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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 486121

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is executed at Kolkata on this 11th day of NOVEMBER , 2020 (Two Thousand and Twenty)

BETWEEN

- 1) JALSAGAR PROJECTS PVT. LTD. [PAN: AADCJ4996Q], 2) GREENSHADE VANIJYA PVT. LTD. [PAN: AAFCG9662G], 3) GREENSHADE TRADERS PVT. LTD. [PAN: AAFCG9680A], 4) GREENSHADE TRACOM PVT. LTD. [PAN: AAFCG9665B], 5) DESERVE COMMERCIAL PVT. LTD. [PAN: AAFCD3236R], 6) GREENSHINE TRADERS PVT. LTD. [PAN: AAFCG9621D], 7) AMRITPATH VINIMAY PVT. LTD. [PAN: AANCA4333L], 8) GOLDENSIGHT COMMERCIAL PVT LTD [PAN: AAFCG9663H], 9) GREENSHINE VANIJYA PRIVATE LIMITED [PAN: AAFCG9619P], 10) OVERMUCH BUILDCON PVT LTD [PAN: AACCO1340C], 11) PRIMEROSE BUILDERS PVT. LTD. [PAN: AAICP0776D], 12) OVERMUCH COMMODEAL PVT LTD [PAN: AACCO1339F], 13) MRINMAYEE CONSTRUCTION PVT. LTD. [PAN: AAJCM6925EJ], 14) KALASHDHAN TRACOM PVT. LTD. [PAN: AAFCK7975A], 15) BRIGHTSHINE CONSTRUCTION PVT. LTD. [PAN: AAGCB2524B], 16) ENRICO COMMERCIAL PVT LTD. [PAN: AADCE9270A],

11/11/20
 2/11/20
 MV = 76/48107/-

Certified that the document is admitted for registration. The signature sheets and the original of this document.

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

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043661

- 6 JUN 2020

.....Ms.....Date.....

Name:- ARJUN GOPE, Advocate

Address:- Alipur Police Court, Kot-27

Vendor:-.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001



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Lanney Kelder
S/o Sudhas Kelder
22, Prince Anwar Shah Road
P.S. Churo Market
P.S. Tollyganje
Kolkata - 700033

17) CHARMING BUILDERS PVT. LTD. [PAN: AAGCC0219A], 18) AMRITPATH BUILDERS PVT. LTD. [PAN: AANCA4328D], 19) ENRICO DEALERS PVT. LTD. [PAN: AADCE9271B], 20) MRINMAYEE COMMOALES PVT. LTD. [PAN: AAJCM6927G], 21) POLPIT MERCHANTS PVT. LTD. [PAN: AAICP0774B], 22) MRINMAYEE PROPERTIES PVT. LTD. [PAN: AAJCM6926H], 23) OVERMUCH VINIMAY PVT. LTD. [PAN: AACCO1398L] all Companies (Sl. No. 1 to 23) incorporated under the Companies Act, 2013, all having their Registered Office at PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L. No. 87, District South 24 Parganas Pin-743 502 and 24) WHITEPETALS COMMODEAL PVT. LTD. [PAN: AABCW6451H], 25) UPMANYA COMMODEAL PVT. LTD. [PAN: AABCU8091KJ], 26) SILVERTOSS VINTRADE PVT. LTD. [PAN: AAVCS7204A], 27) TRENTON DEALTRADE PVT. LTD. [PAN: AAFCT3084R], 28) SARVACHARYA TRACOM PVT. LTD. [PAN: AAVCS6517Q], 29) WATERMELON REALCON PVT. LTD. [PAN: AABCW6396D], 30) SHALLOT PROPERTIES PVT. LTD. [PAN: AAVCS6379L], 31) SHALLOT PROJECTS PVT. LTD. [PAN: AAVCS6515N], 32) ENORMOUS VYAPAAR PVT. LTD. [PAN: AADCE9436A], 33) SANDARSHIKA DEVELOPERS PVT. LTD. [PAN: AAVCS6514P], 34) TRENTON DEALMARK PVT. LTD. [PAN: AAFCT3249L], 35) SURESHINE COMMODEAL PVT. LTD. [PAN: AAVCS7061B], 36) REACHSMART PROMOTERS PVT. LTD. [PAN: AAHCR2716C], 37) REACHSMART PROJECTS PVT. LTD. [PAN: AAHCR2715B], 38) SARVACHARYA VINCOM PVT. LTD. [PAN: AAVCS6516R], 39) SHRISTIDATA CONSTRUCTION PVT. LTD. [PAN: AAVCS7202GJ] all Companies (Sl. No. 24 to 39) incorporated under the Companies Act, 2013, all having their Registered Office at 1, Abdul Hamid Street, P.O. Esplanade, P.S. Hare Street, Kolkata - 700 069, 40) SOFTLINK PLAZA PVT. LTD. [PAN: AAWCS5271J], a Company incorporated under the Companies Act, 2013, having its Registered Office at Langolpota, Bishnupur, P.O. & P.S. - Rajarhat, North 24 Parganas, Kolkata - 700 135, and 41) LILY DISTRIBUTORS PVT. LTD. [PAN:AABCLO090K], a Company incorporated under the Companies Act, 2013, having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S.-Charu Market, Kolkata- 700 033, all represented by their Authorised Signatory **Mr. SURAJ CHAKRABORTY** (PAN:ASKPC0154F.),(Aadhar No. 783249657635), son of late Probhat Chakraborty, occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, Post Office Tollygunge, Police Station Charu Market, Kolkata-700 033, hereinafter referred to as the "OWNER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-interest and assigns), of the **FIRST PART;**

AND



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MERLIN PROJECTS LIMITED (PAN:AACCM0505B), a company incorporated under the Companies Act, 1956, having its Registered Office at 22, Prince Anwar Shah Road, Post Office Tollygunge, Police Station Charu Market, Kolkata-700 033, represented by its Authorised Signatory **Mr. Ranjan Chakraborty** (PAN-AOVPC0888F), (Aadhar No. 667642082187), son of Shyamalesh Chakraborty, by occupation- Service, by faith- Hindu, by Nationality- Indian, working for gain at 22, Prince Anwar Shah Road, P.O.- Tollygunge, P.S.- Charu Market, Kolkata- 700 033, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-interest and assigns), of the **SECOND PART**.

Whereas:

- a) The Owners herein are the recorded joint owners of **ALL THAT** the piece and parcel of land measuring 256.5 Decimals (be the same a little more or less) comprised in LR Dag No. 1211, 1217, & 1219 under Khatian Nos. 2879, 2881, 2889, 2890, 2893 to 2896, 2898 to 2906, 2908 to 2914, 2916 to 2925, 2927 to 2932, 3160 of Mouza : Chouhati, J.L. No. 76, being Municipal Holding No. 111, Chouhati Musalman Para, P.S. Sonarpur, Kolkata - 700 148, within the jurisdiction of Ward No. 24 of Rajpur Sonarpur Municipality, more fully and particularly described in the **First Schedule** written hereunder and hereinafter referred to as the "**Said Property**".
- b) The details of Ownership of the 'Said Property' are more fully and particularly mentioned in the **Second Schedule** hereunder written.
- c) The Developer is having vast experience in the development of Real Estate, with sufficient infrastructure and finance and have undertaken development of Various Landmark Residential and Commercial Building & Complex and around the city as well as other states of the country.
- d) The Owners herein have approached the Developer for development of their 'Said Property' by constructing a Residential Complex.
- e) The Developer has agreed to undertake development of the "**Said Property**" by constructing multistoried building complex, on the terms and conditions hereinafter appearing.
- f) Prior to the execution of this Agreement, the Developer has made necessary searches and investigation concerning the marketable title of the Owners in respect of the "**Said Property**" and upon being fully satisfied with the title of the Owners, the Developer has discussed with the Owners, the terms and conditions upon which the development of the said project on the said Property will be undertaken and accordingly both parties herein have agreed to enter into this



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Agreement for development and execution of the said project on the terms and conditions set forth hereinafter.

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

Clause 1
Definitions & Interpretations

1.1 In this Agreement and in all its amendments, unless the subject or context otherwise requires or calls for a different interpretation, the following expressions shall have the meanings as set forth below:

"Advances and Deposits" shall mean the amounts received as advance against application of provisional booking / booking amounts from the intending transferees/purchasers of constructed areas / units in the proposed Project.

"Agreement" shall mean this Development Agreement including all its schedules and shall also include any modifications, amendments or supplements that may be incorporated or adopted from time-to-time by the Parties in writing;

"Architect" shall mean any architect or consultant or firm of architects whom the Developer with the consent of the Owners may, from time to time appoint for designing, planning and execution of the Project..

"Building Plan" shall mean the plans prepared by the Architect for construction of the Project and shall include any amendments thereto or modifications thereof made or caused as may be necessary and/or required from time to time as per law.

"Common Areas and Facilities" shall mean and include corridors, hallways, stairways, landings, lift/s, lift room, water reservoir, pump room, passageways, driveways, generator room and other spaces as may be required for providing the necessary amenities and facilities whatsoever required for the establishment and enjoyment of the flat Owners /occupiers of the Project, as agreed and earmarked by the Parties.

"Developer" shall mean Merlin Projects Limited and shall include its successors or successors-in-interest and/or assigns.

"Force Majeure" means, act of God, act of public enemy, blockade, bomb blast, bomb threat, damage to or destruction of equipment, destruction of subject matter of this Agreement, earthquake, epidemic,



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embargo, explosion, fire, flood, hurricane, tornado or other weather condition, government action, inaction or change in law, government acquisition or requisition, inability to act due to government action, interruption and/or shortage of supply of goods and construction materials, and/or skilled manpower, lockout, natural or artificial disaster, other industrial disturbance, peril, danger or action at sea, power outage, riot, sabotage, severe weather, strike, terrorist act, war and written notice of such event has been provided by the Party affected to the other Party within reasonable time.

"Gross Sale Proceeds" shall mean the total proceeds of sales or consideration received/receivable from the Transferee(s)/ Purchaser(s) against Transfer of the flats / units in the Project together with other rights and interests including Goods & Services Tax.

"Said Property" shall mean land comprised in LR Dag No. 1211, 1217, & 1219 under Khatian Nos. 2879, 2881, 2889, 2890, 2893 to 2896, 2898 to 2906, 2908 to 2914, 2916 to 2925, 2927 to 2932, 3160 under Mouza : Chouhati, J.L. No. 76, being Holding No. 111, Chouhati Musalman Para, P.S. Sonarpur, District South 24 Parganas, Kolkata - 700 148, as described in **First Schedule** hereunder written.

"Sanctioning Authority" shall primarily mean Kolkata Municipal Corporation and/or any other statutory authority (ies) entrusted by the Government who shall sanction the Building Plan, and accord the necessary permission, clearance & NOC as may be necessary to complete the project.

"Net Sale Proceeds" shall mean Gross Sale Proceeds less all statutory Taxes and charges, including Goods & Services Tax as may be applicable time to time.

"Owners" shall mean Party of the First Part and shall include its successors or successors-in-interest and assigns.

"Parties" shall mean collectively the Owners and the Developer and **"Party"** means individually each of the Parties.

"Said Project" shall mean the design, development and construction of new residential buildings on the Said Property, comprising of various self-contained independent flats / apartments along with other spaces, car parking areas, necessary infrastructure facilities and Common Areas and Facilities in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation and other permissions, clearances from the concerned authorities.



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"Transfer" shall mean and include a transfer pursuant to the execution of the sale / lease deed, other documents etc. in respect of a unit / flat in the Project or any part or portion of the buildings comprised in the Project and/or transfer by possession either after completion of the project or at mutually agreed date or by other means adopted for affecting what is understood as a transfer of space in a building to transferee(s)/purchaser(s) / lessee(s) / licensee(s) thereof although the same may not amount to a transfer in law.

"Transferee/Purchaser" shall mean a person to whom any flat / unit or any part or portion of the buildings in the Project will be sold and transferred.

"Saleable Areas" shall mean residential flats/apartments with right of car parking and use of specified common areas to be duly demarcated for the said purpose.

- 1.2 In this Agreement, unless the context otherwise requires:

The headings are not to be considered part of this Agreement and they are solely inserted for convenience and reference purposes only and shall not affect the construction/interpretation of this Agreement;

Words importing the singular include the plural and vice versa, and word importing a gender include each of the masculine, feminine and neutral gender; and

Reference to any Act whether general or specific shall include any modification extension or re-enactment of it for the time being in force and all instruments orders plans regulations bye-laws permissions or directions at any time issued under it.

Clause 2 **Purpose & Commencement**

- 2.1 This Agreement describes the terms and conditions for implementation of the Project and outlines the key roles and responsibilities of the Parties and also the entitlements of each Party. Each Party shall carry out and perform its respective obligations in accordance with the terms and conditions set out in this Agreement, aimed at the implementation of the Project.
- 2.2 This Agreement shall be deemed to have commenced on and with effect from the date hereof.



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Clause 3
Grant of License & Consideration

- 3.1 The Owners doth hereby permit and grant license and permission to the Developer, with right and authority to build upon Said Property by constructing one or more building(s) thereon in accordance with sanctions/permissions herein mentioned and to sell, transfer and dispose of or agree to sell transfer and dispose of the constructed areas either after completion of the project or at mutually agreed date to persons desirous of owning or otherwise acquiring the same for a consideration and on terms and conditions as may be mutually decided by the Parties.
- 3.2 The Developer shall be entitled to undertake the construction work at the Said Property and the Owners shall allow the access for the sole purpose of carrying out and completing the development and commercial exploitation of the Said Property. The legal domain, possession and control of the Said Property shall continue to vest with the Owners till the time transfer of undivided share of land to Transferee(s)/Purchaser(s), after completion of the project.
- 3.3 In as much as the construction on the Said Property is concerned, the Developer shall act as a Licensee of the Owners and shall be entitled to be in permissive access to the Said Property as and by way of a Licensee of the Owners as understood under section 52 of the Indian Easements Act, 1882 to carry out the construction of the proposed Project, save and except that the Developer shall not be entitled to create any possessory right over the Said Property which could be construed as transfer of the property within the meaning of any Law. The Developer shall not be entitled to use the Said Property for any purposes other than the purpose of construction.
- 3.4 The Developer shall complete the Project within a period **7 (seven)** years from the date of sanction of Building plans from concerned Authorities. It is clarified that the Project shall be deemed to be complete only when the full Completion Certificate is issued by the Competent Authority and such date on which the said full Completion Certificate is issued shall be considered as the Project completion date.
- 3.5 The Project shall be of uniform construction with standard first-class building materials and best workmanship as per the Specifications mentioned in the **Third Schedule** hereunder written and approved by the Architect appointed.



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- 3.6 In consideration of the Owners granting license to the Developer and the Developer agreeing to construct and complete the Project at its cost and expense, the Owners and the Developer shall jointly Transfer the flats /units and other rights and benefits in the Project and share the Net Sale Proceeds received from the prospective Transferees / Purchasers in the ratio as mentioned in the **Fourth Schedule** hereunder written. The said Net Sale Proceeds sharing ratio of may be modified or altered based of the future market scenario. The aforesaid agreed consideration amount to Owners shall be paid on yearly basis or at mutually agreed period.
- 3.7 The Developer shall be entitled to receive consideration/allotment money/ advance consideration, etc. in its own name in respect of sale of the Units and other areas comprised in the Project and give receipts thereof. The sale proceeds in respect of all sales of the Units in the Project as also the GST thereon payable by the Transferees / Purchasers shall be deposited in a separate bank account as per WB-HIRA.
- 3.8 The Owners hereby agree and the Developer hereby agrees, undertakes and acknowledges that subsequent to registration of the proposed residential project with WBHIRA Authority, the Developer shall exclusively be entitled to receive booking, enter into agreement for sale allotment for sale, of any Unit, flat, apartment or any other space/ area in the Project to be developed or constructed over the 'Said Property'.
- 3.9 The necessary accounts and statements pertaining to Transfer of flats / units and other rights and benefits in the Project and sharing of Net Sale Proceeds will be maintained by the Developer for each financial year (i.e. the period beginning from 1st April of the current year to 31st March of the following year).

Clause 4
Security Deposit

- 4.1 On or before the execution of this Agreement, the Developer has paid to the Owners, a sum of Rs.41,00,000/- (Rupees Forty One Lakh only) hereinafter referred to as the "Interest Fee Refundable **Security Deposit**" for due and punctual performance of the obligations of the Developer hereunder. The said Refundable Security Deposit will be refunded by the Owners prior to final settlement of their accounts under this agreement with the Developer.

Clause 5
Representations and Covenants of the Owners

The Owners hereby declares and covenants with the Developer as follows:



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- 5.1 The Owners are absolute joint Owners of the Said Property.
- 5.2 The Said Property is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever or howsoever nature.
- 5.3 The Owners have the absolute right and authority to enter into this Agreement with the Developer in respect of the Said Property.
- 5.4 During the subsistence of this Agreement, the Owners shall not transfer and/or part with the Said Property or any portion thereof.
- 5.5 The Owners shall execute a registered power of attorney in favour of the Developer to enable, empower and authorize the Developer, its men, officials, employees and representatives to do all such acts, deeds and things necessary to effectively carry out, implement and complete the construction of the said Project, sale of flat/Units or constructed spaces in terms of this agreement and execution of Deed of Conveyance on behalf of Owners.

Clause 6
Representations and covenants of the Developer

The Developer hereby undertakes and covenants with the Owners as follows:

- 6.1 In addition to and not in derogation or substitution of any of the obligations, undertakings, terms and conditions or covenants set out elsewhere in this Agreement, the Developer shall undertake the development, design, engineering, procurement, construction, completion, commissioning, implementation, management and administration of the Project, including without limitation the necessary infrastructure and Common Areas and Facilities, in accordance with the sanctioned Building Plan and other approvals and the provisions of this Agreement. The Developer shall, for such purposes do all such acts, deeds and things, as may be required under this Agreement.
- 6.2 All costs, charges and expenses for the development and implementation of the Project till its completion (including permission of all requisite clearances, sanctions etc.) shall be borne and paid by the Developer.
- 6.3 The Developer shall comply with all applicable laws, clearances, applicable permits (including renewals as required) in the performance of its obligations under this Agreement.



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- 6.4 The Developer shall discharge its obligations in accordance with Good Industry Practice.
- 6.5 The Developer shall indemnify, protect, defend and hold harmless the Owners and its officers, employees and agents from and against any and all demands, claims, suits and causes of action and any and all liability, costs, expenses, settlements and judgments arising out of the failure of the Developer to discharge its obligations under this Agreement and to comply with the provisions of applicable laws and permits.
- 6.6 The Developer acknowledges and recognizes that time is the essence of this Agreement and that the performance of its obligations shall be construed accordingly.
- 6.7 The Developer shall ensure that the personnel engaged by it in the performance of its obligations under this Agreement are at all times properly trained for their respective functions.
- 6.8 The Developer shall not transfer and/or assign this Agreement without the consent of the Owners in writing nor shall create any charge or encumbrance in respect of its interest in the Project.
- 6.9 The Developer shall comply with the requirements and requisitions of the Sanctioning Authority and other authorities relating to the construction of the Project and to obtain necessary approval/s, consent/s and license/s from the appropriate authorities as and when required.
- 6.10 The Developer shall not employ (directly or indirectly) any child labour for carrying out construction work at the Said Property.
- 6.11 The Developer shall take necessary precautions to avoid nuisance, annoyance, inconvenience, injury, loss, and damage, interference to the occupiers of the adjoining or neighbouring properties or to the public.
- 6.12 The Owners shall make proper arrangement for the security of the Said Property, however the Owners shall not be responsible for safe keeping of construction material, equipments, for that the developer shall make its own arrangement.
- 6.13 The Developer shall ensure that upon completion of the Project, all surplus materials, rubbish, and waste are cleared of and removed from the Said Property as well as roads and pavements adjoining the Said Property.



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Clause 7
Access to Said Property

- 7.1 The Owners shall give the right of way and access of the Said Property to the Developer for the development of the Project upon commencement of work.
- 7.2 Within 7 days after the Developer having obtained all other necessary permissions, approvals and sanctions, the Developer shall be entitled to commence, carry out construction of the Project as per the Specifications fully mentioned in the **Third Schedule** hereunder written.
- 7.3 The Developer shall be entitled to right of way and access of the Said Property as licensee, for the purpose of construction and allied activities during the subsistence of this Agreement and until such time the Project is completed in all respects. During such period the Owners shall not prevent the Developer or in any way interfere with the construction of the Project on the Said Property, except in such circumstances when the Owners have reasons to believe that the Developer is not carrying out its function in terms of this Agreement.
- 7.4 The physical possession of the Said Property shall be under the full control and possession of the Owners and except the right of way, and access to the Said Property, the Developer shall have no other right in respect of the same. It is clarified that the Developer shall have no power or authority to part with the possession of the Said Property or any portion thereof.

Clause 8
Transfer of flats / units in the Complex

- 8.1 The Owners and the Developer shall jointly Transfer the flats / units in the Project and for such purpose both the Parties shall enter into necessary agreements, sale / conveyance deeds, and/or other agreements, deeds, documents etc. with the Transferee(s)/ Purchaser(s) to Transfer the flats / units and other rights and benefits in the Project. It is hereby clarified that the sale / conveyance deed for absolute Transfer of the flats / units in the Project shall be executed with the Transferee(s)/ Purchaser(s) only after the completion certificate in respect of the buildings in the Project is obtained from the Competent Authority.
- 8.2 All agreements, deeds (including allotment letter, sale/conveyance deed, and/or other agreements, deeds, documents etc.) pertaining to allotment and/or Transfer of flats/units in the Project shall be drafted and approved by the Parties in consultation with each other as per



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format approved by the WBHIRA Authority. The Parties shall ensure that the Transferee(s)/ Purchaser(s) shall observe, perform and fulfill all the terms, conditions, stipulations and covenants as contained in the allotment letter and the agreement for sale and or any modifications thereof.

Clause 9

Mortgage of the Said Property for Loan

- 9.1 The Developer shall be entitled to arrange financing for the Project (Project Finance) by a Bank / Financial Institution (Financier). After sanction of the Plans and obtaining of all Approvals required for commencement of construction, the Developer shall be entitled to deposit original title deeds and documents of the Said Property with the Financier as security for the purpose of Project Finance in the manner that the Financier shall not have any right or lien in respect of the Owners' share of Project Revenues. For the aforesaid purpose, the Owners will join as consenting / necessary party to create a mortgage / charge in favour of the Financier for availing such Project Finance. The loans obtained by the Developer against the original title deeds and documents shall be used by the Developer only for the purpose of this Project and not for any other project or business. The Developer undertakes to make timely repayment of the Project Finance Liability without any default and in a manner that neither the Project nor the sales of the constructed spaces therein are adversely affected.
- 9.2 It is also agreed that as a matter of necessity, the intending purchasers shall also be entitled to mortgage and/or create charge over or in respect of their respective Units while obtaining loans for purchasing the same in the said Project the Developer shall obtain necessary NOC from their financier for the said purpose.

Clause 10

Mutual Covenants

- 10.1 The Owners and the Developer have entered into this Agreement purely on principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Owners and the Developer, nor shall the Owners and the Developer in any manner constitute an association of persons. Each Party shall keep the other indemnified from and against the same.
- 10.2 The Owners and the Developer, as the case may be, shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the respective obligation is prevented by the existence of Force Majeure conditions with a view that obligation of



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- the Party affected by the Force Majeure shall be suspended for the duration of the Force Majeure.
- 10.3 The Developer shall in consultation with the Owners and with its prior approval frame the rules and regulations regarding the use and rendition of Common Areas and Facilities, and also the common restrictions which have to be normally captured / mentioned in the sale / conveyance deeds/agreements/allotment letters/ documents.
- 10.4 Nothing in these presents shall be construed as a sale / transfer or assignment in law by the Owners in respect of the Said Property or any part thereof to the Developer or as creating any right, title or interest in respect thereof, in favour of the Developer other than license to the Developer to commercially exploit the same in terms hereof.
- 10.5 The Transferee(s)/Purchaser(s) shall be entitled to obtain loan or financial assistance from any bank/financial institution etc. in respect of the flats / units / space in the Complex proposed to be transferred in his/her/its favour as per prevailing banking laws.
- 10.6 The Owners during the term of this Agreement shall have option to assign their right title and interest under this agreement.
- 10.7 The Government of West Bengal has already introduced West Bengal Housing Industry Regulatory Act, 2017 (WB-HIRA) as per the central Govt. Real Estate Regulatory Act and parties herein will be bound to comply with their respective obligation under the said Act.

Clause 11
Miscellaneous

- 11.1 The Parties may amend, modify and extend this Agreement by entering into and executing a separate written agreement.
- 11.2 This Agreement sets forth the entire agreement and understandings between the Parties relating to the Said Property and the Project to be developed thereon and supersedes all prior discussions and agreements on the same.
- 11.3 In case a part of this Agreement be declared invalid and/or unenforceable for any reason whatsoever the remaining portion of this Agreement shall not be prejudiced and shall continue to be in full force and effect.



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- 11.4 The stamp duty, registration fee payable on this Agreement and other incidental expenses towards registration shall be borne by the Developer.
- 11.5 Upon completion of the construction of the Project in all respects, the Developer shall send a notice to the Owners along with the completion certificate issued by the Competent Authority certifying that the construction has been done in accordance with the sanctioned and/or revised sanctioned Building Plans and fit for occupation. Upon receipt of the notice, the Owners along with the Developer shall execute the necessary sale / conveyance deeds in favour of the Transferees / Purchasers for Transfer of the flats / units and other rights and benefits in the Project. The possession of land will be transferred jointly to all the transferees/purchasers of flats/ units in the proposed development.
- ✓11.6 Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement /final document for transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the 'Said Property' mentioned in the First Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the agreement /final document for transfer of property between the Owners and the Developer in anyway. This clause shall have overriding effect to anything written in this Agreement in contrary to this clause. ✓

Clause 12

Notices, Correspondence and Communication

- 12.1 All notices, correspondences and other communication under this Agreement shall be in writing and in English language and either delivered by hand or sent by registered mail or courier or by email or by facsimile at the address recorded in this agreement or such other address as may be recorded by the parties herein from time time.
- 12.2 Unless another address has been specified by a Party hereto by a written notice to the other Party, any notice or other communication given or made pursuant to this Agreement shall be deemed to have been received (i) in the case of personal delivery, on the date of delivery, (ii) in the case of mail delivery, on the date which is 4 (four) days after the mailing thereof and (iii) in the case of a email, Fax, the date of dispatch thereof.



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Clause 13
Dispute Resolution & Jurisdiction of Courts

- 13.1 In case of any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement, the Parties shall make best efforts to resolve the same amicably through a process of negotiation and only in the event of complete failure of such negotiations, it will be open to the Parties to refer and resort to the process mentioned in Clause 12.2 below.
- 13.2 If any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement cannot be settled by employing the method stated in Clause 12.1 above within 30 (thirty) days, it shall be settled through Arbitration by referring the matter to an Arbitrator jointly appointed by both the Parties.
- 13.3 The arbitration shall be conducted in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996 with all statutory amendments and modifications thereof and the arbitral tribunal so formed shall be free to adopt or frame rules of procedure for conducting such arbitration.
- 13.4 The venue of arbitration shall be Kolkata and the language of arbitration shall be English.
- 13.5 Any decision/award given by the Arbitrator shall be final, conclusive and binding on the Parties and the Parties agree and undertake to carry out such decision/award without delay.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Said Property)

ALL THAT the piece and parcel of land measuring 256.5 decimals (be the same a little more or less) together with several structure (tin shed) measuring 5000 sq. ft. (more or less) standing there at comprised in L. R. Dag No. 1211, 1217, & 1219 under Khatian Nos. 2879, 2881, 2889, 2890, 2893 to 2896, 2898 to 2906, 2908 to 2914, 2916 to 2925, 2927 to 2932, 3160, of Mouza : Chouhati, J.L. No. 76, being Municipal Holding No. 111, Chouhati Musalman Para, P.S. Sonarpur, District South 24 Parganas, Pin - 700 148, within the jurisdiction of Ward No. 24 of Rajpur Sonarpur Municipality, under, which is butted and bounded in the manner as follows:

On the North : By Part of LR Dag no 1210,1208,1207,1212

On the South: By Part of LR Dag no 1226, 1236, 1232,

On the East : Proposed Extended KMDA Road

On the West : Chowhati High School Road, part of R.S./L.R.Dag No. 1222, 1218, 1278 and 1216.



District Sub-Register-III
Alipore, South 24 Parganas.

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THE SECOND SCHEDULE ABOVE REFERRED TO
(DETAILS OF OWNERSHIP)

WHEREAS:

- A. One Mr. Yakub Ali Mondal was the recorded owner of ALL THAT the piece and parcel of land measuring 42 Cottah 6 chittak 18 sq.ft. Equivalent to 70 decimal (be the same a little more or less) together with structure standing thereon, comprised in L. R. Dag No. 1211, L. R. Khatian No. 132, under Mouza : Chouhati, J.L. No. 76, P.S. Sonarpur, District South 24 Parganas, Kolkata — 700 148.
- B. The said Mr. Yakub Ali Mondal by virtue of an Indenture of Conveyance duly registered at ADSR Sonarpur, South 24 Parganas, recorded in Book No. 1, Volume No. 1608-2018, Pages from 116832 to 116872, Being No. 160805206 for the year 2018, sold transferred and conveyed unto and in favour of Jalsagar Projects PVT. LTD.and 39 others, having its Registered Office at PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L. No. 87, District South 24 Parganas Pin-743 502, being the Owner herein ALL THAT the piece and parcel of land measuring 42 Cottah 06 Chittak 18 Sq.ft. (be the same a little more or less) equivalent to 70 decimals together with structure standing thereon, comprised in L.R. Dag No. 1211, under Mouza : Chouhati, J.L. No. 76, P.S. Sonarpur, District South 24 Parganas, Kolkata – 700148.
- C. The said Mr. Yakub Ali Mondal also the recorded owner of ALL THAT the piece and parcel of land measuring 75.5 decimal (be the same a little more or less) comprised in L. R. Dag No. 1211, and the owner of ALL THAT the piece and parcel of land measuring 11.5 decimal (be the same a little more or less) comprised in L. R. Dag No. 1219, under Mouza : Chouhati, J.L. No. 76, P.S. Sonarpur, District South 24 Parganas, Kolkata — 700 148.
- D. The said Mr. Yakub Ali Mondal by virtue of an Indenture of Conveyance duly registered at DSR- IV, South 24 Parganas, recorded in Book No. 1, Volume No. 1604-2019, Pages from 19340 to 19422, Being No. 160400260 for the year 2019, sold transferred and conveyed unto and in favour of Jalsagar Projects PVT. LTD.and 39 others, having its Registered Office at PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L. No. 87, District South 24 Parganas Pin-743 502, being the Owner herein ALL THAT the piece and parcel of land measuring 75.5 decimal (be the same a little more or less) comprised in L. R. Dag No. 1211 and 11.5 decimal (be the same a little more or less) comprised in L. R. Dag No. 1219, under Mouza : Chouhati, J.L. No. 76, P.S. Sonarpur, District South 24 Parganas, Kolkata - 700148,



District Sub-Registrar-III
Allipore, South 24 Parganas

11 NOV 2020

- E. One Mr. Akram Ali Khan was the owner of ALL THAT the piece and parcel of land measuring 6 decimal (be the same a little more or less) comprised in L. R. Dag No. 1217, under Mouza: Chouhati, J.L. No. 76, P.S. Sonarpur, District South 24 Parganas, Kolkata — 700 148.
- F. The said Mr. Akram Ali Khan by virtue of an Indenture of Conveyance duly registered at DSR- IV, South 24 Parganas, recorded in Book No. I, Volume No. 1608-2016, Pages from 133763 to 133786, Being No. 160805598 for the year 2016, sold transferred and conveyed unto and in favour of Lily Distributors Private Limited, having its Registered Office at 79, Sambhunath Pandit Street, Kolkata- 700 020, being the Owner herein ALL THAT the piece and parcel of land measuring 6 decimal (be the same a little more or less) comprised in L. R. Dag No. 1217 under Mouza: Chouhati, J.L. No. 76, P.S. Sonarpur, District South 24 Parganas, Kolkata - 700148,
- G. One Mr. Year Ali Mondal also the owner of ALL THAT the piece and parcel of land measuring 82 decimal (be the same a little more or less) comprised in L. R. Dag No. 1211, and the owner of ALL THAT the piece and parcel of land measuring 11.5 decimal (be the same a little more or less) comprised in L. R. Dag No. 1219, under Mouza : Chouhati, J.L. No. 76, P.S. Sonarpur, District South 24 Parganas, Kolkata — 700 148.
- H. The said Mr. Year Ali Mondal by virtue of an Indenture of Conveyance duly registered at DSR- IV, South 24 Parganas, recorded in Book No. I, Volume No. 1608-2018, Pages from 136465 to 136539, Being No. 160806046 for the year 2018, sold transferred and conveyed unto and in favour of Jalsagar Projects PVT. LTD.and 39 others, having its Registered Office at PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L. No. 87, District South 24 Parganas Pin-743 502, being the Owner herein ALL THAT the piece and parcel of land measuring 82 decimal (be the same a little more or less) comprised in L. R. Dag No. 1211 and 11.5 decimal (be the same a little more or less) comprised in L. R. Dag No. 1219, under Mouza : Chouhati, J.L. No. 76, P.S. Sonarpur, District South 24 Parganas, Kolkata - 700148,
- I. By virtue of the aforesaid purchase the Owners herein become the absolute joint owners and well sufficiently entitled to the First Schedule property.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Specifications)

Foundation : R.C.C foundation resting on cast-in-situ reinforced concrete bonded piles.



District Sub-Registrar-II
Allipore, South 24 Parganas

11 NOV 2020

- Structure : Earthquake resistant RCC framed structure.
- Water Supply : 24 - hour treated water supply.
- Electrical : Provision for sufficient electrical points in each and every flats and common area as may be required and suggested by the consultant.
Provision for Telephone & T.V points in Living and all bedrooms.
Modular switches of reputed brand.
Safety equipment such as M.C.B for all flats.
- Wiring : Fire resistance concealed, electrical wiring in entire project/complex.
- Wall Finish : Interior - Smooth putty or POP finished walls.
Exterior - Combination of antifungal paint.
- Flooring & Dado : Vitrified tiles for living, dining, all bedrooms and balcony.
Kitchen / Toilet floors to be made with heavy duty mat finish ceramic/vitrified tiles.
- Toilet : Ceramic/vitrified tiles of a reputed brand (up to lintel height).

White porcelain sanitary ware of reputed brand CP fittings of a reputed brand & Hot and cold water provision.
- Door : Door frames made of seasoned and treated wood.
Flush doors or teak wood finished doors.
Quality locks/handles (hardware) for all doors of reputed brand.
- Window : Color Anodized/ powder - coated glazed aluminum window.
- Kitchen : Granite counter top.
Dado (wall) of ceramic tiles above counter upto 2 feet height
Stainless steel Sink.

Amenities

- Firefighting system
- Lift
- CCTV monitoring & surveillance system on the ground floor



District Sub-Registrar-III
Alipore, South 24 Parganas

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- Water Filtration/Treatment Plant
- Power Backup for common area and flats.
- Children's Play Area
- Intercom
- Community Hall
- Indoor Games Room
- Gymnasium
- Swimming pool

THE FOURTH SCHEDULE ABOVE REFERRED TO
(NET SALE PROCEEDS SHARING RATIO)

In consideration of the Party of the First Part granting development rights to the Party of the Second Part shall share the Net Sale Proceeds receivable from the prospective Transferees/Purchasers in the following ratio:

- | | |
|----------------------------------|--|
| Party of the First Part: | 20% (Twenty percent) of the net sale proceeds of the total constructed saleable areas of the proposed Entire Project in proportion to their land holding. / |
| Party of the Second Part: | Balance 80% (Eighty percent) of the net sale proceeds of the total constructed saleable areas of the proposed Entire Project in proportion to land holding of the Owners herein. / |



District Sub-Registrar-III
Alipore, South 24 Parganas

11 NOV 2020

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

SIGNED SEALED AND DELIVERED

by the **OWNERS** in the presence of:

1. Saroj Kumar Das
Alpine palace
nr 22

2. for the

Jalsagar Projects Pvt Ltd., Whitepetals Commodal Pvt. Ltd.
Greenshade Vanijya Pvt. Ltd., Greenshade Traders Pvt. Ltd.
Greenshade Tracom Pvt. Ltd., Deserve Commercial Pvt. Ltd.
Greenshine Traders Pvt. Ltd., Upmanya Commodal Pvt. Ltd.
Amritpath Vinimay Pvt. Ltd., Goldensight Commercial Pvt. Ltd.
Silverross Vintrade Pvt. Ltd., Greenshine Vanijya Pvt. Ltd.
Overmuch Buildcon Pvt. Ltd., Primerose Builders Pvt. Ltd.
Overmuch Commodal Pvt. Ltd., Trenton Dealtrade Pvt. Ltd.
Mrinmayee Construction Pvt. Ltd., Kalashdhan Tracom Pvt. Ltd.
Sarvacharya Tracom Pvt. Ltd., Brightshine Construction Pvt. Ltd.
Enrico Commercial Pvt. Ltd., Watermelon Realcon Pvt. Ltd.
Shallot Properties Pvt. Ltd., Shallot Projects Pvt. Ltd.
Charming Builders Pvt. Ltd., Enormous Vyapaar Pvt. Ltd.
Sandarshika Developers Pvt. Ltd., Amritpath Builders Pvt. Ltd.
Trenton Dealmark Pvt. Ltd., Enrico Dealers Pvt. Ltd.
Sureshine Commodal Pvt. Ltd., Softlink Plaza Pvt. Ltd.
Reachsmart Promoters Pvt. Ltd., Reachsmart Projects Pvt. Ltd.
Mrinmayee Commosales Pvt. Ltd., Sarvacharya Vincom Pvt. Ltd.
Polpit Merchants Pvt. Ltd., Mrinmayee Properties Pvt. Ltd.
Overmuch Vinimay Pvt. Ltd., Shristidata Construction Pvt. Ltd.
Lily Distributors Pvt. Ltd.

Suryaj Chakraborty
Authorised Signatory

JALSAGAR PROJECTS (P) LTD & ORS.

Director/Authorised Signatory

SIGNED SEALED AND DELIVERED

by the **DEVELOPER** in the presence of:

1. Saroj Kumar Das

2. for the

for the
for the

Alpine palace
nr 22
nr B 613/2007

MERLIN PROJECTS LTD.

Ranjan Chakraborty
Authorised Signatory



District Sub-Registrar-III
Alipore, South 24 Parganas

11 NOV 2020

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.41,00,000/- (Rupees Forty One Lakh) only from M/s. MERLIN PROJECTS LIMITED as and by the interest free security deposit as per the memo given below:

Name in favour of	Cheque no	Date	Bank & Branch	Amount (Rs.)
JALSAGAR PROJECTS PVT. LTD.	164546	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
GREENSHADE VANIJYA PVT. LTD.	164547	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
GREENSHADE TRADERS PVT. LTD.	164548	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
GREENSHADE TRACOM PVT. LTD.	164549	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
DESERVE COMMERCIAL PVT. LTD.	164550	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
GREENSHINE TRADERS PVT. LTD.	164551	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
AMRITPATH VINIMAY PVT. LTD.	164552	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
GOLDENSIGHT COMMERCIAL PVT LTD.	164553	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
GREENSHINE VANIJYA PVT LTD.	164554	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
OVERMUCH BUILDCON. PVT LTD.	164555	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
PRIMEROSE BUILDERS PVT. LTD	164556	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
OVERMUCH COMMODEAL PVT LTD.	164557	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
MRINMAYEE CONSTRUCTION PVT. LTD.	164558	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
KALASHDHAN TRACOM PVT. LTD.	164559	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
BRIGHTSHINE CONSTRUCTION PVT. LTD.	164560	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
ENRICO COMMERCIAL PVT LTD.	164561	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-



District Sub-Registrar-III
Alipore, South 24 Parganas

11 NOV 2020

CHARMING BUILDERS PVT. LTD.	164562	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
AMRITPATH BUILDERS PVT. LTD.	164563	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
ENRICO DEALERS PVT. LTD.	164564	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
MRINMAYEE COMMOALES PVT. LTD.	164565	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
POLPIT MERCHANTS PVT. LTD.	164566	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
MRINMAYEE PROPERTIES PVT. LTD.	164567	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
OVERMUCH VINIMAY PVT. LTD.	164568	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
WHITEPETALS COMMODEAL PVT. LTD.	164569	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
UPMANYA COMMODEAL PVT. LTD.	164570	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
SILVERTOSS VINTRADE PVT. LTD.	164571	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
TRENTON DEALTRADE PVT. LTD.	164572	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
SARVACHARYA TRACOM PVT. LTD.	164573	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
WATERMELON REALCON PVT. LTD.	164574	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
SHALLOT PROPERTIES PVT. LTD.	164575	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
SHALLOT PROJECTS PVT. LTD.	946203	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
ENORMOUS VYAPAAR PVT. LTD.	946204	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
SANDARSHIKA DEVELOPERS PVT. LTD.	946205	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
TRENTON DEALMARK PVT. LTD.	946206	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
SURESHINE COMMODEAL PVT. LTD.	946207	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
REACHSMART PROMOTERS PVT. LTD.	946208	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
REACHSMART PROJECTS PVT. LTD.	946209	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
SARVACHARYA VINCOM PVT. LTD.	946210	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
SHRISTIDATA CONSTRUCTION PVT. LTD.	946211	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-



District Sub-Registrar-III
Alipore, South 24 Parganas.

11 NOV 2020

SOFTLINK PLAZA PVT. LTD.	946212	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-
LILY DISTRIBUTORS PVT. LTD.	946213	06.11.2020	Indian Bank, Bhowanipore	1,00,000/-

TOTAL Rs. 41,00,000/-

(Rupees Forty One Lakhs) only

Witnesses:

1. Sanjima Das
Ati/ou Kalia/ent
not 27
2. for sh.

JALSAGAR PROJECTS (P) LTD & URS.
 Sanjay Chakraborty
 Director/Authorised Signatory

Seal & Signature of the Owner



District Sub-Registrar-III
Alipore, South 24 Parganas

11 NOV 2020



FINGER IMPRESSIONS OF HAND



left hand	LITTLE	RING	MIDDLE	INDEX	THUMB
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name SURAJ CHAKRABORTY

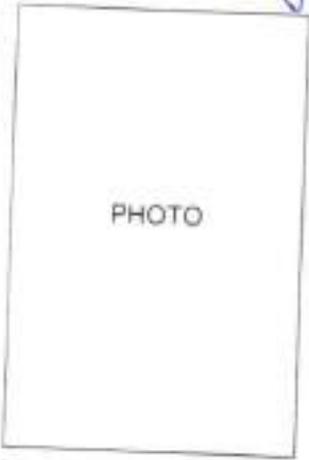
Signature Suraj Chakraborty



left hand	LITTLE	RING	MIDDLE	INDEX	THUMB
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name Rajon Chakraborty

Signature Rajon



left hand	LITTLE	RING	MIDDLE	INDEX	THUMB
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name

Signature:



District Sub-Registrar-III
Alipore, South 24 Parganas

11 NOV 2020

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHALLOT PROPERTIES PRIVATE LIMITED

भारत
सरकार

DB/04/2015

Permanent Account Number

AAVCS6091L

आयकर विभाग
INCOME TAX DEPARTMENT
PRIMEROSE BUILDERS PRIVATE
LIMITED



भारत सरकार
GOVT OF INDIA

भारत
सरकार

08/04/2015

AAIGP07760

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SARVACHARYA VINCOM PRIVATE
LIMITED

भारत
सरकार

09/04/2015

AAVCS651R

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SARVACHARYA THACOM PRIVATE
LIMITED

भारत
सरकार

09/04/2015

Form No. 16-1 (New Series)

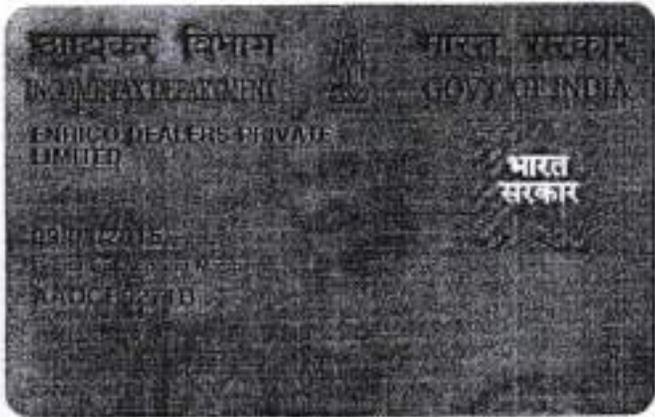
AAVCS55170













आयकर विभाग

INCOME TAX DEPARTMENT

POLPIT MERCHANTS PRIVATE LIMITED

09/83/015

15/09/2015

भारत सरकार

GOVT OF INDIA

भारत सरकार



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LILY DISTRIBUTORS
PRIVATE LIMITED



12/04/2002
Permanent Account Number
AABCL0090K

Signature



लायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

WHITEPETA'S COMMOEAL
PRIVATE LIMITED



05/05/2015
Pan/2015/AA-0000 Number
AABCW6431H

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

UPMANYA COMMODEAL PRIVATE
LIMITED

30/04/2015

Particulars Account Number

AAACUS011K

10000000

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SILVERTOSS VINTRADE PRIVATE LIMITED

06/05/2015
Permanent Account Number
AAVC57204A



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

GOLDEN SIGHT COMMERCIAL
PRIVATE LIMITED

05/05/2015

Payment Account Number
AAFCG0603H





आयकर विभाग
INCOME TAX DEPARTMENT
JAL SAGAR PROJECTS PRIVATE
LIMITED
05/05/2015
Permanent Account Number
AADCJ4996Q



भारत सरकार
GOVT. OF INDIA



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMNIPATH VINIMAY PRIVATE
LIMITED



05/05/2016

Permanent Account Number
AANCA4333L

आयकर विभाग
INCOME TAX DEPARTMENT
GREENSHINE TRADERS PRIVATE
LIMITED
30/04/2015
Permanent Account No. #
AAFCG9021D

भारत सरकार
GOVT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
GREENSHINE VANIJYA PRIVATE LIMITED



भारत सरकार
GOVT OF INDIA



30/04/2015

For Payment Receipt Number

AAFCG9619P

18/03/15

आयकर विभाग
INCOME TAX DEPARTMENT
KALASHOHAN TRACOM PRIVATE
LIMITED
06/04/2018
PAN Number: AAFCX 075A
भारत सरकार
GOVT OF INDIA
भारत
सरकार



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

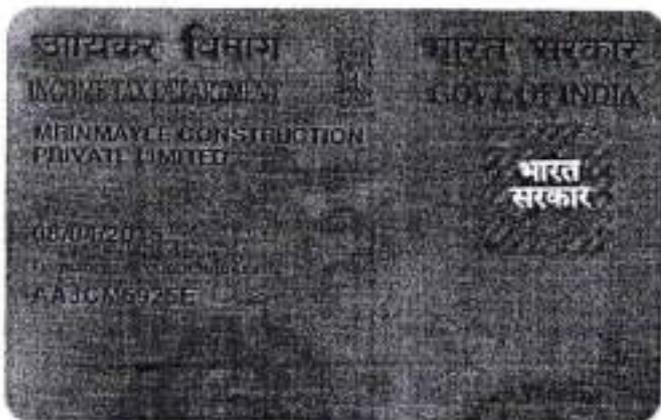
OVERMUCH BUILDCON PRIVATE
LIMITED



30/04/2015

AACC01140C





आयकर विभाग

INCOME TAX DEPARTMENT

MINMAYEE CONSTRUCTION
PRIVATE LIMITED

08/07/2015

AAJCM5925E

भारत सरकार

GOVT. OF INDIA

भारत
सरकार



आयकर विभाग

TAXES DEPARTMENT

OVERMUCH COMMERCIAL PRIVATE
LIMITED

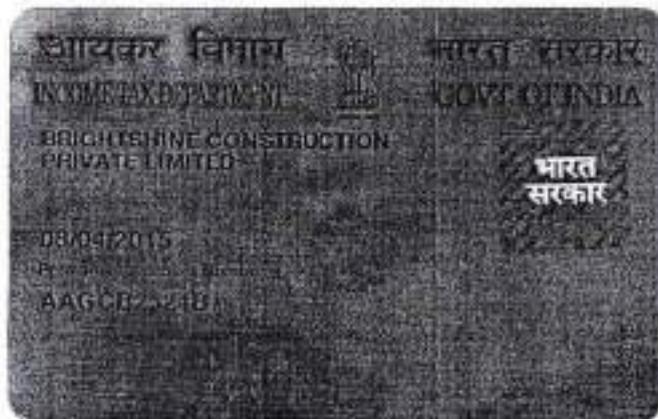
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AACCO1329F

भारत सरकार

GOVT OF INDIA

भारत
सरकार



आयकर विभाग

INCOME TAX DEPARTMENT

BRIGHTSHINE CONSTRUCTION
PRIVATE LIMITED

08/04/2015

AAGCB-18

भारत सरकार

GOVT OF INDIA

भारत
सरकार

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DESERVE COMMERCIAL PRIVATE
LIMITED



05/05/2015

Permanent Account Number

AAFCD3236R

19050515

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

OVERMUCH VINIMAY PRIVATE
LIMITED



30/04/2015

Permanent Account Number

AACCO1398L

AACCO15

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHRISTIDATA CONSTRUCTION
PRIVATE LIMITED



05/05/2015

Permanent Account Number

AAVCS7202G

19033115

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

CHARMING BUILDERS PRIVATE
LIMITED



05/05/2015

Permanent Account Number

AAGCC0219A

18CC0015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ENORMOUS VYAPAAR PRIVATE
LIMITED



05/05/2015

Permanent Account Number

AADCE9436A

100502015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GREENSHADE TRADERS PRIVATE
LIMITED



07/05/2015

Permanent Account Number

AAFCG9680A

14120000

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

SOFTLINK PLAZA PRIVATE LIMITED



15/12/2015

Permanent Account Number

AAWCS5271J

30122015

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

TRENTON DEALTRADE PRIVATE
LIMITED



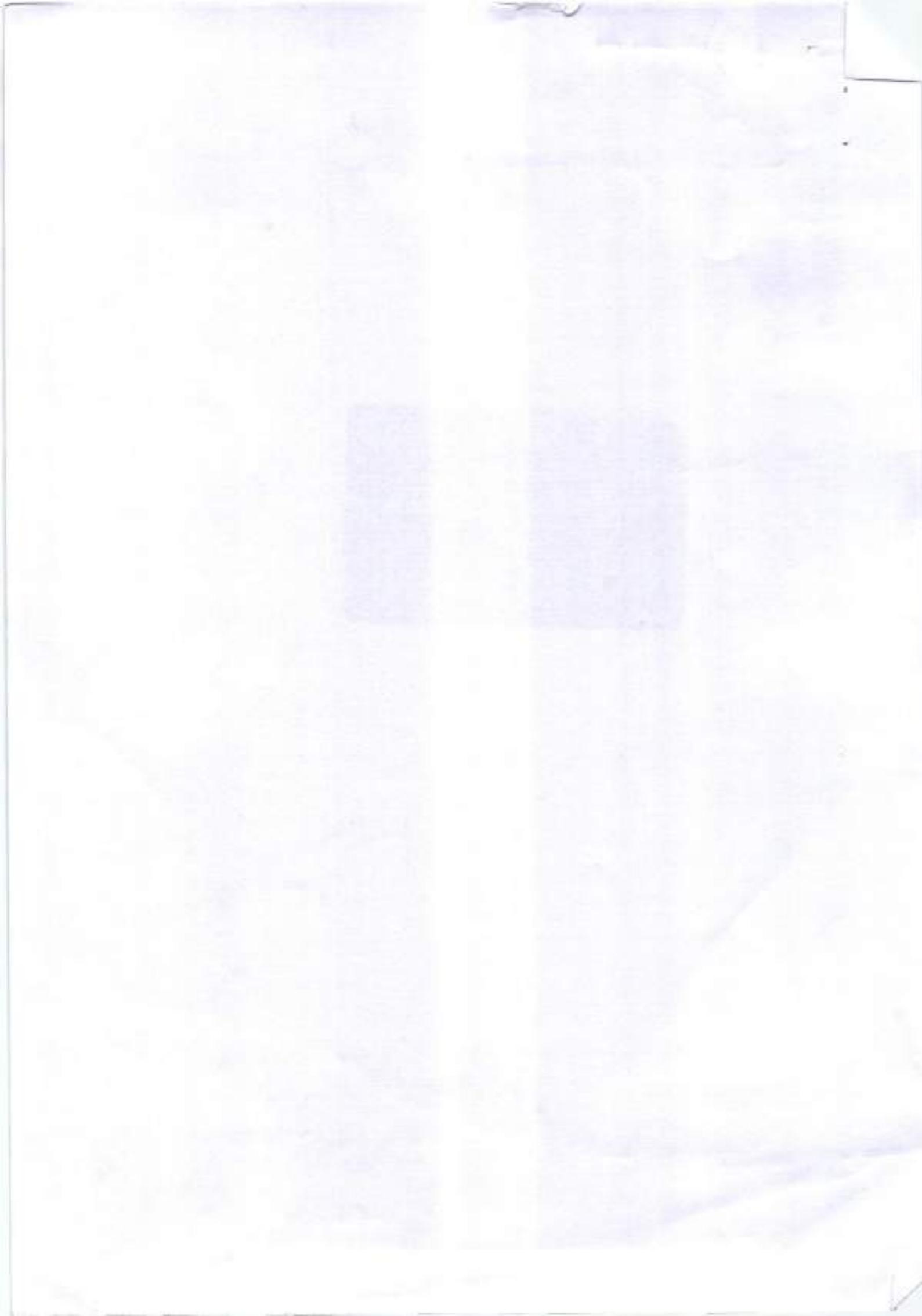
08/04/2015

Permanent Account Number

AAFCT3084R

08/04/2015



















आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURAJ CHAKRABORTY

PROVAT CHAKRABORTY

03/01/1965

Permanent Account Number

ASKPC0154F

*Suraj Kr
Chakraborty*
Signature



Suraj Chakraborty

भारत सरकार
INDIAN GOVERNMENT




नाम (Name)
Tanmoy Podder
DOB: 18-03-1993
Gender: Male



6673 1621 7433

आधार - आम आदमी का अधिकार

भारतीय विधिक प्रमाण प्रधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA


आधार

S/O: सुधीन पोदर, बागतिपारा,
राजपुरी, नतुपल्ली (एन), राजपुर
ग्राम, सोनारपुर, दक्षिण २४ पारगना, पश्चिम
बंग, ७००१४७

Address:
S/O: Sudhan Podder, Bagtipara
Road, Natupally, Rajpur
Sonarpur(m), Subhas Gram,
Sonarpur, South 24 Parganas,
West Bengal, 700147




 1947
 1800 300 1947


 help@iaai.gov.in


 www.iaai.gov.in


 P.O. Box No.1947,
 Banganura-660 901



Major Information of the Deed

Deed No :	I-1603-02296/2020	Date of Registration	11/11/2020
Query No / Year	1603-2001426229/2020	Office where deed is registered	
Query Date	04/11/2020 8:40:48 PM	1603-2001426229/2020	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 41,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 7,61,18,107/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 41,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

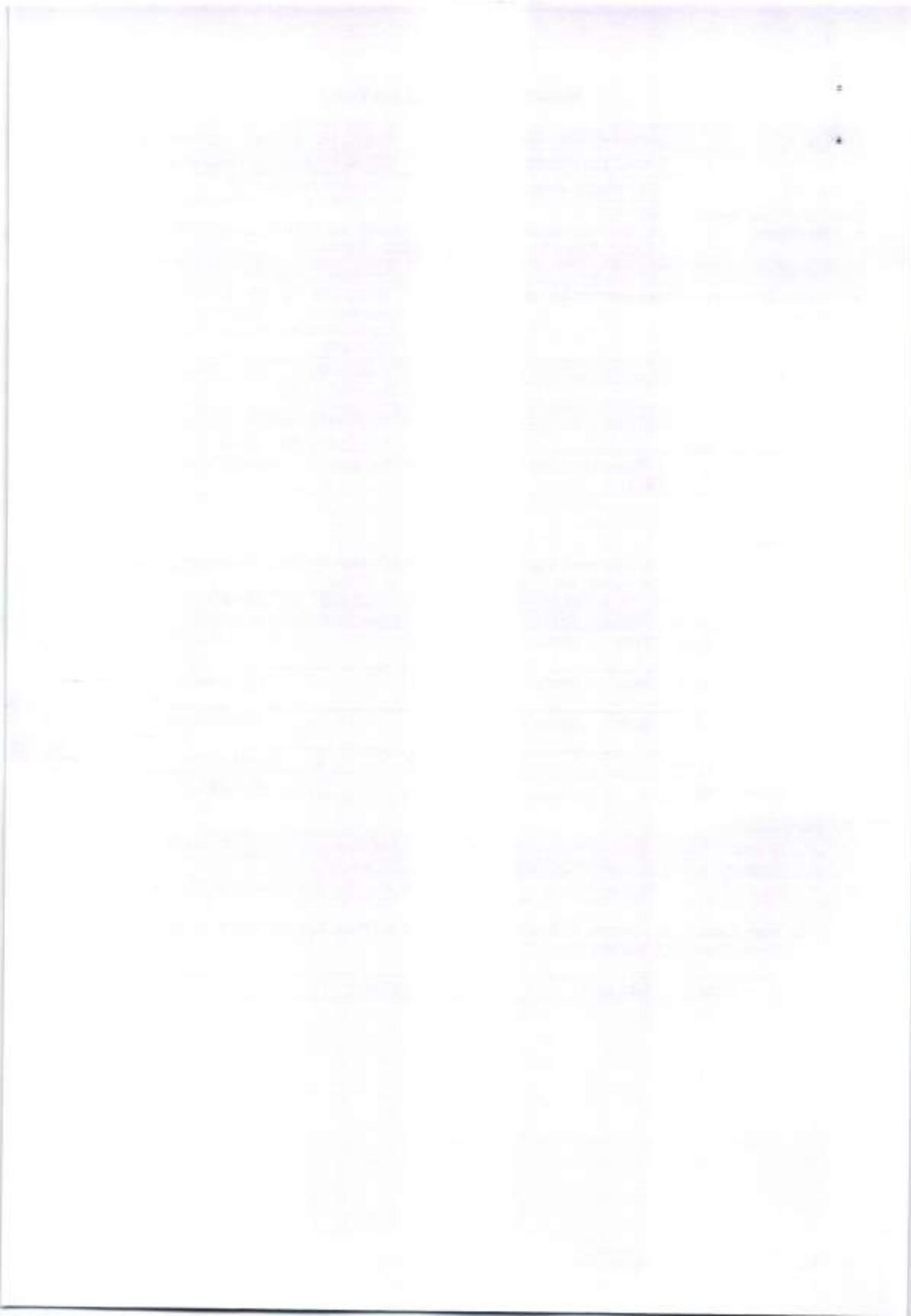
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Chowhati High School Road, Mouza: Chauhati, , Ward No: 24, Holding No:111 JI No: 76, Pin Code : 700148

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1211 (RS :-)	LR-2879	Bastu	Bastu	227.5 Dec	1/-	6,61,81,752/-	Property is on Road
L2	LR-1217 (RS :-)	LR-2881	Bastu	Bastu	6 Dec	1/-	17,45,453/-	Property is on Road
L3	LR-1219 (RS :-)	LR-2889	Bastu	Bastu	23 Dec	1/-	66,90,902/-	Property is on Road
		TOTAL :			256.5Dec	3 /-	746,18,107 /-	
		Grand Total :			256.5Dec	3 /-	746,18,107 /-	

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.	1/-	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: Tin Shed, Extent of Completion: Complete				
	Total :	5000 sq ft	1 /-	15,00,000 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Jalsagar Projects Private Limited Plot No. 3, L. R. Dag No. 4, Mouza Malancha, J. L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Greenshade Vanijya Private Limited Plot No. 3, R. S. And L. R. Dag No. 4, Mousa Malan, Block/Sector: Bamunia, P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	GREENSHADE TRADERS PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	GREENSHADE TRACOM PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	DESERVE COMMERCIAL PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	GREENSHINE TRADERS PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	AMRITPATH VINIMAY PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	GOLDENSIGHT COMMERCIAL PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	GREENSHINE VANIJYA PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	OVERMUCH BUILDCON PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	PRIMEROSE BUILDERS PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	OVERMUCH COMMODEAL PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	MRINMAYEE CONSTRUCTION PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

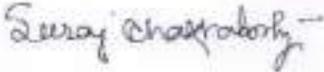
14	KALASHDHAN TRACOM PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	BRIGHTSHINE CONSTRUCTION PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	ENRICO COMMERCIAL PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	CHARMING BUILDERS PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	AMRITPATH BUILDERS PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	ENRICO DEALERS PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
20	MRINMAYEE COMMOALES PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
21	POLPIT MERCHANTS PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
22	MRINMAYEE PROPERTIES PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
23	OVERMUCH VINIMAY PRIVATE LIMITED PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
24	WHITEPETALS COMMODEAL PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
25	UPMANYA COMMODEAL PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
26	SILVERTOSS VINTRADE PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
27	TRENTON DEALTRADE PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

28	SARVACHARYA TRACOM PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
29	WATERMELON REALCON PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
30	SHALLOT PROPERTIES PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
31	SHALLOT PROJECTS PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
32	ENORMOUS VYAPAAR PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
33	SANDARSHIKA DEVELOPERS PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
34	TRENTON DEALMARK PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
35	SURESHINE COMMODEAL PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
36	REACHSMART PROMOTERS PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
37	REACHSMART PROJECTS PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
38	SARVACHARYA VINCOM PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
39	SHRISTIDATA CONSTRUCTION PRIVATE LIMITED 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
40	SOFTLINK PLAZA PRIVATE LIMITED Langolpota, Bishnupur, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
41	LILY DISTRIBUTORS PRIVATE LIMITED 79, Sambhunath Pandit Street, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer 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.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SURAJ CHAKRABORTY (Presentant) Son of Late Probhat Chakraborty Date of Execution - 11/11/2020, , Admitted by: Self, Date of Admission: 11/11/2020, Place of Admission of Execution: Office			
		Nov 11 2020 2:39PM	LTI 11/11/2020	11/11/2020

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.:: ASxxxxxx4F, Aadhaar No: 78xxxxxxx7635 Status : Representative, Representative of : Jalsagar Projects Private Limited (as Authorised Signatory), Greenshade Vanijya Private Limited (as Authorised Signatory), GREENSHADE TRADERS PRIVATE LIMITED (as Authorised Signatory), GREENSHADE TRACOM PRIVATE LIMITED (as Authorised Signatory), DESERVE COMMERCIAL PRIVATE LIMITED (as Authorised Signatory), GREENSHINE TRADERS PRIVATE LIMITED (as Authorised Signatory), AMRITPATH VINIMAY PRIVATE LIMITED (as Authorised Signatory), GOLDENSIGHT COMMERCIAL PRIVATE LIMITED (as Authorised Signatory), GREENSHINE VANIJYA PRIVATE LIMITED (as Authorised Signatory), OVERMUCH BUILDCON PRIVATE LIMITED (as Authorised Signatory), PRIMEROSE BUILDERS PRIVATE LIMITED (as Authorised Signatory), OVERMUCH COMMODEAL PRIVATE LIMITED (as Authorised Signatory), MRINMAYEE CONSTRUCTION PRIVATE LIMITED (as Authorised Signatory), KALASHDHAN TRACOM PRIVATE LIMITED (as Authorised Signatory), BRIGHTSHINE CONSTRUCTION PRIVATE LIMITED (as Authorised Signatory), ENRICO COMMERCIAL PRIVATE LIMITED (as Authorised Signatory), CHARMING BUILDERS PRIVATE LIMITED (as Authorised Signatory), AMRITPATH BUILDERS PRIVATE LIMITED (as Authorised Signatory), ENRICO DEALERS PRIVATE LIMITED (as Authorised Signatory), MRINMAYEE COMMOALES PRIVATE LIMITED (as Authorised Signatory), POLPIT MERCHANTS PRIVATE LIMITED (as Authorised Signatory), MRINMAYEE PROPERTIES PRIVATE LIMITED (as Authorised Signatory), OVERMUCH VINIMAY PRIVATE LIMITED (as Authorised Signatory), WHITEPETALS COMMODEAL PRIVATE LIMITED (as Authorised Signatory), UPMANYA COMMODEAL PRIVATE LIMITED (as Authorised Signatory), SILVERTOSS VINTRADE PRIVATE LIMITED (as Authorised Signatory), TRENTON DEALTRADE PRIVATE LIMITED (as Authorised Signatory), SARVACHARYA TRACOM PRIVATE LIMITED (as Authorised Signatory), WATERMELON REALCON PRIVATE LIMITED (as Authorised Signatory), SHALLOT PROPERTIES PRIVATE LIMITED (as Authorised Signatory), SHALLOT PROJECTS PRIVATE LIMITED (as Authorised Signatory), ENORMOUS VYAPAAR PRIVATE LIMITED (as Authorised Signatory), SANDARSHIKA DEVELOPERS PRIVATE LIMITED (as Authorised Signatory), TRENTON DEALMARK PRIVATE LIMITED (as Authorised Signatory), SURESHINE COMMODEAL PRIVATE LIMITED (as Authorised Signatory), REACHSMART PROMOTERS PRIVATE LIMITED (as Authorised Signatory), REACHSMART PROJECTS PRIVATE LIMITED (as Authorised Signatory), SARVACHARYA VINCOM PRIVATE LIMITED (as Authorised Signatory), SHRISTIDATA CONSTRUCTION PRIVATE LIMITED (as Authorised Signatory), SOFTLINK PLAZA PRIVATE LIMITED (as Authorised Signatory), LILY DISTRIBUTORS PRIVATE LIMITED (as Authorised Signatory)

2	Name	Photo	Finger Print	Signature
<p>Mr Ranjan Chakraborty Son of Mr Shyamalesh Chakraborty Date of Execution - 11/11/2020, , Admitted by: Self, Date of Admission: 11/11/2020, Place of Admission of Execution: Office</p>				
	Nov 11 2020 2:39PM	LTI 11/11/2020	11/11/2020	

Working For Gain - 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.:: AOxxxxxx8F, Aadhaar No: 66xxxxxxx2187 Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TANMOY PODDER Son of Mr SUDHAN PODDER 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN - 700033			
	11/11/2020	11/11/2020	11/11/2020
Identifier Of Mr SURAJ CHAKRABORTY, Mr Ranjan Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Jalsagar Projects Private Limited	MERLIN PROJECTS LIMITED-5.54878 Dec
2	Greenshade Vanijya Private Limited	MERLIN PROJECTS LIMITED-5.54878 Dec
3	GREENSHADE TRADERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
4	GREENSHADE TRACOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
5	DESERVE COMMERCIAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
6	GREENSHINE TRADERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
7	AMRITPATH VINIMAY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
8	GOLDENSIGHT COMMERCIAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
9	GREENSHINE VANIJYA PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
10	OVERMUCH BUILDCON PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
11	PRIMEROSE BUILDERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
12	OVERMUCH COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
13	MRINMAYEE CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
14	KALASHDHAN TRACOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
15	BRIGHTSHINE CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
16	ENRICO COMMERCIAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec

17	CHARMING BUILDERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
18	AMRITPATH BUILDERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
19	ENRICO DEALERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
20	MRINMAYEE COMMOALES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
21	POLPIT MERCHANTS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
22	MRINMAYEE PROPERTIES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
23	OVERMUCH VINIMAY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
24	WHITEPETALS COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
25	UPMANYA COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
26	SILVERTOSS VINTRADE PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
27	TRENTON DEALTRADE PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
28	SARVACHARYA TRACOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
29	WATERMELON REALCON PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
30	SHALLOT PROPERTIES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
31	SHALLOT PROJECTS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
32	ENORMOUS VYAPAAR PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
33	SANDARSHIKA DEVELOPERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
34	TRENTON DEALMARK PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
35	SURESHINE COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
36	REACHSMART PROMOTERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
37	REACHSMART PROJECTS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec

38	SARVACHARYA VINCOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
39	SHRISTIDATA CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
40	SOFTLINK PLAZA PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec
41	LILY DISTRIBUTORS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.54878 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Jalsagar Projects Private Limited	MERLIN PROJECTS LIMITED-0.146341 Dec
2	Greenshade Vanijya Private Limited	MERLIN PROJECTS LIMITED-0.146341 Dec
3	GREENSHADE TRADERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
4	GREENSHADE TRACOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
5	DESERVE COMMERCIAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
6	GREENSHINE TRADERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
7	AMRITPATH VINIMAY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
8	GOLDENSIGHT COMMERCIAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
9	GREENSHINE VANIJYA PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
10	OVERMUCH BUILDCON PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
11	PRIMEROSE BUILDERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
12	OVERMUCH COMMDEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
13	MRINMAYEE CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
14	KALASHDHAN TRACOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
15	BRIGHTSHINE CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
16	ENRICO COMMERCIAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
17	CHARMING BUILDERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec

18	AMRITPATH BUILDERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
19	ENRICO DEALERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
20	MRINMAYEE COMMOALES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
21	POLPIT MERCHANTS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
22	MRINMAYEE PROPERTIES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
23	OVERMUCH VINIMAY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
24	WHITEPETALS COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
25	UPMANYA COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
26	SILVERTOSS VINTRADE PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
27	TRENTON DEALTRADE PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
28	SARVACHARYA TRACOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
29	WATERMELON REALCON PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
30	SHALLOT PROPERTIES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
31	SHALLOT PROJECTS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
32	ENORMOUS VYAPAAR PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
33	SANDARSHIKA DEVELOPERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
34	TRENTON DEALMARK PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
35	SURESHINE COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
36	REACHSMART PROMOTERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
37	REACHSMART PROJECTS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
38	SARVACHARYA VINCOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec

39	SHRISTIDATA CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
40	SOFTLINK PLAZA PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
41	LILY DISTRIBUTORS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.146341 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Jalsagar Projects Private Limited	MERLIN PROJECTS LIMITED-0.560976 Dec
2	Greenshade Vanijya Private Limited	MERLIN PROJECTS LIMITED-0.560976 Dec
3	GREENSHADE TRADERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
4	GREENSHADE TRACOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
5	DESERVE COMMERCIAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
6	GREENSHINE TRADERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
7	AMRITPATH VINIMAY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
8	GOLDENSIGHT COMMERCIAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
9	GREENSHINE VANIJYA PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
10	OVERMUCH BUILDCON PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
11	PRIMEROSE BUILDERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
12	OVERMUCH COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
13	MRINMAYEE CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
14	KALASHDHAN TRACOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
15	BRIGHTSHINE CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
16	ENRICO COMMERCIAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
17	CHARMING BUILDERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
18	AMRITPATH BUILDERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec

19	ENRICO DEALERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
20	MRINMAYEE COMMOALES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
21	POLPIT MERCHANTS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
22	MRINMAYEE PROPERTIES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
23	OVERMUCH VINIMAY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
24	WHITEPETALS COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
25	UPMANYA COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
26	SILVERTOSS VINTRADE PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
27	TRENTON DEALTRADE PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
28	SARVACHARYA TRACOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
29	WATERMELON REALCON PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
30	SHALLOT PROPERTIES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
31	SHALLOT PROJECTS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
32	ENORMOUS VYAPAAR PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
33	SANDARSHIKA DEVELOPERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
34	TRENTON DEALMARK PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
35	SURESHINE COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
36	REACHSMART PROMOTERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
37	REACHSMART PROJECTS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
38	SARVACHARYA VINCOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
39	SHRISTIDATA CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec



40	SOFTLINK PLAZA PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
41	LILY DISTRIBUTORS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-0.560976 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Jalsagar Projects Private Limited	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
2	Greenshade Vanijya Private Limited	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
3	GREENSHADE TRADERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
4	GREENSHADE TRACOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
5	DESERVE COMMERCIAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
6	GREENSHINE TRADERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
7	AMRITPATH VINIMAY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
8	GOLDENSIGHT COMMERCIAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
9	GREENSHINE VANIJYA PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
10	OVERMUCH BUILDCON PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
11	PRIMEROSE BUILDERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
12	OVERMUCH COMMDEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
13	MRINMAYEE CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
14	KALASHDHAN TRACOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
15	BRIGHTSHINE CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
16	ENRICO COMMERCIAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
17	CHARMING BUILDERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
18	AMRITPATH BUILDERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
19	ENRICO DEALERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft



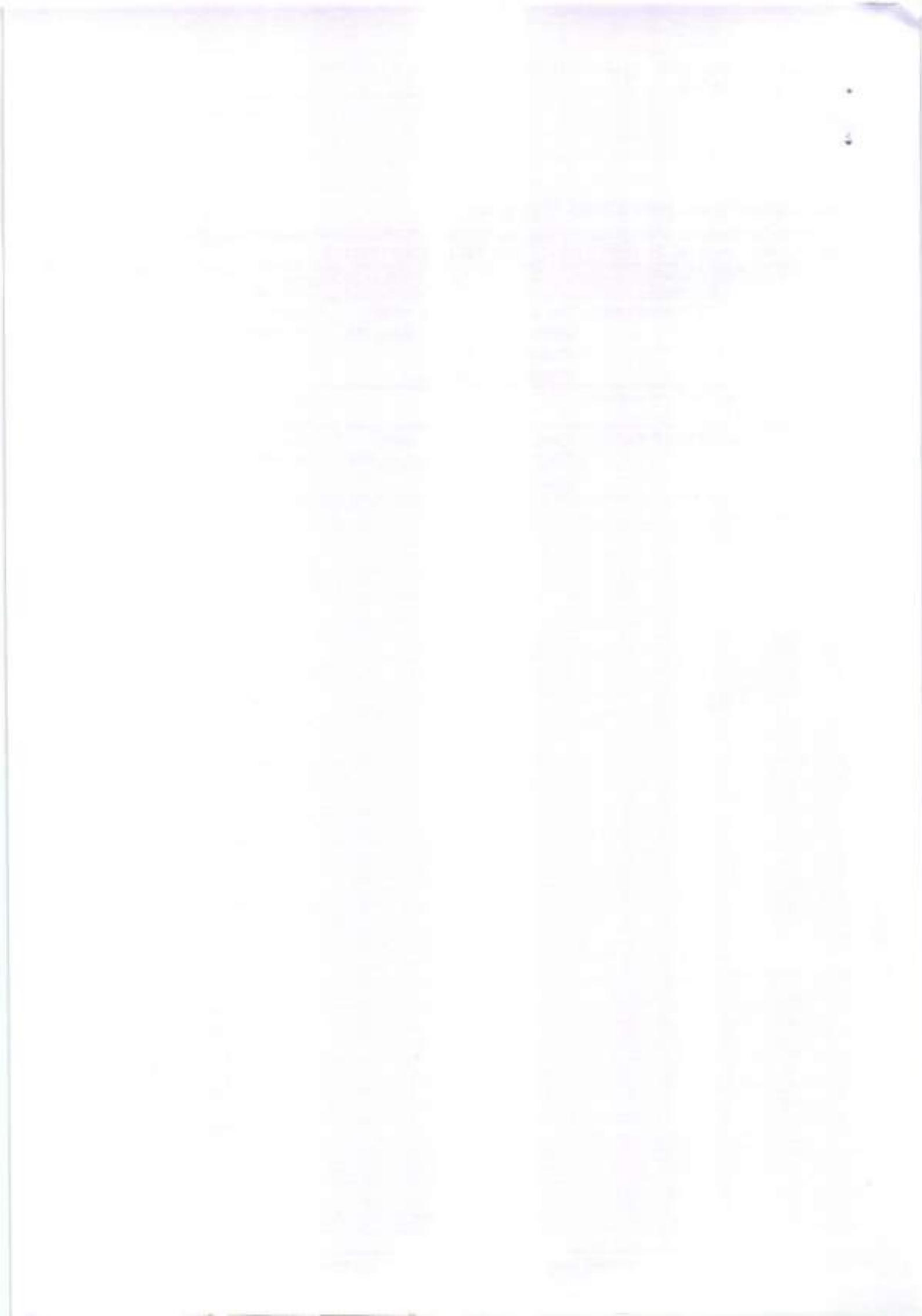
20	MRINMAYEE COMMOALES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
21	POLPIT MERCHANTS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
22	MRINMAYEE PROPERTIES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
23	OVERMUCH VINIMAY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
24	WHITEPETALS COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
25	UPMANYA COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
26	SILVERTOSS VINTRADE PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
27	TRENTON DEALTRADE PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
28	SARVACHARYA TRACOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
29	WATERMELON REALCON PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
30	SHALLOT PROPERTIES PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
31	SHALLOT PROJECTS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
32	ENORMOUS VYAPAAR PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
33	SANDARSHIKA DEVELOPERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
34	TRENTON DEALMARK PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
35	SURESHINE COMMODEAL PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
36	REACHSMART PROMOTERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
37	REACHSMART PROJECTS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
38	SARVACHARYA VINCOM PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
39	SHRISTIDATA CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
40	SOFTLINK PLAZA PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft

41	LILY DISTRIBUTORS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-121.95122000 Sq Ft
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Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Chowhati High School Road, Mouza: Chauhati, Ward No: 24, Holding No:111 JI No: 76, Pin Code : 700148

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1211, LR Khatian No:- 2879	Owner:মুনময়ি প্রোপার্টি প্রাইভেট লিমিটেড, Gurdian: ., Address:নিজ , Classification:বাগান, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1217, LR Khatian No:- 2881		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1219, LR Khatian No:- 2889	Owner:গ্রীনসাইন ট্রেডার্স প্রাইভেট লিমিটেড, Gurdian: ., Address:নিজ , Classification:ডাঙ্গা,	Seller is not the recorded Owner as per Applicant.



On 11-11-2020

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.

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

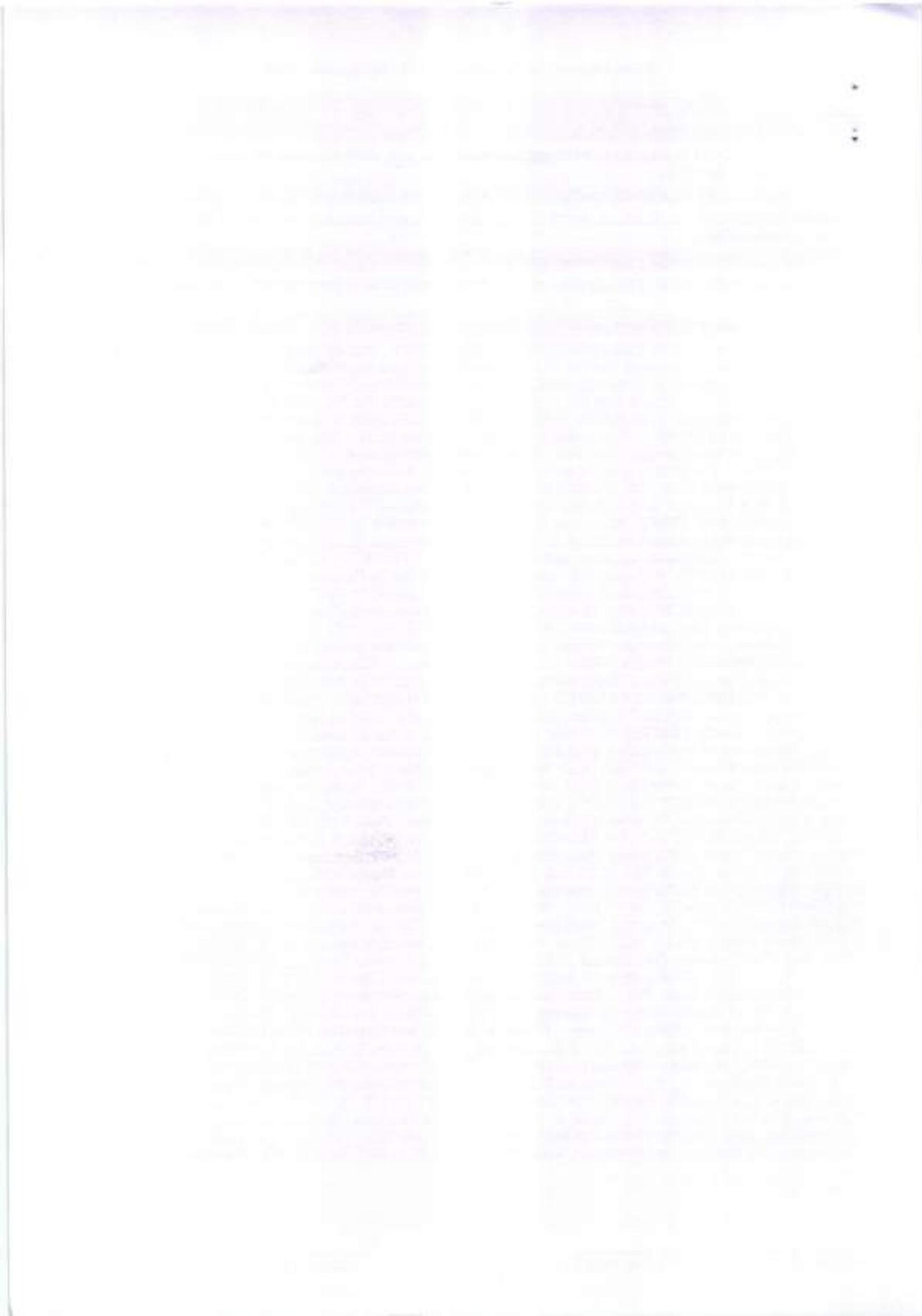
Presented for registration at 13:10 hrs on 11-11-2020, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SURAJ CHAKRABORTY ,

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 7,61,18,107/-

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

Execution is admitted on 11-11-2020 by Mr SURAJ CHAKRABORTY, Authorised Signatory, Jalsagar Projects Private Limited (Private Limited Company), Plot No. 3, L. R. Dag No. 4, Mouza Malancha, J. L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, Greenshade Vanijya Private Limited, Plot No. 3, R. S. And L. R. Dag No. 4, Mousa Malan, Block/Sector: Bamunia, P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, GREENSHADE TRADERS PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, GREENSHADE TRACOM PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, DESERVE COMMERCIAL PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, GREENSHINE TRADERS PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, AMRITPATH VINIMAY PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, GOLDENSIGHT COMMERCIAL PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, GREENSHINE VANIJYA PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, OVERMUCH BUILDCON PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, PRIMEROSE BUILDERS PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, OVERMUCH COMMODEAL PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, MRINMAYEE CONSTRUCTION PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, KALASHDHAN TRACOM PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, BRIGHTSHINE CONSTRUCTION PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, ENRICO COMMERCIAL PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, CHARMING BUILDERS PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, AMRITPATH BUILDERS PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, ENRICO DEALERS PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, MRINMAYEE COMMOALES PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, POLPIT MERCHANTS PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, MRINMAYEE PROPERTIES PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, OVERMUCH VINIMAY PRIVATE LIMITED, PLOT NO. 3, RS/LR Dag No. 4, Mouza Malancha, J.L., P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502; Authorised Signatory, WHITEPETALS COMMODEAL PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, UPMANYA



COMMODEAL PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, SILVERTOSS VINTRADE PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, TRENTON DEALTRADE PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, SARVACHARYA TRACOM PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, WATERMELON REALCON PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, SHALLOT PROPERTIES PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, SHALLOT PROJECTS PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, ENORMOUS VYAPAAAR PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, SANDARSHIKA DEVELOPERS PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, TRENTON DEALMARK PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, SURESHINE COMMODEAL PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, REACHSMART PROMOTERS PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, REACHSMART PROJECTS PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, SARVACHARYA VINCOM PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, SHRISTIDATA CONSTRUCTION PRIVATE LIMITED, 1, Abdul Hamid Street, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069; Authorised Signatory, SOFTLINK PLAZA PRIVATE LIMITED, Langoipota, Bishnupur, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; Authorised Signatory, LILY DISTRIBUTORS PRIVATE LIMITED, 79, Sambhunath Pandit Street, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr TANMOY PODDER, , Son of Mr SUDHAN PODDER, 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 11-11-2020 by Mr Ranjan Chakraborty, Authorised Signatory, MERLIN PROJECTS LIMITED, 22 Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033

Indetified by Mr TANMOY PODDER, , Son of Mr SUDHAN PODDER, 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 41,053/- (B = Rs 41,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 41,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2020 12:00AM with Govt. Ref. No: 192020210130218171 on 05-11-2020, Amount Rs: 41,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 689186781 on 05-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no AD6121, Amount: Rs.100/-, Date of Purchase: 06/06/2020, Vendor name: I Chakraborty

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The first part of the paper discusses the importance of the study. It highlights the need for a comprehensive understanding of the subject matter. The authors emphasize that this research is crucial for advancing the field and addressing current challenges.

The methodology section details the approach used for data collection and analysis. The authors describe the experimental setup and the statistical methods employed to ensure the reliability and validity of the results.

The results section presents the findings of the study. The authors report significant differences between the groups, indicating a clear impact of the intervention. These findings are supported by statistical evidence and are discussed in the context of existing literature.

The conclusion summarizes the key findings and their implications. The authors suggest that the results have practical applications and provide valuable insights for future research. They also acknowledge the limitations of the study and propose directions for further investigation.

The second part of the paper focuses on the theoretical aspects of the study. It explores the underlying mechanisms and the conceptual framework that guides the research. The authors discuss the relationship between the variables and the theoretical models that inform the study.

The authors also discuss the broader implications of the study. They argue that the findings have significant implications for practice and policy. The study contributes to the understanding of the subject matter and provides a foundation for further research in the field.

In the final section, the authors provide a summary of the paper and reiterate the importance of the study. They express their hope that the research will be helpful to other researchers and practitioners in the field.

The authors thank the funding agencies and the participants who made this study possible. They also acknowledge the contributions of their colleagues and the reviewers of the manuscript.

The authors declare that they have no conflicts of interest. The data used in the study are available upon request.

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