

10138/2021

I- 9653/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is authentic
registration. The signature sheet
the endroement sheets attached with
document are the part of this document.

DEVELOPMENT AGREEMENT

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

THIS DEVELOPMENT AGREEMENT is executed at Kolkata on
this 07th day of October, Two Thousand Twenty One (2021)

BETWEEN

- (1) Jalsagar Projects Private Limited (PAN: AADCJ4996Q), (2) Whitepetals Commodeal Private Limited (PAN: AABCW6451H), (3) Greenshade Vanijya Private Limited (PAN: AAFCG9662G), (4) Greenshade Traders Private Limited (PAN: AAFCG9680A), (5) Greenshade Tracom Private Limited (PAN: AAFCG9665B), (6) Deserve Commercial Private Limited (PAN: AAFCG3236R), all the herein mentioned above Companies have been incorporated and governed under the provisions of the Companies Act, 2013 having their respective registered office at 493B, Grand Trunk Road, P.O. & P.S.- Shibpore, Howrah- 711102, District- Howrah, (7) Sandarshika Builders Private Limited (PAN: AAWCS2707F), (8) Amritpath Reality Private Limited (PAN: AANCA8224E), (9) Amritpath Realtors Private Limited (PAN: AANCA8227H), (10) Gainwell Nirman Private Limited (PAN: AAGCG1341P), (11) Sandarshika Construction Private Limited (PAN: AAWCS2711B), (12) Whitepetals Nirman Private Limited (PAN: AABCW7103J), (13) Polpit Properties Private Limited (PAN: AAICP3037D), (14) Yogya Nirman Private Limited (PAN: AAACY7593H), (15) Silvertoss Properties Private Limited (PAN: AAWCS2708L), (16) Sandarshika Promoters Private Limited (PAN: AAWCS2714E), (17)

2360

12/2/24

স্বাক্ষরিত
ক্রেতা

১০/১০/২০২৪

১০/১০/২০২৪

Alipore Police

la 20

ক্রেতার :- শ্রী প্রণব দে

বাকুইপুর্ সাব-রেজিস্ট্রারী অফিস

জেরা - নবীন ২৪ পরগনা

Suroj Chakrabarty

ARMLET NIRMAL PVT LTD
 AMRITHA REALTY PVT LTD
 PRASHUNKA PROMOTERS PVT LTD
 DROPSH CONSTRUCTION PVT LTD
 APNASHA PROPERTIES PVT LTD
 RITMAN CONSTRUCTION PVT LTD
 TIMESOUND BUILDERS PVT LTD
 POLYNT NIRMAL PVT LTD
 DESERVE COMMERCIAL PVT LTD
 REALIZE NIWAS PVT LTD
 GREENSHADE VAMPA PVT LTD
 WHITEPETA CONADOER PVT LTD
 GLOAMING NIWAS PVT LTD
 RAVE BUILDERS PVT LTD
 EXCLUTING NIRMAL PVT LTD
 SANDARSHKA PROPERTIES PVT LTD
 SARWELL NIRMAL PVT LTD
 GLOAMING NIWAS PVT LTD
 GREENSHADE TRADERS PVT LTD
 LEMONGRASS DEVELOPERS PVT LTD
 AMRITHA PROPERTIES PVT LTD
 AMRITHA REALTORS PVT LTD
 APNASHA PROMOTERS PVT LTD
 REALIZE PROPERTIES PVT LTD
 CRADEL DEVELOPER PVT LTD
 SILVERTON PROPERTIES PVT LTD
 CRADEL INFRA PVT LTD
 RITMAN NIWAS PVT LTD
 PRASHUNKA ENCLAVE PVT LTD
 EXCLUTING PROMOTERS PVT LTD
 GADI NIRMAL PVT LTD
 JALDI NIWAS PVT LTD
 CRADEL PROJECTS PVT LTD
 RITMAN NIWAS PVT LTD
 POLYNT PROPERTIES PVT LTD
 KALAGYA DEVELOPMENT PVT LTD
 KALAGYA CONSTRUCTION PVT LTD
 KALAGYA PROJECTS PVT LTD
 ANUPATRA HOMES PVT LTD
 KALAGYA BUILDING PVT LTD
 ADHIVAR STRUCTURE PVT LTD

LEMONGRASS BUILDERS PVT LTD
 EXCLUTING INFRASTRUCTURE PVT LTD
 GREENSHADE TRACOM PVT LTD
 PISTIL INFRASTRUCTURES PVT LTD
 REALIZE BUILDERS PVT LTD
 SANDARSHKA PROMOTERS PVT LTD
 ARMLET PROPERTIES PVT LTD
 LEMONGRASS INFRASTRUCTURE PVT LTD
 GLOAMING ENCLAVE PVT LTD
 JALAI BUILDERS PVT LTD
 PISTIL BUILDERS PVT LTD
 WHITEPETA NIRMAL PVT LTD
 EXCLUTING PROPOSED PVT LTD
 SANDARSHKA CONSTRUCTION PVT LTD
 TIMESOUND REALCON PVT LTD
 GAGANDEEP NIRMAL PVT LTD
 GORGEOUS HOUSING PVT LTD
 GORGEOUS ENCLAVE PVT LTD
 PISTIL TRADERS PVT LTD
 PISTIL DISTRIBUTORS PVT LTD
 REALIZE DEVELOPERS PVT LTD
 JALAI PROPERTIES PVT LTD
 SANDARSHKA BUILDERS PVT LTD
 JALADI BUILDERS PVT LTD
 SILVERTON PROMOTERS PVT LTD
 JALADI NIWAS PVT LTD
 JALAGAR PROPERTIES PVT LTD
 PISTIL PROPERTIES PVT LTD
 PRASHUNKA HOUSING PROJECTS PVT LTD
 JALADI PROPERTY PVT LTD
 CRADEL PROPERTY PVT LTD
 YOGYA NIRMAL PVT LTD
 RITMAN PROPERTIES PVT LTD
 PISTIL CONSTRUCTION PVT LTD
 KALAGYA MARCENTILE PVT LTD
 KALAGYA STRUCTURES PVT LTD
 KALAGYA PROPERTIES PVT LTD
 KALAGYA HOMES PVT LTD
 ANUPATRA RISING PVT LTD
 ADHIVAR HOUSE PVT LTD

7624

7625

Suroj Chakrabarty
Authorized Signatory



VERLIN PROJECTS LIMITED

Authorized Signatory

7629

for the
Alipore Police
cust
w/o

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
07 OCT 2024

Dropsy Construction Private Limited (PAN: AAFCD4792G), (18) **Gorgeous Enclave Private Limited** (PAN: AAGCG1343R), (19) **Gorgeous Housing Private Limited** (PAN: AAGCG1342Q), (20) **Silvertoss Promoters Private Limited** (PAN: AAWCS2709M), (21) **Polpit Nirman Private Limited** (PAN: AAICP3036C), (22) **Sandarshika Properties Private Limited** (PAN: AAWCS2710A), (23) **Apnasapna Promoters Private Limited** (PAN: AANCA8225F), (24) **Apnasapna Properties Private Limited** (PAN: AANCA8226G), (25) **Lemongrass Developers Private Limited** (PAN: AACCL9366M), (26) **Lemongrass Builders Private Limited** (PAN: AACCL9392F), (27) **Lemongrass Infrastructure Private Limited** (PAN: AACCL9365J), (28) **Realize Niwas Private Limited** (PAN: AAHCR4842H), (29) **Realize Properties Private Limited** (PAN: AAHCR4799K), (30) **Realize Builders Private Limited** (PAN: AAHCR4995D), (31) **Gloming Niketan Private Limited** (PAN: AAGCG1703R), (32) **Armlet Nirman Private Limited** (PAN: AANCA8656N), (33) **Armlet Properties Private Limited** (PAN: AANCA8655R), (34) **Cade Nirman Private Limited** (PAN: AAGCC2278R), (35) **Gagandeep Nirman Private Limited** (PAN: AAGCG1556Q), (36) **Pistil Builders Private Limited** (PAN: AAICP3248E), (37) **Ritman Constructions Private Limited** (PAN: AAHCR4992E), (38) **Ritman Properties Private Limited** (PAN: AAHCR4994C), (39) **Timesound Builders Private Limited** (PAN: AAFCT5154J), (40) **Pistil Constructions Private Limited** (PAN: AAICP3246L), (41) **Pistil Infrastructures Private Limited** (PAN: AAICP3247M), (42) **Exculting Propbuild Private Limited** (PAN: AAECE0898B), (43) **Exculting Promoters Private Limited** (PAN: AAECE0896R), (44) **Exculting Infrastructure Private Limited** (PAN: AAECE0899A), (45) **Excluting Nirman Private Limited** (PAN: AAECE0897Q), (46) **Gloaming Niwas Private Limited** (PAN: AAGCG1555P), (47) **Timesound Realcon Private Limited** (PAN: AAFCT5153R), (48) **Realize Developers Private Limited** (PAN: AAHCR4993F), (49) **Gloming Enclave Private Limited** (PAN: AAGCG1557R), (50) **Pistil Traders Private Limited** (PAN: AAICP3192M), (51) **Pistil Distributors Private Limited** (PAN: AAICP3193L), (52) **Nilshikha Mercantile Private Limited** (PAN: AAFCN0563R), (53) **Jaladhi Niketan Private Limited** (PAN: AADCJ6191R), (54) **Jalaj Builders Private Limited** (PAN: AADCJ6188J), (55) **Fane Builders Private Limited** (PAN: AACCF7069H), (56) **Pistil Properties Private Limited** (PAN: AAICP3840Q), (57) **Jalaj Properties Private Limited** (PAN: AADCJ6190Q), (58) **Jaladhi Niwas Private Limited** (PAN: AADCJ6189K), (59) **Ritman Niketan Private Limited** (PAN: AAHCR5475N), (60) **Ritman Niwas Private Limited** (PAN: AAHCR5474P), (61) **Amritphal Properties Private Limited** (PAN: AANCA9765A), (62) **Jaladhi Properties Private Limited** (PAN: AADCJ6193P), (63) **Prabhukripa Housing Projects Private Limited** (PAN: AAICP3805D), (64) **Prabhukripa Promoters Private Limited** (PAN: AAICP3843P), (65) **Prabhukripa Enclave Private Limited** (PAN: AAICP4078L), (66) **Cradel Developers Private Limited** (PAN: AAGCC2959M), (67) **Cradel Projects Private Limited** (PAN: AAGCC2944Q), (68) **Cradel Infra Private Limited** (PAN: AAGCC2958L), (69) **Cradel Properties Private Limited** (PAN: AAGCC2945R), (70) **Jaladhi Builders Private Limited** (PAN: AADCJ6192N), incorporated and governed under the provisions of the Companies Act, 2013 having their respective registered



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
07 OCT 2021

office at Langolpota, Bishnupur, P.O. & P.S. - Rajarhat, North 24 Parganas, Kolkata: 700 135, **(71) Kalagya Building Private Limited** (PAN-AAHCK7501L), **(72) Anupatra Rising Private Limited** (PAN- AASCA6725D), **(73) Anupatra Homes Pvt. Ltd.** (PAN- AASCA7573P), **(74) Kalagya Homes Pvt. Ltd.** (PAN- AAHCK8101G), **(75) Kalagya Projects Pvt. Ltd.** (PAN-AAHCK8227B), **(76) Kalagya Properties Pvt. Ltd.** (PAN- AAHCK8223F), **(77) Kalagya Constructions Pvt. Ltd.** (PAN- AAHCK8222E), **(78) Kalagya Structures Pvt. Ltd.** (PAN- AAHCK8224C), **(79) Kalagya Development Pvt. Ltd.** (PAN- AAHCK8221H), all the herein mentioned above Companies have been incorporated and governed under the provisions of the Companies Act, 2013 having their respective registered office at 18B, Ashutosh Mukherjee Road, Post Office- Elgin Road, Police Station- Bhowanipore, Kolkata - 700020, District- South 24 Parganas, **(80) Adishvar Hirise Pvt. Ltd.** (PAN-AATCA1595J), incorporated and governed under the provisions of the Companies Act, 2013 and **(81) Adishvar Structure Private Limited** (PAN-AATCA1612J), incorporated and governed under the provisions of the Companies Act, 2013 having their respective registered office at Plot No- 3,RS/LR Dag No-4, Mouza Malancha, J.L. No-87, Post Office Ghatakpukur, Police Station Bhangar, District South 24 Parganas, PIN-743502, 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 collectively referred to as the **"OWNERS"** (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

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. Rabindra Jha** (PAN-AGEPJ0793P), (Aadhar No. 737689701731), son of late Kamal Naryan Jha , 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 recortled joint owners of **ALL THAT** the pieces and parcels of land measuring 736 Decimals equivalent to 22 bigha 5 cottah 4 chittaks and 17 sq. ft. (be the same a little more or less) being part of amalgamated Municipal Premises No. 260, Motilal Gupta Road, Barisha, P.S. Haridavpur, Kolkata-700008, comprised



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
07 JUL 2011

in LR Dag Nos. 716, 716/1197, 717, 719, 719/1176, 719/1199, 720, 721, 722/1336, 723, 724, 734, 735, 736 and 818 under L.R. Khatian No(s).10454 to 10487, 10489 to 10517, 10520 to 10525, 10562, 10623 to 10633, of Mouza - Purbabarisha, J.L. No. 123 and R.S./L.R. Dag Nos. 397/667, 393/668, 393/669, 393/670, 671 under R.S./L.R. Khatian No(s).2203 to 2249, 2251 to 2267, 2269 to 2274 of Mouza Sayedpur, J.L. No 112, 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 has 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 with some Commercial Area.
- e) The Developer has agreed to undertake development of the **"Said Property"** by constructing a Residential Complex with some Commercial Area, on the terms and conditions hereinafter appearing.
- f) The Developer has also for development of properties which are adjacent and contiguous to the property of the Owners herein entered into a Joint Development Agreement with the Owner of that property. The Developer will develop the property jointly with 'Said Property' for optimum and better development.
- g) 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 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, 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" Municipal Premises No. 260, Motilal Gupta Road, Barisha, P.S. Haridavpur, Kolkata-700008, comprised in LR Dag Nos. 716, 716/1197, 717, 719, 719/1176, 719/1199, 720, 721, 722/1336, 723, 724, 734, 735, 736 and 818 under L.R. Khatian No(s).10454 to 10487, 10489 to 10517, 10520 to 10525, 10562, 10623 to 10633, of Mouza - Purbabarisha, J.L. No. 123 and R.S./L.R. Dag Nos. 397/667, 393/668, 393/669, 393/670, 671 under R.S./L.R. Khatian No(s).2203 to 2249, 2251 to 2267, 2269 to 2274 of Mouza Sayedpur, J.L. No 112, 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 with some commercial areas 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.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PDS ALIPORE
07 JUL 2021

"Amalgamated Project" shall mean the project of Residential Housing Complex with some commercial areas on all that piece and parcel of 'Said Property' along/together with other land parcels, which are adjacent and contiguous to the 'Said Property', the Developer will develop.

"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.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
07 OCT 2011

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.
- 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 in proportion to the land holding out of the entire amalgamated premises. The said Net Sale Proceeds sharing ratio 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 WBHIRA.
- 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.81,00,000/- (Rupees Eighty One Lakh only), (1lakh to each company) 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:

- 5.1 The Owners are absolute joint Owners of the Said Property.
- 5.2 The Said Property is free from all encumbrances, charges, liens,



lispensens, 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 in favour of Purchasers of Flats/constructed areas.

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.
- 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.

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 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.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
07 OCT 2011

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 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.
- 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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
07 OCT 2011

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.

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 pieces and parcels of land measuring 736 Decimals equivalent to 22 bigha 5 cottah 4 chittaks and 17 sq. ft. (be the same a little more or less) being part of amalgamated Municipal Premises No. 260, Motilal Gupta Road, Barisha, P.S. Haridavpur, Kolkata-700008, comprised in LR Dag Nos. 716, 716/1197, 717, 719, 719/1176, 719/1199, 720, 721, 722/1336, 723, 724, 734, 735, 736 and 818 under L.R. Khatian No(s).10454 to 10487, 10489 to 10517, 10520 to 10525, 10562, 10623 to 10633, of Mouza - Purbabarisha, J.L. No. 123 and R.S./L.R. Dag Nos. 397/667, 393/668, 393/669, 393/670, 671 under R.S./L.R. Khatian No(s).2203 to 2249, 2251 to 2267, 2269 to 2274 of Mouza Sayedpur, J.L. No 112, which is butted and bounded in the manner as follows:

On the North : 10.1Mtrs wide KMC Motilal Gupta Road

On the South: Ishan Ghosh Road and G+1 storied Residential Building Under Premises No. 84, Ishan Ghosh road Kolkata 700008

On the East : Part By Premises No. 591/A Motilal gupta road And Part of Ishan ghosh road

On the West : Ishan Ghosh Road, and G+VI Storied Residential Building under Premises No. 337, Motilal Gupta Road Kolkata 700008



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

০৭ OCT ২০২১

THE SECOND SCHEDULE ABOVE REFERRED TO
(DETAILS OF OWNERSHIP)

WHEREAS:

- A. Ceratizit India Private Limited was the recorded owner of ALL THAT the pieces and parcels of land measuring 513 decimal (be the same a little more or less) together with structure standing thereon, comprised in L. R. Dag Nos. 716, 716/1197, 717, 718, 719, 719/1176, 719/1199, 720, 721, 722/1336, 723, 724 and 818 under L.R. Khatian No.10141 of Mouza - Purbabarisha, J.L. No. 123 and land measuring 123 decimal R.S./L.R. Dag Nos. 397/667, 393/668, 393/669, 393/670, 671, 1211, L. R. Khatian No. 2143, of Mouza Sayedpur, J.L. No 112, being Municipal Premises No. 260, Motilal Gupta Road, Barisha, P.S. Haridavpur, Kolkata-700008.
- B. The said Ceratizit India Private Limited by virtue of a Deed of Conveyance duly registered at the office of DSR-II, South 24 Parganas, recorded in Book No. I, Volume No. 1602-2017, pages from 331648 to 331763, being No. 160210971 for the year 2017 sold transferred and conveyed the aforesaid property comprised in Municipal Premises No. 260, Motilal Gupta Road, Kolkata - 700 008, unto and in favour of Jalsagar Projects Pvt. Ltd. and 69 others.
- C. Anjuma Bibi and 30 others were the joint owners ALL THAT the pieces and parcels of land measuring 106 decimal (be the same a little more or less) comprised in R.S./L.R. Dag No. 734, 735 and 736 under LR Khatian No. 592, of Mouza Sayedpur, J.L. No 112, being Municipal Premises No. 91/1, Ishan Ghosh Road, Kolkata - 700 008.
- D. The said Anjuma Bibi and 30 others by virtue of Deed of Conveyance duly registered at DSR-II, South 24 Parganas, recorded in Book No. I, Volume No. 1602-2020, Pages from 30343 to 30507, Being No. 160200607 for the year 2020 and by virtue of a Deed of Declaration duly registered at DSR-II, South 24 Parganas, recorded in Book No. I, Volume No. 1602-2020, Pages from 254772 to 254875, Being No. 160206719 for the year 2020, sold transferred and conveyed the aforesaid property comprised Municipal Premises No. 91/1, Ishan Ghosh Road, Kolkata - 700 008 in unto and in favour of Kalagya Building Private Limited and 10 others.
- E. The Owners herein means Jalsagar Projects Pvt. Ltd. and 69 others Kalagya Building Private Limited and 10 others along with one PVC Wires and Cables Pvt. Ltd. being Owner of adjacent Property got their properties amalgamated in the record of the Kolkata Municipal Corporation and known as amalgamated Municipal Premises No. 260, Motilal Gupta Road, Kolkata - 700 008.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
07 OCT 2011

F. The said Jalsagar Projects Pvt. Ltd. and 69 other as Owner/Vendor and the said Kalagya Projects Pvt. Ltd. & 10 Others & PVC Wires and Cables Pvt Ltd. as C-Owners, by virtue of a Deed of Deed of Conveyance duly registered at the office of ARA-IV, Kolkata, recorded in Book No. 1, Volume No. 1904-2020, pages from 287429 to 287555, being No. 190404974 for the year 2020 have sold transferred and conveyed the 6 decimal land comprised in Municipal Premises No. 260, Motilal Gupta Road, Kolkata - 700 008, unto and in favour of Merlin Projects Ltd.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Specifications)

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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
07 JUL 2011

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
- 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: 25% (Twenty Five 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 75% (Seventy Five 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
SOUTH 24 PGS. ALIPORE
07 OCT 2021

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. *Lamney Reddy.*

22, P.A.S. Rd, Kol-33

2. *p. sh.*

Alipore Police Court.
Kol-23

ARMLET NIRMAL PVT LTD
AMRITPATH REALTY PVT LTD
PRABHUKRIPA PROMOTERS PVT LTD
DROPSY CONSTRUCTION PVT LTD
APNASAPNA PROPERTIES PVT LTD
RITMAN CONSTRUCTION PVT LTD
LTD TIMESOUND BUILDERS PVT LTD
POLFIT NIRMAL PVT LTD
DESERVE COMMERCIAL PVT LTD
REALIZE NIWAS PVT LTD
GREENSHADE VANDYA PVT LTD
WHITEPETALS COMODEAL PVT LTD
GLOAMING NIWAS PVT LTD
FANE BUILDERS PVT LTD
EXCLUTING NIRMAL PVT LTD
SANDARSHIKA PROPERTIES PVT LTD
GAINWELL NIRMAL PVT LTD
GLOAMING NIKETAN PVT LTD
GREENSHADE TRADERS PVT LTD
LEMONGRASS DEVELOPERS PVT LTD
AMRITPATH REALTORS PVT LTD
APNASAPNA PROMOTERS PVT LTD
REALIZE PROPERTIES PVT LTD
CRADLE DEVELOPER PVT LTD
SILVERTOSS PROPERTIES PVT LTD
CRADLE INFRA PVT LTD
RITMAN NIWAS PVT LTD
PRABHUKRIPA ENCLAVE PVT LTD
EXCLUTING PROMOTERS PVT LTD
CADE NIRMAL PVT LTD
JALDH NIWAS PVT LTD
CRADLE PROJECTS PVT LTD
RITMAN NIKETAN PVT LTD
POLFIT PROPERTIES PVT LTD
KALAGYA DEVELOPMENT PVT LTD
KALAGYA CONSTRUCTION PVT LTD
KALAGYA PROJECTS PVT LTD
ANUPATRA HOMES PVT LTD
KALAGYA BUILDING PVT LTD
ADHISVAR STRUCTURE PVT LTD

LEMONGRASS BUILDERS PVT LTD
EXCLUTING INFRASTRUCTURE PVT LTD
GREENSHADE TRACOM PVT LTD
PITIL INFRASTRUCTURES PVT LTD
REALIZE BUILDERS PVT LTD
SANDARSHIKA PROMOTERS PVT LTD
ARMLET PROPERTIES PVT LTD
LEMONGRASS INFRASTRUCTURE PVT LTD
GLOAMING ENCLAVE PVT LTD
JALAJ BUILDERS PVT LTD
PITIL BUILDERS PVT LTD
WHITEPETALS NIRMAL PVT LTD
EXCLUTING PROPBUILD PVT LTD
SANDARSHIKA CONSTRUCTION PVT LTD
TIMESOUND REALCON PVT LTD
GAGANDEEP NIRMAL PVT LTD
GORGEOUS HOUSING PVT LTD
GORGEOUS ENCLAVE PVT LTD
PITIL TRADERS PVT LTD
PITIL DISTRIBUTORS PVT LTD
REALIZE DEVELOPERS PVT LTD
JALAJ PROPERTIES PVT LTD
SANDARSHIKA BUILDERS PVT LTD
JALADH BUILDERS PVT LTD
SILVERTOSS PROMOTERS PVT LTD
JALADH NIKETAN PVT LTD
JALADH PROJECTS PVT LTD
PITIL PROPERTIES PVT LTD
PRABHUKRIPA HOUSING PROJECTS PVT LTD
JALADH PROPERTY PVT LTD
CRADLE PROPERTY PVT LTD
YOGYA NIRMAL PVT LTD
RITMAN PROPERTIES PVT LTD
PITIL CONSTRUCTION PVT LTD
NLSHKA MARCENTILE PVT LTD
KALAGYA STRUCTURES PVT LTD
KALAGYA PROPERTIES PVT LTD
KALAGYA HOMES PVT LTD
ANUPATRA RISING PVT LTD
ADHISVAR HIRSE PVT LTD

Suraj Chakraborty
Authorized Signatory

SIGNED SEALED AND DELIVERED

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

1. *Lamney Reddy.*

MERLIN PROJECTS LIMITED

[Signature]
Authorized Signatory

2. *p. sh.*



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

07 OCT 2011

MEMO OF CONSIDERATION

RECEIVED from Developer a sum of Rs.81,00,000/- (Rupees Eight One Lakh only) by CHEQUES/RTGS/TRANSFER as interest free refundable security deposit in terms of this Agreement.

(Rupees Forty One Lakhs) only

Witnesses:

1. *Shri K. S. S.*
2. *P. A. S. Rand*
Kal-33
2. *h. m.*

LEMONGRASS BUILDERS PVT LTD
AMRITPATH REALITY PVT LTD
PRAHUKRIPA PROMOTERS PVT LTD

DROPSY CONSTRUCTION PVT LTD
APNASAPNA PROPERTIES PVT LTD
RITMAN CONSTRUCTION PVT LTD
LTD TIMESOUND BUILDERS PVT LTD
POLPIT NIRMAL PVT LTD
DESERVE COMMERCIAL PVT LTD
REALIZE NIWAS PVT LTD
GREENSHADE VANUVA PVT LTD
WHITEPETALS COMODEAL PVT LTD

GLOAMING NIWAS PVT LTD
FANE BUILDERS PVT LTD
EXCLUTING NIRMAL PVT LTD
SANDARSHIKA PROPERTIES PVT LTD
GAINWELL NIRMAL PVT LTD
GLOAMING NIKETAN PVT LTD
GREENSHADE TRADERS PVT LTD
LEMONGRASS DEVELOPERS PVT LTD
AMRITPATH PROPERTIES PVT LTD
AMRITPATH REALTORS PVT LTD
APNASAPNA PROMOTERS PVT LTD
REALIZE PROPERTIES PVT LTD
CRADLE DEVELOPER PVT LTD
SILVERTOSS PROPERTIES PVT LTD
CRADLE INFRA PVT LTD
RITMAN NIWAS PVT LTD
PRAHUKRIPA ENCLAVE PVT LTD
EXCLUTING PROMOTERS PVT LTD
LADE NIRMAL PVT LTD
JALDH NIWAS PVT LTD
CRADLE PROJECTS PVT LTD
RITMAN NIKETAN PVT LTD
POLPIT PROPERTIES PVT LTD
KALAGYA DEVELOPMENT PVT LTD
KALAGYA CONSTRUCTION PVT LTD
KALAGYA PROJECTS PVT LTD
ANUPATRA HOMES PVT LTD
KALAGYA BUILDING PVT LTD
ADHISVAR STRUCTURE PVT LTD

ARMLET NIRMAL PVT LTD
EXCLUTING INFRASTRUCTURE PVT LTD
GREENSHADE TRACOM PVT LTD

PITIL INFRASTRUCTURES PVT LTD
REALIZE BUILDERS PVT LTD
SANDARSHIKA PROMOTERS PVT LTD
ARMLET PROPERTIES PVT LTD
LEMONGRASS INFRASTRUCTURE PVT LTD
GLOAMING ENCLAVE PVT LTD
JALAJ BUILDERS PVT LTD
PITIL BUILDERS PVT LTD
WHITEPETALS NIRMAL PVT LTD












EXCLUTING PROPBUILD PVT LTD
SANDARSHIKA CONSTRUCTION PVT LTD
TIMESOUND REALCON PVT LTD
GAGANDEEP NIRMAL PVT LTD
GORGEOUS HOUSING PVT LTD
GORGEOUS ENCLAVE PVT LTD
PITIL TRADERS PVT LTD
PITIL DISTRIBUTORS PVT LTD
REALIZE DEVELOPERS PVT LTD
JALAJ PROPERTIES PVT LTD
SANDARSHIKA BUILDERS PVT LTD
JALADHI BUILDERS PVT LTD
SILVERTOSS PROMOTERS PVT LTD
JALADHI NIKETAN PVT LTD
JALSAGAR PROJECTS PVT LTD
PITIL PROPERTIES PVT LTD
PRAHUKRIPA HOUSING PROJECTS PVT LTD
JALADHI PROPERTY PVT LTD
CRADLE PROPERTY PVT LTD
YOGYA NIRMAL PVT LTD
RITMAN PROPERTIES PVT LTD
PITIL CONSTRUCTION PVT LTD
NLSHKA MARCENTILE PVT LTD
KALAGYA STRUCTURES PVT LTD
KALAGYA PROPERTIES PVT LTD
KALAGYA HOMES PVT LTD
ANUPATRA RISING PVT LTD
ADHISVAR MIRAGE PVT LTD

Suraj Chakraborty
Authorized Signatory

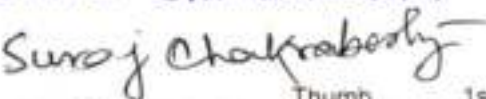
Seal & Signature of the Owner



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
07 OCT 2021

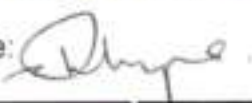
		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					

Name: SURAJ CHAKRABORTY

Signature: 


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

Name: RABINDRA JHA

Signature: 

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

Name: BAPI DAS

Signature: 

✓



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
07 JUL 2011

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



20033011

Suraj Chakraborty



ভারত সরকার
Government of India

নাম: রবীন্দ্র জা
Rabindra Jha
পিতা: কামল হরায়ান জা
Father: KAMAL HARAYAN JHA
জন্ম তারিখ / Year of Birth: 1968
লিঙ্গ / Male

7376 8970 1731

আধার - সাধারণ মানুষের অধিকার

[Handwritten Signature]





























































GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014.

I hereby certify that ADISHVAR STRUCTURES PRIVATE LIMITED is incorporated on this Fifth day of January, 2024 and twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70100WB50PTC235810.

The Permanent Account Number (PAN) of the company is AAFC A1612J.

The Tax Collection and Collection Account Number (TAN) of the company is CA1A26453A.

This certificate is valid as of the Fifth day of January, 2024.

Digital Signature Certificate

Mr. Parvinder Singh

DEPUTY REGISTRAR OF COMPANIES

In and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicants. This certificate is neither a license nor permission to conduct business or solicit deposits or transact in public. Permission of sector regulator is necessary, wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Minority Address as per record available in Registrar of Companies office

ADISHVAR STRUCTURES PRIVATE LIMITED

REGD. NO. 18/17/DAG NO. 4, MOH. ZA. MALANCHHA II, NO. 87, 24

PATNA, KOLKATA, Puranas, South, West Bengal, India, 74-102

Approved by the Income Tax Department





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

Pursuant to sub-section (2) of section 7 and sub-section (2) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014

I hereby certify that ADISHVARIHRUSE PRIVATE LIMITED is incorporated on this Ninth day of January, Two Thousand Twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70299WB32020PTC235801.

The Permanent Account Number (PAN) of the company is AAICA1595J.

The Tax Deduction and Collection Account Number (TAN) of the company is CAIA26449D.

Executed on my hand at Manesar this Ninth day of January, Two Thousand twenty.

Digital Signature Certificate

Mr. Pandey Srivastava

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicants. This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

ADISHVARIHRUSE PRIVATE LIMITED

Plot No. 1, RS LR DAG NO. 4, MOUZA MALANCHAJI, NO. 87, 24

PARGANNA, KOLKATA, Parganas South, West Bengal, India - 741502

As issued by the Income Tax Department



आयकर विभाग
INCOME DEPARTMENT

भारत सरकार
GOVT OF INDIA

PVC WIRES AND CABLES PRIVATE
LIMITED

15/11/1960

AABCP4650H



15/11/60

आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली

आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली

आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली

























GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

Whereby, hereby that KALAGYA BUILDING PRIVATE LIMITED is incorporated on this Sixth day of August Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is **U70100WB12019PTC233401**.

The Permanent Account Number (PAN) of the company is **VAHCK7501L**.

The Tax Deduction and Collection Account Number (TAN) of the company is **CALCK12223B**.

Witnessed my hand at Mumbai this Sixth day of August Two thousand nineteen.

Digital Signature Certificate

Mr MANGAL RAM MEENA

Deputy Registrar Of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicants. This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

KALAGYA BUILDING PRIVATE LIMITED

15B, ANSHU TOSH MUKHERJEE ROAD, KOLKATA, Kolkata, West

Bengal, India, 700020





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that KALAGYA HOMES PRIVATE LIMITED is incorporated on the Twenty fourth day of September Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70100WB5019PTC 234070.

The Permanent Account Number (PAN) of the company is AAHCK8101G.

The Tax Deduction and Collection Account Number (TAN) of the company is CALK12311F.

Witness under my hand at Manesar this Twenty fourth day of September Two thousand nineteen.

Digital Signature Certificate

MR. ARVIND KUMAR BUNSKAR

Deputy Registrar Of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

KALAGYA HOMES PRIVATE LIMITED

15B, ANSHU TOSH MEKHERJEE ROAD, KOLKATA, Kolkata, West

Bengal, India, 700020

Approved by the Income Tax Department



































आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SANDARSHIKA PROPERTIES PRIVATE
LIMITED

28/08/2015

Form No. 15 (New)

AAWC57710A



















































GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

Reference to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (8 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014

I hereby certify that KAL AGYA PROJECTS PRIVATE LIMITED is incorporated on the fourth day of October Two thousand nineteen under the Companies Act, 2013 (8 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70100WB12-04PTC 234233

The Permanent Account Number (PAN) of the company is AAHCK8227B

The Tax Deduction and Collection Account Number (TAN) of the company is CALK1233IE

Witness my hand at Mumbai this fourth day of October, 2019 (two thousand nineteen)

Digital Signature Certificate
M MANGAL RAMMILS
Deputy Registrar Of Companies
For and on behalf of the Instructional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicants. This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Address as per record available in Registrar of Companies office:

KAL AGYA PROJECTS PRIVATE LIMITED

OSH ANIL TUSH MUKHERJEE ROAD, KOLKATA, Kolkata, West

Bengal, India, 700020

Issued by the Income Tax Department





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Staff of Registrar of Companies

Certificate of Incorporation

(Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014)

I hereby certify that KALAGYA PROPERTIES PRIVATE LIMITED (PVT) LTD is incorporated on this Fourth day of October Twentieth and nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is: **U20000IN201401244732**

The Permanent Account Number (PAN) of the company is: **AAHCK8223F**

The Tax Deduction and Collection Account Number (TAN) of the company is: **CAALK12329C**

As attested by hand at Mumbai this Fourth day of October Twentieth and nineteen

Digital Signature Certificate

Mr MANGAL RAM MOHANY

Deputy Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Unit

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a licence nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

KALAGYA PROPERTIES PRIVATE LIMITED

ONE, ANIL TOSH MUKHERJEE ROAD, KOLKATA, Kolkata, West

Bengal India 700020

8

For and on behalf of the Income Tax Department



विद्युत निर्देशांक
भारत में
ELECTION COMMISSION OF INDIA
IDENTITY CARD
H/G4036505



व्यक्ति का नाम : रबीन्द्र जे

Elector's Name : Rabinra Jha

पिता का नाम : कमल नारायण जे

Father's Name : Kamal Narayan Jha

लिंग / लिंग : पुरुष / M

जन्म तिथि : 01/02/1966
Date of Birth : 01/02/1966

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RABINDRA JHA
KAMAL NARAYAN JHA
01/02/1966

Permanent Account Number
AGEPJ0793P

हस्ताक्षर
Signature







GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

(Central Registration Centre)

Certificate of Incorporation

For and to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014

I hereby certify that KALAGNA CONSTRUCTION PRIVATE LIMITED is incorporated on this fourth day of October Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U-3040WA1920DPTC-234236.

The Permanent Account Number (PAN) of the company is **AAHCK8222E**.

The Current Deduction and Collection Account Number (CDAN) of the company is **CALN123400**.

Witnessed by hand at Mumbai this fourth day of October Two thousand nineteen.

Digital Signature Certificate

Mr. Pankaj Srivastava

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Additional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a licence nor permission to conduct business or solicit deposits or trade in securities. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies Office:

KALAGNA CONSTRUCTION PRIVATE LIMITED

15/E, ANIL KUSHI MUKHERJEE ROAD, KOLKATA, Kolkata, West

Bengal - India - 700020

For and to the Income Tax Department





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (19 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

Whereas, it is certified that KALAGYA STRUCTURES PRIVATE LIMITED is incorporated on this Fourth day of October, Two thousand nineteen under the Companies Act, 2013 (19 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is **U0000042019DL23223**

The Permanent Account Number (PAN) of the company is **AAHCK8224C**

The Tax Deduction and Collection Account Number (TAN) of the company is **CALK12328B**

The company has paid at Mumbai this Fourth day of October, Two thousand nineteen

Digital Signature Certificate
Mr. Chetan Meghraj Shah

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant. This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary, wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office at

KALAGYA STRUCTURES PRIVATE LIMITED
100, ANIL TOSH MUKHERJEE ROAD, KOLKATA, Kolkata, West
Bengal India, 700029



Issued by the Income Tax Department





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

(Form as per sub-section (2) of section 7 and sub-section (2) of section 8 of the Companies Act, 2013 (18 of 2013) and Rule 18 of the Companies (Incorporation) Rules, 2014)

I hereby certify that KALAGYA DEVELOPMENT PRIVATE LIMITED is incorporated on this Fourth day of October Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

Corporate Identity Number of the company is: **U90000 DL201902142296**

The Permanent Account Number (PAN) of the company is: **AAHCK8221H**

The Tax Deduction and Collection Account Number (TDCN) of the company is: **CAHCK12327A**

Witnessed my hand at Mumbai this Fourth day of October Two thousand nineteen

Digital Signature Certificate
SATYA PARKASH KUMAR
REGISTRAR OF COMPANIES

For as and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or collect deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Stamping Address as per record available in Registrar of Companies Office

KALAGYA DEVELOPMENT PRIVATE LIMITED

101, 101/1, TOSH MUKHERJEE ROAD, KOLKATA, Kolkata, West

Bengal, India 700020

For and on behalf of the Income Tax Department

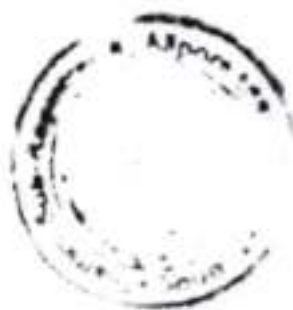








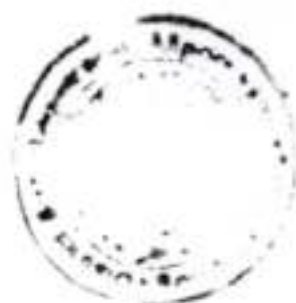














आयकर विभाग
INDIAN TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
YOGYA NIRMAN PRIVATE LIMITED

22-09-2015

AAAC7553H

























आयकर विभाग

INCOME TAX DEPARTMENT

AMRITHAL PROPERTIES PRIVATE
LIMITED

04/12/2015

AANC49755A

भारत सरकार

GOVT. OF INDIA







GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

(Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014)

That the company **ANI PATRA RISING PRIVATE LIMITED** is incorporated on this Twenty eighth day of August Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is **U10000AH25091123665**.

The Permanent Account Number (PAN) of the company is **VANCA6725D**.

The Tax Deduction and Collection Account Number (TAN) of the company is **CALA258600**.

Witnessed my hand at Mumbai this Twenty eighth day of August Two thousand nineteen.

Digital Signature Certificate

Mr. Parthaj Sengupta

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in.

Stamp: Address as per record available in Registrar of Companies office.

ANI PATRA RISING PRIVATE LIMITED

SABU ANIL KUSH MUKHERJEE ROAD, KOLKATA, Kolkata, West

Pincode: 700020

100

For and on behalf of the Income Tax Department





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

Particulars of incorporation (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014

I hereby certify that ANE PATRA HOMES PRIVATE LIMITED is incorporated on this Twenty-third day of September, Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

1. The Corporate Identity Number of the company is U30106WB2019014234000

2. The Permanent Account Number (PAN) of the company is AANCA7573P

3. The Tax Deduction and Collection Account Number (TAN) of the company is CALA250065H

4. This is done by my hand at Mumbai this Twenty-third day of September, Two thousand nineteen.

(Signature)

Deputy Registrar (Central)

Ms. MANJALI RAMMUL NA

Deputy Registrar Of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicants. This certificate is neither a licence nor permission to conduct business or collect deposits or funds from public. Permission of sector regulator is necessary before commencing business. Registration status and other details of the company can be verified on www.mca.gov.in

Address as per record available in Registrar of Companies office

ANE PATRA HOMES PRIVATE LIMITED

15B, ANIL JOSHI MUKHERJEE ROAD, KOLKATA, Kolkata, West

Bengal, India-700020

1

Approved by the Income Tax Department















आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
JALAJ PROPERTIES PRIVATE LIMITED

30/11/2015

Form No. 16 (New)

AADCJ61900





आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
JALADHI NIKETAN PRIVATE LIMITED

27/11/2015

Particulars and Amount

AADCJ6191R





आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JALADHINIWAS PRIVATE LIMITED

30/11/2015

Permanent Account Number

AADCJ6189K





आयकर विभाग

TAX DEPARTMENT

PSTIL PROPERTIES PRIVATE LIMITED



भारत सरकार

GOVT OF INDIA

30/11/2015

Page 1 of 1

AA/CP38400





आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA
GLOMING NIKE TAN PRIVATE LIMITED

30/10/2015

Form No. 16 (Part B) of 2015

AAGCG1703R



















































ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KNH6583660



নির্বাচকের নাম : বপি ডাস

Elector's Name : Bapi Das

পিতার নাম : সুনীল ডাস

Father's Name : Sunil Das

লিঙ্গ/Sex : পুরুষ / M

জন্ম তারিখ : 24/11/1974

Date of Birth

KNH6583660

ঠিকানা:

127/ শরৎ শাস্ত্রী গার্ডেন রোড, প্র. নং
১২০ ১৩০৬, কাসবা মিউনিসিপাল
কর্পোরেশন, কাসবা, কলকাতা-৭০০০৩১

Address:

127/ SARAT GHOSH GARDEN ROAD, PR. NO
120 1306 KMC, KASBA, KOLKATA-700031

Date: 26/11/2019

149 - কাসবা নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

146 - Kasia Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant form for including your name in the
roll at the changed address and to obtain the card
with same number.

146 / 132

Major Information of the Deed

Deed No :	I-1603-09653/2021	Date of Registration	18/10/2021
Query No / Year	1603-2001986825/2021	Office where deed is registered	
Query Date	30/09/2021 9:18:43 PM	1603-2001986825/2021	
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 : 81,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 61,02,10,829/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 81,053/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Motilal Gupta Road, Road Zone : (Rammohan Roy Rd -- Sodepur 1st. Lane/Premises Located on Road) , , Premises No: 260, , Ward No: 122 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		736 Dec	1/-	61,02,10,829/-	Property is on Road
Grand Total :					736Dec	1 /-	6102,10,829 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Jalsagar Projects Private Limited 493B, Grand Trunk Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 , PAN No.:: AAxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Whitepetals Commodeal Private Limited 493B, Grand Trunk Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 , PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Greenshade Vanijya Private Limited 493B, Grand Trunk Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 , PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

4	Greenshade Traders Private Limited 493B, Grand Trunk Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Greenshade Tracom Private Limited 493B, Grand Trunk Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Deserve Commercial Private Limited 493B, Grand Trunk Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	Sandarshika Builders Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	Amritpath Reality Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	Amritpath Realtors Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	Gainwell Nirman Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	Sandarshika Construction Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	Whitepetals Nirman Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	Polpit Properties Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	Yogya Nirman Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	Silvertoss Properties Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	Sandarshika Promoters Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	Dropsy Construction Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

18	Gorgeous Enclave Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	Gorgeous Housing Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
20	Silvertoss Promoters Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
21	Polpit Nirman Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
22	Sandarshika Properties Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
23	Apnasapna Promoters Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
24	Apnasapna Properties Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
25	Lemongrass Developers Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
26	Lemongrass Infrastructure Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
27	Realize Niwas Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
28	Realize Properties Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
29	Realize Builders Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
30	Gloming Niketan Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
31	Armlet Nirman Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

32	Armlet Properties Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
33	Cade Nirman Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
34	Gagandeep Nirman Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
35	Pistil Builders Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
36	Ritman Constructions Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
37	Ritman Properties Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
38	Timesound Builders Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
39	Pistil Constructions Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
40	Lemongrass Builders Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
41	Pistil Infrastructures Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
42	Exculting Propbuild Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
43	Exculting Promoters Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
44	Exculting Infrastructure Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
45	Excluting Nirman Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

46	Gloaming Niwas Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
47	Timesound Realcon Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
48	Realize Developers Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
49	Gloming Enclave Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
50	Pistil Traders Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
51	Pistil Distributors Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
52	Nilshikha Mercantile Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
53	Jaladhi Niketan Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
54	Jalaj Builders Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
55	Fane Builders Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
56	Pistil Properties Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
57	Jalaj Properties Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
58	Jaladhi Niwas Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
59	Ritman Niketan Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

60	Ritman Niwas Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
61	Amritphal Properties Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
62	Jaladhi Properties Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
63	Prabhukripa Housing Projects Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
64	Prabhukripa Promoters Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
65	Prabhukripa Enclave Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
66	Cradel Developers Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
67	Cradel Projects Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
68	Cradel Infra Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
69	Cradel Properties Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
70	Jaladhi Builders Private Limited Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
71	Kalagya Building Private Limited 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
72	Anupatra Rising Private Limited 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

73	Anupatra Homes Private Limited 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
74	Kalagya Homes Private Limited 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
75	Kalagya Projects Private Limited 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
76	Kalagya Properties Private Limited 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
77	Kalagya Constructions Private Limited 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
78	Kalagya Structures Private Limited 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
79	Kalagya Development Private Limited 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
80	Adishvar Hirise Private Limited Plot No-3,RS/LR Dag No-4, Mouza Malancha, J.L. No-87, City:- , P.O:- Ghatakpur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
81	Adishvar Structures Private Limited Plot No-3,RS/LR Dag No-4, Mouza Malancha, J.L. No-87, City:- , P.O:- Ghatakpur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 , PAN No.:: AAxxxxxx2J,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, City:- , 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	<p>Mr SURAJ CHAKRABORTY</p> <p>Son of Late Probhat Chakraborty 22, Prince Anwar Shah Road, City:- , 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: 78xxxxxxxx7635 Status : Representative, Representative of : Jalsagar Projects Private Limited (as Authorized Signatory), Whitepetals Commodeal Private Limited (as Authorized Signatory), Greenshade Vanija Private Limited (as Authorized Signatory), Greenshade Traders Private Limited (as Authorized Signatory), Greenshade Tracom Private Limited (as Authorized Signatory), Deserve Commercial Private Limited (as Authorized Signatory), Sandarshika Builders Private Limited (as Authorized Signatory), Amritpath Reality Private Limited (as Authorized Signatory), Amritpath Realtors Private Limited (as Authorized Signatory), Gainwell Nirman Private Limited (as Authorized Signatory), Sandarshika Construction Private Limited (as Authorized Signatory), Whitepetals Nirman Private Limited (as Authorized Signatory), Polpit Properties Private Limited (as Authorized Signatory), Yogya Nirman Private Limited (as Authorized Signatory), Silvertoss Properties Private Limited (as Authorized Signatory), Sandarshika Promoters Private Limited (as Authorized Signatory), Dropsy Construction Private Limited (as Authorized Signatory), Gorgeous Enclave Private Limited (as Authorized Signatory), Gorgeous Housing Private Limited (as Authorized Signatory), Silvertoss Promoters Private Limited (as Authorized Signatory), Polpit Nirman Private Limited (as Authorized Signatory), Sandarshika Properties Private Limited (as Authorized Signatory), Apnasapna Promoters Private Limited (as Authorized Signatory), Apnasapna Properties Private Limited (as Authorized Signatory), Lemongrass Developers Private Limited (as Authorized Signatory), Lemongrass Infrastructure Private Limited (as Authorized Signatory), Realize Niwas Private Limited (as Authorized Signatory), Realize Properties Private Limited (as Authorized Signatory), Realize Builders Private Limited (as Authorized Signatory), Gloming Niketan Private Limited (as Authorized Signatory), Armlit Nirman Private Limited (as Authorized Signatory), Armlit Properties Private Limited (as Authorized Signatory), Cade Nirman Private Limited (as Authorized Signatory), Gagandeep Nirman Private Limited (as Authorized Signatory), Pistil Builders Private Limited (as Authorized Signatory), Ritman Constructions Private Limited (as Authorized Signatory), Ritman Properties Private Limited (as Authorized Signatory), Timesound Builders Private Limited (as Authorized Signatory), Pistil Constructions Private Limited (as Authorized Signatory), Lemongrass Builders Private Limited (as Authorized Signatory), Pistil Infrastructures Private Limited (as Authorized Signatory), Exculting Propbuild Private Limited (as Authorized Signatory), Exculting Promoters Private Limited (as Authorized Signatory), Exculting Infrastructure Private Limited (as Authorized Signatory), Excluting Nirman Private Limited (as Authorized Signatory), Gloaming Niwas Private Limited (as Authorized Signatory), Timesound Realcon Private Limited (as Authorized Signatory), Realize Developers Private Limited (as Authorized Signatory), Gloming Enclave Private Limited (as Authorized Signatory), Pistil Traders Private Limited (as Authorized Signatory), Pistil Distributors Private Limited (as Authorized Signatory), Nilshikha Mercantile Private Limited (as Authorized Signatory), Jaladhi Niketan Private Limited (as Authorized Signatory), Jalaj Builders Private Limited (as Authorized Signatory), Fane Builders Private Limited (as Authorized Signatory), Pistil Properties Private Limited (as Authorized Signatory), Jalaj Properties Private Limited (as Authorized Signatory), Jaladhi Niwas Private Limited (as Authorized Signatory), Ritman Niketan Private Limited (as Authorized Signatory), Ritman Niwas Private Limited (as Authorized Signatory), Amritphal Properties Private Limited (as Authorized Signatory), Jaladhi Properties Private Limited (as Authorized Signatory), Prabhukripa Housing Projects Private Limited (as Authorized Signatory), Prabhukripa Promoters Private Limited (as Authorized Signatory), Prabhukripa Enclave Private Limited (as Authorized Signatory), Cradel Developers Private Limited (as Authorized Signatory), Cradel Projects Private Limited (as Authorized Signatory), Cradel Infra Private Limited (as Authorized Signatory), Cradel Properties Private Limited (as Authorized Signatory), Jaladhi Builders Private Limited (as Authorized Signatory), Kalagya Building Private Limited (as Authorized Signatory), Anupatra Rising Private Limited (as Authorized Signatory), Anupatra Homes Private Limited (as Authorized Signatory), Kalagya Homes Private Limited (as Authorized Signatory), Kalagya Projects Private Limited (as Authorized Signatory), Kalagya Properties Private Limited (as Authorized Signatory), Kalagya Constructions Private Limited (as Authorized Signatory), Kalagya Structures Private Limited (as Authorized Signatory), Kalagya Development Private Limited (as Authorized Signatory), Adishvar Hirise Private Limited (as Authorized Signatory), Adishvar Structures Private Limited (as Authorized Signatory)</p>

2 Mr Rabindra Jha (Presentant)

Son of Late Kamal Naryan Jha 22, Prince Anwar Shah Road, City:- , 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.:: AGxxxxxx3P, Aadhaar No: 73xxxxxxxx1731 Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr SURAJ CHAKRABORTY, Mr Rabindra Jha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Jalsagar Projects Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
2	Whitepetals Commodore Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
3	Greenshade Vanijya Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
4	Greenshade Traders Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
5	Greenshade Tracom Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
6	Deserve Commercial Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
7	Sandarshika Builders Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
8	Amritpath Reality Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
9	Amritpath Realtors Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
10	Gainwell Nirman Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
11	Sandarshika Construction Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
12	Whitepetals Nirman Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
13	Polpit Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
14	Yogya Nirman Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
15	Silverloss Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
16	Sandarshika Promoters Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
17	Dropsy Construction Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec

18	Gorgeous Enclave Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
19	Gorgeous Housing Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
20	Silvertoss Promoters Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
21	Polpit Nirman Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
22	Sandarshika Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
23	Apnasapna Promoters Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
24	Apnasapna Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
25	Lemongrass Developers Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
26	Lemongrass Infrastructure Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
27	Realize Niwas Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
28	Realize Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
29	Realize Builders Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
30	Gloming Niketan Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
31	Armlet Nirman Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
32	Armlet Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
33	Cade Nirman Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
34	Gagandeep Nirman Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
35	Pistil Builders Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
36	Ritman Constructions Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
37	Ritman Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
38	Timesound Builders Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
39	Pistil Constructions Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
40	Lemongrass Builders Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
41	Pistil Infrastructures Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
42	Exculting Propbuild Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
43	Exculting Promoters Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec

44	Exculting Infrastructure Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
45	Excluting Nirman Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
46	Gloaming Niwas Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
47	Timesound Realcon Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
48	Realize Developers Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
49	Gloming Enclave Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
50	Pistil Traders Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
51	Pistil Distributors Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
52	Nilshikha Mercantile Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
53	Jaladhi Niketan Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
54	Jalaj Builders Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
55	Fane Builders Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
56	Pistil Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
57	Jalaj Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
58	Jaladhi Niwas Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
59	Ritman Niketan Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
60	Ritman Niwas Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
61	Amritphal Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
62	Jaladhi Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
63	Prabhukripa Housing Projects Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
64	Prabhukripa Promoters Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
65	Prabhukripa Enclave Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
66	Cradel Developers Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
67	Cradel Projects Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
68	Cradel Infra Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
69	Cradel Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
70	Jaladhi Builders Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec

71	Kalagya Building Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
72	Anupatra Rising Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
73	Anupatra Homes Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
74	Kalagya Homes Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
75	Kalagya Projects Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
76	Kalagya Properties Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
77	Kalagya Constructions Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
78	Kalagya Structures Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
79	Kalagya Development Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
80	Adishvar Hirise Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec
81	Adishvar Structures Private Limited	MERLIN PROJECTS LIMITED-9.08642 Dec

On 07-10-2021

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

Presented for registration at 15:48 hrs on 07-10-2021, at the Private residence by Mr Rabindra Jha ,

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

Execution is admitted on 07-10-2021 by Mr SURAJ CHAKRABORTY, Authorized Signatory, Jalsagar Projects Private Limited, 493B, Grand Trunk Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102; Authorized Signatory, Whitepetals Commodeal Private Limited, 493B, Grand Trunk Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102; Authorized Signatory, Greenshade Vanijya Private Limited, 493B, Grand Trunk Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102; Authorized Signatory, Greenshade Traders Private Limited, 493B, Grand Trunk Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102; Authorized Signatory, Greenshade Tracom Private Limited, 493B, Grand Trunk Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102; Authorized Signatory, Deserve Commercial Private Limited, 493B, Grand Trunk Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102; Authorized Signatory, Sandarshika Builders Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Amritpath Reality Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Amritpath Realtors Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Gainwell Nirman Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Sandarshika Construction Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Whitepetals Nirman Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Polpit Properties Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Yogya Nirman Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Silvertoss Properties Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Sandarshika Promoters Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Dropsy Construction Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Gorgeous Enclave Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Gorgeous Housing Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Silvertoss Promoters Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Polpit Nirman Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Sandarshika Properties Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Apnasapna Promoters Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Apnasapna Properties Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Lemongrass Developers Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Lemongrass Infrastructure Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Realize Niwas Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Realize Properties Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Realize Builders Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Gloming Niketan Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Armlet Properties Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Armlet Properties Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Cade Nirman Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Gagandeep Nirman Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Pistil Builders Private Limited, Langolpota, Bishnupur,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorized Signatory, Ritman

[illegible]

700020; Authorized Signatory, Kalagya Projects Private Limited, 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorized Signatory, Kalagya Properties Private Limited, 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorized Signatory, Kalagya Constructions Private Limited, 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorized Signatory, Kalagya Structures Private Limited, 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorized Signatory, Kalagya Development Private Limited, 18B, Ashutosh Mukherjee Road, City:- , P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorized Signatory, Adishvar Hirise Private Limited, Plot No-3,RS/LR Dag No-4, Mouza Malancha, J.L. No-87, City:- , P.O:- Ghatakpur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502; Authorized Signatory, Adishvar Structures Private Limited, Plot No-3,RS/LR Dag No-4, Mouza Malancha, J.L. No-87, City:- , P.O:- Ghatakpur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502
Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate
Execution is admitted on 07-10-2021 by Mr Rabindra Jha, Authorized Signatory, MERLIN PROJECTS LIMITED, 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033
Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 11-10-2021

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 61,02,10,829/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 81,053/- (B = Rs 81,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 81,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/10/2021 3:45PM with Govt. Ref. No: 192021220093834141 on 06-10-2021, Amount Rs: 81,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No: 702012099 on 06-10-2021, Head of Account 0030-03-104-001-16

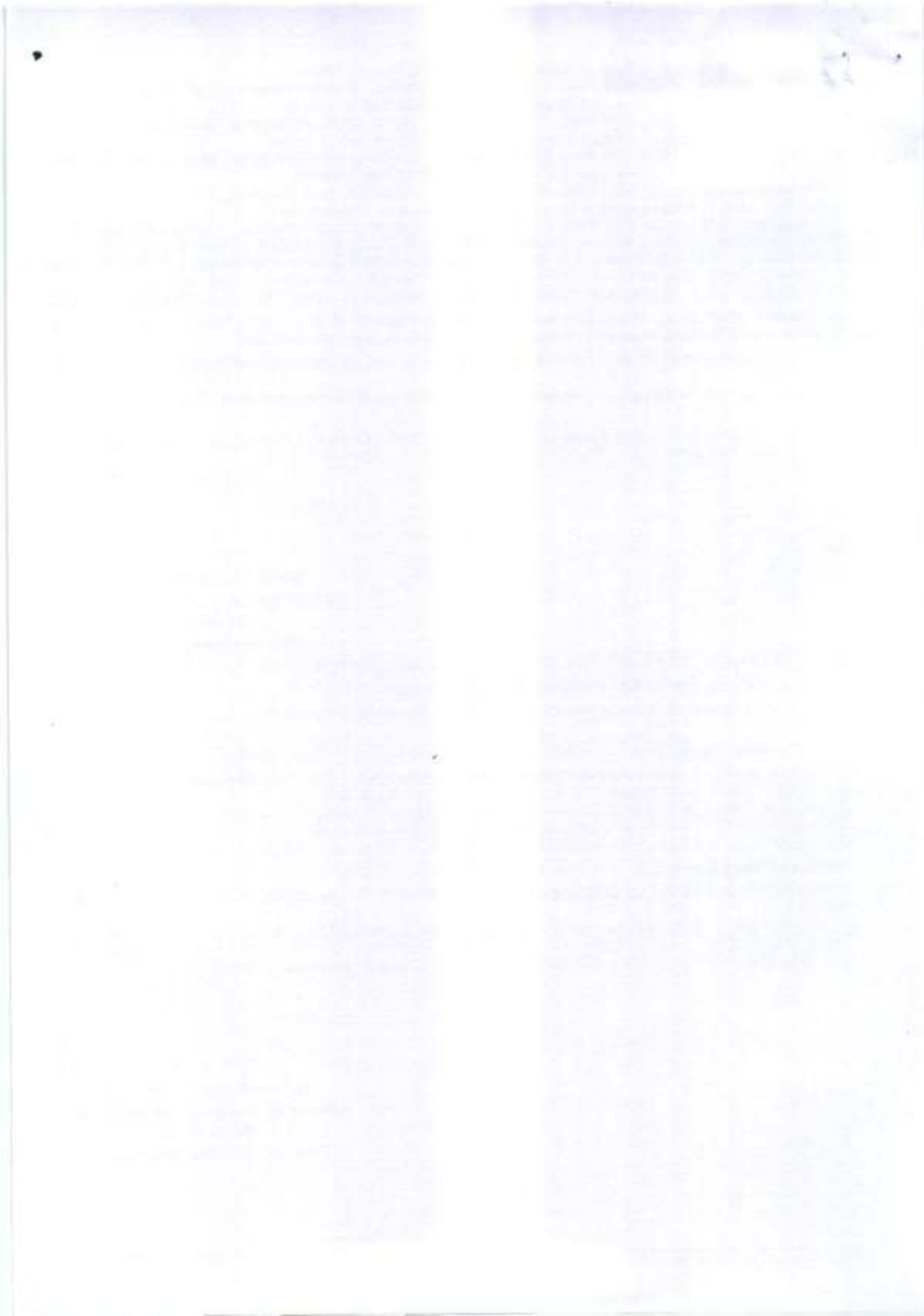
Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/10/2021 3:45PM with Govt. Ref. No: 192021220093834141 on 06-10-2021, Amount Rs: 75,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No: 702012099 on 06-10-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



On 18-10-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 81,053/- (B = Rs 81,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

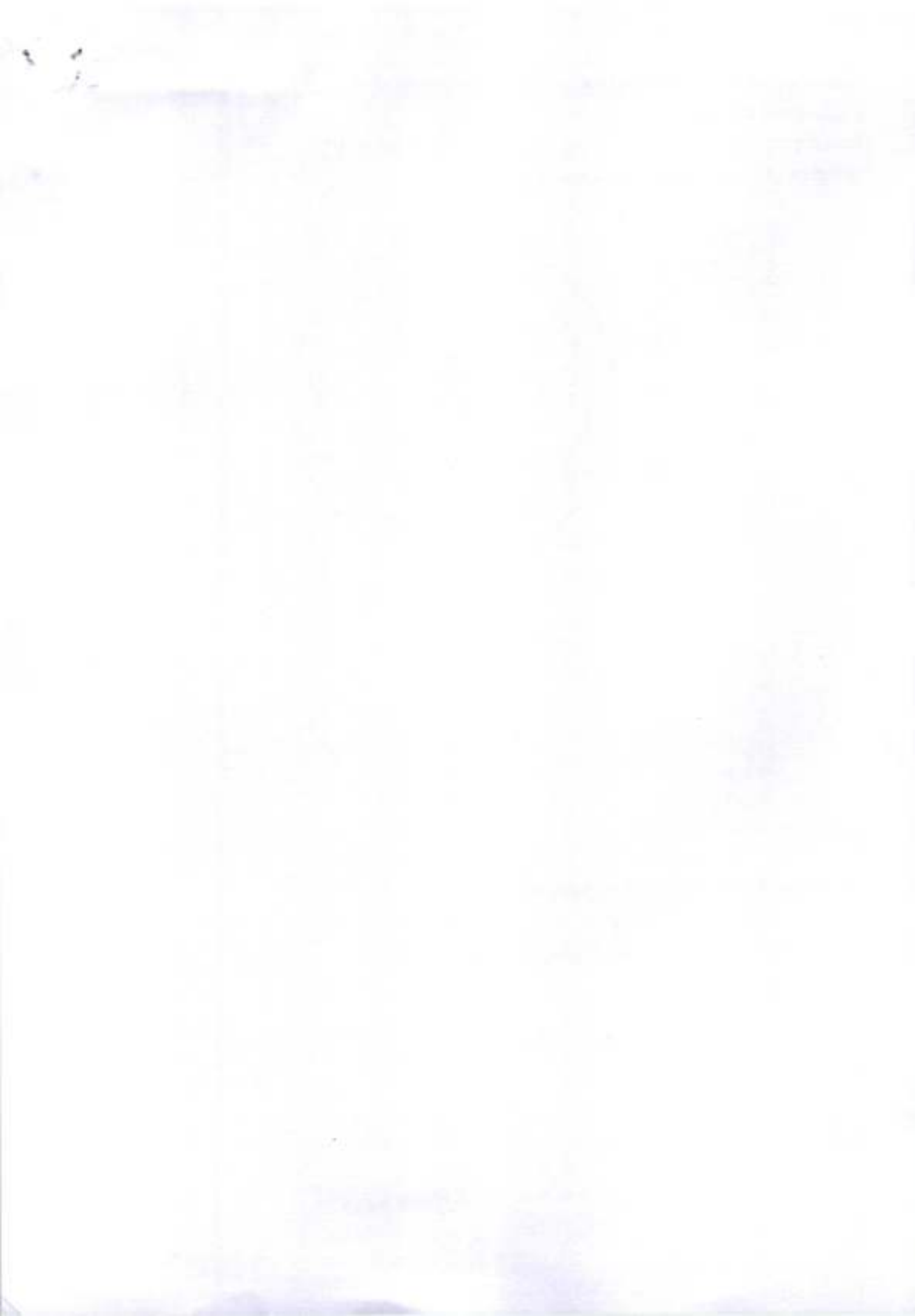
Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 2340, Amount: Rs.100/-, Date of Purchase: 12/02/2021, Vendor name: Pranab Dey



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 262043 to 262170

being No 160309653 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.10.21 15:00:48 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/10/21 03:00:48 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)