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Certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with this document are the part of this document. No. 554951

[Signature]
District Sub-Registrar-II
Alipore, South 24 Parganas
15 MAR 2019

SALE DEED

THIS INDENTURE is made on this 14th day of March Two Thousand and Nineteen (2019)

BETWEEN

(1) MRS. BANANI SARMA (PAN-CPXPS1887K) (Passport No. K8799113) (Mobile No. 00 44 7952 129337), wife of Late Dr. Asoke Sarma, by occupation-Housewife, by faith-Hindu, residing at 6/1, New Road, Kolkata-700027, P.O. Alipore and P.S. Alipore, (2) MISS APARAJITA SARMA (Passport No. 504144151) having OCI No. A3088745, (PAN:LBLPS4946J) (Mobile No.00 44 7776498749), daughter of Late Dr. Asoke Sarma, by occupation-Service, by faith-Hindu, by citizen-British, residing at 8, Wayside, Harrogate, HG2-8PJ, United Kingdom, presently residing at 39, Marlborough Hill, Flat 2, London,

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01 MAR 2019

SL. NO. DATE

NAME

ADDRESS

RS

K. Acharyya (Adv)
Alipore Judges' Court Kol-27

TAMMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

THUMB - IMPRESSION
DISPENSED WITH.

Merlin Projects Ltd.

[Signature]
Director

D.S.R-II



1231

Noble Trexim Pvt. Ltd.

[Signature]
Authorized Signatory



1232



Banani Sarma
for self as constituted
attorney of Aparajita
Sarma



1233

- Jaydeep Sarma

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[Signature]
(GAURANG MEHTA)
S/O PRADIP MEHTA
22, P.A.S. RD
KOL-33
SERVICE

United Kingdom, represented by her mother Mrs. Banani Sarma, as Constituted Attorney using Indian postal and communication address at 6/1, New Road, P.O. Alipore & P.S. Alipore, Kolkata-700027, represented by her constituted attorney, Mrs. Banani Sarma and (3) **MR. JAYDEEP SARMA** (Passport No. 507069862) having OCI No. 3000107 (**PAN:LEFPS4848E**) (Mobile No.00 44 7776498749), son of Late Dr. Asoke Sarma, by occupation-service, by faith-Hindu, by citizen-British, residing at 8, Wayside, Harrogate, HG2-8PJ, United Kingdom and presently residing at 5, Booth Road, WA14, 4AX, Altrincham Cheshire, Other-WA14 4AX, United Kingdom, using Indian postal and communication address at 6/1, New Road, P.O. and P.S. Alipore, Kolkata-700027, hereinafter jointly called the **OWNERS/ VENDORS** (which terms or expression shall unless excluded by or repugnant to the subject or content hereof be deemed to mean and include their heirs, legal representatives, administrators, successors, nominees and/or assigns) of the **ONE PART**.

A N D

(1) **M/S. MERLIN PROJECTS LTD. (PAN: AACCM0505B)**, a Company incorporated under the Companies Act, 1956 having its registered office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata - 700 033 represented by its Director Mr. Dinesh G. Sanghvi having PAN Card No. AVHPS5172K and Mobile No. 9830037646, son of Late Gopalji Vardhaman Sanghvi, by occupation- Business, by faith- Hindu, working for gain at 22, Prince Anwar Shah Road, Kolkata - 700033, and (2) **M/S. NOBLE TREXIM PRIVATE LTD. (PAN: AABCN5560A)**, a Company incorporated under the Companies Act, 1956 having its registered office at 33A, Chandranath Chatterjee Street, P.O. and P.S. Bhowanipore, Kolkata - 700 025, represented by its Authorised Signatory . Mr. Rachit Sanghvi having PAN Card No. AHSPD3491P and Mobile No. 9830112000, son of Shri Dinesh G. Sanghvi, by occupation Service, by faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata - 700 033, hereinafter jointly called the **PURCHASERS** (which terms or expression shall unless excluded by or repugnant to the subject or content hereof be deemed to mean and include their successor or successors in office and/or assigns) of the **OTHER PART**.

WHEREAS:

A) That while seized and possessed of several properties jointly, following the death of the absolute owner Satish Chandra Sarma @ Mukhopadhyay, the owners, namely Kedar Nath Sarma @ Mukhopadhyay, Paresh Nath Sarma @ Mukhopadhyay, Rajendra Nath Sarma @ Mukhopadhyay, Durga Devi Sarma and Asoke Sarma @ Mukhopadhyay as legal heirs of Late Jagat Jyoti Sarma @




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Mukhopadhyay mutually divided the various joint properties by a registered Deed of Partition dated 12th of October, 1944, which was duly registered before the Joint Sub-Registry at Alipore, Behala and recorded in Book No.I, Volume No. 12, Pages 70 to 81, Being No. 878 for the year 1944, hereinafter referred to as the said "Deed of Partition".

B) That in the said "Deed of Partition" also contained a plan annexed with the said Deed demarcating respective lots of the parties of the said "Deed of Partition" and accordingly, as per the said "Deed of Partition" amongst others, said Durga Devi Sarma and Asoke Sarma @ Mukhopadhyay were jointly allocated the lot No. P-4 as demarcated in colour Yellow in the plan annexed thereto.

C) That as per the said "Deed of Partition", amongst others said Durga Devi Sarma and Asoke Sarma @ Mukhopadhyay jointly allocated an area of Mourasi Mukarari Satta land measuring about 2 Bighas, 5 Cottahs, 10 Chittaks and 21 Sq.ft. being Plot No. 4 as shown in the plan annexed to the said deed of Partition and also 50% of an area of land measuring about 6 Cottahs and 5 Sq.ft. totalling 2 Bighas, 5 Cottahs, 13 Chittaks and 23.5 Sq.ft. situated within Dag Nos. 306 & 307, Khatian No. 1741, Dag Nos. 309, 334, Khatian No. 1742, Dag No. 315, Khatian No. 1780, Dag Nos. 306, 307, Khatian No. 1385, Dag No. 334, Khatian No. 1380, J.L. No. 8, Mouza - Shahpur (originally recorded as Khatian No. 332, Dag Nos. 197, 198, 199 and 216), Mouza Shahpur, Police Station Behala, District 24 Parganas (South), within the Calcutta Municipal Corporation, Kolkata - 700 069, hereinafter referred to as the 'Said Larger Property'.

D) That the said Durga Devi Sarma died intestate on 29th December, 1993 leaving behind her only son Asoke Sarma @ Mukhopadhyay and daughter Jyotirmoyee Sharma as her legal heirs and representatives, both of them inherited 50% of their mother's undivided share in the entire property and accordingly, said Jyotirmoyee Sarma became the owner of undivided 25% share in the "Said Property" and said Asoke Sarma @ Mukhopadhyay became the owner of 75% undivided share in the "Said Larger Property".

E) That while seized and possessed of the "Said Property", the said Durga Devi Sarma, and Dr. Asoke Sarma @ Mukhopadhyay, and/or their legal heirs, sometime in the year 1993-94, entered into an Agreement for developing 15 cottahs of land, out of the said larger property through one Sandip Sinha, and leaving the balance area of 1 Bigha, 10 cottahs, 10 chittaks and 21 sft more or less, hereinafter referred to as the 'Said balance Property'.




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- F) That however, upon physical measurement of the said balance property it was found to have a total area of 1 Bigha, 7 Cottahs and 14 Chittaks and 29 Sq.ft. be little more or less comprised in two premises nos. 4 & 4B, Jai Krishna Paul Road, out of which an area of land measuring about 25 Cottahs, 1 Chittak and 27 Sq.ft. more or less situated at premises No. 4, Jai Krishna Paul Road, Kolkata – 700 038 (more fully described in the Schedule hereunder written) hereinafter referred to as the “Said Property” and an area of land measuring about 2 Cottahs, 12 Chittaks and 44 Sq.ft. more or less situated at premises No. 4B, Jai Krishna Paul Road, which have been duly mutated in the record of the BL&LRO and also in Kolkata Municipal Corporation.
- G) That one of the co-owners in respect of the “Said Property”, namely Jyotirmoyee Sarma died on 16th July, 1996 after executing her last Will and Testament dated 25.08.1994 inter alia bequeathing her undivided 25% share in the “Said Property” in favour of Dr. Asoke Sarma, Smt. Banani Sarma, Miss Aparajita Sarma and Dr. Jaydeep Sarma.
- H) That the Executor named in the aforesaid Will have duly applied and obtained the probate of the same on 23.09.1998 from the Hon’ble High Court at Calcutta being P.L.A. No. 47 of 1998 and accordingly, the undivided share of said Jyotirmoyee Sarma devolved upon the aforesaid Legatees/Beneficiaries.
- I) That subsequently one of the co-owners, namely Dr. Asoke Sarma died intestate on 24th April, 2005 at United Kingdom, leaving behind him surviving his widow, Smt. Banani Sarma, one daughter Miss Aparajita Sarma and one son Dr. Jaydeep Sarma as his legal heirs and representatives who thus jointly became the absolute Owners, each having 1/3rd undivided share in respect of the “Said Property”.
- J) That after becoming the Owners in respect of the “Said Property”, said Smt. Banani Sarma, Miss Aparajita Sarma and Dr. Jaydeep Sarma entered into two Memorandum of Understanding dated 25.02.2008 and 16.02.2009 with one of the Purchasers herein, namely M/s. Merlin Projects Ltd., hereinafter referred to as the said MOUs, for development of the “Said Property” as well as settlement with an existing tenant/occupier, namely Mr. Swapan Paul. The Owners herein also granted a registered Power of Attorney dated 12.03.2018 in favour of the representative of the aforesaid company.
- K) That Vendors/Owners No. 2 herein due to her pre-occupation and health issue has executed a Power of Attorney duly attested at The Assistant Consular Office of the High Commission of India at London, bearing No. CO513118 dated 28.09.2018 whereby the Vendors/Owners No. 2 herein has granted power in favour of her mother being the Vendors/Owners No. 1 herein, to sign, execute and be present and register this sale deed/conveyance deed on her behalf in



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favour of the Purchasers herein. The said Power of Attorney has also duly been stamped by the Collector of Kolkata dated 12.10.2018.

L) That in terms of the said MOUs and the Power of Attorney, said Merlin Projects Ltd., being one of the Purchasers herein, have managed to come to a mutual understanding and settlement with the existing tenants/occupiers of the "Said Property" and also made some consideration payment towards the same.

M) That in terms of the said MOUs and Power of Attorney, Merlin Projects Ltd., being one of the Purchasers herein, has duly obtained all necessary permissions, clearances and approvals on behalf of the Owners/Vendors from the respective Statutory Authorities including a plan of the proposed building to be constructed therein from the Kolkata Municipal Corporation in respect of the premises No. 4, Jai Krishna Paul Road, Kolkata - 700 038.

N) That in view of already long delay in obtaining the necessary permissions, clearances and approvals from the respective Statutory Authorities, vacating the existing tenant/occupier, and anticipating further delay in starting and completion of the development work on the "Said Property", the present Owners/Vendors expressed their intention to cancel the said MOUs with an intention to sell the "Said Property" on outright basis. Therefore, they approached the said Merlin Projects Ltd., being one of the Purchasers herein, to purchase the "Said Property" on as-is-where-is basis.

O) That considering the time and efforts given by said the parties of the other part herein, for getting all clearances, approvals and permissions and subsequent negotiation between both parties, the present Owners/Vendors agreed to sell the "Said Property" on as-is-where-is basis including the benefit of the sanctioned plan by the Kolkata Municipal Corporation, to the Purchasers herein and on the terms and conditions as contained herein.

P) That in addition to the above, the Owners/Vendors have represented and declared to the Purchasers as follows:

a) That the Vendors are the absolute Owners in respect of the "Said Property" as fully described in the Schedule hereunder written and no other person save and except the said Merlin Projects Ltd have any right, title and interest, claim, demand, whatsoever and howsoever, over and in respect of the "Said Property" or any part thereof.



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b) That the "Said Property" is free from all encumbrances, charges, liens, attachments, trusts, lispendence, mortgage, whatsoever and howsoever, and the Owners/Vendors having clear marketable title in respect of the "Said Property" and every part thereof.

c) That there is no legal impediment or bar on the part of the Owners/Vendors to sell and/or transfer, assign the "Said Property" or any part thereof.

d) That the "Said Property" is clear and not subject to any acquisition or requisition proceeding.

e) That no certificate case is pending for realization of any taxes from the Owners/Vendors.

f) That the Owners/Vendors have not entered into any Agreement for Sale and/or transfer, neither they have created any charge and/or mortgaged on the "Said Property as more fully and particularly described in the Schedule hereunder written or any part thereof with any other person or persons, whosoever and nor have created any third party's interest in respect of the "Said Property" or any part thereof, save and except the said MOUs executed with the said Merlin Projects Ltd., one of the Purchasers herein.

That relying upon such representations and/or declarations of the Vendors and believing the same to be true and acting on good faith thereof, the Purchasers are entering into this Sale Deed for purchasing the "Said Property" from the Vendors.

Q) That Merlin Projects Ltd, being one of the Purchaser herein shall have 70% undivided share in the 'Said Property' and Noble Trexim Pvt. Ltd. being the other purchaser shall have 30% of undivided share in the 'Said Property'.

R) That the present Vendors, accordingly, agreed to sell, convey and/or transfer the "Said Property" being Premises No. 4 Jai Krishna Paul Road as more fully described in the Schedule hereunder written and the Purchasers agreed to purchase the same at or for a total consideration of Rs.6,77,00,000/- (Rupees Six Crore Seventy Seven Lakh only) on as is where is basis on the terms and conditions as contained hereinafter free from all encumbrances, charges, liens, attachments, whatsoever.



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NOW THIS INDENTURE WITNESSETH that pursuance to the said arrangement and in consideration of a total sum of **Rs.6,77,00,000/- (Rupees Six Crore Seventy Seven Lakh only)** paid by Purchasers to the Vendors at or before execution of these presents (the receipt whereof the Vendors herein doth hereby acknowledge to have received as per the Memo given below), the Vendors herein doth hereby forever acquit, exonerate, release, and discharge the Purchasers as well as the "Said Property" hereby sold and transferred, and the said Vendors as absolute Owners thereof doth hereby indefeasibly grant, sale, convey, transfer, assign, assure, release and discharge unto and in favour of the Purchasers absolutely and forever, free from all encumbrances, charges, liens, lispendents, claims, demands, mortgages, leases, licenses, occupancy rights, trusts, debutter, attachments, acquisitions, requisitions, vesting, alignments, executions, prohibitions, restrictions, restrictive covenants, easements and liabilities, whatsoever, **ALL THAT** the piece and parcel land measuring about **25 Cottahs, 1 Chittak and 27 Sq.ft. more or less** together with structure situated (used by tenant) thereon within J.L. No. 8, R.S. Khatian Nos. 1385, 1386, 1741, 1742 and 1780, R.S. Dag Nos. 307 and 309, Mouza Sahapur, P.S. New Alipore (previously Behala), being Municipal Premises No. 4, Jai Krishna Paul Road, Kolkata - 700 038 under K.M.C. Ward No. 119, District 24 Parganas (South) **TOGETHER WITH** all easement rights, common facilities and common amenities attached thereto (more fully described in the Schedule appearing hereinafter) including the benefit of the proposed building plan already sanctioned by the Kolkata Municipal Corporation **TOGETHER WITH** all benefits and advantages of ancient and all rights, title, interests, benefits, advantages, claims and demands and interest whatsoever belonging to or anywise appertaining therewith or any part thereof **OR HOWSOEVER OTHERWISE** the said tenement, land, hereditament and premises now or hereto before was situated lying at and butted bounded called known numbered described or distinguished and **TOGETHER WITH** all former and other rights, liabilities, easements, quasi-easements, commodities, walls, fences, advantages, appendages and appurtenances, whatsoever, to the "Said Property" belonging to or anywise appurtenant thereto or known as part and parcel thereof and the reversion or reversions, remainder or reminders and the rents issues and profit of the property hereby sold and conveyed and of any and every part thereof **TOGETHER WITH** all the estate rights, title, and interests, inheritance possession, use, trust, property, claims and demands, whatsoever, both at law and in equity of the Vendors into and upon and in respect of the "Said Property" hereby sold and any and every part thereof **TOGETHER WITH** right of egress and ingress all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundaries, walls, benefits, advantages, vacant area, open spaces, whatsoever, and manner of former or other rights, liberties, easements, privileges, appendages and appurtenances, whatsoever, belonging to the "Said Property" hereby sold and transferred or in anywise appertaining thereto or any



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part thereof usually held, used, occupied, accepted, enjoyed, reputed, known as part or parcel or member thereof or appurtenant thereto TOGETHER WITH all the deeds, pattahs, muniments of title writings and evidence of title which are now or hereafter shall or may be in the custody power or control of the Vendors or any person or persons from whom the Vendors can or may procure the same AND TOGETHER WITH other stipulations and provisions in connection with the beneficial use and enjoyment of the "Said Property" hereby conveyed or intended to be conveyed so upon execution and registration of this Indenture TO HAVE AND TO HOLD the "Said Property" hereby granted sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belong there to unto and to the use of the Purchasers absolutely and forever any manner of condition use trust or other things, whatsoever, to alter, defeat encumber or make void the same and free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, occupancy rights, trusts, debutter, attachments, acquisitions, requisitions, vesting, alignments, executions, prohibitions, restrictions, restrictive covenants, easements, lispendents, injunctions, court orders and liabilities, whatsoever, AND FURTHER simultaneously with the execution of this Deed, the Vendors delivered the vacant possession of the "Said Property".

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS as follows:-

- a) THAT notwithstanding any act, deed, matter or thing done by the Vendors or committed, executed or knowingly committed or suffered to the contrary, the Vendors are now lawful Owners and rightly seized and possessed of and/or otherwise well and sufficiently entitled to the "Said Property" together with all the rights and benefits and privileges relating thereto hereby conveyed, sold, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid.
- b) THAT the Vendors have not at any time done, committed, executed, or knowingly permitted or suffered or been part to any act deed or thing whereby the "Said Property" hereby sold and conveyed or any part thereof can or may be impeached encumbered or affected or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the "Said Property" or any part thereof in the manner aforesaid.
- c) THAT NOTWITHSTANDING any act deed matter or thing whatsoever done, the Vendors have got the right, full power, absolute authority and indefeasible title to grant, convey, transfer, assign and assure the "Said Property" and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner as aforesaid according to the true intent and meaning of these presents.



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d) THAT the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the "Said Property" and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors in title or any one of them.

e) THAT all rates, taxes and other impositions and/or outgoings due and payable in respect of the "Said Property" shall be paid by the purchasers and shall not claim and/or deduct any amount from the vendors.

f) THAT the "Said Property" is not adversely affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and that no proceeding thereunder is pending and that there is no excess vacant land in the "Said Property".

g) THAT the "Said Property" or any part or portion thereof is not affected by any notice, order or proceeding of attachment including under any certificate case or proceedings under the Income Tax Act, 1961, Public Demands Recovery Act or any other law.

h) THAT no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted or served on the Vendors or their predecessors in title for the acquisition of the "Said Property" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendors have no knowledge of any issues, such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the "Said Property" or any part thereof.

i) THAT no suit and/or proceeding and/or court order has been instituted or is pending or subsisting in any Court of law affecting in any manner, whatsoever, the "Said Property" and/or any part or portion thereof or its sale and/or transfer and no steps, whatsoever, have been taken for attachment, acquisition or requisition of the "Said Property" or any portion thereof.

j) THAT the Vendors have a good and marketable title to the "Said Property" and is lawfully entitled to sell, dispose of, alienate or otherwise deal with the "Said Property".

k) THAT the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the "Said Property" or any part thereof and the properties, benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors shall from time to time and at all times hereinafter upon every reasonable request and make do acknowledge, execute and perfect



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all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the "Said Property" unto the Purchasers in the manner as aforesaid.

l) THAT the Vendors have not entered into any agreement or agreements with any other person or persons, save and except the said MOUs in connection with the "Said Property".

m) THAT the Vendors and all their heirs, executors, administrators, legal representative and/or assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, their successors or successors in office and/or assigns against all claims, losses, damages, costs, charges and expenses, liabilities, demands and consequences, whatsoever, if any, suffered by reason of any defect in title of the Vendors or any act omission, breach violation or default of the covenants herein contained.

THE PURCHASERS DO HEREBY COVENANT WITH THE VENDORS:-

a) THAT the Purchasers hereby declare and confirm the above said amount is inclusive of all the expenses incurred till date on behalf of the Owners/Vendors in terms of the above said MOUs, and Purchasers further confirm that they shall not claim and/or demand any further amount on account of the same from the Owners/Vendors.

SCHEDULE AS REFERRED TO ABOVE:
("Said Property")

ALL THAT the piece and parcel land measuring about **25 Cottahs, 1 Chittak and 27 Sq.ft. more or less** together with more than 50 years old and dilapidated in condition structures measuring about 5000 sq. ft. having Tin Shed and cemented flooring which is in possession and used by tenant situated thereon within J.L. No. 8, R.S. Khatian Nos. 1385, 1386, 1741, 1742 and 1780, R.S. Dag Nos. 307 and 309, Mouza Sahapur, P.S. New Alipore (previously Behala), being Municipal Premises No. 4, Jai Krishna Paul Road, Kolkata - 700 038 under K.M.C. Ward No. 119, District 24 Parganas (South) **TOGETHER WITH** all easement rights, common facilities and common amenities attached thereto and butted and bounded as follows:-

ON THE NORTH : Partly by premises No. 4A, Jai Krishna Paul Road and partly by a passage leading from Jai Krishna Paul Road into the Premises No. 4A, Jai Krishna Paul Road;




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ON THE SOUTH : Partly by premises No. 74/11, Jai Krishna Paul Road, 63/1, S.N. Roy Road, 34/5, S.N. Banerjee Road and 34/4, S.N. Roy Road;

ON THE EAST : Partly by Jai Krishna Paul Road and partly by Premises Nos. 3, 5 & 5A, Jai Krishna Paul Road;

ON THE WEST : By Premises Nos. 67 & 68, S.N. Roy Road.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day month and year first above written after meticulous examination of the particulars contained herein and upon being satisfied.

SIGNED AND DELIVERED BY THE OWNERS/VENDORS AT KOLKATA IN THE PRESENCE:

1. Banerjee

2. Gaurain Roy

Banani Sarma
for self and as Constituted
attorney of Aparajita Sarma

Jaydeep Sarma

SIGNED, SEALED AND DELIVERED BY THE PURCHASERS AT KOLKATA IN THE PRESENCE:

1. Banerjee

22. Prince Anwar Shah Road
Lot 33

2. Gaurain Roy

22, Prince Anwar Shah Road
Lot 33

Merlin Projects Ltd.



Director

Noble Trexim Pvt. Ltd.



Authorised Signatory



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MEMO OF CONSIDERATION

Received and acknowledge by the Vendors a sum of Rs.6,77,00,000/- (Rupees Six Crore Seventy Seven Lakh only) being the full consideration money in presence on witness herein as per memo given below:

- | | |
|---|------------------|
| 1) By Cheque No.582698 dated 30.12.2008 drawn on Indian Bank, Bhowanipore Branch, Kolkata, in favour of 'BANANI SARMA & APARAJITA SARMA'. | Rs. 5,00,000/- |
| 2) By Cheque No.037436 dated 13.03.2019 drawn on Axis Bank, Dalhousie Branch, Kolkata, in favour of 'BANANI SARMA'. | Rs.61,29,823/- |
| 3) By Cheque No.037437 dated 13.03.2019 drawn on Axis Bank, Dalhousie Branch, Kolkata, in favour of 'APARAJITA SARMA'. | Rs.61,29,823/- |
| 4) By Cheque No.037438 dated 13.03.2019 drawn on Axis Bank, Dalhousie Branch, Kolkata, in favour of 'JAYDEEP SARMA'. | Rs.63,79,823/- |
| 5) By Cheque No.037427 dated 13.03.2019 drawn on Axis Bank, Dalhousie Branch, Kolkata, in favour of 'JAYDEEP SARMA'. | Rs.64,21,480/- |
| 6) By Cheque No.037439 dated 13.03.2019 drawn on Axis Bank, Dalhousie Branch, Kolkata, in favour of 'APARAJITA SARMA'. | Rs.64,21,480/- |
| 7) By Cheque No.037431 dated 13.03.2019 drawn on Axis Bank, Dalhousie Branch, Kolkata, in favour of 'BANANI SARMA'. | Rs.64,21,480/- |
| 8) Towards TDS deducted at source. | Rs. 35,96,091/- |
| 9) By various Cheques towards settlement of occupier 'Swapan Paul'. | Rs.1,60,00,000/- |



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10) Towards payment of sanction fees to KMC Rs. 52,00,000/-

11) Reimbursement of expenses incurred and
Further expenses to be incurred for site
development including boundary wall work
and various other works required in future to
keep the land in habitable condition. Rs. 45,00,000/-

Total Rs.6,77,00,000/-

(Rupees Six Crore Seventy Seven Lakh only).

Banani Sarma
for self and as
constituted Attorney of
Aparajita Sarma
Jaydeep Sarma
(OWNERS/ VENDORS)

Witness:








1. *Bimala*

2. *Ganesh Prasad*



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



Name: DINESH G. SANGHVI

Signature: 

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



Name: RISHI SANGHVI

Signature: 

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



Name:

Signature:



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

Name: BANANI SARMA

Signature: Banani Sarma

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

Name: JAYDEEP SARMA

Signature: Jaydeep Sarma

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

Name:

Signature:



~~District Sub-Registrar-II
Alipore, South 24 Parganas~~

14 MAR 2019

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

GRN: 19-201819-037443392-1 Payment Mode Online Payment
GRN Date: 12/03/2019 13:15:52 Bank : IDBI Bank
BRN : 206177840 BRN Date: 12/03/2019 13:33:55

DEPOSITOR'S DETAILS

Id No. : 16020000377355/4/2019
(Query No./Query Year)

Name : MERLIN PROJECTS LTD
Contact No. : Mobile No. : +91 9830373677
E-mail :
Address : 22 PRINCE ANWARSHAH ROAD KOLKATA 700033
Applicant Name : Mr Bapi Das
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16020000377355/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	4750880
2	16020000377355/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	678740

Total

5429620

In Words : Rupees Fifty Four Lakh Twenty Nine Thousand Six Hundred Twenty only



~~District Sub-Registrar-II
Alipore, South 24 Parganas~~

14 MAR 2019







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16020000377355/2019

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



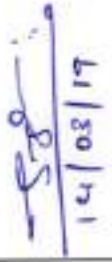






Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs BANANI SARMA 6/1, New Road, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Seller			<i>Banani Sarma</i> 14.3.2019
2	Mr JAYDEEP SARMA 6/1, New Road, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Seller			<i>Jaydeep Sarma</i> 14.3.2019
3	Mrs BANANI SARMA 6/1, New Road, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Attorney of Seller [Miss APARAJIT A SARMA]			<i>Banani Sarma</i> 14.3.2019



~~(District Sub-Registrar-I)~~
A Boro, South 24 Parganas

14 MAR 2019

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr Dinesh G Sanghvi 22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033	Representative of Buyer [MERLIN PROJECTS LIMITED]			
5	Mr RACHIT SANGHVI 22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033	Representative of Buyer [NOBLE TREXIM PRIVATE LIMITED]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gaurang Mehta Son of Mr Pradip Mehta 22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033	Mrs BANANI SARMA, Mr JAYDEEP SARMA, Mrs E SARMA, Mr Dinesh G Sar Mr RACHIT SANGHVI			

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



District Sub-Registrar-II
Alipore, South 24 Parganas

14 MAR 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BANANI SARMA
KUMAR BATABYAL

17/09/1939

Permanent Account Number

CPXPS1887K

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आपका पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
LEFPS4848E



नाम / Name
JAYDEEP SARMA

माता का नाम / Mother's Name
BANANI SARMA

जन्म की तारीख / Date of Birth
23/03/1968

Jaydeep Sarma
हस्ताक्षर / Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौदाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४



Aaykar Sampark Kendras

For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001801961

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

LBLPS4946J



नाम / Name
APARAJITA SARMA

माता का नाम / Mother's Name
BANANI SARMA

जन्म की तारीख / Date of Birth
01/11/1973

Aparajita Sarma
हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector II, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सोटाए :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Aaykar Sampark Kendras

For Income Tax Related
Queries call Toll Free Nos.

1961

or

18001801951

सावधानी

1. यह प्रमाणिका केवल भारत सरकार की संपत्ति है। इसे सुरक्षित रखना आवश्यक है। यदि इसे खोया जाय तो इसे तुरंत जारी करने वाले अधिकारी को सूचित करना होगा।

2. इस प्रमाणिका को सुरक्षित रखना आवश्यक है। इसे खोया जाय तो इसे तुरंत जारी करने वाले अधिकारी को सूचित करना होगा।

CAUTION

1. This certificate is the property of the Government of India. Any communication received by the holder from the Issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.

2. This certificate must not be allowed or retained in any way. Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C.I. Cell, Foreigners Division, Ministry of Home Affairs, MOCC-II Building, Jai Singh Road, New Delhi-110001, if the holder is in India.

पिता / माता / अधिकाधिकारकर्ता का नाम / Name of Father / Legal Guardian

ASOKE SARMA

माता का नाम / Name of Mother

BANANI SARMA

पत्नी का नाम / Name of Spouse

REBECCA WALTON

पता / पता का स्थान / Address in India / Abroad

5 BOOTH ROAD

ALTRINCHAM

WA14 4AX

पासपोर्ट नं. / Passport No.

जारी करने की तिथि / Date of Issue

जारी करने का स्थान / Place of Issue

507069862

12/08/2011

LONDON

यदि कोई भी अक्षर या चिह्न स्पष्ट नहीं है तो इसे स्पष्ट करने के लिए / Visible Distinguishing Mark of OCI Card Holder

NONE

सावधानी

1. ये प्रमाणपत्र केवल भारत के मालिक द्वारा जारी किए जा सकते हैं।
2. इस प्रमाणपत्र को जारी करने के लिए हमें आपके द्वारा जारी किए गए प्रमाणपत्र की प्रतियाँ प्राप्त करनी होंगी।
3. यह प्रमाणपत्र केवल भारत में ही मान्य रहेगा।
4. यदि आप किसी भी कारणवश इस प्रमाणपत्र को वापस लेना चाहते हैं, तो आपको इसे जारी करने वाले अधिकारी को सूचित करना होगा।
5. यदि आप इस प्रमाणपत्र को किसी अन्य व्यक्ति को देना चाहते हैं, तो आपको इसे जारी करने वाले अधिकारी को सूचित करना होगा।

CAUTION

1. This certificate is the property of the Government of India.
2. Any communication received by the holder from the Issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.
3. This certificate must not be altered or mutilated in any way.
4. Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C.I. Cell, Foreigners Division, Ministry of Home Affairs, MDCC-II Building, Jia Singh Road, New Delhi-110001, if the holder is in India.

नाम / कानूनी अधिकारी का नाम / Name of Father / Legal Guardian
ASOKE SARMA

माता का नाम / Name of Mother
BANANI SARMA

सहस्रनाम का नाम / Name of Spouse

पता / पते का पता / Address in India / Abroad
FLAT 2

39 MARLBOROUGH HILL

LONDON

पासपोर्ट नं. / Passport No. जारी करने की तिथि / Date of Issue जारी करने का स्थान / Place of Issue
504144151 22/08/2012 LONDON

अन्य पहचान के साक्ष्य / Other Identifying Mark of OCI Card Holder
NONE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MERLIN PROJECTS LIMITED



11/10/1984

Permanent Account Number

AACCM0505B

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AVHP55172K



नाम / Name
DEEPAK K. SANGHVI

पता / Address
DEEPAK K. SANGHVI

वर्ग / Category
24/12/1955

2009/11/2009

1000012



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHSP03401P



नाम / Name
RACET SARDONI

पता / Address / Father's Name
DINESH BHAI SARDONI

जन्म तिथि / Date of Birth
20/05/1988

20/05/1988



1

2

3

Major Information of the Deed

Deed No :	I-1602-02232/2019	Date of Registration	15/03/2019
Query No / Year	1602-0000377355/2019	Office where deed is registered	
Query Date	05/03/2019 8:02:10 PM	D.S.R. -I I SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6,77,00,000/-	Rs. 6,78,69,427/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 47,50,980/- (Article:23)	Rs. 6,78,740/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jaykrishna Paul Road, Premises No: 4, , Ward No: 119 Pin Code : 700038

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		25 Katha 1 Chatak 27 Sq Ft	6,63,00,000/-	6,63,69,427/-	Property is on Road
Grand Total :					41.415Dec	663,00,000 /-	663,69,427 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	14,00,000/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		5000 sq ft	14,00,000 /-	15,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs BANANI SARMA Wife of Late Dr Asoke Sarma 6/1, New Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CPXPS1887K, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Pvt. Residence

Major Information of the Deed :- I-1602-02232/2019-15/03/2019



2	Miss APARAJITA SARMA Daughter of Late Dr Asoke Sarma 6/1, New Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: LBLPS4946J, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr JAYDEEP SARMA Son of Late Dr Asoke Sarma 6/1, New Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: LEFPS4848E, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MERLIN PROJECTS LIMITED 22, Price Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.: AACCM0505B, Status :Organization, Executed by: Representative
2	NOBLE TREXIM PRIVATE LIMITED 33A, Chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.: AABCN5560A, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs BANANI SARMA Wife of Late Asoke Sarma 6/1, New Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: CPXPS1887K Status : Attorney, Attorney of : Miss APARAJITA SARMA

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Dinesh G Sanghvi (Presentant) Son of Late Gopalji Vardhaman Sanghvi 22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVHPS5172K Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Director)
2	Mr RACHIT SANGHVI Son of Shri Dinesh Sanghvi 22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AHSPD3491P Status : Representative, Representative of : NOBLE TREXIM PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature

Major Information of the Deed :- I-1602-02232/2019-15/03/2019



Mr Gaurang Mehta Son of Mr Pradip Mehta 22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN - 700033			
Identifier Of Mrs BANANI SARMA, Mr JAYDEEP SARMA, Mrs BANANI SARMA, Mr Dinesh G Sanghvi, Mr RACHIT SANGHVI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs BANANI SARMA	MERLIN PROJECTS LIMITED-6.9025 Dec, NOBLE TREXIM PRIVATE LIMITED-6.9025 Dec
2	Miss APARAJITA SARMA	MERLIN PROJECTS LIMITED-6.9025 Dec, NOBLE TREXIM PRIVATE LIMITED-6.9025 Dec
3	Mr JAYDEEP SARMA	MERLIN PROJECTS LIMITED-6.9025 Dec, NOBLE TREXIM PRIVATE LIMITED-6.9025 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs BANANI SARMA	MERLIN PROJECTS LIMITED-833.33333300 Sq Ft, NOBLE TREXIM PRIVATE LIMITED-833.33333300 Sq Ft
2	Miss APARAJITA SARMA	MERLIN PROJECTS LIMITED-833.33333300 Sq Ft, NOBLE TREXIM PRIVATE LIMITED-833.33333300 Sq Ft
3	Mr JAYDEEP SARMA	MERLIN PROJECTS LIMITED-833.33333300 Sq Ft, NOBLE TREXIM PRIVATE LIMITED-833.33333300 Sq Ft

Endorsement For Deed Number : I - 160202232 / 2019

On 06-03-2019

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 6,78,69,427/-

Samar Kumar Pramanick

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 14-03-2019

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

Presented for registration at 14:30 hrs on 14-03-2019 at the Private residence by Mr. Dinesh G Sanghvi .

Major Information of the Deed :- I-1602-02232/2019-15/03/2019



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

Execution is admitted on 14/03/2019 by 1. Mrs BANANI SARMA, Wife of Late Dr Asoke Sarma, 6/1, New Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 2. Mr JAYDEEP SARMA, Son of Late Dr Asoke Sarma, 6/1, New Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service

Identified by Mr Gaurang Mehta, , Son of Mr Pradip Mehta, 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 14-03-2019 by Mr Dinesh G Sanghvi, Director, MERLIN PROJECTS LIMITED, 22, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033

Identified by Mr Gaurang Mehta, , Son of Mr Pradip Mehta, 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

Execution is admitted on 14-03-2019 by Mr RACHIT SANGHVI, Authorised Signatory, NOBLE TREXIM PRIVATE LIMITED, 33A, Chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Mr Gaurang Mehta, , Son of Mr Pradip Mehta, 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

Executed by Attorney

Execution by Mrs BANANI SARMA, , Wife of Late Asoke Sarma, 6/1, New Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession House wife as the constituted attorney of Miss APARAJITA SARMA 6/1, New Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027 is admitted by him

Identified by Mr Gaurang Mehta, , Son of Mr Pradip Mehta, 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



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 15-03-2019**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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,78,740/- (A(1) = Rs 6,78,694/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,78,740/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2019 1:33PM with Govt. Ref. No: 192018190374433921 on 12-03-2019, Amount Rs: 6,78,740/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 206177840 on 12-03-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1602-02232/2019-15/03/2019



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 47,50,880/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 47,50,880/-

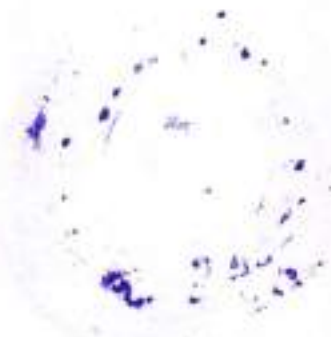
Description of Stamp

1. Stamp: Type: Impressed, Serial no 349, Amount: Rs.100/-, Date of Purchase: 01/03/2019, Vendor name: T K Purkayasta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2019 1:33PM with Govt. Ref. No: 192018190374433921 on 12-03-2019, Amount Rs: 47,50,880/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 206177840 on 12-03-2019, Head of Account 0030-02-103-003-02



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



Major Information of the Deed :- I-1602-02232/2019-15/03/2019





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 79461 to 79497

being No 160202232 for the year 2019.



Digitally signed by Samar Kumar
Pramanick
Date: 2019.03.18 19:41:50 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 18/03/2019 19:41:40
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)