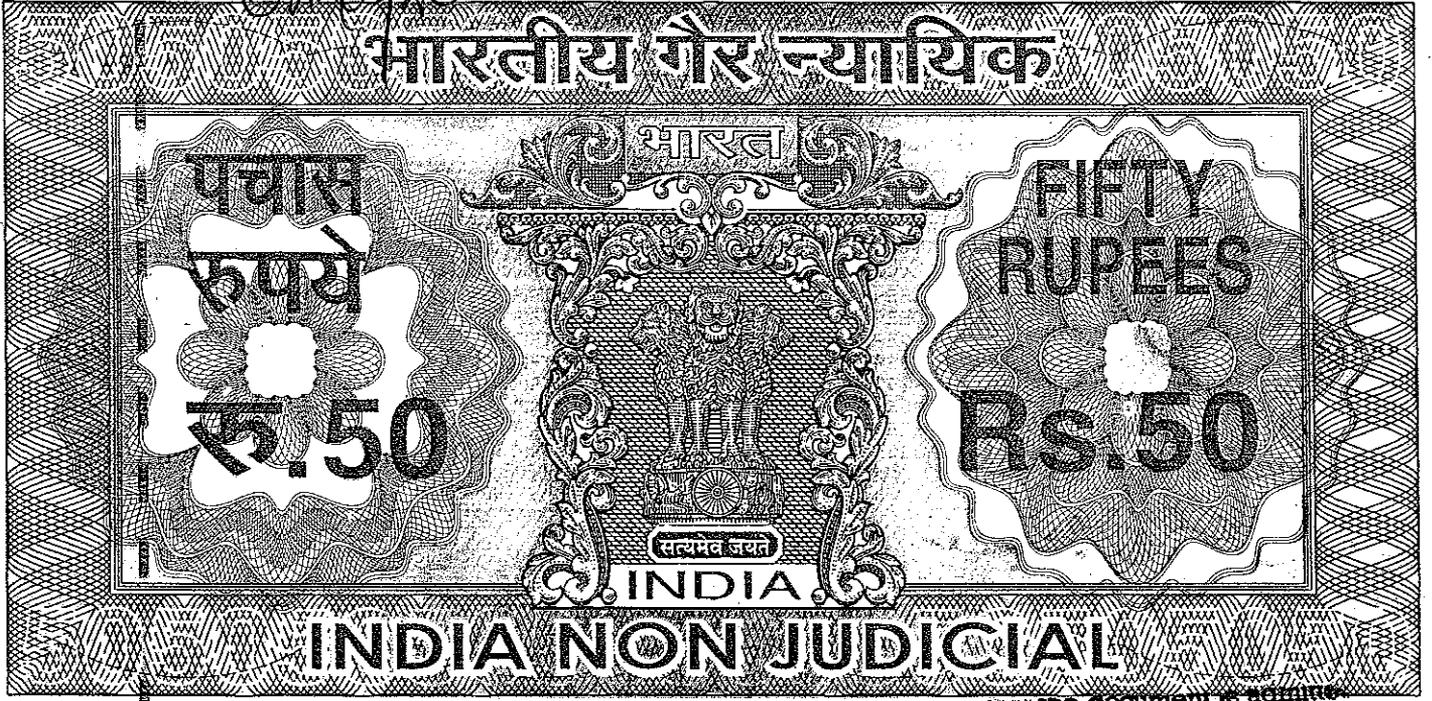


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Verified that the document is admitted for registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

g-864572/20

DEVELOPMENT POWER OF ATTORNEY

District Sub-Registrar-IV
Alipore, South 24-Pgs.

28 JUL 2020

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 28th day of *July* Two Thousand Twenty (2020)

130 JUL 2020

TO ALL TO WHOM THESE PRESENT SHALL COME WE, RUBICON BUILDERS LLP (PAN:AAMFR6535M), a Limited Liability Partnership Firm, formed under the LLP Act, 2008, having its Office at GB Rameswara Apartment, 19A, Sarat Bose Road, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata - 700 020, represented by its Partner Mr. Jugal Kishore Khetawat (PAN:AFCPK5718G) (Aadhar No. 743689221089), son of Late Rameswar Lal Khetawat, by occupation Business, faith Hindu, Citizen of India, working for gain at 19A, Sarat Bose Road, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata - 700 020, hereinafter referred to as **GRANTOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successor - in - office, and assigns) **SEND GREETINGS;**

SL. NO. 06 DT. 20.03.2020
VALUE OF N. J. STAMP RS. 50/-
NAME OF PURCHASER.....
ADDRESS.....

BAPIDAR
Alipore
Alipore Police Court
Kolkata-700017

H. MUKHERJEE
STAMP VENDER S.R.O. BUDGE BUDGE

[Signature]



1508

RUBICON BUILDERS LLP

[Signature]
Partner/Authorised Signatory



District Sub-Registrar-IV
Alipore, South 24-Pgs.

20 JUL 2020

Sardj Kumar Das
S/O Ach. Das
Alipore Police Court
Lot 27 Buz

WHEREAS:

- A) The Owner herein is the Owner of **ALL THAT** the piece and parcel of land measuring 7 (Seven) Bighas 12 (Twelve) Cottahs and 15 (Fifteen) Chittaks 42 (Forty Two) Sft. (be the same a little more or less) which includes land parcel measuring 1 (One) Cottah leasehold land of Kolkata Municipal Corporation being the amalgamated Municipal Premises No. 10/4A, Gobinda Chandra Khatick Road, P.S. Tangra, Kolkata - 700 046, with a clear marketable title more fully and particularly described in the **Schedule** written hereunder and hereinafter referred to as the **"Said Property"**.
- B) The Grantor herein for development of the **"Said Property"**, has entered into a Development Agreement duly registered at the office of the District Sub-Registrar IV, South 24 Parganas, Being No. 160402087 for the year 2020, with Merlin Projects Ltd. and in terms of the said Development Agreement the Grantor are required to execute a Power of Attorney in favour of the Developer Merlin Projects Ltd. and/or its representative in respect of the said Development Agreement.
- C) In compliance of its obligation under the said Development Agreement, the Grantor hereby appoint **MERLIN PROJECTS LTD.** as their lawful Attorney (hereinafter referred to as the said Attorney) and to act and to do the following acts, deeds and things in respect of the development of the **"Said Property"**.

NOW KNOW ALL MEN BY THESE PRESENTS WE, the Grantor do hereby appoint, nominate and constitute the **MERLIN PROJECTS LTD.**, (PAM:AACCM0505B), having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, to be our true and lawful Attorney and to act in our names, place and stead, to do the following acts, deeds and things in respect of the **"Said Property"** subject to the terms and conditions of the Development Agreement and as may be necessary for construction, development and completion of the Project in order to achieve the purpose and objectives of the said Development Agreement:

1. To take all the necessary steps, execute, sign, submit and receive all the documents which may be required for obtaining, all permissions, clearances, approvals and sanctions from the various



District Sub-Registrar-IV
Alipore, South 24-Pgs.

28 JUL 2020

authorities including the final sanctioned building plan from the Kolkata Municipal Corporation or from any other competent authority in respect of the **"Said Property"**.

2. To take all the necessary steps and/or to sign all the necessary documents and also to pay the sanction fees, charges for obtaining and receiving the final/revised sanction plan, from the competent authority.
3. To take all the necessary steps like appointing Architects, Engineers, Surveyors, Contractors, Soil Test Agency and other consultants, as may be necessary for development of the **"Said Property"**, and to make the payment of their fees/charges.
4. To take all the necessary steps for marketing and selling of the flats/units of the proposed new building/s to be constructed on the **"Said Property"** and for that purpose to do the booking and / or enter into an agreement for sale and allot the flat/unit to such prospective purchaser/s, and receive the advance against the consideration amount from such prospective purchaser/s and issue receipt for the same.
5. To appropriate and/or disburse in terms of the Development Agreement, the advance amount and/or sale consideration amount received from the prospective purchaser/s.
6. To warn off, prohibit and if necessary proceed against in due process of law against all trespassers on the "said Property" or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and their Departments and to represent the Grantor before the appropriate Police Authority and to approach appropriate court of law, if required for the **"Said Property"** and to abate nuisances as may be necessary to protect the **"Said Property"**.
7. To apply for and obtain such Certificate and/or permission under any law relating to ceiling on Urban land or any other law relating to land and/or Building (both urban and Rural) or under the Income Tax Act, or to any other statutory authority/ authorities or under any other law or laws for the time being in force and as may be required for more fully effectuating the powers herein contained with regard to the development of the **"Said Property"**.



[Signature]
District Sub-Registrar-IV
Alipore, South 24 Pgs.

28 JUL 2020

8. To represent the Grantor in any of the Courts of Law, all departments of Kolkata Municipal Corporation, District Magistrate, Urban Land Ceiling Department, Police Department, CESC, West Bengal Fire and Emergency Services, Director General of Civil Aviation, State Water Investigation Department, Irrigation Department, Public Works Department, Chief Electrical Inspector, Government of West Bengal, West Bengal Pollution Control Board, Environment Department, Dept. of Micro Wave (BSNL), Competent Authority appointed under The West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993, West Bengal Housing Industries Regulation Authority of the proposed Real Estate Regulation Authority (RERA) Government of West Bengal, Income Tax Department, GST Authority, Revenue Department or any other relevant Office(s) or before any authority or authorities or Society or Body Corporate or other person(s) for any purpose relating to the development of the **"Said Property"** and as may become necessary for fully effectually and/or any of the powers herein and hereby conferred and to sign, execute, and if required registered, all deeds, applications, indemnities, affidavits and other papers as may be necessary and/or required from time to time in terms of the Development Agreement.
9. To do all the acts, deeds, things as may be necessary to sell and/or transfer flat/unit/constructed areas of the **"Said Property"** in favour of the purchaser/s nominee/s and /or assign of the same in terms of the Development Agreement.
10. To enter into and execute agreement for sale, in favour of purchaser/s nominee/s in respect of the flat/unit/constructed areas to be constructed at the **"Said Property"**.
11. To enter into and execute conveyance deed in favour of purchaser/s nominee/s and /or assign and also to execute other documents as may be required to effectually complete the sale, transfer in respect of the flat/unit/constructed areas to be constructed at the **"Said Property"** after receipt of Completion Certificate and after entire Net Sales Proceeds of such Unit/s has been received by the Developer and Owners' Share is duly distributed to the Owner
12. To sign, execute, enter into modify, cancel, alter, draw, approve, present for registration and admit execution and registration of all papers, documents, contracts, sale agreements, conveyances after completion certificate, grants assurances, applications, declarations



District Sub-Registrar-IV
Alipore, South 24-Pgs.

28 JUL 2020

and other documents as may be required to complete the sale or transfer in respect of the flat/unit/constructed areas and also to sign and execute any deed or document.

13. To appear before any Notary Public, District Registrar, Sub-Registrar or Registrar of Assurances or Authority having jurisdiction, and to execute and present for registration, or have effected registration of all sale agreements, deed of conveyances, documents, instruments and writings for the purpose of sale and transfer of the flat/unit/constructed areas in the proposed buildings to be constructed at the **"Said Property"** subject to the condition that any transfer/sale deed in respect of the Said Property shall be executed only after the Completion Certificate is received from Kolkata Municipal Corporation and the Developer is not in violation of any of the terms and conditions of the Development Agreement
14. To appoint Advocates and other legal agents, sign, declare and/or affirm any vakalatnamas, complaints, writs, written statements, petitions, consents, including application, affidavits, undertakings, declarations, memorandum of appeal or any other documents or papers as may be required from time to time and to defend and prosecute any legal action and/or initiate legal proceedings including filing of writ applications, to appear and give evidence, to prefer any appeal revisions or reviews from any order or decree as the case may be in respect to the **"Said Property"**.
15. To create mortgage of the **"Said Property"** in terms of the provisions of the Development Agreement under reference.

AND GENERALLY to do all such acts, deeds and things in the name of the Grantor as the Grantor could have done lawfully themselves in respect of the **"Said Property"**, and we do hereby ratify and confirm and agree to ratify and confirm all the acts, deeds and things whatsoever done by the said Attorney under these presents shall lawfully do or cause to be done into or about the **"Said Property"** by virtue of these presents provided that nothing contained herein shall authorize the Attorney to act in contravention of the provisions of the Development Agreement and/or allow the Attorney to exceed the authority granted under the Development Agreement. This Power of Attorney shall be co-extensive with the Development Agreement.



District Sub-Registrar-IV
Allpore, South 24-Pgs.

28 JUL 2020

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney or any one of them shall lawfully do or commit or cause to be done or committed in and about the "**Said Property**" as aforesaid by virtue of these presents.

AND it is clarified that the terms and expressions used herein shall, unless there is something contrary or repugnant to the subject or context, have the meanings assigned to them in the Development Agreement.

THE SCHEDULE AS REFERRED TO ABOVE
(Said Property)

ALL THAT the pieces and parcels of land measuring 7 (Seven) Bighas 12 (Twelve) Cottahs and 15 (Fifteen) Chittaks 42 (Forty Two) sq. ft. (be the same a little more or less) which includes land parcel measuring 1 (One) Cottah leasehold land of Kolkata Municipal Corporation being the amalgamated Municipal Premises No.10/4A, Gobinda Chandra Khatick Road, P.S. Tangra, Kolkata - 700 046, which is butted and bounded in the manner as follows:

ON THE NORTH	:	By Premises Nos. 7/2, 7B and KMC Drain, 7C, 13, Tangra 2 nd Lane and 10/3, Gobinda Chandra Khatick Road;
ON THE SOUTH	:	By Premises No. 11 Tangra 2 nd Lane and KMC Drain, 10/4B and 10/5A, Gobinda Chandra Khatick Road;
ON THE EAST	:	By Municipal Road Tangra 2 nd Lane;
ON THE WEST	:	By Municipal Road Gobinda Chandra Khatick Road.

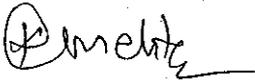


District Sub-Registrar-IV
Alipore South 24 Pgs.

28 JUL 2020

IN WITNESS WHEREOF, we the above named Grantor have set and subscribed put our respective signature and seal on these presents on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED
by the above said **GRANTOR** at
Kolkata in the presence of:

1. 

22, Prince Anwar Shah Road,
Kolkata-700 033

2. 

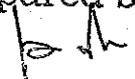
22, Prince Anwar Shah Road,
Kolkata-700 033

RUBICON BUILDERS LLP



Partner/Authorised Signatory

Prepared by me


BAPI DAS

Advocate

Alipore Police Court

Kolkata - 700 027

Regd. No.-WB-613/2001

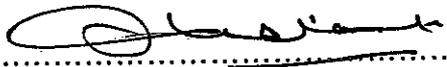


District Sub-Registrar-IV
Alipore South 24-Pgs.

28 JUL 2020

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

Name : JUGAL KISHORE KHETAWAT

Signature: 

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

Name :

Signature:

		thumb	1st finger	mid finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature:



District Sub-Registrar-IV
Allpore, South 24-Pgs.

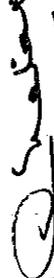
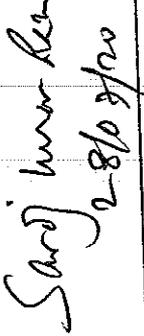
28 JUL 2020



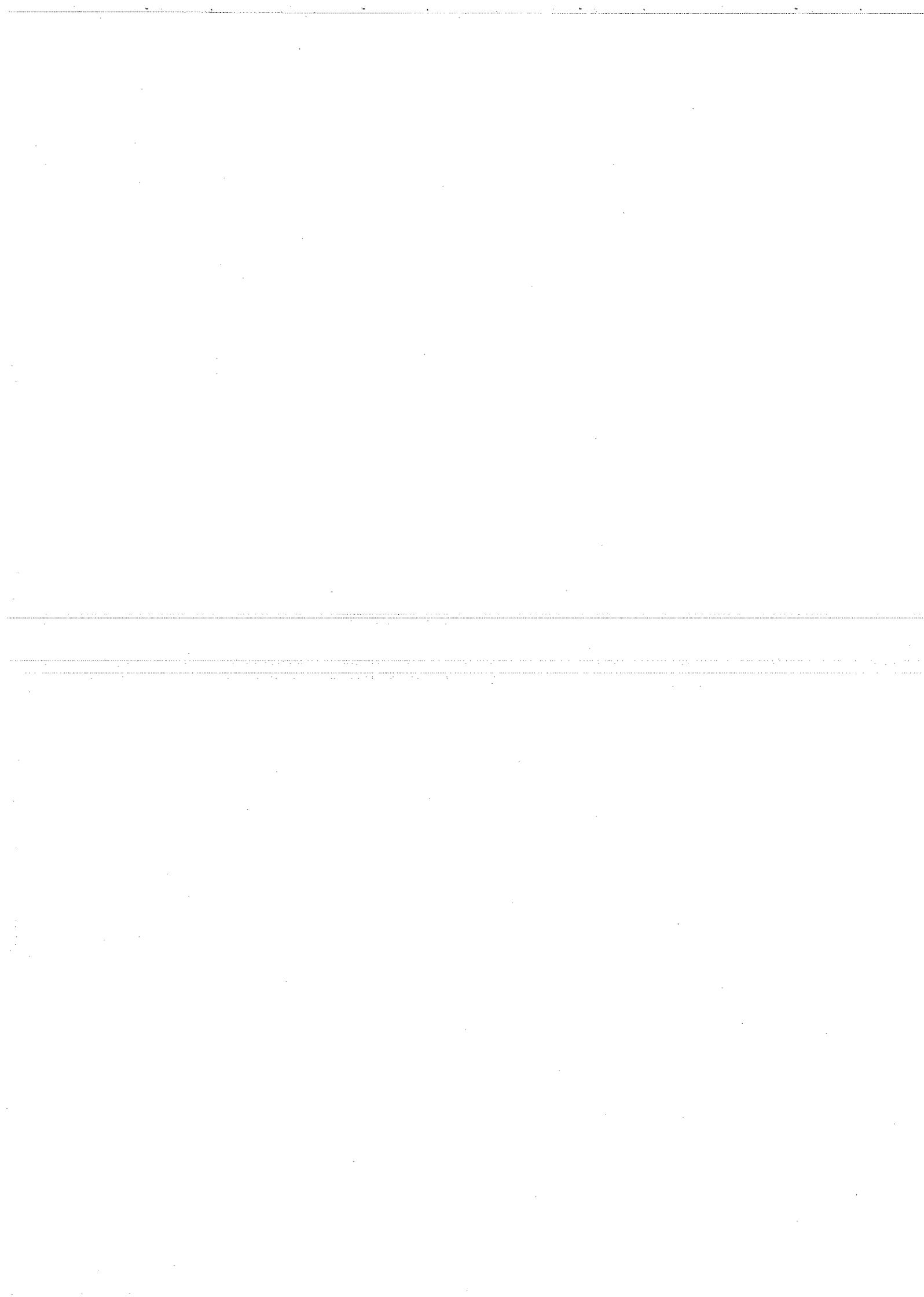
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16048000864577/2020

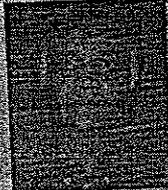
I. Signature of the Person(s) admitting the Execution at Private Residence.

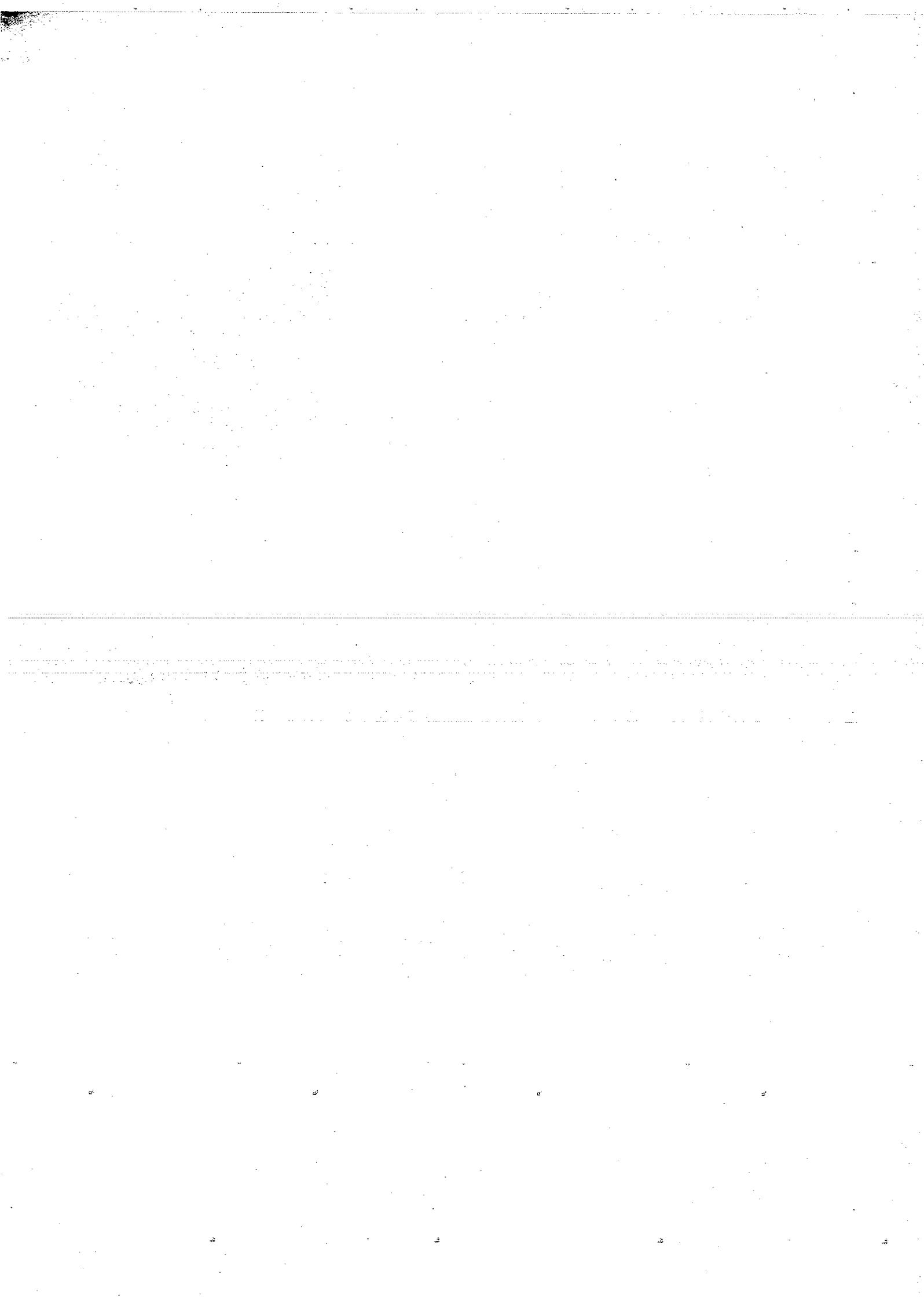
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Jugal Kishore Khetawat 19A, Sarat Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Principal [RUBICON BUILDER S LLP]			 28/07/20
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SAROJ RAM Son of Late A K RAM ALIPORE, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mr Jugal Kishore Khetawat			 28/07/20

(Pradipta Kishore Guha)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal





स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AFCPK5718G	
	नाम / NAME	JUGAL KISHORE KHETAWAT
	पिता का नाम / FATHER'S NAME	RAMESWARLAL KHETAWAT
	जन्म तिथि / DATE OF BIRTH	24-09-1940
हस्ताक्षर / SIGNATURE		
	अधीक्षक आयकर - II	COMMISSIONER OF INCOME TAX - II




भारत सरकार
GOVERNMENT OF INDIA



जुगल किशोर खेतवात
Jugal Kishore Khetawat
पिता : रामेश्वरनाथ खेतवात
Father: RAMESHWARLAL KHETAWAT
जन्म साल / Year of Birth : 1940
पुरुष / Male



7436 8922 1089

आधार - साधारण मानुषेअर अधिकार


अभारतीय अडिफिकेशन अथारिटी ऑफ इण्डिया
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

<p> ठिकारवा: १२१, सरत बोसे रोड, एन.आर.सरानी, कोलकाता, दक्कितमबंद, 700020 </p>	<p> Address: 19A, SARAT BOSE ROAD, L.R.Sarani S.O, L.r.sarani, Kolkata, West Bengal, 700020 </p>
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 1947 1800-180-1947	 help@uidai.gov.in	 www.uidai.gov.in	 P.O. Box No.1947, Bengaluru-560 001
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**District Sub-Registrar-IV
Alipore, South 24-Pgs.**



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No./Year	8000864577/2020	Office where deed will be registered
Query Date	27/07/2020 1:47:41 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BAPI DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 55,12,91,305/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160402087/2020	

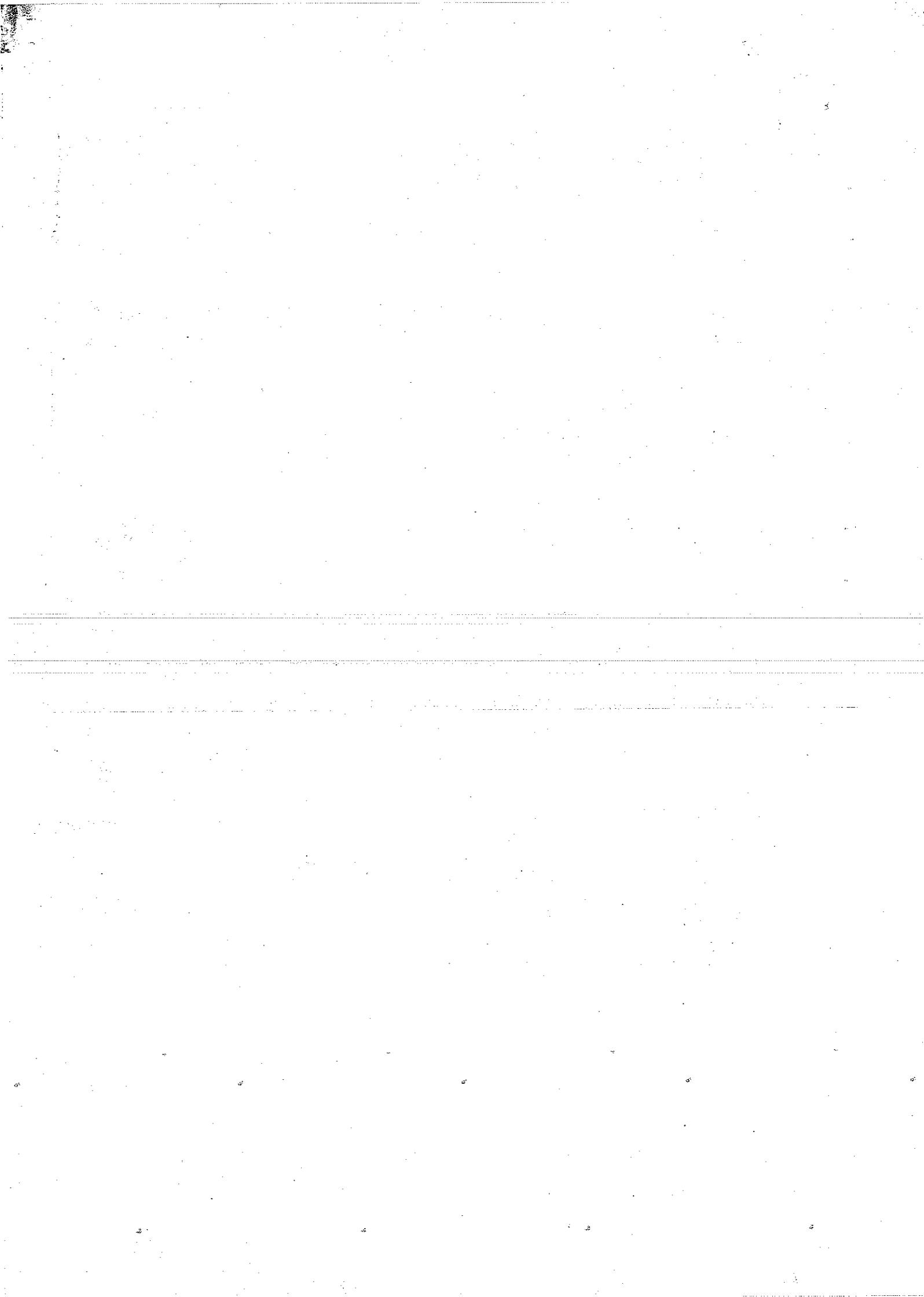
Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: GOBINDA CHANDRA KHATIK ROAD(Ward-58), , Premises No: 10/4A, , Ward No: 058 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Bigha 12 Katha 15 Chatak 42 Sq Ft	1/-	55,07,85,055/-	Property is on Road ; Project Name :
Grand Total :				252.4431Dec	1/-	5507,85,055 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	5,06,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1/-	5,06,250 /-	



Principal Details :

Sl No	Name & address	Status	Execution Admission Details
1	RUBICON BUILDERS LLP 19A, Sarat Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAMFR6535M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details
1	MERLIN PROJECTS LIMITED 22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.:: AACCM0505B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Jugal Kishore Khetawat Son of Late Rameswar Lal Khetawat19A, Sarat Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCPK5718G,Aadhaar No Not Provided	RUBICON BUILDERS LLP (as Partner)
2	Mr Vikash Mimani Son of Mr Motilal Mimani22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGTPM1025E,Aadhaar No Not Provided	MERLIN PROJECTS LIMITED (as Authorised Signatory)

Identifier Details :

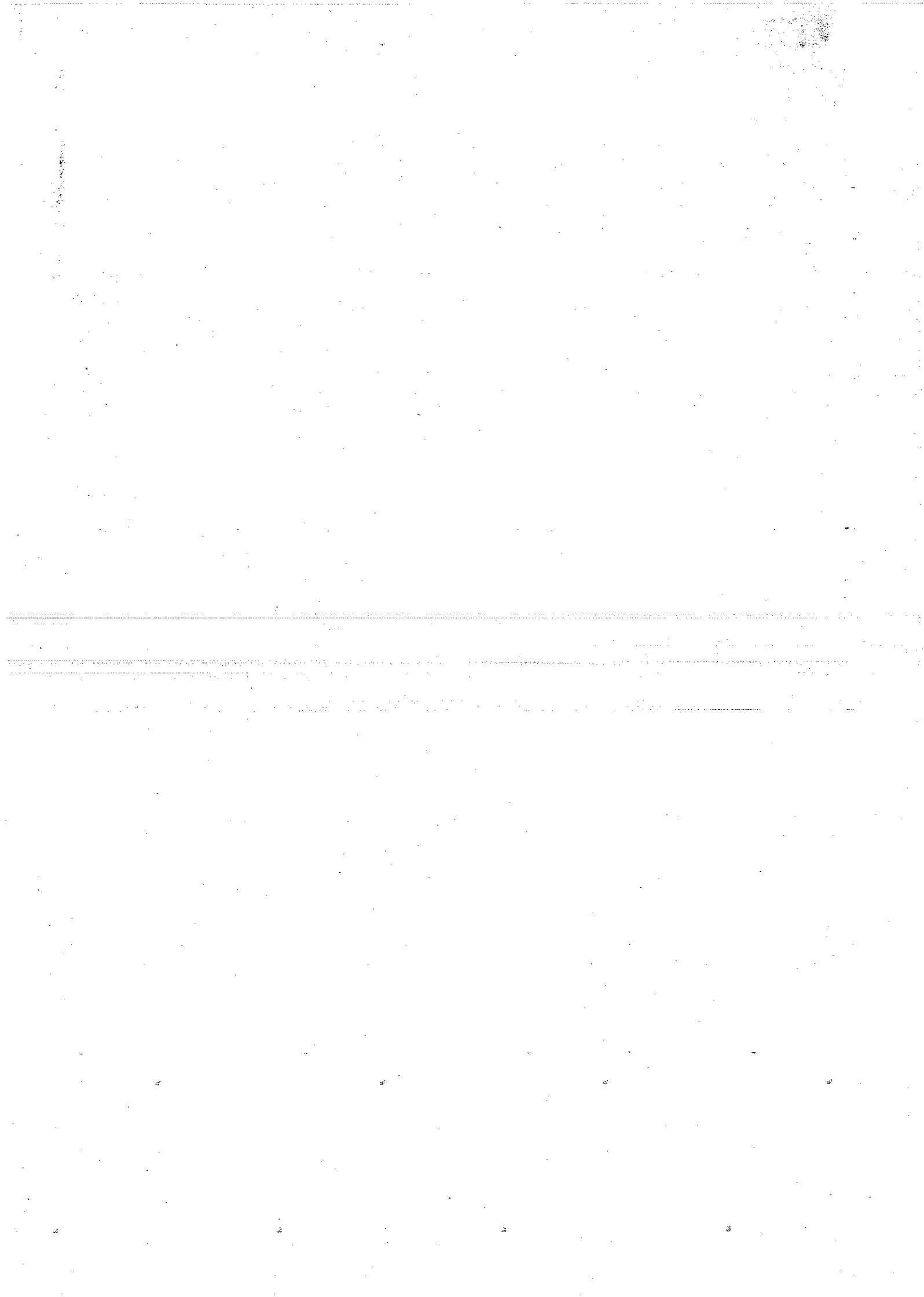
Name & address
Mr SAROJ RAM Son of Late A K RAM ALIPORE, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Jugal Kishore Khetawat, Mr Vikash Mimani

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RUBICON BUILDERS LLP	MERLIN PROJECTS LIMITED-252.443 Dec

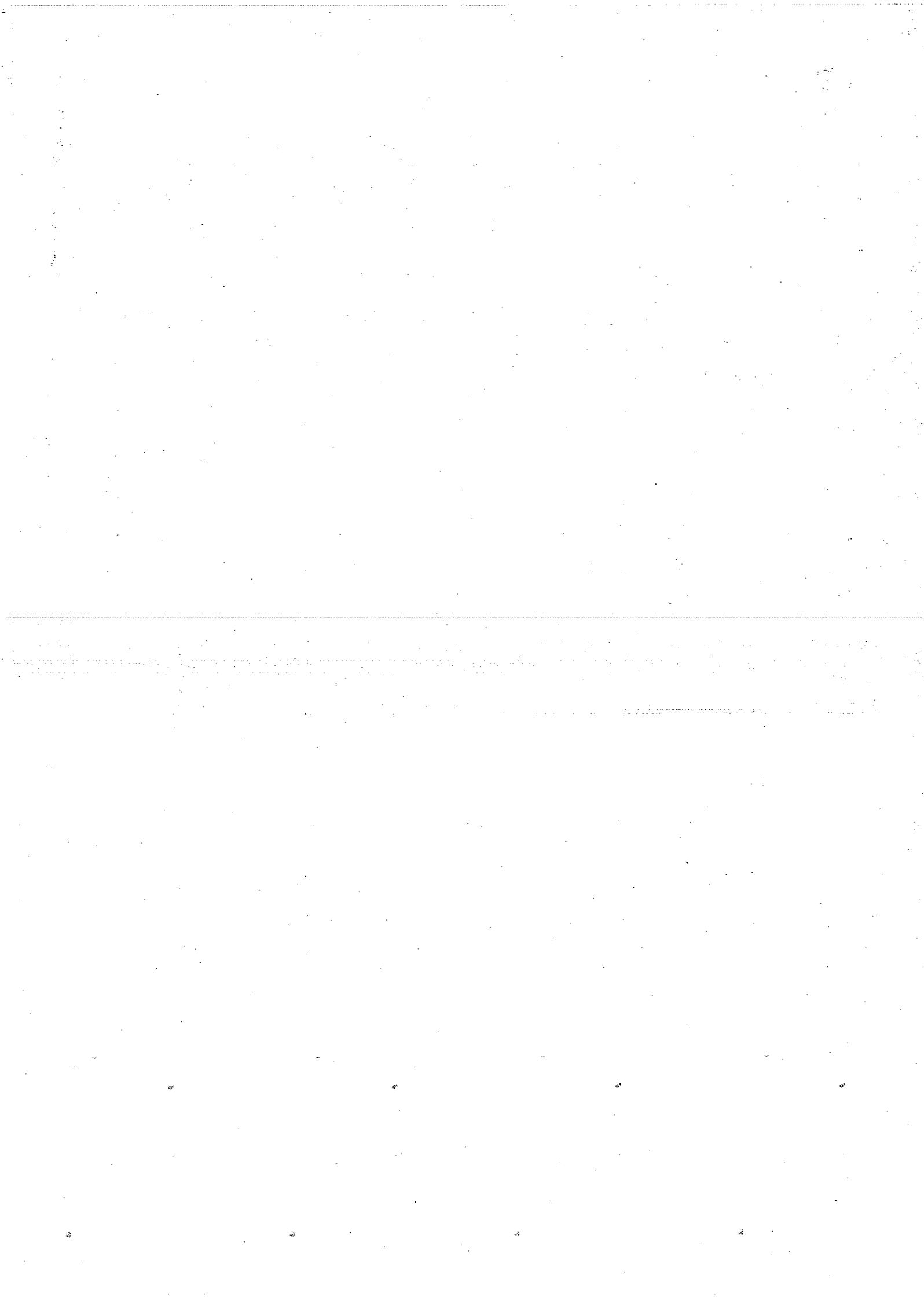
Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	RUBICON BUILDERS LLP	MERLIN PROJECTS LIMITED-1000.00000000 Sq Ft



Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 26-08-2020) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 26-08-2020)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.





=====
DATED THIS DAY OF 2020
=====

DEVELOPMENT POWER OF ATTORNEY

EXECUTED BY:

RUBICON BUILDERS LLP

IN FAVOUR OF:

MERLIN PROJECTS LTD.

**Re: Premises No. 10/4A, Gobinda
Chandra Khatick Road
P. S. Tangra, Kolkata – 700 046**

Major Information of the Deed

Deed No :	I-1604-02159/2020	Date of Registration	30/07/2020
Query No / Year	1604-8000864577/2020	Office where deed is registered	
Query Date	27/07/2020 1:47:41 PM	1604-8000864577/2020	
Applicant Name, Address & Other Details	BAPI DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 55,12,91,305/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160402087/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: GOBINDA CHANDRA KHATIK ROAD(Ward-58), , Premises No: 10/4A, , Ward No: 058 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Bigha 12 Katha 15 Chatak 42 Sq Ft	1/-	55,07,85,055/-	Property is on Road , Project Name :
Grand Total :				252.4431Dec	1 /-	5507,85,055 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	5,06,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	5,06,250 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	RUBICON BUILDERS LLP 19A, Sarat Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAMFR6535M, Aadhaar No Not Provided, Status : Organization, Executed by: Representative, Executed by: Representative



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MERLIN PROJECTS LIMITED 22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.:: AACCM0505B,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr. Jugal Kishore Khetawat (Presentant) Son of Late Rameswar Lal Khetawat 19A, Sarat Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCKPK5718G,Aadhaar No Not Provided Status : Representative, Representative of : RUBICON BUILDERS LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAROJ RAM Son of Late A K RAM ALIPORE, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

Identifier Of Mr Jugal Kishore Khetawat,

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RUBICON BUILDERS LLP	MERLIN PROJECTS LIMITED-252.443 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	RUBICON BUILDERS LLP	MERLIN PROJECTS LIMITED-1000.00000000 Sq Ft



Endorsement For Deed Number : I - 160402159 / 2020

On 27-07-2020

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 55,12,91,305/-

Pradipta Kishore Guha

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-07-2020

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

Presented for registration at 15:02 hrs on 28-07-2020, at the Private residence by Mr Jugal Kishore Khetawat ,

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

Execution is admitted on 28-07-2020 by Mr Jugal Kishore Khetawat, Partner, RUBICON BUILDERS LLP, 19A, Sarat Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr SAROJ RAM, , Son of Late A K RAM, ALIPORE, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Pradipta Kishore Guha

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 30-07-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-



Payment of Stamp Duty

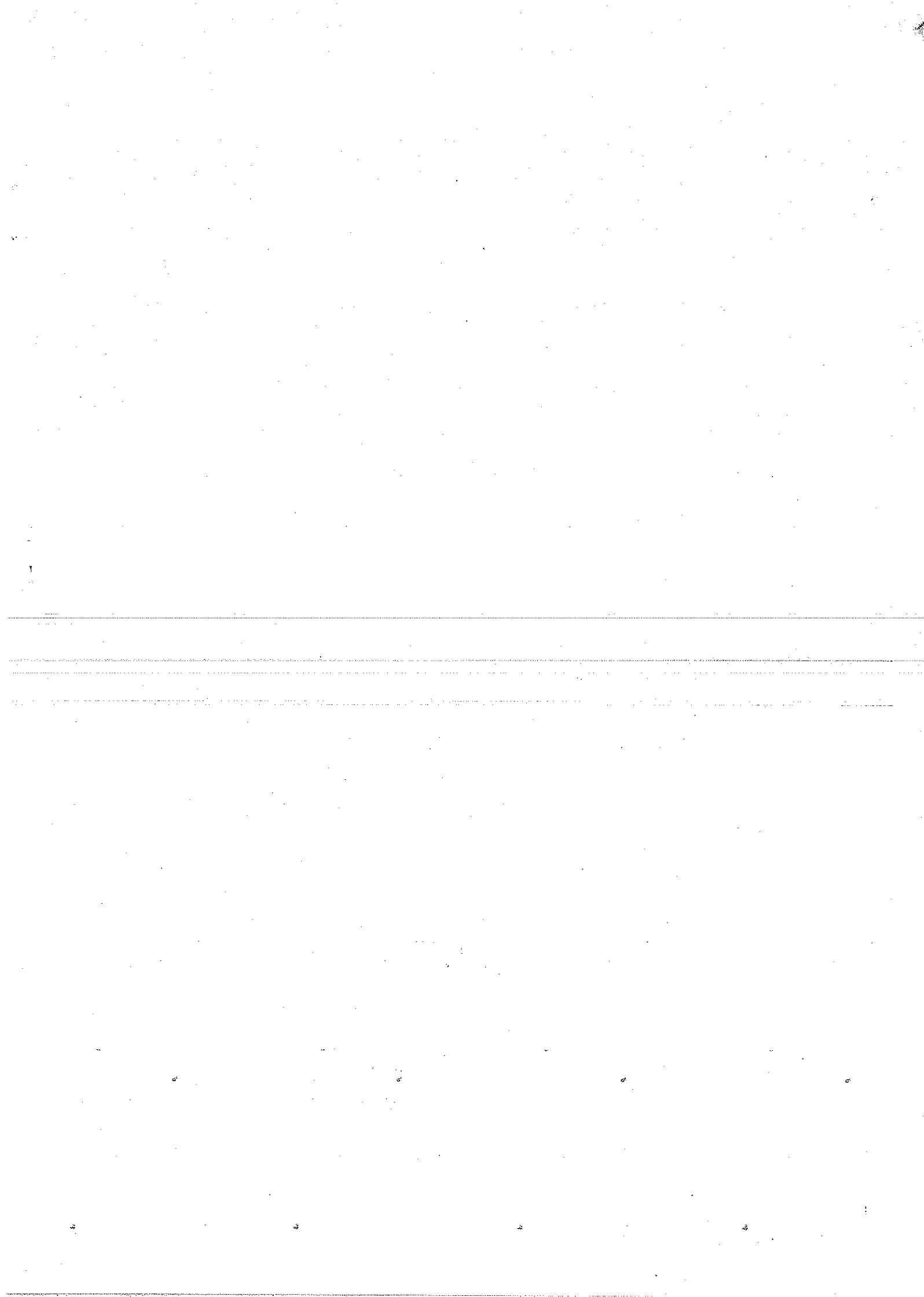
Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6, Amount: Rs.50/-, Date of Purchase: 02/03/2020, Vendor name: H Mukherjee

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2020, Page from 80836 to 80855

being No 160402159 for the year 2020.



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2020.08.04 12:03:49 +05:30
Reason: Digital Signing of Deed.

**(Pradipta Kishore Guha) 2020/08/04 12:03:49 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.**



(This document is digitally signed.)