for the aforesaid works including the payment of the Architect's fees and the owners shall have no responsibility and accountability for same and the developer shall keep the owners saved harmless, and indemnified against all liabilities, obligations, claims, demands, loss and damages arising there from or in connection thereon to handover the Owners allocation to the Owners or their nominees after completion of the buildings and also to execute such




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documents along with the Owners for transfer of such constructed space of Owners allocation by the Owners to their prospective purchaser.

(b) To get at its own costs the said revised plan prepared and submitted to the Kolkata Municipal Corporation and other Authorities.

c) Unless prevented by the circumstances amounting to force majeure to complete at its own cost the building within the said period of 54 months from the date of commencement after sanction of the plan and demolishing the existing building within 90 days from getting full vacant possession of the premises. A further grace period of 6 months shall be allowed. If however after the expiry of the said period of 60 months the building is not completed, for such period of delay the owners shall be further entitled to a compensation of Rs. 50,000/- per month from the Developer till completion of the project. It is however agreed by and between the parties hereto and it is accordingly provided herein that the escalation in the price of building materials, strikes and lockouts shall not be included in or form a ground of 'Force Majeure'.


(d) To frame rules and regulations in agreement with the Owners regarding the use of the respective allocation of the built up space or areas of the Owners and Developer or their nominee or their respective nominees or to form the Management-association and society for the ultimate Owners of the proposed building.

(e) The Confirming Party herein has already paid to the erstwhile Owners an interest free refundable security deposit amount of Rs.40,00,000/- (Rupees Forty Lacs) as mentioned below, in the so paid amount Rs.20,00,000/- (Rupees Twenty Lacs) will be adjusted @ Rs.1,100/- (Rupees One Thousand One Hundred) only per sq. ft. with the construction area of Owners' allocation and the balance Rs.20,00,000/- (Rupees Twenty Lacs) only will be refunded by the Owners to the Developer after handover of possession of Owners' allocation.

6. The Developer shall be entitled :-

(a) To demolish the existing building within 90 days on getting possession from the Owners. Possession of the area of existing business




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area as shown in the plan shall be handed over to the Developer after relocation as per Owners choice and construction of the 3500 sq. ft. of R.C.C. constructed factory building as per specification of the Owners with 1,500 sq. ft. of surrounding open space surrounded by wall and exclusive entrance within the said premises or outside the premises as may be found convenient mutually.

(b) To construct and complete the said building in terms of this agreement and strictly in accordance with the building plan already sanctioned by the Kolkata Municipal Corporation and as per the specifications mentioned in Schedule II hereto.

(c) To enjoy, sell, lease out, the Developer's allocation of the constructed Built up area and car parking/s together with the proportionate undivided share in the land underneath the building together with the right of proportionate share in the common parts and facilities and together with the proportionate right of the terrace, wholly or in part at such price it thinks fit to all such person or persons it may desire without any interference from the owners only after delivery of possession of the Owners' allocations.

(d) The Developer shall be entitled to accept booking and advances from the intending purchasers in the proposed building.

(e) To nominate such person or persons for acquiring right title and interest in respect of the undivided share of land attributable to the Developer's allocation in the proposed building from the Owners in which case the owners shall be obliged to convey and/or transfer such undivided share of land to such nominee or nominees of the Developer in such part or parts out of the Developer allocation as may be required by the Developer and also to execute necessary documents and/or deeds for effectual conveying the same. The Owners shall execute a irrevocable Registered Power of Attorney in favour of the Developer for doing all types of acts, deeds and things required for the development of the said Premises and also for selling/transferring flats in the proposed new buildings to any prospective purchaser/s.

7. The Owners have further Agreed :-

a) To sign and execute all necessary plans papers undertakings affidavits documents declarations Agreements deeds which may



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be required for sanctioning of the plan and construction of the proposed building and also commercial benefit of the same in terms of the agreement.

- b) To co-operate with the Developer for constructing and completing the building.
- c) To shift its business and business operations temporary from the existing location in a suitable location on one side. To relocate the existing business area permanently in the premises as per Owners' choice. The area required for the same shall be provided out of Owner's allocation.

8. The Owners have further agreed as follows :

- a) Not to sell, transfer, alienate or encumber the said premises
- b) Save and except in the case of any breach or violation of the terms and conditions on the part of the developer contained herein not to cause any obstruction or interference in the construction erection and completion of the New Buildings on the said premises.
- c) To execute a Registered Power of Attorney for getting the building plans sanctioned, for construction and all other purposes such as representing the Owners to West Bengal Pollution Control Board, West Bengal Fire Services, Police Authorities, Microwave Authorities, K.I.T., CMC, CESC etc. and for selling/conveying/transferring flats together with the proportionate undivided share of land attributable to those areas in favour of such purchaser/s.
- d) To provide all documents as may be required by the Developer for the proposed building.
- e) The Developer shall be entitled to 4% of the net sale value being the reimbursement towards the marketing and selling cost.




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9. MISCELLANEOUS :

I. The Developer shall not be treated in default if the work is delayed due to the reasons amounting to "FORCE MAJEURE" or act of God. But it is agreed by and between the parties hereto and accordingly provided herein that the escalation in the price of building raw materials, strike, lock out and labour unrest shall not form part or be deemed to include in the definition of 'Force Majeur'.

II. It has been further Agreed that subject to the Developer making over the possession of the area of Owners' allocation and subject to their fulfilling the other terms and conditions herein contained, in term of this agreement the Developer shall be entitled to make over possession of the space to respective Purchasers out of Developer's allocation and the Owner shall cease to have any right title or interest in the Developers allocation of space in the building.

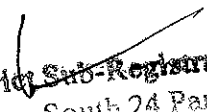
III. Both the Owner and the Developer shall be entitled to deal with or dispose of their respective share of the constructed space in any manner they think fit and proper without any interference from each other and without putting any obstruction for the construction of the said building provided both the parties have duly fulfilled discharged and observed the terms, conditions and covenants on their respective parts contained herein. It is made clear that the Developer shall handover possession of flats to the Developer's nominee only after delivery of possession of Owners' allocation.

IV. Both the Owner and Developer shall ensure that all the terms and conditions and other obligations are fulfilled and also to abide by the terms and conditions and obligations applicable to all the Flat Owners in the said new Building.

V. The Developer shall take necessary steps for getting the electricity connection, installation of EPBX system, apportionment of KMC taxes etc. installation of generator but the cost of all such facilities shall be paid and borne by the Owners and Developer or their nominees in proportion of their respective share in the space in the said premises.

VI. Both the Owner and Developers have agreed that for the purpose of sale and transfer of their respective allocations no further consent of




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the other party shall be required and this Agreement by itself shall be treated as such consent.

VII. It shall be the responsibility of the Developers to construct the maximum possible space in compliance of the said sanctioned plan for availing the maximum commercial benefit out of the said Property. The Developer shall at its cost demolish the existing building and appropriate the sale proceeds of debris towards the cost of demolition.


VIII. The Owner shall not have any obligation for giving consent for selling the spaces of Developers allocation and this Agreement itself should be treated as consent of Owners subject to the conditions referred to above.

IX. The Owner shall exclusively be responsible for all municipal taxes, rates and outgoings of the said Property till the delivery of possession of the entire property is made over to the developer by the owners to enable to proceed with the developmental work in the said property and thereafter for the subsequent period until the delivery of possession of the built up area allocable to the owners in the newly constructed building is affected by the developer to the owners such municipal taxes, rates and other outgoings shall be paid and borne by the developer. On the proposed newly building being completed in all respect the owners and developer shall apply for tax apportionment and mutation of individual flats /constructed area to the municipal authorities for the respective flats / portion of the intending purchaser/occupiers of developer allocation and both parties hereto shall sign all necessary applications, papers for such apportionment of tax as and when necessary they shall be accordingly liable for payment of municipal taxes for their respective portions.

X. The roof of the said proposed building shall remain common, joint and undivided between the Owner and Developer in their respective allocations of space and in case in future. In the event the developer raise and constructs any further building and/or construction, then the said further built up area on the roof to be constructed shall be enjoyed by the owners and Developer in the same proportion as mentioned in the sharing ratio.

XI. Transaction will be deemed to have been completed and finally settled on satisfactory completion of construction including sanitary




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and electrical works and handing over possession after obtaining the occupation certificate from the Kolkata Municipal Corporation.

XII. NEIGHBOURING/ADJACENT PREMISES - It is hereby expressly agreed by and between the parties hereto that in the event of the Developer purchasing and/or acquiring the right to develop any neighboring and/or contiguous and/or adjacent premises in its own name or in the name of its nominee and/or nominees, in that event the Developer shall be entitled to amalgamate such neighboring and/or adjacent and/or contiguous premises with the said Premises and for the aforesaid purposes the Owners herein has consented to sign and execute all such deeds documents and instruments as may be necessary and/or required by the Developer for the purpose.


On happening the aforesaid event and the Developer undertaking development of such contiguous and/or neighboring premises it shall solely be entitled to the total FAR available in respect of such development without any right on the part of the Owners or any person claiming through or under any one of them.

However upon amalgamation of such adjoining premises with the said premises and upon subsequent activities/constructions, related to the amalgamation, the completion period will remain same.

IT IS BEING ALSO FURTHER EXPRESSLY AGREED AND DECLARED that in the event of the Developer undertaking development of such neighboring and/or adjacent and/or contiguous premises the Developer and/or proposed purchasers or its nominees shall be entitled to avail of the facilities and/or amenities of the proposed residential complex and the Owners hereby also consent to the same.

XIII. That if the Developer succeed to get additional constructed space above permissible FAR on account of Green Building and/or intend to do vertical extension of the proposed building in such event such the Developer shall solely be entitled to such additional constructed space.




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XIV. Title Deeds/Right Of Mortgage by Owner

The Developer will be entitled to Create Mortgage/charge with respect to its share/allocation in the property 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 in that case the Owners also shall be duty bound to execute and/or join all deeds and documents in favour of any 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.

That the on approval of such loan by Bank/financial Institution, the Owner shall also be entitled to an interest free additional security deposit of Rs. 2,00,00,000/- (Rupees Two Corers) only on the day of disbursement of loan out of total amount disbursed by the Bank/financial institution in favour of the Developer and such additional security deposit will be adjusted 25% from starting, pro rata basis from onwards Owners share of revenue.

10. Settlement of Disputes, if any:-

All disputes and differences arising out of this Agreement as regards the construction or interpretation of any of the terms and conditions herein contained or in any way touching or relating to these presents and of the respective rights, duties and obligations of the parties hereto or their privacies shall be settled by the parties amicably by amicable negotiations and discussions amongst them and in case of failure of the parties to amicably settle the such disputes and differences be referred to the two arbitrators one to be appointed and nominate by each of the parties hereto accordingly to the provisions of the Law of Arbitration now in force.



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SCHEDULE I HEREIN REFERRED TO ABOVE

**TITLE CHAIN IN RESPECT OF PREMISES NO 209, PICNIC
GARDEN ROAD, KOLKATA 700039**

1.1 One Pares Nath Naskar was the sole and absolute owner in respect of land by admeasuring containing an area of 2.83 Acres, District 24 Parganas (South), J.L. No. 14, Mouza - Kustia, New Holding No. 23, Khatian Nos. 194, 195 and 196 as per deatils herein below :

<u>KHATIAN NO.</u>	<u>DAG NO.</u>	<u>LAND AREA (DECIMAL)</u>
194	1549	10
	1550	63
	1551	59
	1552	12
	1553	42
	1554/1667	10
195	1561	41
196	1564/1690	35
	1562	04
	1559	07
	TOTAL LAND AREA	2.83 ACRE

1.2 The said Pares Nath Naskar by a Deed of Conveyance dated 12.12.1941 sold, transferred and conveyed the above said property in its entirety unto and in favour of Surendra Kumar Ray and Satis Chandra Dey

1.3 By a Deed of Conveyance dated 28.04.1943, the said Surendra Kumar Ray and Satis Chandra Dey sold, transferred and conveyed



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the aforesaid property unto and in favour of Surya Engineering Ltd. which later on became Surya Engineering Private Ltd. after The Companies Act, 1956 came into force.

1.4 One Smt. Aparna Devi was the sole and absolute owner in respect of land and premises containing an area of 8.5 Decimals lying and situate at Mouza - Kustia, J.L. No. 14, Touzi No. 1298/283 Old Dag Nos. 21, 22 & 23, New Dag Nos. 20 & 21, Holding No. 7 in the District 24 Parganas (South) adjacent to the property of Surya Engineering Ltd..

1.5 By a Deed of Conveyance date 23.09.1941 the said Smt. Aparna Devi sold, transferred and conveyed the above said property unto and in favour of Nagendranath Naskar.

1.6 Subsequently the said Nagendranath Naskar died intestate leaving behind him surviving his three sons namely Kashinath Naskar, Jitendra Naskar and Provas Chandra Naskar and his widow namely Smt. Chamatkarni Naskar as his heirs and legal representatives.

1.7 The said Kashinath Naskar, Jitendra Naskar, Provas Chandra Naskar and Smt. Chamatkarni Naskar by a Deed Conveyance date 19.05.1967 sold, transferred and conveyed the abovesaid property

measuring about 8.5 Decimals equivalent to 5 Cottahs 2 Chittaks unto in favour of Surya Engineering (P) Ltd.

1.8. In the circumstances stated hereinabove, the said Surya Engineering (P) Ltd. by virtue of aforesaid purchase became the absolute owner in respect of various pieces of land contiguous to each other as described above having total area of 2.91 Acres equivalent to 176 Cottahs, 6 Chittaks and numbered as 209 Picnic Garden Road in the Assessment Records of the Kolkata Municipal Corporation.

1.9.. The said Surya Engineering (P) Ltd. while being seized and possessed above land from time to time sold various pieces of land



[Handwritten Signature]
District Sub-Registrar-III
Alipore, South 24 Parganas

02 MAY 2016

measuring about 49 Cottahs, 1 Chittak and 33 Sq. Ft. and became the owner of 127, Cottahs and 4 Chittaks and 12 Sq. Ft.

1.10.. The said Surya Engineering (P) Ltd. also lost some land due to creation of a common road, drainage etc. measuring about 16 Cottahs and 192 Sq. Ft.

2.1 One Kanakbati Dasi was the sole and absolute owner in respect of all that the land measuring 3 cottahs 10 chitaks lying and situated at Mouza Kustia hereinafter referred to as the said land.

2.2 By a Bengali Kobala (Deed of Conveyance) dated 24.01.1961 the said Kanakbati Dasi sold, conveyed and transferred the all that the said land measuring 3 Cottahs 10 chitaks lying and situated at and being premises no 209/2B, Picnic Garden Road, Kolkata unto and in favour of one Gourgopal Mitra.

2.3 The said Gourgopal Mitra thereafter by a Deed of Release dated 10.09.1962 released the said property in favour of one Salil Kumar De.

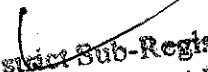
2.4 That by a Deed of Declaration dated 13.12.1962 made between the said Gourgopal Mitra and Lilabati De the name of the said Salil Kumar Dey appearing in the 1st page of the said Deed of release was rectified and substituted by the words 'Lilabati De'.

2.5 That the said Lilabati De subsequently by a Deed of Gift dated 31.07.1981 gifted the said property to her two grandsons namely Mr. Amitabha De son of Late Anil Kumar De and Mr. Soumitra De son of Late Salil Kumar De .

2.6 The premises no written in the said deed of Gift was subsequently rectified by a Deed of Rectification dated 18.03.1987.

3. That by virtue of a Deed of Transfer dated ~~17/8/2006~~ the Mr. Soumitra De and Mr. Amitabha De transferred the right title interest in respect of land measuring 3 Cottahs 10 chitaks comprised in Premises No. 209/2B, Picnic Garden Road, Kolkata - 700 039, unto and in favour of




District Sub-Registrar-III
Alipore, South 24 Parganas
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the said Surya Engineering (P) Ltd.. By virtue of the aforesaid transfer the said Surya Engineering (P) Ltd. became the absolute owner of land measuring 113 Cottahs and 5 Sq. Ft., being the entire project land.

4.. That subsequently by an order dated 09.01.2010 the premises no. 209/2B was amalgamated with premises no. 209, Picnic Garden Road with effect from. 2/07-08 in the records of The Kolkata Municipal Corporation containing an area measuring 113 Cottahs and 5 Sq. Ft. and the same has also been certified by Urban Land (Ceiling and Regulation) authorities as per their clearance date 11.09.2014.

SCHEDULE II HEREIN REFERRED TO ABOVE


1. ALL THAT the piece and parcel of land including structure measuring about 113 Cottahs 5 sft. being Municipal Premises No. 209 Picnic Garden Road, Kolkata - 700 039, Mouza Kustia, Dist. Parganas (South) within the P.S. Tiljala butted and bounded as follows :-

ON THE SOUTH : Partially by Municipality Road and partially
By Premises no.209/1/4, 209/1/5, 209/1/6,
209/1/7, 209/1/9, 209/1/10, 209/1/11 and
209/1/11A, Picnic Garden Road etc.

ON THE NORTH : By Picnic Garden Road
ON THE EAST : Partially by 209/2A Picnic Garden Road and
partially by road.

ON THE WEST : Partially by 18' Common Passage and partly
by premises No.209/1 Picnic Garden Road.




District Sub-Registrar-III
Alipore, South 24 Parganas

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SCHEDULE III HEREIN REFERRED TO ABOVE

- 1.. Beautiful Elevation with snowcem type cement paint scheme.

- 2.. Necessary electrical switches and concealed PVC wiring as per ISI specification with wiring provision for Geysers, cooking appliances, T.V., intercom system etc.

- 3.. All round Greenery / Plantation in Driveways, Parkways, Passage, Corridors.

- 4.. Sufficient and elegant light fittings on entrance, common areas, lobby & Corridors and arrangement lighting arrester (Earthing arrangement).

- 5.. Necessary plumbing (concealed pipeline) and sanitary arrangement as per specification and plans prepared for the building.

- 6.. Foundation as recommended by the Architect.

- 7.. R.C.C. frame structure with Brick walls made of good quality Brick details of materials as per ISI specification.

- 8.. Water reservoir to ensure 24 hours water supply with Overhead Tank and suitable pump.

- 9.. Ceramic/Glazed tiles for Flooring to be provided.




District Sub-Registrar-III
Alipore, South 24 Parganas

02 MAY 2016

10.. Wooden/Aluminium windows with glass panes and grill to be provided.

11.. One loft in kitchen.

12.. Paneled door with Particle boards of good quality or flushed doors to be provided.

13.. Electrical points in various portions.

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

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

Drawing/Dinning room two lights, one fans, one 5 Amp, one 15 Amp.

Balcony point for one light.

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

15. Lift will provided as per CMC rules.



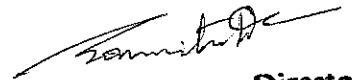
District Sub-Registrar-III
Alipore, South 24 Parganas

02 MAY 2016

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

SIGNED SEALED AND DELIVERED
BY THE OWNERS AT KOLKATA
IN THE PRESENCE OF :

Surya Engineering Pvt. Ltd.



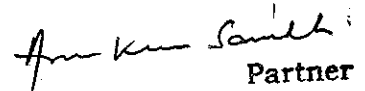
Director

1. Srinath Datta

2. Iqbal Ahmed Khan

SIGNED SEALED AND DELIVERED
BY THE DEVELOPER AT
KOLKATA IN THE PRESENCE OF :

PS MERLIN DEVELOPERS LLP



Partner

1. Srinath Datta

2. Iqbal Ahmed Khan

SIGNED SEALED AND DELIVERED
BY THE CONFIRMING PARTY AT
KOLKATA IN THE PRESENCE OF :

MERLIN PROJECTS LTD




Director

1. Srinath Datta
79, Sambhunagar Tandi Street
Kolkata - 20

2. Iqbal Ahmed Khan 23
22, Prince Anwar Shah
Road, Kolkata - 700033

Prepared by me
for
Adv.
Alipore Police Cent.
K-1-23
WB-613/2001




District Sub-Registrar-III
Alipore, South 24 Parganas

02 MAY 2016

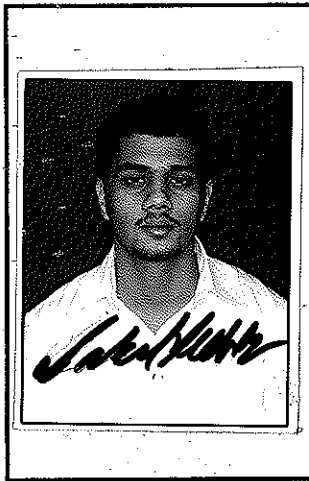
Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name

Signature *Sandeep*

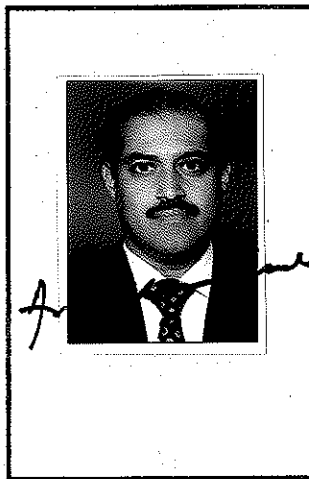
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left hand					
right hand					

Name

Signature *Anurag Kumar Samal*

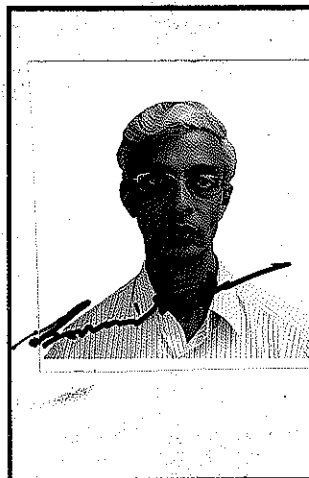
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left hand					
right hand					

Name *Soumitra De*

Signature *Soumitra De*

				100	
				100	



District Sub-Registrar-III
Alipore, South 24 Parganas

02 MAY 2016

				100	
				100	



Government of West Bengal

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

W.B. FORM NO. 1504

Query No / Year	16030000561847/2016	Serial No/Year	1603002448/2016
Transaction id	0000782408	Date of Receipt	03/05/2016 3:37PM
Deed No / Year	I - 160302116 / 2016		
Presentant Name	Mr SAKET MOHTA		
Land Lord	SURYA ENGINEERING PVT LTD , MERLIN PROJECTS LTD, Confirming Party		
Developer	PS MERLIN DEVELOPERS LLP		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]		
Total Setforth Value	Rs. 2/-	Market Value	Rs. 23,65,54,508/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	338/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

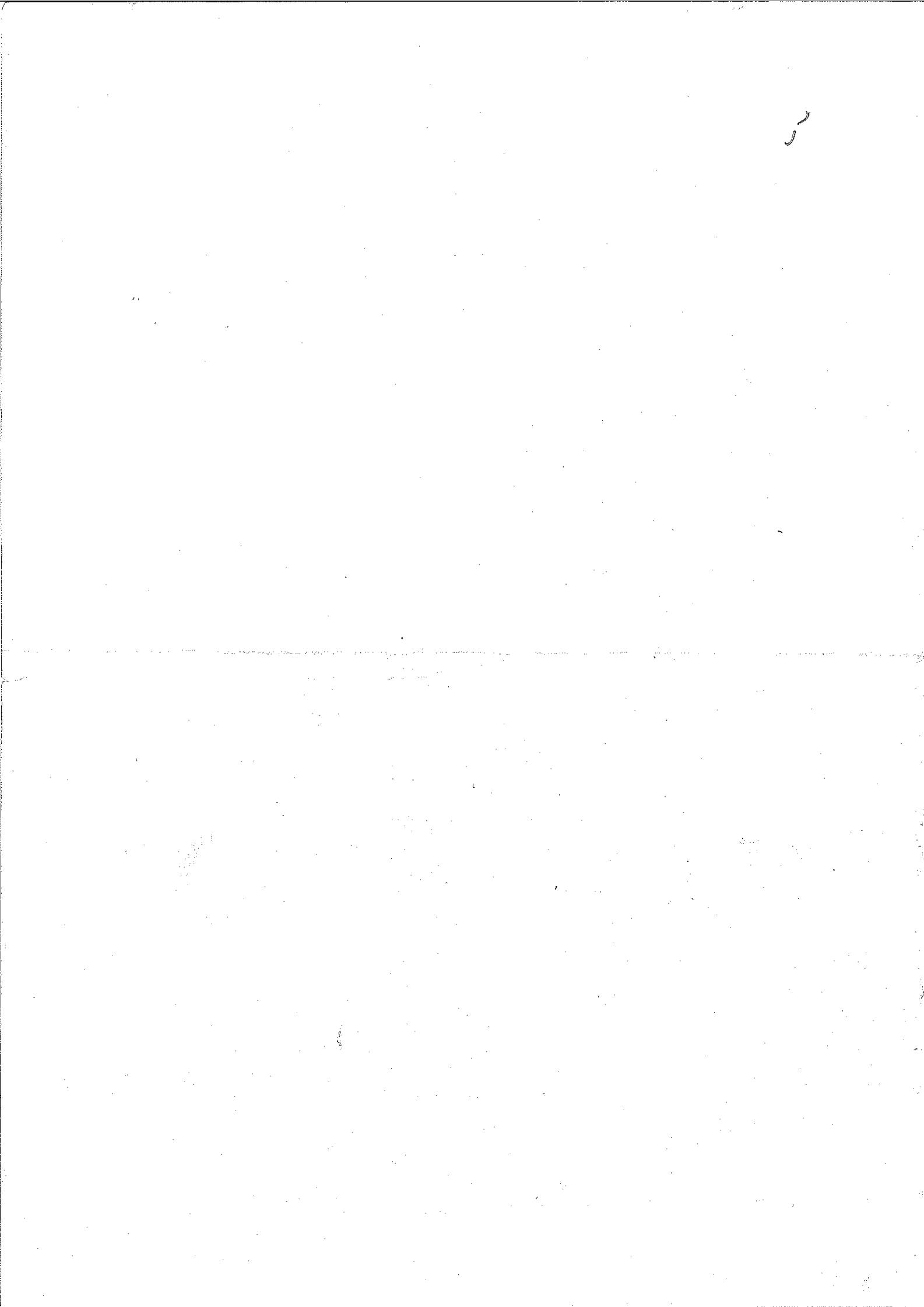
By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Subhankar Das	463113	28/03/2016	100/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		338/-

*Total Amount Received by Cash Rs. 338/-

(Utpal Kumar Basu)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
III SOUTH 24-PARGANAS



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

GRN: 19-201617-000330218-1 Payment Mode Online Payment
GRN Date: 02/05/2016 13:15:50 Bank : Indian Bank
BRN : IB02052016002156 BRN Date: 02/05/2016 13:35:21

DEPOSITOR'S DETAILS

Id No. : 16030000561847/1/2016

[Query No./Query Year]

Name : PS MERLIN DEVELOPERS LLP
Contact No. : Mobile No. : +91 8820258681
E-mail :
Address : 22 PRINCE ANWARSHAH ROAD KOLKATA - 700033
Applicant Name : Mr BAPI DAS
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 1

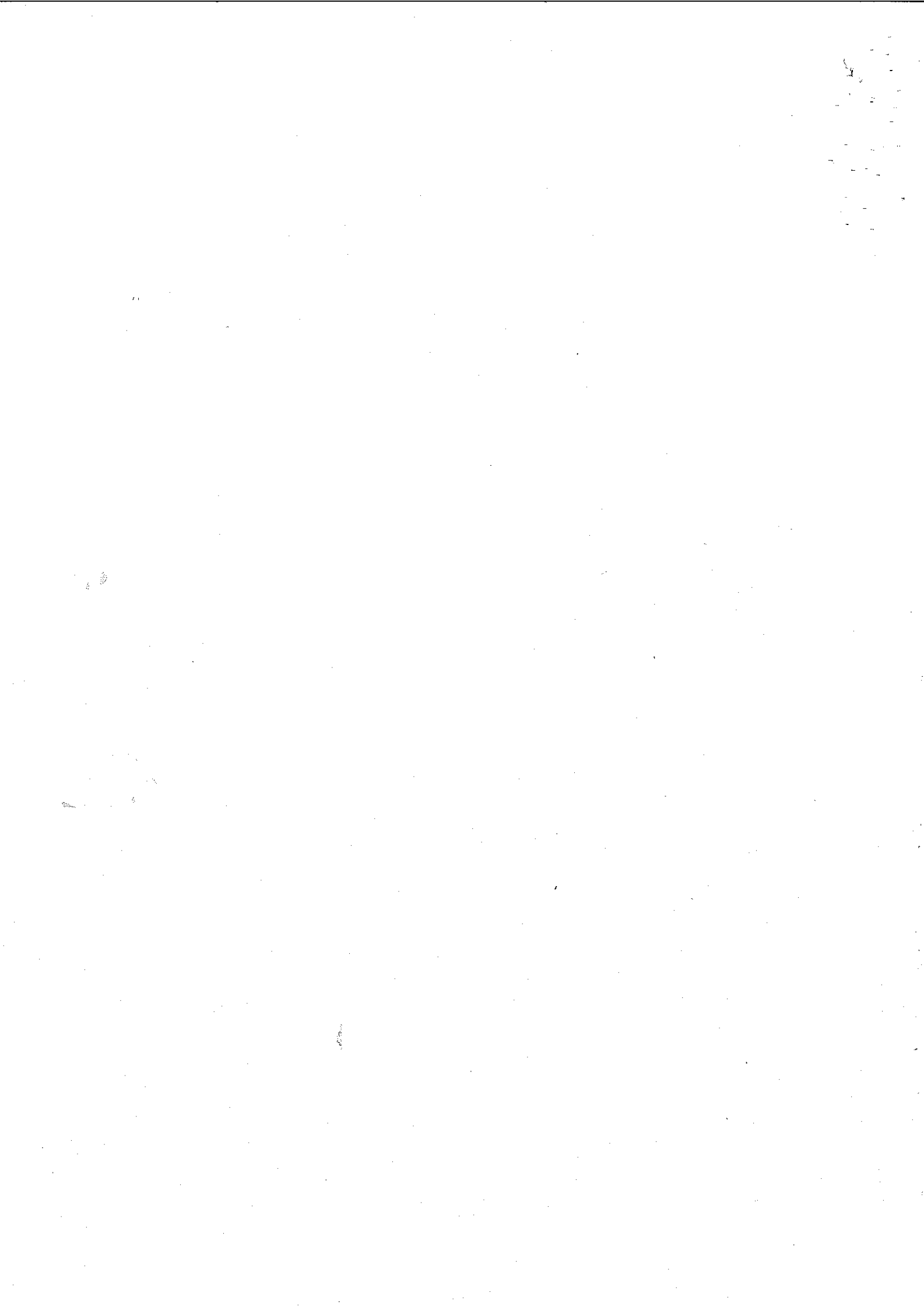
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16030000561847/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	44042
2	16030000561847/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	74921

Total

118963

In Words : Rupees One Lakh Eighteen Thousand Nine Hundred Sixty Three only

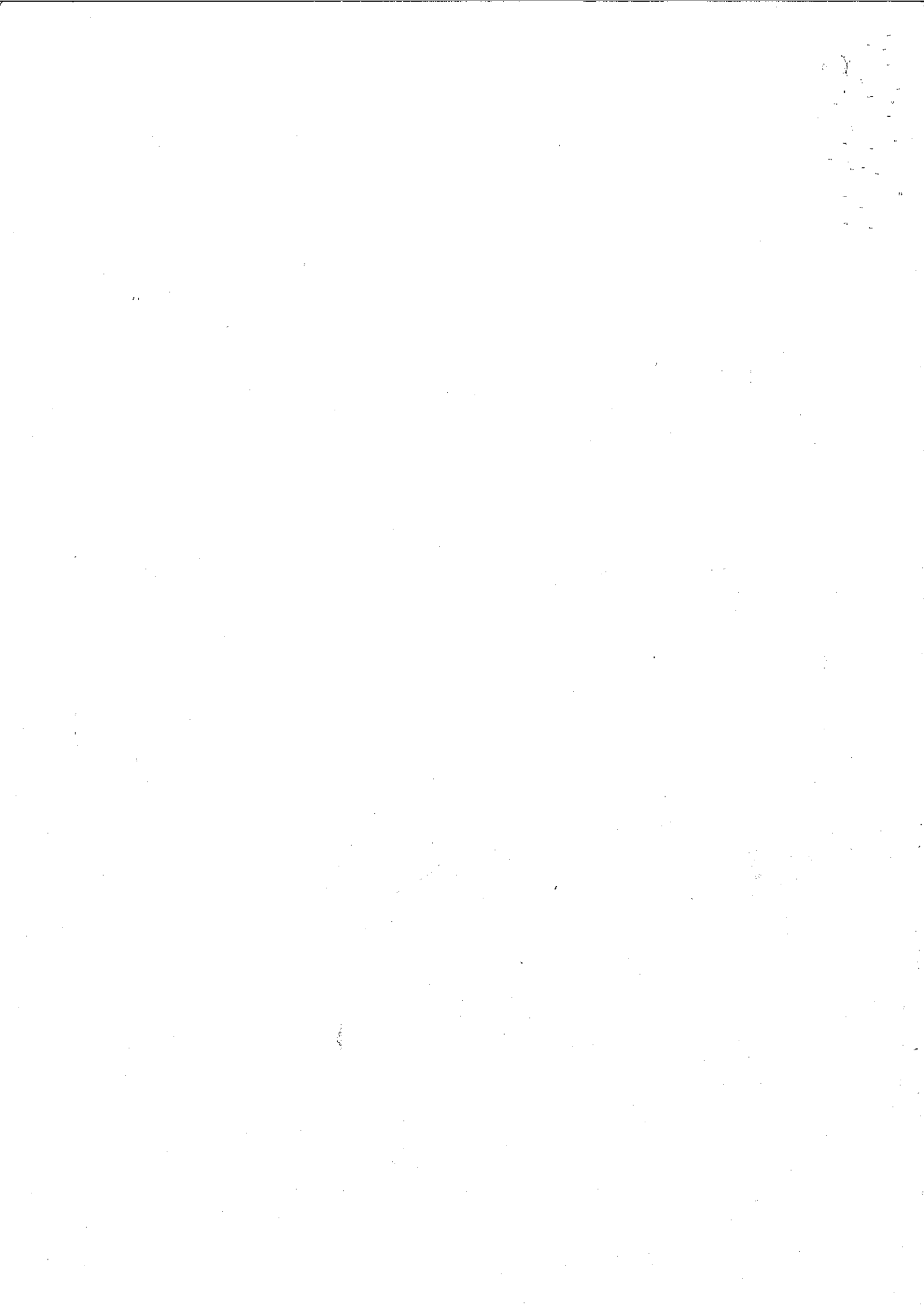


2.5.16

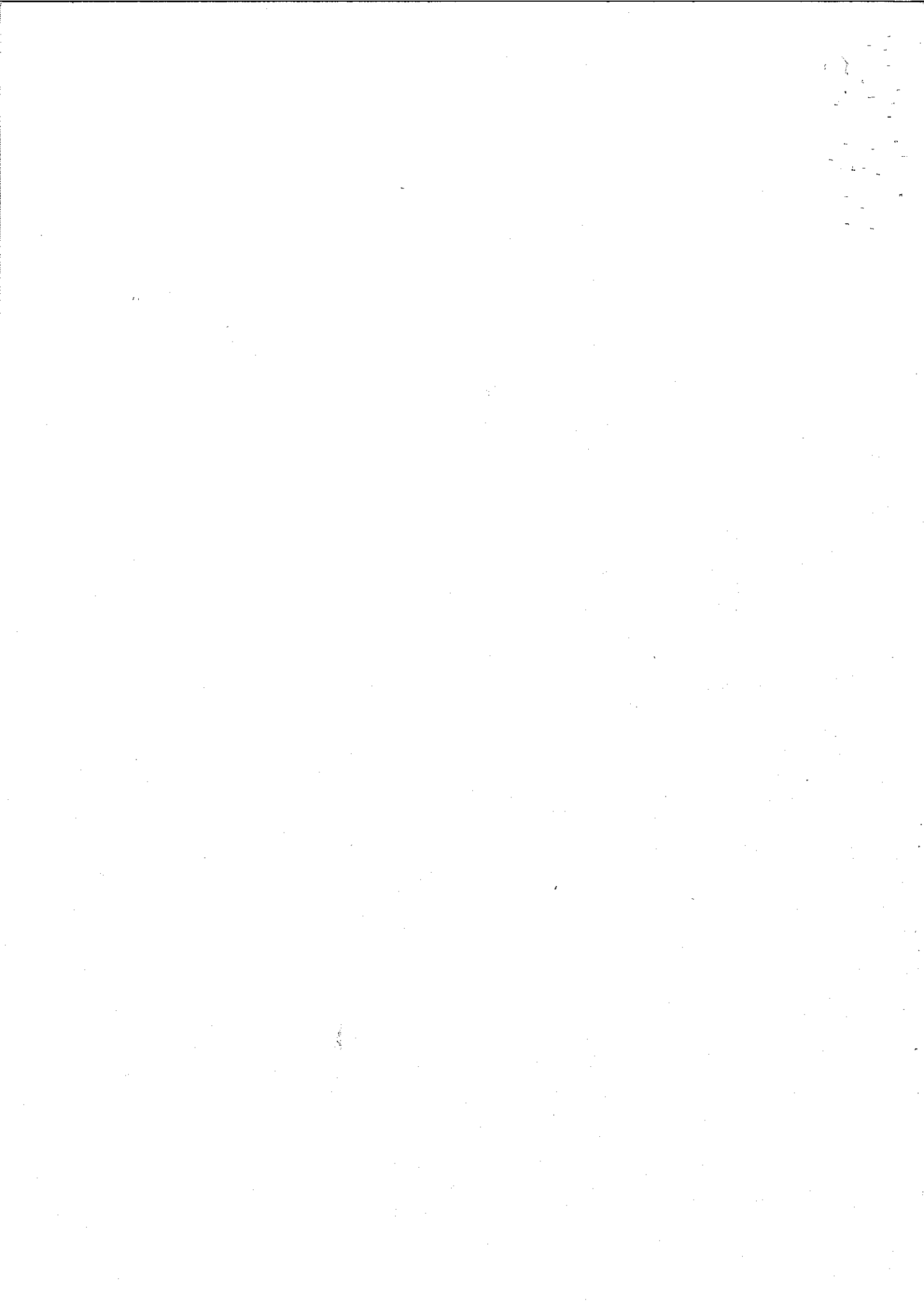


Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

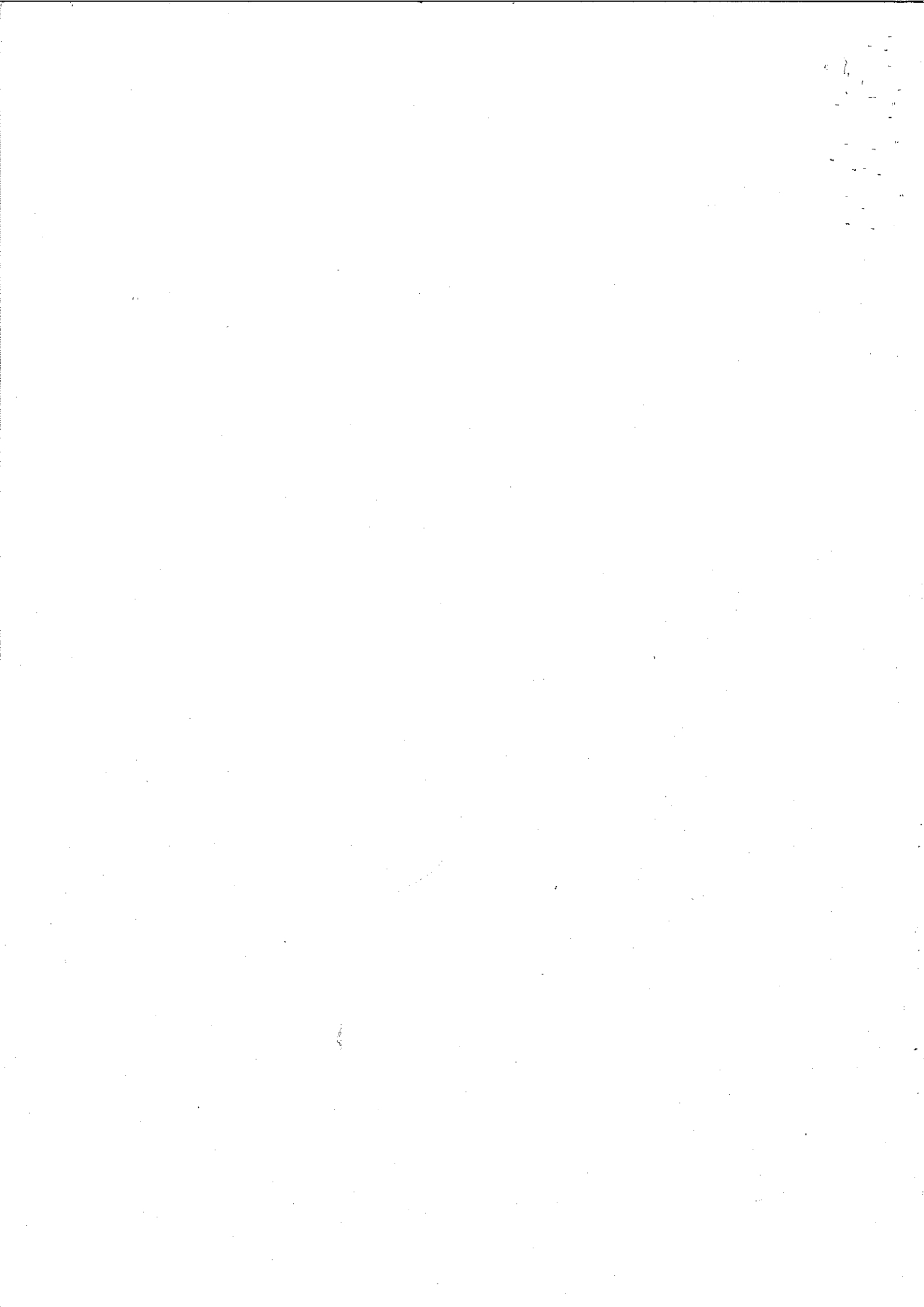
Query No / Year	16030000561847/2016	Query Date	28/04/2016 11:58:37 AM
Office where deed will be registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	BAPI DAS		
Address	ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 8820258681		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 40,00,000/-]		
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 23,65,54,508/-
Stampduty Payable	Rs. 75,021/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 44,042/-	Registration Fee Article:-	E, E, B, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			



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: South 24-Parganas, Thana: Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Picnic Garden Road, Road Zone : (Kusthia More(W-66) -- PG 3rd Lane and Rest) , , Premises No. 209, Ward No: 67	(Kusthia More(W-66) -- PG 3rd Lane and Rest)	113 Katha 5 Sq Ft	1/-	23,50,54,508/-	Proposed Use: Bastu, Property is on Road
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	5000 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete	
S1	On Land L1	5000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure	
Landlord Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	SURYA ENGINEERING PVT LTD 209, PICNIC GARDEN ROAD, Post Office: TILJALA, Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039	Organization	Executed by: Representative,	PAN No. AAEC8442D,		
2	MERLIN PROJECTS LTD, Confirming Party 79,SHAMBHUNATH PANDIT STREET, Post Office: ELGIN ROAD, Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AACCM0505B,		



Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr SAKET MOHTA , DIRECTOR, MERLIN PROJECTS LTD, Confirming Party 79, SHAMBHUNATH PANDIT STREET, Post Office: ELGIN ROAD, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKHPM9746Q,		MERLIN PROJECTS LTD, Confirming Party
2	Mr SOUMITRA DE , DIRECTOR, SURYA ENGINEERING PVT LTD 209, PICNIC GARDEN ROAD, Post Office: TILJALA, Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFAPD7165C,		SURYA ENGINEERING PVT LTD
Developer Details				
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	PS MERLIN DEVELOPERS LLP 22, PRICE ANWAR SHAH ROAD, Post Office: TOLLYGUNGE, Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033	Organization	Executed by: Representative,	PAN No. AASFP2241E,
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr ARUN KUMAR SANCHETI , PARTNER, PS MERLIN DEVELOPERS LLP 22, PRICE ANWAR SHAH ROAD, Post Office: TOLLYGUNGE, Charu Market, District:- South 24-Parganas, West Bengal, India, PIN - 700033	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,		PS MERLIN DEVELOPERS LLP

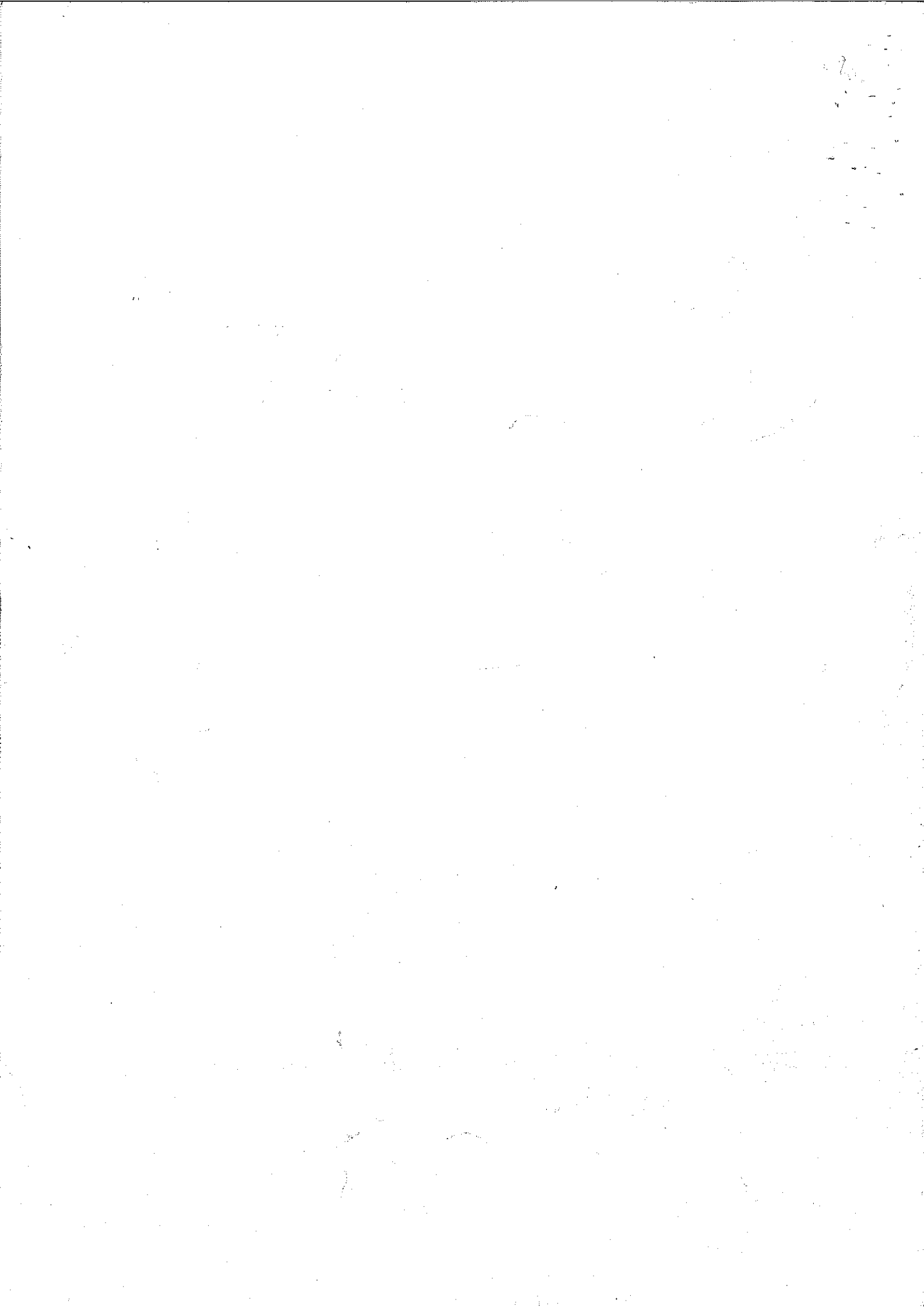


Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr SANDIP KUMAR MUKHERJEE Son of Mr TAPAN KUMAR MUKHERJEE 22, PRINCE ANWAR SHAH ROAD,, Post Office: TOLLYGUNGE, Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr SAKET MOHTA, Mr. SOUMITRA DE, Mr ARUN KUMAR SANCHETI

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 11/06/2016
3. Standard User charge of Rs. 240/-(Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs 7/- (Rupees seven only) for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

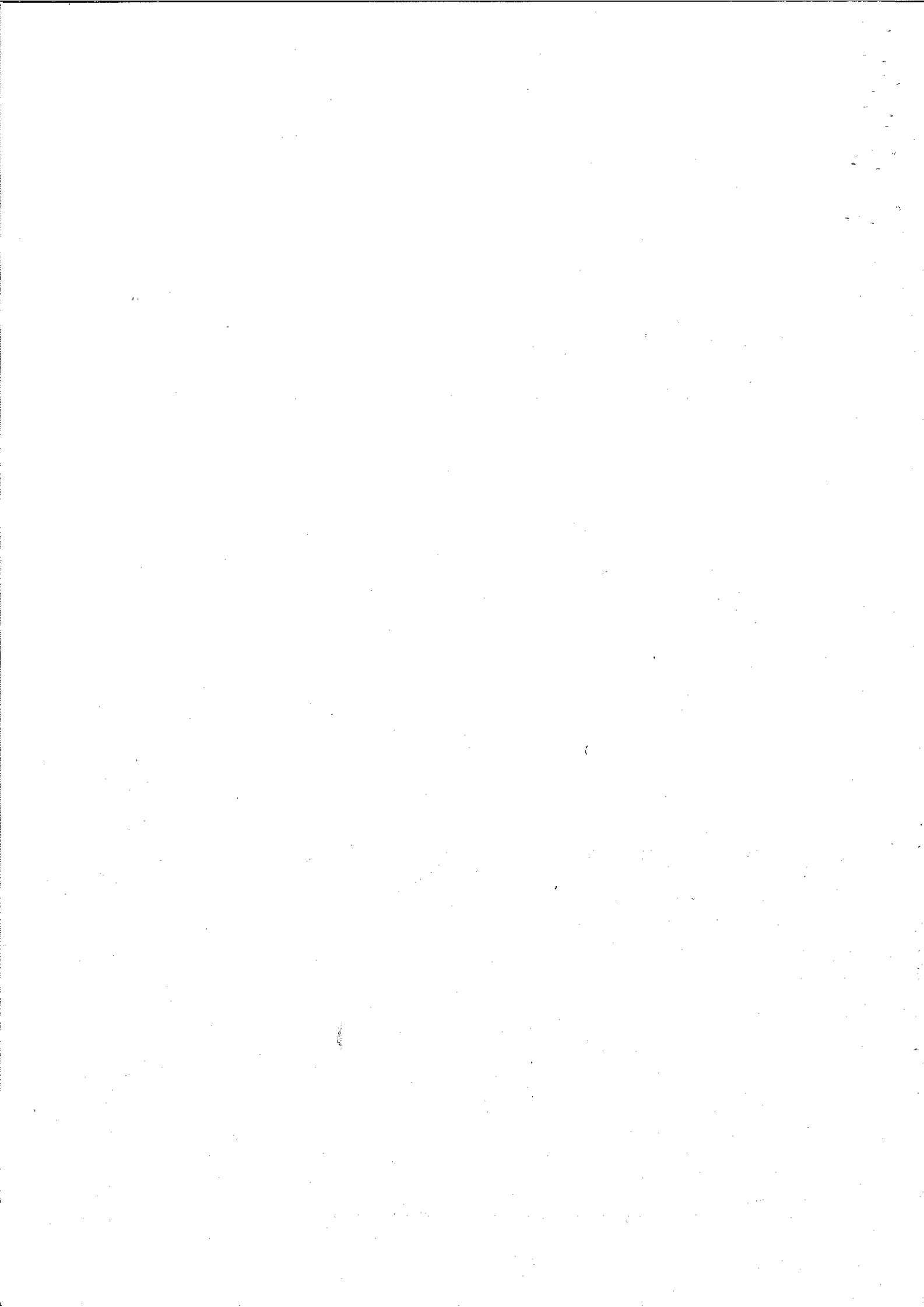


Seller, Buyer and Property Details

A. Land Lord & Developer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr SAKET MOHTA 9A, ALIPORE PARK PLACE, SOUTH CITY BELAIR, Flat No: 3B, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SURYA ENGINEERING PVT LTD 209, PICNIC GARDEN ROAD, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 PAN No. AAEC8442D,; Status : Organization; Represented by representative as given below:-
1(1)	Mr SOUMITRA DE 13D, FORDYCE LANE, P.O:- ENTALY, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFAPD7165C,; Status : Representative; Date of Execution : 02/05/2016; Date of Admission : 02/05/2016; Place of Admission of Execution : Pvt. Residence
2	MERLIN PROJECTS LTD, Confirming Party 79,SHAMBHUNATH PANDIT STREET, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCM0505B,; Status : Organization; Represented by representative as given below:-
2(1)	Mr SAKET MOHTA 9A, ALIPORE PARK PLACE, SOUTH CITY BELAIR, Flat No: 3B, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKHPM9746Q,; Status : Representative; Date of Execution : 02/05/2016; Date of Admission : 02/05/2016; Place of Admission of Execution : Pvt. Residence



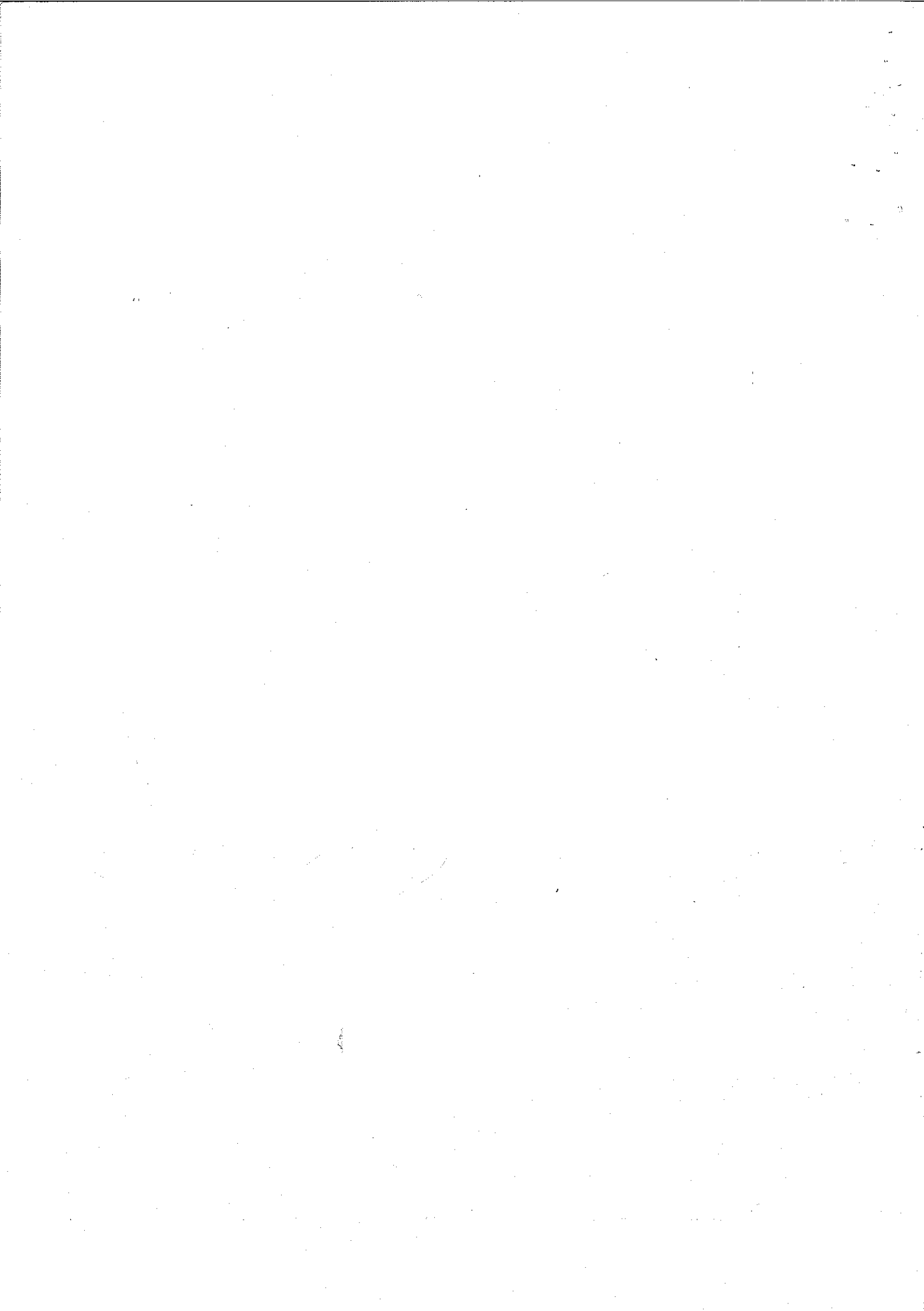
Developer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	PS MERLIN DEVELOPERS LLP 22, PRICE ANWAR SHAH ROAD, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 PAN No. AASFP2241E,; Status : Organization; Represented by representative as given below:-
1(1)	Mr ARUN KUMAR SANCHETI 26B,CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 02/05/2016; Date of Admission : 02/05/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SANDIP KUMAR MUKHERJEE Son of Mr TAPAN KUMAR MUKHERJEE 22, PRINCE ANWAR SHAH ROAD,, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr SAKET MOHTA, Mr SOUMITRA DE, Mr ARUN KUMAR SANCHETI	

C. Transacted Property Details

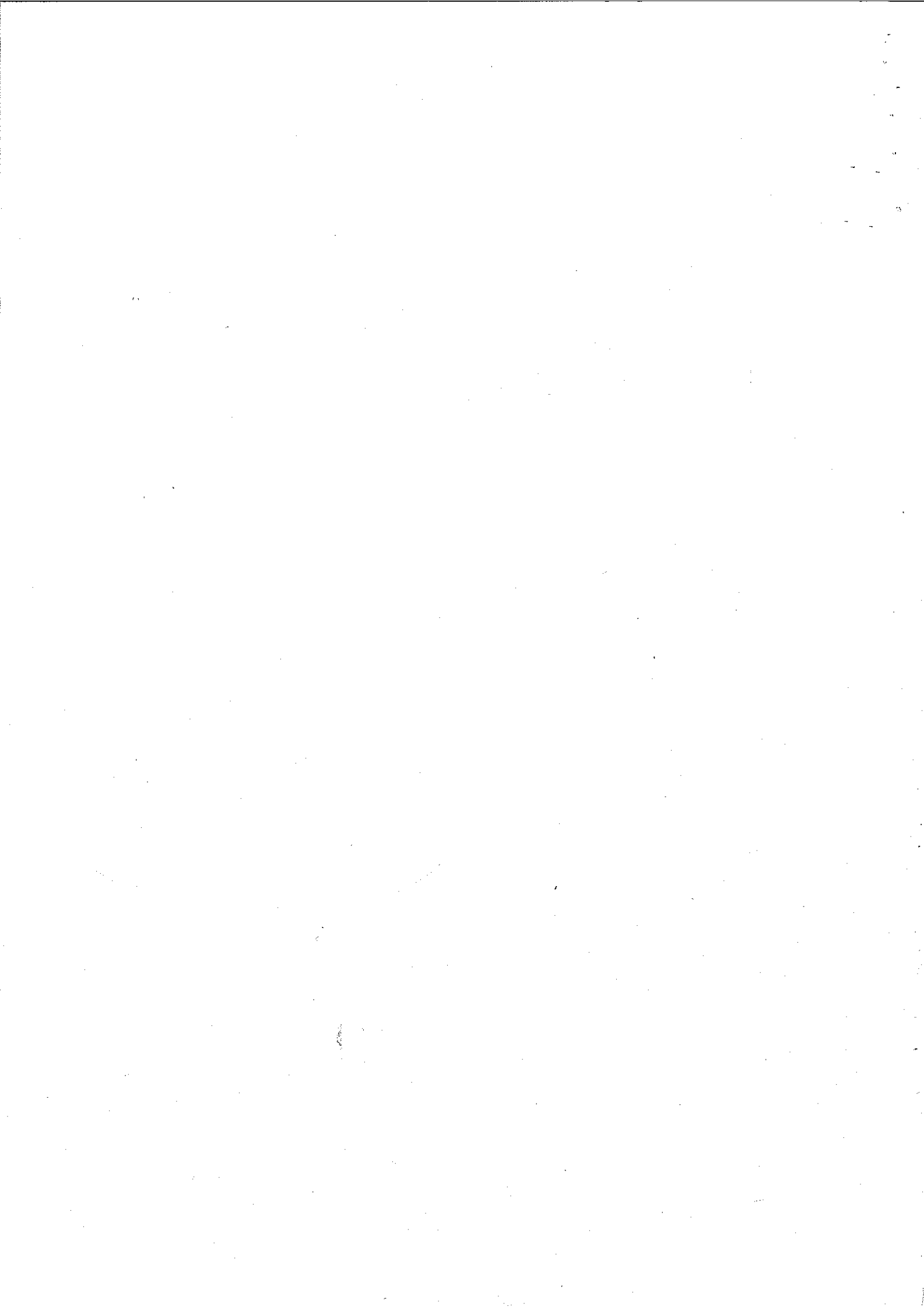
Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Picnic Garden Road, Road Zone : (Kusthia More(W-66) -- PG 3rd Lane and Rest) , , Premises No. 209, Ward No: 67	(Kusthia More(W-66) -- PG 3rd Lane and Rest)	113 Katha 5 Sq Ft	1/-	23,50,54,508/-	Proposed Use: Bastu, Property is on Road



Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	5000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	5000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	BAPI DAS
Address	ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate



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

Endorsement For Deed Number : I - 160302116 / 2016

Query No/Year	16030000561847/2016	Serial no/Year	1603002448 / 2016
Deed No/Year	I - 160302116 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr SAKET MOHTA	Presented At	Private Residence
Date of Execution	02-05-2016	Date of Presentation	02-05-2016

Remarks

On 02/05/2016

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

Presented for registration at 17:00 hrs on : 02/05/2016, at the Private residence by Mr SAKET MOHTA ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 23,65,54,508/-

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

Execution is admitted on 02/05/2016 by

Mr SAKET MOHTA DIRECTOR, MERLIN PROJECTS LTD, Confirming Party, 79,SHAMBHUNATH PANDIT STREET, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Mr SAKET MOHTA, Son of Mr SUSHIL MOHTA, 9A, ALIPORE PARK PLACE, SOUTH CITY BELAIR, Flat No: 3B, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By profession Business
Indetified by Mr SANDIP KUMAR MUKHERJEE, Son of Mr TAPAN KUMAR MUKHERJEE, 22, PRINCE ANWAR SHAH ROAD,, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, By caste Hindu, By Profession Service

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

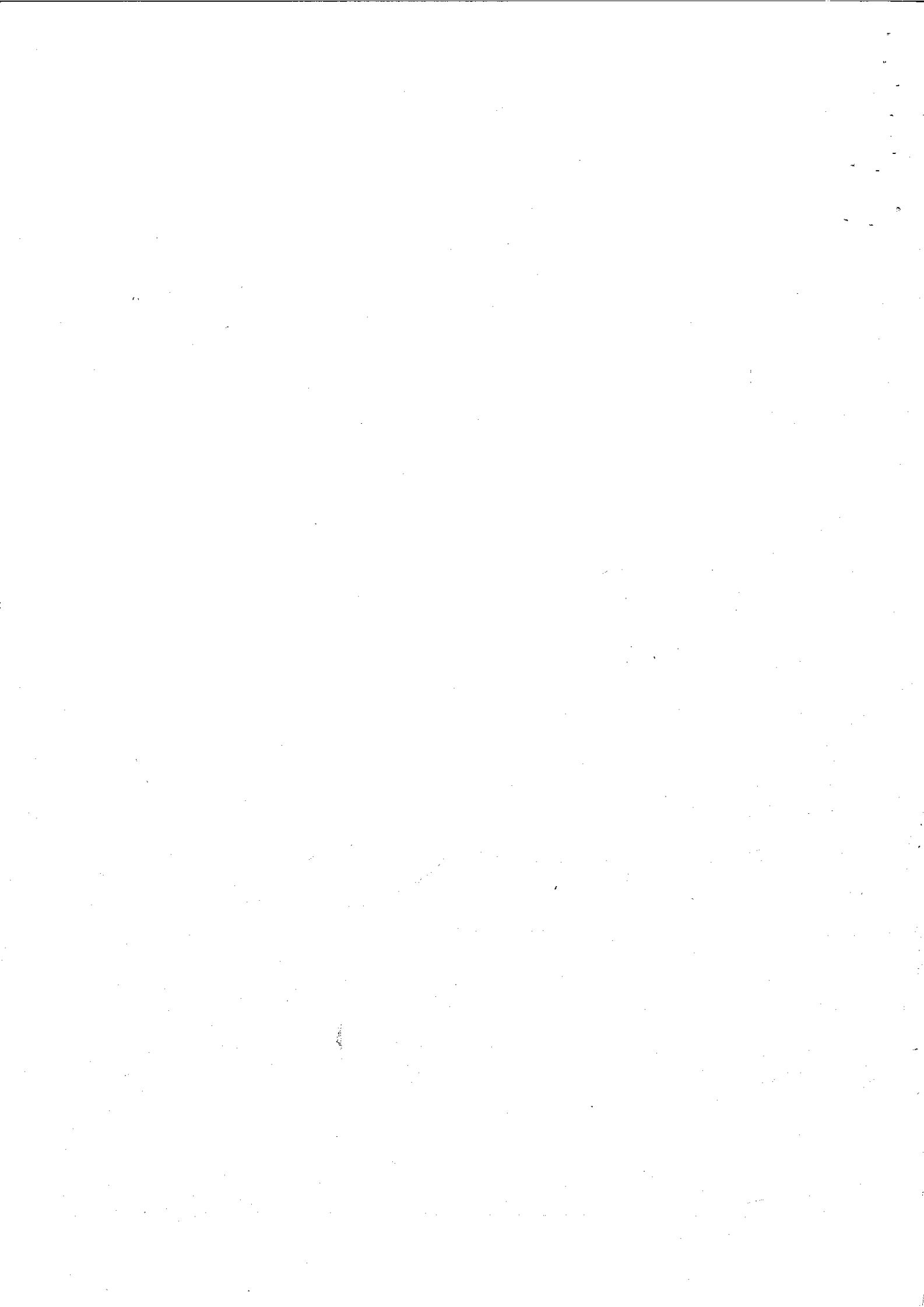
Execution is admitted on 02/05/2016 by

Mr SOUMITRA DE DIRECTOR, SURYA ENGINEERING PVT LTD, 209, PICNIC GARDEN ROAD, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Mr SOUMITRA DE, Son of Late SALIL KUMAR DE, 13D, FORDYCE LANE, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, By caste Hindu, By profession Business
Indetified by Mr SANDIP KUMAR MUKHERJEE, Son of Mr TAPAN KUMAR MUKHERJEE, 22, PRINCE ANWAR SHAH ROAD,, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, By caste Hindu, By Profession Service

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

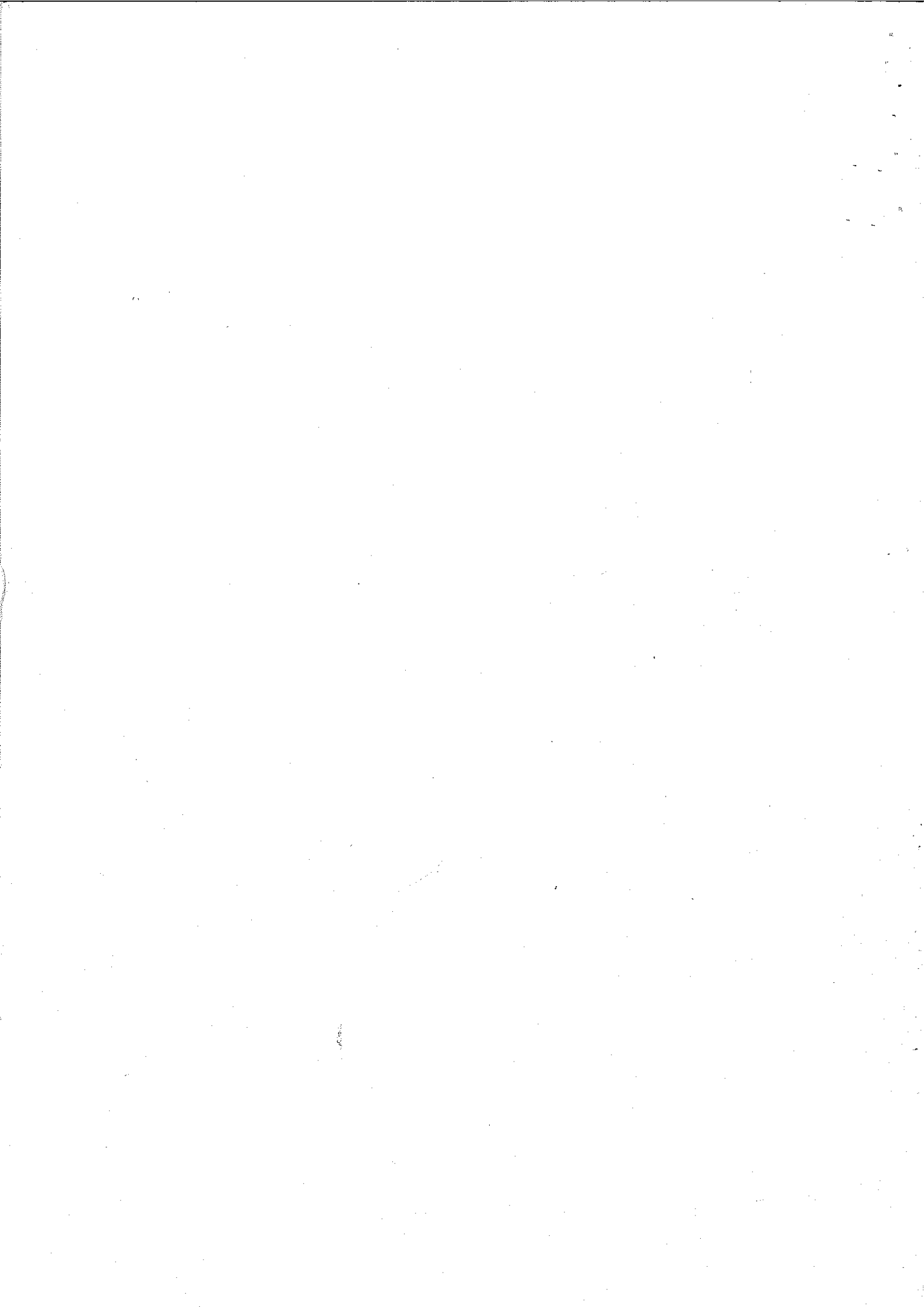
Execution is admitted on 02/05/2016 by

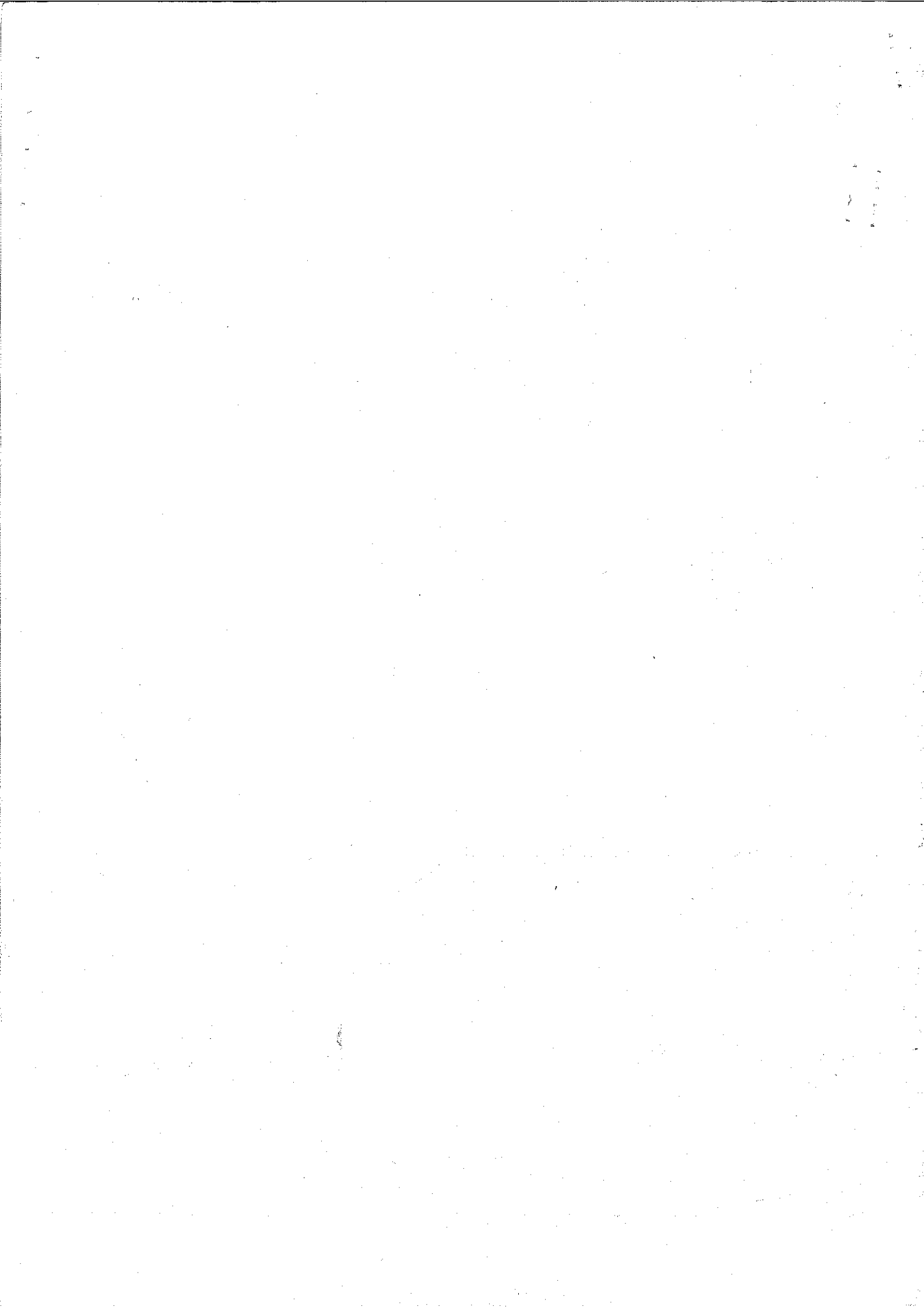
Mr ARUN KUMAR SANCHETI PARTNER, PS MERLIN DEVELOPERS LLP, 22, PRICE ANWAR SHAH ROAD, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Mr ARUN KUMAR SANCHETI, Son of Mr SUMERMALL SANCHETI, 26B,CAMAC STREET, P.O: PARK STREET, Thana: Shakespear Sarani, , South 24-Parganas, WEST BENGAL, India, PIN - 700016, By caste Hindu, By profession Business



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

South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2016, Page from 67121 to 67159

being No 160302116 for the year 2016.



Digitally signed by UTPAL KUMAR BASU
Date: 2016.05.04 13:10:57 -07:00
Reason: Digital Signing of Deed.

UK Basu

(Utpal Kumar Basu) 04/05/2016 1:10:54 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
