

716/2022

1

C34/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 126018

*Shash*  
2000241519/22  
27/1/22  
MV-27,48,330/-



Certified that the Document is admitted to Registration The Signer's Seal and the endorsement thereon are the part of the document  
*Shash*  
Additional Registrar of Assurances, Kolkata

27 JAN 2022

Additional Registrar of Assurances  
Kolkata

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 27th day of January in the year Two Thousand and Twenty Two (2022)

BETWEEN

Contd.....2

MERLITIE-UP PRIVATE LIMITED  
*Santosh Kumar*  
Director

*Santosh*  
*Sailendra Narayan Patra Bhattacharya*

232580

14 JAN 2022

S.L. No. .... Sold To. ....

Rs. .... Advs. ....

**G.C. SAHA**

(Govt.) LICENSED STAMP VENDOR

11A, Mirza Ghalib Street, Kol - 87

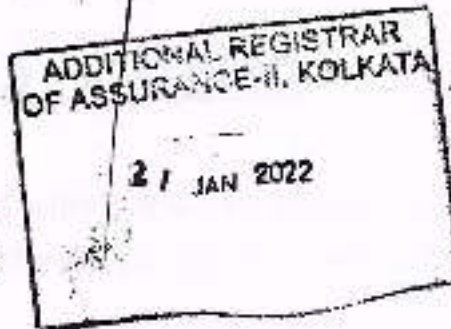
Issue Date. .... Sign. ....

14 JAN 2022

**M. Y. RAHAMAN**  
Advocate  
High Court, Calcutta



M.Y. Rahaman  
Advocate  
Sd/- M.Y. Rahaman  
Additional Registrar  
P.S. P.O. Subally,  
Kolkata - 700014





(1) **SAILENDRA NARAYAN PATRA BHATTA** alias **SAILENDRA NARAYAN PATRA**, PAN – **BMOPP8222L**, AADHAAR NO. **6582 7300 4851**, # **9830591848**, son of Late Baidyendra Kinkar Patra, by religion – Hindu, by occupation – Service, Citizen of India, residing at Rail Bihar, Anandapur, Flat No. 212, Post Office - EKTP, Police Station – Anandapur, Kolkata – 700 107, District – South 24-Parganas and (2) **SOUMITRA PATRA**, PAN – **AHOPP2620E**, AADHAAR NO. **5076 4626 2844**, # **9830591848**, son of Late Baidyendra Kinkar Patra, by religion – Hindu, by occupation – Self Employed, Citizen of India, residing at premises No. 28, Central Park East, Jadavpur, Post Office & Police Station – Jadavpur, Kolkata – 700 032, both are having permanent residence at 7, Ramkanai Adhikari Lane, Police Station – Muchipara, Post Office – Bowbazar, Kolkata – 700 012, hereinafter jointly called and referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assignee) of the **ONE PART**

### A N D

**MERLIN TIE UP PRIVATE LIMITED**, CIN : **U51109WB2006PTC107755**, PAN – **AAECM5589K**, a company incorporated under the Companies Act, 1956 having its registered office at premises No. 17/A, Ratan Sarkar Garden Street, 5<sup>th</sup> floor, Post Office – Burra Bazar, Police Station – Posta, represented by its Director **SANTOSH KUMAR PRASAD**, PAN – **AJEPP4960B**, AADHAAR NO. **4222 7379 0854**, # **9830385144**, son of Late Jagdish Prasad, by religion – Hindu, by occupation – Business, Citizen of India, residing at 33A, B.L.- WB22WB, Canal Circular Road, Kankurgachi, Post Office – Kankurgachi, Police Station – Manicktala, Kolkata – 700 054,

Contd.....3

MERLIN TIE UP PRIVATE LIMITED

*Santosh Kumar Prasad*

Director

*Saileendra Narayan Patra Bhatta*



Handwritten vertical line or signature, possibly indicating a date or reference.

ADDITIONAL	RAR
DEASE	MINATA
2 / 2022	





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220170466508 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 26/01/2022 00:41:52 Bank/Gateway: SBIEPay Payment Gateway  
BRN: 8693871195128 BRN Date: 26/01/2022 00:01:15  
Gateway Ref ID: IGAMWUCDX6 Method: State Bank of India NB  
Payment Status: Successful Payment Ref. No: 2000241519/1/2022  
[Query No/\*Query Year]

Depositor Details

Depositor's Name: M Y RAHAMAN  
Address: Sealdah Civil Court  
Mobile: 9831307341  
Email: rahamanyeeajuar1@gmail.com  
Depositor Status: Advocate  
Query No: 2000241519  
Applicant's Name: Mr M Y RAHAMAN  
Identification No: 2000241519/1/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000241519/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	109853
2	2000241519/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	27497
Total				137350

IN WORDS: ONE LAKH THIRTY SEVEN THOUSAND THREE HUNDRED FIFTY ONLY.

hereinafter called and referred to as the **PURCHASER** (which term or expression shall mean and include its executors, administrators, successor or successors-in-interest, representatives and/or assigns) of the **OTHER PART**.

**WHEREAS** one Baidyendra Kinkar Patra, son of Late Ramesh Chandra Patra, was the owner in respect of premises No. 7, Ramkanai Adhikary Lane, Police Station – Muchipara, Kolkata – 700 012, who during his life time executed and published the Last Will and Testament dated 29.11.2002 and appointed **SAILENDRA NARAYAN PATRA BHATTA** alias **SAILENDRA NARAYAN PATRA** and **SOUMITRA PATRA** as the joint Executors of the said Will. The said Testator also bequeathed his all moveable and immovable properties in favour of two sons namely Sailendra Narayan Patra Bhatta alias Sailendra Narayan Patra and Soumitra Patra, the Vendors herein.

**AND WHEREAS** the said Baidyendra Kinkar Patra died testate on 10.01.2006 leaving behind him his Last Will and Testament dated 29.11.2002 and after his death the joint Executors namely Sailendra Narayan Patra Bhatta alias Sailendra Narayan Patra and Soumitra Patra, the Vendors herein applied for granting Probate on or about 20<sup>th</sup> June, 2007 before Hon'ble High Court at Calcutta being PLA No. 158 of 2007 in connection with the Last Will and Testament dated on 29.11.2002.

**AND WHEREAS** on 20<sup>th</sup> January, 2017 the Hon'ble High Court at Calcutta was pleased to grant the Probate in favour of the Joint Executors the Vendors herein and the Probate was issued on 2<sup>nd</sup> May, 2017 the said grant of Probate is still in force.

MERLIN TIE-UP PRIVATE LIMITED

*Santosh Kumar*

Director

Contd.....4

*Sailendra Narayan Patra Bhatta*



**AND WHEREAS** by virtue of the said Probate the Joint Executors took possession of the Estate in pursuance of the said Probate and also duly discharged all funeral and testamentary expenses and also completed the administration of immovable properties.

**AND WHEREAS** by virtue of the said Probate the Vendors also became the joint owners in respect of land measuring 12 Chittaks be the same a little more or less together with 100 years old three storied building total measuring 1296 sq. ft. (432 Sq. ft. on Ground floor, 432 Sq. ft. on First floor and 432 Sq. ft. on Second floor) be the same a little more or less situated at premises No. 5/2, Ramkanai Adhikary Lane, Police Station – Muchipara, Kolkata – 700 012, within the limits of Kolkata Municipal Corporation Ward No. 48, Assessee No. 11-048-24-0012-7, A.R.A. Kolkata, District – Kolkata, morefully described in the Schedule hereunder written.

**AND WHEREAS** after became the joint owners the Vendors herein mutated their names in the record of K.M.C. Ward No. 48, Assessee No. 11-048-24-0012-7 in respect of premises No. 5/2, Ramkanai Adhikary Lane, Police Station – Muchipara, Kolkata – 700 012 and enjoying the interest therefrom free from all encumbrances.

**AND WHEREAS** the Vendors herein have intended and decided to Sale **ALL THAT** piece and parcel of land measuring measuring 12 Chittaks be the same a little more or less together with 100 years old three storied building total measuring 1296 sq. ft. (432 Sq. ft. on Ground floor, 432 Sq. ft. on First floor and 432 Sq. ft. on Second floor) be the same a little more or less situated at premises No. 5/2, Ramkanai Adhikary Lane, Police Station – Muchipara, Kolkata – 700 012, within the limits of Kolkata Municipal Corporation Ward No.

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MERIN TIE-UP PRIVATE LIMITED  
*Santosh Kumar*  
 Director

*Santa*  
*Sailendra Narayan Santhosh*





48, Assessee No. 11-048-24-0012-7, A.R.A. Kolkata, District – Kolkata, morefully described in the Schedule hereunder written together with all easement right, title, interest, possession, profits, whatsoever, more fully described in the **SCHEDULE** hereunder written and hereinafter referred to as the **“SAID PROPERTY”** at or for a total consideration money of Rs. 20,00,000/- (Rupees twenty lakhs) only subject to delivery of possession as is where is basis and marketable title of the property free from all encumbrances subject to the existing tenants and occupants thereof.

**AND WHEREAS** the Purchaser after knowing the intention of the Vendors and has approached to the Vendors to sell the said land with structure to its, wherein the Vendors have agreed with the proposal of the Purchaser and has agreed to sell its **ALL THAT** piece and parcel of land measuring measuring 12 Chittaks be the same a little more or less together with 100 years old three storied building total measuring 1296 sq. ft. (432 Sq. ft. on Ground floor, 432 Sq. ft. on First floor and 432 Sq. ft. on Second floor) be the same a little more or less situated at premises No. 5/2, Ramkanai Adhikary Lane, Police Station – Muchipara, Kolkata – 700 012, within the limits of Kolkata Municipal Corporation Ward No. 48, Assessee No. 11-048-24-0012-7, A.R.A. Kolkata, District – Kolkata, together with all easement right, title, interest, possession, profits, whatsoever, more fully described in the **SCHEDULE** hereunder written at or for the consolidated price of Rs. 20,00,000/- (Rupees twenty lakh) only which will be paid on or before execution and registration of Deed of Conveyance in favour of the Purchaser.

**AND WHEREAS** the Purchaser has paid the consideration money of Rs. 20,00,000/- (Rupees twenty lakhs) only to the Vendors and the Vendors have agreed to execute and register the Deed of Conveyance in favour of the Purchaser.

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MERIDIAN TIE-UP PRIVATE LIMITED  
  
 Director

  
 Sridhar Narayan



**NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :**

That in pursuance of the said Agreement and in consideration of the said sum of Rs. 20,00,000/- (Rupees twenty lakh) only paid by the Purchaser to the Vendors as per memo of consideration written below at or before the execution of these presents the receipt whereof the Vendors do hereby admit and acknowledge and of and from and every part thereof for ever quit, release and discharge the Purchaser, the Vendors do hereby grant, convey, transfer, assign and assure unto the Purchaser free from all encumbrances **ALL THAT** piece and parcel of land measuring measuring 12 Chittaks be the same a little more or less together with 100 years old three storied building total measuring 1296 sq. ft. (432 Sq. ft. on Ground floor, 432 Sq. ft. on First floor and 432 Sq. ft. on Second floor) be the same a little more or less situated at premises No. 5/2, Ramkanai Adhikary Lane, Police Station – Muchipara, Kolkata – 700 012, within the limits of Kolkata Municipal Corporation Ward No. 48, Assessee No. 11-048-24-0012-7, A.R.A. Kolkata, District – Kolkata, together with all easement right, title, interest, possession, profits, whatsoever and hand over the khas peaceful possession as is where is basis free from all encumbrances, charges, liens, attachment, acquisition, requisitions etc. subject to the existing tenants and occupants in a portion of the premises including structure, fitting, fixture electric installations, water tap, bath and privy easement rights and other amenities and egress and ingress of the said premises more fully described in the Schedule hereunder written and delineated in the Plan hereto annexed and therein enclosed **OR HOWSOEVER OTHERWISE** the said messuage land hereditaments and premises or any part thereof now are or is or at any time or times hereafter were or was situated butted bounded called known numbered described or distinguished **TOGETHER WITH** drains, paths, passages, water courses, rights, liberties, privileges, easements and appurtenances thereto **AND ALL**

Contd.....7

MERLINTIE-UP PRIVATE LIMITED

*Santosh Kumar*

Director

*Sd/-*  
*Saibudra Narayan Bhatta*



the estate the right, title, interest, inheritance, possession, claim, demand both at law and equity of the Vendors unto and upon the said land hereditaments or any part thereof **AND** all the rents, issues and profits thereof free from all encumbrances **AND** all deeds, pattahs, muniments and evidence of the title, whatsoever in any way relating to the said land hereditaments and premises or any part thereof which now or hereafter shall or may be the possession power control of the Vendors or any other person or persons from whom they or any of them may procure the same without any action suit at law or equity **TO HAVE AND TO HOLD** the said messuage or land inheritance hereditaments and premises granted conveyed transferred assigned sold or expressed and intended so to be **UNTO AND TO THE USE** of the Purchaser absolutely and forever **AND** the Vendors for themselves and their successors doth hereby covenant with the Purchaser and declare that notwithstanding any act, deed or thing by the Vendors made done executed or knowingly suffered to the contrary the Vendors are now rightfully and absolutely seized and possessed of or otherwise well and sufficiently hereditaments and premises hereby conveyed **AND** that the Vendors have themselves good rightful power and absolute authority to grant convey transfer the said messuage or structures land hereditaments and premises hereby conveyed **AND** that the said messuage or land hereditaments and premises are free from all debts, charges, liens and encumbrances subject to the existing tenants and occupants in a portion of the premises **AND** the said property is not debuttar or wakf properties and no notice had/has been served for acquisition on the properties and therein no alignments for any road over the property **AND** that the said messuage tenement or structures land hereditaments and premises are not subject matter of any suit proceeding pending in any Court of Law not a receiver appointed by any Court and no previous Agreement for Sale ever been

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MERLIN TIE-UP PRIVATE LIMITED  
*Santosh Kumar*  
 Director

*Saileendra Narayan Lal Bhatia*  
*S. Bhatia*



executed and registered in any registration office **AND** that the said message or land and hereditaments and premises are not subject matter to any attachment or prohibitory under issued by any Court of Law **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly possess hold and enjoy the said message tenement or land hereditaments and premises hereby conveyed and take all rents issues and profits thereof without any interruption or disturbance claim demand whatsoever from or by the Vendors or any person or persons lawfully and equitably claiming from under or in trust from the Vendors or from or under their ancestors or predecessors-in-title and that free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise by and at the cost and expenses of the Vendors well and sufficiently indemnified of from against all manner of claim, charges, liens, debts, attachments and encumbrances whatsoever, made or suffered by the Vendors or their ancestors or predecessors-in-title or any person or persons lawfully and equitably claiming as aforesaid **AND THAT** the Vendors and all and ever other person or persons having lawfully and equitably claiming any estate or interest or inheritance in the said message or land hereditaments and premises from under or in trust for them or from under their ancestors or predecessors-in-title the Vendors shall and will at all times hereafter upon every reasonable requests and at the cost of the Purchaser do or execute or cause to be done or executed and such acts, deeds and things whatsoever for the further better and more perfectly assuring the said message, tenement or land inheritance hereditaments and premises and every part thereof unto and to the Purchaser in manner aforesaid as shall and may be reasonably required.

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MERLIN TIE-UP PRIVATE LIMITED  
*Santosh Kumar*  
 Director

*Sailendra Narayan Prasad Bhatta*

*S. Bhatta*

**THE VENDORS DO HEREBY CONVEYANT WITH THE PURCHASER** as follows:-

**THAT** the interest which the Vendors profess to transfer, subsists and the Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, transfer, convey, assure, confirm, release and relinquish the property and all rights and profits hereby granted, sold, conveyed, transferred, assigned, released and relinquished or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.

**THAT** the Vendors have not at any time heretofore done or executed or knowingly suffered or been partly or fully to any deeds, documents, or writing whereby the property more fully and particularly mentioned and described in the Schedule hereunder written together with all user and easement and/or quasi-easement rights and all other appurtenances attached therein and thereto or any part thereof can or may be imposed, encumbered or affected in title.

**THAT** the property (i.e. the land and the rights and interest attached thereto) is free from all charges, mortgages, liens, attachments, lease, acquisition, requisition, restrictions, litigations, lispendens, covenants, uses, debutter, trusts, made or suffered by the Vendors or any person or persons arising or lawfully or equitably claiming any estate, or interest therein from under or in trust for the Vendors.

**THAT** the said property (i.e. the land and the rights and interest attached thereto) is free and clear, freely and clearly and absolutely acquitted,

MERLIN TIE-UP PRIVATE LIMITED  
*Santosh Kumar*  
 Director

Contd.....10

*Sailendra Narayan Bhatta*  
*S. Bhatta*



exonerated, released and forever discharged from and by the Vendors unto and in favour of the Purchaser and the Vendors undertake to keep the Purchaser saved, defended, harmless and indemnified from and against all estates, charges, liens, mortgage, attachment, debutter, trusts, claims, demands and encumbrances whatsoever made, done and occasioned by the Vendors or any person or persons, rightfully claiming through or under or interest for the Vendors.

**AND THAT** the Vendors and all people having or lawfully, rightfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, make do and execute and cause to be done, and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the property and every part thereof as shall or may be reasonably required by the Purchaser.

**AND** the Vendors hereby agree, promise and declare that whatever right, title and interest they have in the said property hereby sold, conveyed, henceforth ceased forever and ever and do for good vest in favour of the Purchaser as absolute beneficial sole owner thereof.

**AND THAT** the Vendors hereby agrees, promises and declares that the property is not subject to any previous sale, mortgage, lease, exchange or security of the debts of anybody else nor the subject or object of any claim, acquisition, charge or lien and have a good and clear marketable title to sell the same and every part thereof unto and in favour of the Purchaser.

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MERLINTIE-UP PRIVATE LIMITED  
Santosh Kumar  
Director

Kailash Narayan Patil Bhatt  
Bhatt

AND further the Purchaser, shall hereafter, has the absolute right and liberty to sell, convey, transfer and/or any way encumber the schedule mentioned property or part or portion thereof to any person or persons at any price of consideration as per its choice.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 0 Cottahs 12 Chittaks be the same a little more or less together with cemented flooring residential 100 years old three stoned building total measuring 1296 sq. ft. (432 Sq. ft. on Ground floor, consisting of 2 rooms, one Kitchen, one toilet, one stait and one courtyard, 432 Sq. ft. on First floor consisting of two rooms, one kitchen, one toilet, one Verandah and 432 Sq. ft. on Second floor consisting of one Room, One toilet, one Verandah) be the same a little more or less situated at premises No. 5/2, Ramkanai Adhikari Lane, Police Station Muchipara, Kolkata 700 012, within the limits of Kolkata Municipal Corporation Ward No. 48, Assessee No. 11-048-24-0012-7, A.R.A. Kolkata, District Kolkata together with all easement right, title, interest, possession, profits, whatsoever, together with easement rights of common passage subject to delivery of as is where is possession of the said property which is butted and bounded in the manner as follows

ON THE NORTH: By 7, Ramkanai Adhikary Lane.

ON THE EAST :By 8, Ramkanai Adhikary Lane,.

ON THE SOUTH By 16B, Ramkanai Adhikary Lane,.

ON THE WEST Partly by 5/1, Ramkanai Adhikary Lane and partly

by 4' feet wide common passage

Contd..... \*\*12

MERLIN TIE-UP PRIVATE LIMITED  
Santosh Kumar  
Director

Lalendra Narayan Chatterjee  
Shashi



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

SIGNED, SEALED AND DELIVERED

AT KOLKATA IN PRESENCE OF :

*Saileendra Narayan Patra Bhatta*

1. MD WASIM  
31/1A Dr. Gurus Sarkar  
Road- Kol-14.

1. ( SAILENDRA NARAYAN  
PATRA BHATTA alias  
SAILENDRA NARAYAN PATRA )

*Soumitra Patra*

2. *Abdul Aziz*  
64/4 Madan Mohan Bhowmik  
Kol- 700007

2. ( SOUMITRA PATRA )  
VENDORS

MERLIN TIE-UP PRIVATE LIMITED

*Santosh Kumar*

( SANTOSH PRASAD )  
Director of MERLIN TIE  
UP PRIVATE LIMITED  
PURCHASER

Drafted, prepared in my  
office and read over and  
explained by me,

*M. Y. Rahman*  
Advocate.

R.C No. WB/407/93  
High Court Calcutta.

Contd.....13

## -:: MEMO OF CONSIDERATION ::-

Received from the within named Purchaser the sum of Rs. 20,00,000/- (Rupees twenty lakh) only as full and final payment of the consideration money as per memo below :-

By Bank Draft ~~618322~~ dated 27-01-22. Rs. 10,00,000.00  
 R-1-53-UTIER 520220127351482  
 in the name of Sailendra Narayan Patra Bhatta

By Bank Draft ~~519823~~ dated 27-01-22. Rs. 10,00,000.00  
 in the name of Soumitra Patra

Total Rs. 20,00,000.00  
 =====

(RUPEES TWENTY LAKH ONLY)  
 =====

WITNESSES :

1. MD- WASIM  
 31/1A Dr- Suresh Sarker  
 Road - Khet-14.

2. Abdul Aziz  
 Bt/D, Madan Mohan Bunder St  
 Kolkata - 700007

*Sailendra Narayan Patra Bhatta*

1. ( SAIENDRA NARAYAN  
 PATRA BHATTA alias  
 SAIENDRA NARAYAN PATRA )

*Soumitra Patra*

2. ( SOUMITRA PATRA )  
 VENDORS

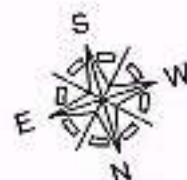
Sailendra Narayan Patra Bhatta  
 Soumitra Patra



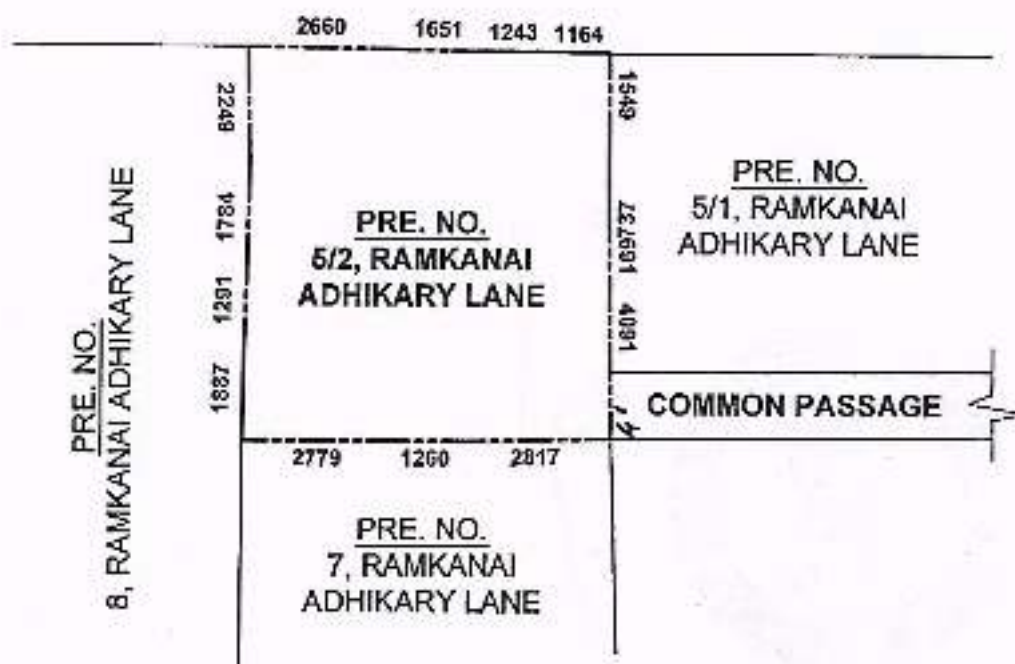
LAND PLAN AT PRE. NO. - 5/2, RAMKANAI ADHIKARY LANE. P. S. -  
MUNCHI PARA. KOLKATA - 700 012. WARD NO. - 48, UNDER THE  
KOLKATA MUNICIPAL CORPORATION. [ASSESSEE NO. : 11-048-24-0012-7]

AREA OF LAND :

= 0 K. - 12 CH. - 0 SQFT. = 50.167 SQM.



PRE. NO.  
16B, RAMKANAI ADHIKARY LANE



LAND PLAN

Ruma Chakraborty  
RUMA CHAKRABORTY  
L.B.S. of K.M.C.  
L.B.S. No. 1521, Class-1

SIGNATURE OF L.B.S

MERLIN TIE-UP PRIVATE LIMITED

Sarabesh Kumar  
Director

SIGNATURE OF PURCHASERS

Sailendra Narayan Pal  
Sounmitra Pal

SIGNATURE OF VENDORS



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	little finger
left hand					
right hand					



left hand					
right hand					

*Saidendra Narayan Patil*



left hand					
right hand					

*Loamitra Vohra*



left hand					
right hand					

*Santosh Kumar*



**MERLIN TIE UP PRIVATE LIMITED**

17A, Ratan Sarkar Garden Street

5<sup>th</sup> Floor, Unit No- E1

Kolkata - 700007, West Bengal

CIN NO: U51109WB2006PTC107755

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF MERLIN TIE UP PVT LTD HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 17A, RATAN SARKAR GARDEN STREET, 5<sup>TH</sup> FLOOR, UNIT NO E1, KOLKATA- 700007 ON, January 15, 2022 AT 01.00 PM

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It has been resolved in the meeting held at Kolkata, by the Board of Directors of Merlin Tie Up Pvt. Ltd. to authorize its Director **SHRI SANTOSH KUMAR PRASAD** SON OF LATE SHRI JAGDISH PRASAD, RESIDENT OF 33A, CANAL CIRCULAR ROAD , KANKURGACHI, KOLKATA-700054, to transact the Purchase of Plot No- 7 and 5/2 Ram Kanai Adhikari Lane, Kolkata-700012, West Bengal, to sign all documents in regard to the sale, to receive all payments and sign all relevant documents in respect to registration/sale of the said property on behalf of the company.

MERLIN TIE-UP PRIVATE LIMITED

*Santosh Kumar*  
Director

MERLIN TIE-UP PRIVATE LIMITED

*Kajal Saha.*  
Director



MERLIN TIE-UP PRIVATE LIMITED

Santosh Humay  
Director



### Major Information of the Deed

Deed No :	I-1902-00634/2022	Date of Registration	27/01/2022
Query No / Year	1902-2000241519/2022	Office where deed is registered	
Query Date	23/01/2022 7:45:33 PM	1902-2000241519/2022	
Applicant Name, Address & Other Details	M Y RAHAMAN Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9831307341, 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. 20,00,000/-	Rs. 27,48,330/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,09,953/- (Article:23)	Rs. 27,497/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Kanai Adhikari Lane, , Premises No: 5/2, , Ward No: 048 Pin Code : 700012



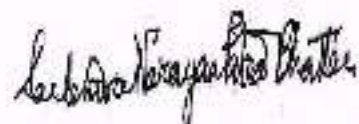


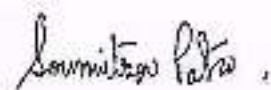
Sch No	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	12 Chatak	18,00,000/-	20,04,750/-	Width of Approach Road: 8 Ft.,
Grand Total :				1.2375Dec	18,00,000 /-	20,04,750 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1296 Sq Ft.	2,00,000/-	7,43,580/-	Structure Type: Structure
Gr. Floor, Area of floor : 432 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 432 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 432 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1296 sq ft	2,00,000 /-	7,43,580 /-	



**Seller Details :**



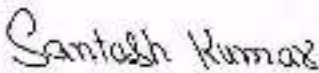


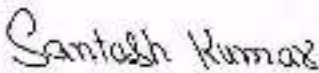


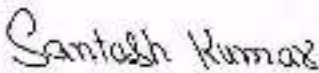
Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr SAILENDRA NARAYAN PATRA BHATTA, (Alias: Mr SAILENDRA NARAYAN PATRA)</b> Son of Late Baidyendra Kindar Patra Executed by: Self, Date of Execution: 27/01/2022 , Admitted by: Self, Date of Admission: 27/01/2022 ,Place : Office	<b>Photo</b>  27/01/2022	<b>Finger Print</b>  LT 27/01/2022	<b>Signature</b>  27/01/2022
Rail Bihar, Anandapur, Flat No: 212, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BMxxxxxx2L, Aadhaar No: 65xxxxxxxx4851, Status :Individual, Executed by: Self, Date of Execution: 27/01/2022 , Admitted by: Self, Date of Admission: 27/01/2022 ,Place : Office				
2	<b>Name</b> <b>Mr SOUMITRA PATRA</b> Son of Late Baidyendra Kinkar Patra Executed by: Self, Date of Execution: 27/01/2022 , Admitted by: Self, Date of Admission: 27/01/2022 ,Place : Office	<b>Photo</b>  27/01/2022	<b>Finger Print</b>  LT 27/01/2022	<b>Signature</b>  27/01/2022
28, Central Park, East Jadavpur, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700012 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: AHxxxxxx0E, Aadhaar No: 50xxxxxxxx2844, Status :Individual, Executed by: Self, Date of Execution: 27/01/2022 , Admitted by: Self, Date of Admission: 27/01/2022 ,Place : Office				

**Buyer Details :**



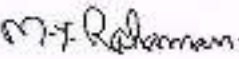
Sl No	Name, Address, Photo, Finger print and Signature
1	<b>MERLIN TIE UP PRIVATE LIMITED</b> 17/A, 5th Floor, Ratan Sarkar Garden Street, City:- , P.O:- Burra Bazar, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAxxxxxx9K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



# Representative Details :

Sl No.	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SANTOSH KUMAR PRASAD (Presentant)</b>  Son of Late Jagdish Prasad  Date of Execution - 27/01/2022, , Admitted by: Self, Date of Admission: 27/01/2022, Place of Admission of Execution: Office </td> <td>   Jan 27 2022 3:43PM </td> <td>   LTI  27/01/2022 </td> <td>   27/01/2022 </td> </tr> </tbody> </table> <p>33A, B.L. WB22, Canal Circular Road, City:- , P.O:- Kankurgachi, P.S:-Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx0B, Aadhaar No: 42xxxxxxxx0854 Status : Representative, Representative of : MERLIN TIE UP PRIVATE LIMITED (as Director)</p>	Name	Photo	Finger Print	Signature	<b>Mr SANTOSH KUMAR PRASAD (Presentant)</b> Son of Late Jagdish Prasad Date of Execution - 27/01/2022, , Admitted by: Self, Date of Admission: 27/01/2022, Place of Admission of Execution: Office	 Jan 27 2022 3:43PM	 LTI 27/01/2022	 27/01/2022
Name	Photo	Finger Print	Signature						
<b>Mr SANTOSH KUMAR PRASAD (Presentant)</b> Son of Late Jagdish Prasad Date of Execution - 27/01/2022, , Admitted by: Self, Date of Admission: 27/01/2022, Place of Admission of Execution: Office	 Jan 27 2022 3:43PM	 LTI 27/01/2022	 27/01/2022						

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr M Y RAHAMAN</b> Son of Late Md Zikria Sealdah Civil Court, City:- , P.O:- Entally, P.S:-Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 27/01/2022	 27/01/2022	 27/01/2022

Identifier Of Mr SAILENDRA NARAYAN PATRA BHATTA, Mr SOUMITRA PATRA, Mr SANTOSH KUMAR PRASAD

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAILENDRA NARAYAN PATRA BHATTA	MERLIN TIE UP PRIVATE LIMITED-0.61875 Dec
2	Mr SOUMITRA PATRA	MERLIN TIE UP PRIVATE LIMITED-0.61875 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SAILENDRA NARAYAN PATRA BHATTA	MERLIN TIE UP PRIVATE LIMITED-648.00000000 Sq Ft
2	Mr SOUMITRA PATRA	MERLIN TIE UP PRIVATE LIMITED-648.00000000 Sq Ft



On 27-01-2022

**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.

**Presentation (Under Section 52 & Rule 22A(3) 48(1), W.B. Registration Rules, 1962)**

Presented for registration at 15:36 hrs on 27-01-2022, at the Office of the A.R.A. - II KOLKATA by Mr SANTOSH KUMAR PRASAD .

**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 27,48,330/-

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

Execution is admitted on 27/01/2022 by 1. Mr SAILENDRA NARAYAN PATRA BHATTA, Alias Mr SAILENDRA NARAYAN PATRA, Son of Late Baidyendra Kindar Parla, Rail Bihar, Anandapur, Flat No: 212, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service, 2. Mr SOUMITRA PATRA, Son of Late Baidyendra Kinkar Patra, 28, Central Park, East Jadavpur, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Private Service Identified by Mr M Y RAHAMAN, , Son of Late Md Zikria, Sealdah Civil Court, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Muslim, by profession Advocate

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

Execution is admitted on 27-01-2022 by Mr SANTOSH KUMAR PRASAD, Director, MERLIN TIE UP PRIVATE LIMITED (Private Limited Company), 17/A, 5th Floor, Ratan Sarkar Garden Street, City:- , P.O:- Burra Bazar, P.S:- Posta, District-Kolkata, West Bengal, India, PIN:- 700007

Identified by Mr M Y RAHAMAN, , Son of Late Md Zikria, Sealdah Civil Court, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 27,497/- ( A(1) = Rs 27,483/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,497/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2022 12:43AM with Govt. Ref. No: 192021220170466508 on 26-01-2022, Amount Rs: 27,497/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8693871195128 on 26-01-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,09,953/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,09,853/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 232580, Amount: Rs.100/-, Date of Purchase: 14/01/2022, Vendor name: G C SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2022 12:43AM with Govt. Ref. No: 192021220170466508 on 26-01-2022, Amount Rs: 1,09,853/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8693871195128 on 26-01-2022, Head of Account 0030-02-103-003-02



Sriyani Ghosh

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 1902-2022, Page from 38890 to 38922

being No 190200634 for the year 2022.



Digitally signed by SRIJANI GHOSH  
Date: 2022.02.09 12:28:10 +05:30  
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2022/02/09 12:28:10 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)

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DATED THIS THE 27<sup>th</sup> DAY  
OF January, 2022.

=====

BETWEEN

MR. SAILENDRA NARAYAN  
PATRA BHATTA & MR.  
SOUMITRA PATRA  
.....VENDOR.

A N D

M/S. MERLIN TIE UP PVT. LTD.  
.....PURCHASER

DEED OF CONVEYANCE

=====

M. Y. RAHAMAN  
ADVOCATE  
HIGH COURT CALCUTTA