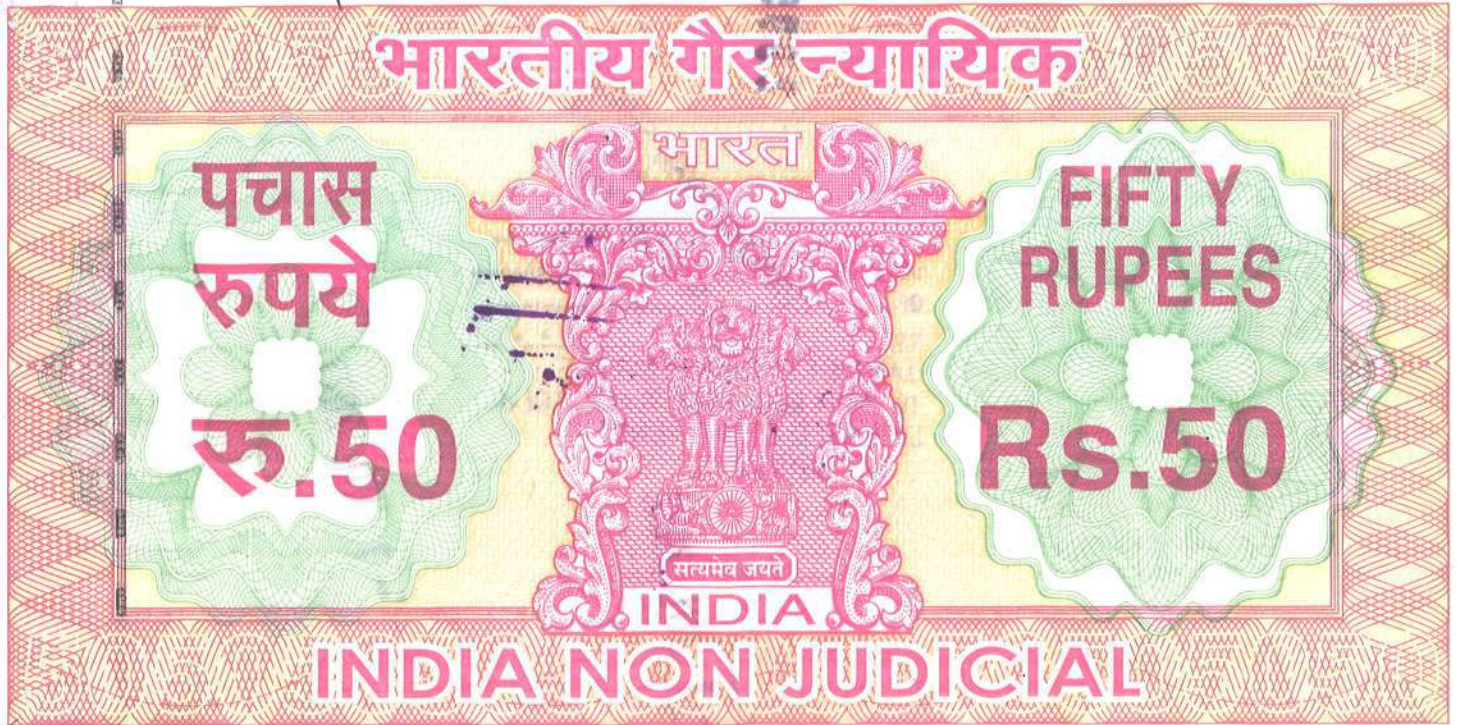


14860/22

T-14624/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE.648515

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME WE, EDEN REALTY VENTURES PRIVATE LIMITED (PAN AAACL9697H), a company incorporated under the Companies Act 1956, (CIN: U70101 WB2003PTC095829), having its registered office at Metropolitan Building, 7, Jawaharlal Nehru Road, Kolkata-700013, P.S.: New Market, P.O.: Dharmatala, represented by its Director Mr. Arya Sumant (PAN: BYMPS 8656P) (Aadhaar No. 413874527253), son of Mr. Sachchidanand Rai, residing at Flat No 7, National Court, 3rd Floor, 13, U N Bramhachari Street, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata-700 017, hereinafter collectively referred to as the **GRANTOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors, successor-in-office, administrators and/or assigns) **SEND GREETINGS;**

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar
Crispore Dum Dum. 24-Pgs. (North)

11 NOV 2022

8-3209466/22

29006

PANCHU CHAU SHAW
(Advocate)
C.M.M Court Kol-1

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO. 351RS2016

-1 JUL 2022

-1 JUL 2022



Addl. District Sub-Registrar
Cossipore, Dum Dum

11 NOV 2022

Malay Sam Gupta
Alipore Police Cust
Kol-27
Business

WHEREAS:

A) The Grantor herein is the Lessee in respect of ALL THAT the piece and parcels of Land total measuring about 4.517 acres, more or less, comprised in Dag Nos. 55, 56, 58, 57, 67, 66, 129, 59, 65, 60, 64, 553, 63, 555, 554, 133, 136, 147, 556, 61, 62, 36 and 39 recorded in LR Khatian No. 2, of Mouza Noapara, J.L. No. 9, being Municipal Premises No. 561/A (formerly 561) Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700 108, the jurisdiction of Ward No. 15 of Baranagar Municipality, more fully described in the **FIRST SCHEDULE, Part-A of FIRST SCHEDULE and Part-B** hereunder written and hereinafter collectively referred to as the "*Said Property*".

B) The Grantor herein for development of their *Said Property* has entered into a Development Agreement, duly registered at the office of ADSR Cossipore Dum Dum, Being No. 150614622 for the year 2022 (hereinafter referred to as the "**DEVELOPMENT AGREEMENT**"), with 'Merlin Real Estate LLP', a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 having its office at 22, Prince Anwar Shah Road, Kolkata- 700 033, hereinafter referred to as the 'Developer' and in terms of the said Development Agreement the Grantor is required to execute a Power of Attorney in favour of the said Developer.

C) In compliance of its obligation under the said Development Agreement, the Grantor hereby appoint 'Merlin Real Estate LLP', as its lawful Attorneys (hereinafter referred to as the said Attorney) and to act and to do the following acts, deeds and things in respect of the development of the '*Said Property*', mentioned in First Schedule hereunder written.

NOW KNOW ALL MEN BY THESE PRESENTS WE, the Grantor do hereby appoint, nominate and constitute the **MERLIN REAL ESTATE LLP** (PAN: AAVFM5065E), having its Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, to be our true and lawful Attorney and to act in our name, place and stead, to do the following acts, deeds and things in respect of the '*Said Property*' subject to the terms of the Development Agreement, that is to say:

1. To take all the necessary steps, execute, sign, submit and receive all the documents which may be required for obtaining, all permissions, clearances, approvals and sanctions from the various authorities including the revised sanctioned building plan from the Baranagar Municipality in respect of the '*Said Property*'.

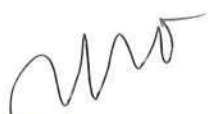


Adl. District Sub-Registrar
Cossipore, Dum Dum

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2. To take all the necessary steps and/or to sign all the necessary documents and also to pay the sanction fees, charges for obtaining and receiving the revised sanction plan, from the Baranagar Municipality.
3. To take all the necessary steps like appointing Architects, Engineers, Surveyors, Contractors, Soil Test Agency and other consultants, as may be necessary for development of the 'Said Property', and to make the payment of their fees/charges.
4. To take all the necessary steps for marketing and selling of the flats/units of the proposed new building/s to be constructed on the 'Said Property' and for that purpose to do the booking and / or enter into an agreement for assignment of leasehold interest and allot the flat/unit to such prospective purchaser/s and/or assignee/s, and receive the advance against the consideration amount from such prospective purchaser/s and/or assignee/s, as per the terms and conditions mentioned in the Development Agreement.
5. To appropriate and/or disburse, in terms of the Development Agreement, the advance amount and/or consideration amount received from the prospective purchaser/s and/or assignee/s.
6. To warn off, prohibit and if necessary proceed against in due process of law against all trespassers on the 'Said Property' or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and their Departments and to represent the Grantor before the appropriate Police Authority and to approach appropriate court of law, if required for the 'Said Property' and to abate nuisances as may be necessary to protect the 'Said Property'.
7. To apply for and obtain such Certificate and/or permission under any law relating to or any other law relating to land and/or Building (both urban and Rural) or under the Income Tax Act, or to any other statutory authority/ authorities or under any other law or laws for the time being in force and as may be required for more fully effectuating the powers herein contained with regard to the development of the 'Said Property'.
8. To represent the Grantor in any of the Courts, all departments of Baranagar Municipality, concerned Offices of B.L.& L.R.O., D.L.& L.R.O., District Magistrate, Urban Land Ceiling Department, Police Department, WBSEDCL/CESC, West Bengal Fire and Emergency Services, Director General of Civil Aviation, State Water Investigation Department, Irrigation Department, Public Works Department, Chief Electrical




Addl. District Sub-Registrar
Cossipore, Dum Dum

11 NOV 2024

Inspector, Government of West Bengal, West Bengal Pollution Control Board, Environment Department, Dept. of Micro Wave (BSNL), Competent Authority appointed under The West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993, West Bengal Housing Industry Regulatory Authority (WBHRA), Income Tax Department, GST Authority, Revenue Department or any other relevant Office(s) or before any authority or authorities or Society or Body Corporate or other person(s) for any purpose relating to the development of the 'Said Property' and as may become necessary for fully effectually and/or any of the powers herein and hereby conferred and to sign, execute, and if required registered, all deeds, applications, indemnities, affidavits and other papers as may be necessary and/or required from time to time.

9. To do all the acts, deeds, things as may be necessary to sell and/or transfer flat/unit/constructed areas of the 'Said Property' in favour of the purchaser/s and/or assignee/s, subject to receipt of the entire sale proceeds/consideration amount in respect of the unit to be transferred.

10. To receive the considerations amount and/or any amount receivable in respect of the flat/unit/constructed areas and issue the money receipt for the same as per the terms of the Development Agreement.

11. To enter into and execute agreement for assignment, sub-lease deed/deed of assignment in favour of purchaser/s and/or assignee/s and also to execute other documents as may be required subject to the receipt of entire sale proceeds, to effectually complete the sub-lease / transfer/assignment in respect of the flat/unit/constructed areas to be constructed at the 'Said Property'.

12. To sign, execute, enter into modify, cancel, alter, draw, approve, appear before concerned Registrar, present for registration and admit execution and registration of all papers, documents, contracts, agreements, deeds, leases, grants assurances, applications, declarations and other documents as may be required to complete the sub-lease or transfer/assignment in respect of the flat/unit/constructed areas to be constructed in the 'Said Property' subject to receipt of entire consideration of in respect of the unit to be transferred.

13. To appear before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or Registrar of Assurances or Authority having jurisdiction, and to execute and present for registration, or have effected registration of all deeds, documents, instruments and writings for the purpose of transfer/assignment of the flat/unit/constructed areas in the proposed buildings to be constructed at the 'Said Property'.



Addl. District Sub-Registrar
Cossipore, Dum Dum

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14. To appoint Advocates and other legal agents, sign, declare and/or affirm any vakalatnamas, plaints, writs, written statements, petitions, consents, including application, affidavits, undertakings, declarations, memorandum of appeal or any other documents or papers as may be required from time to time and to defend and prosecute any legal action and/or initiate legal proceedings including filing of writ applications, to appear and give evidence, to prefer any appeal revisions or reviews from any order or decree as the case may be in respect to the "said Property".

15. To create mortgage of the 'Said Property' in terms of the provisions of the Development Agreement under reference.

AND GENERALLY to do all such acts, deeds and things which are necessary for developing the Said Property in the manner aforesaid fully and effectively, in the name of the Lessees/Grantor as the Lessees/Grantor could have done lawfully themselves in respect of the "said Property", and we do hereby ratify and confirm and agree to ratify and confirm all the acts, deeds and things whatsoever done by the said Attorneys under these presents shall lawfully do or cause to be done in connection with the development of the Said Property in terms of the Development Agreement, provided that nothing contained herein shall authorize the Attorneys to act in contravention of the provisions of the Development Agreement and/or allow the Attorneys to exceed the authority granted under the Development Agreement.

This Power of Attorney shall be co-extensive with the Development Agreement.

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

FIRST SCHEDULE ABOVE REFERRED TO
('The Said Property')

ALL THAT part and portion of the Larger Property being all that the piece and parcel of leasehold Land measuring 4.517 (Four point five one seven) acre equivalent to 18279.65 (Eighteen thousand two hundred seventy nine point six five) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, Municipal Premises No. 561/A (previously 561), Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108, within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, recorded in LR Khatian No. 2.



Adl. District Sub-Registrar
Cossipore, Dum Dum

11 NOV 2024

Sl. No.	RS Dag No.	Area involved in Dag	Mouza	Land Area in Acres
1	55	Part	Noapara	0.667
2	56	Part	Noapara	0.153
3	58	Part	Noapara	0.257
4	57	Part	Noapara	0.260
5	67	Part	Noapara	0.150
6	66	Part	Noapara	0.150
7	129	Part	Noapara	0.130
8	59	Full	Noapara	0.590
9	65	Part	Noapara	0.470
10	60	Full	Noapara	0.400
11	64	Part	Noapara	0.150
12	553	Full	Noapara	0.120
13	63	Full	Noapara	0.040
14	555	Part	Noapara	0.070
15	554	Part	Noapara	0.040
16	36	Part	Noapara	0.130
17	39	Part	Noapara	0.450
18	133	Part	Noapara	0.030
19	136	Part	Noapara	0.030
20	147	Part	Noapara	0.020
21	556	Part	Noapara	0.010
22	61	Part	Noapara	0.030
23	62	Part	Noapara	0.170
	TOTAL			4.517

FIRST SCHEDULE ABOVE REFERRED TO
Part-A

ALL THAT the piece and parcel of leasehold Land measuring 3.937 (three point nine three seven) acre equivalent to 15932.47 (fifteen thousand nine hundred thirty two point four seven) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, Municipal Premises No. 561/A (previously 561), Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108, within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, recorded in LR Khatian No. 2.



Adl. District Sub-Registrar
Cossipore, Dum Dum

11 NOV 2022

Sl. No.	RS Dag No.	Area involved in Dag	Mouza	Land Area in Acres
1	55	Part	Noapara	0.667
2	56	Part	Noapara	0.153
3	58	Part	Noapara	0.257
4	57	Part	Noapara	0.260
5	67	Part	Noapara	0.150
6	66	Part	Noapara	0.150
7	129	Part	Noapara	0.130
8	59	Full	Noapara	0.590
9	65	Part	Noapara	0.470
10	60	Full	Noapara	0.400
11	64	Part	Noapara	0.150
12	553	Full	Noapara	0.120
13	63	Full	Noapara	0.040
14	555	Part	Noapara	0.070
15	554	Part	Noapara	0.040
16	133	Part	Noapara	0.030
17	136	Part	Noapara	0.030
18	147	Part	Noapara	0.020
19	556	Part	Noapara	0.010
20	61	Part	Noapara	0.030
21	62	Part	Noapara	0.170
	TOTAL			3.937

The aforesaid land is butted and bounded in the following manner:

On the North : By 50' wide (approx.) Lake View Park Road;
On the South : By 25' wide Mata Muni Road;
On the East : By partly by playground and partly by Premises
No. D1, D2/1 and D9 Lake View Park Road;
On the West : By western part of Dag Nos. 56 and 72 of
Mouza-Noapara;



Adl. District Sub-Registrar
Cossipore, Dum Dum

11 NOV 2024

FIRST SCHEDULE ABOVE REFERRED TO
Part-B

ALL THAT the piece and parcel of leasehold Land measuring 0.58 (zero point five eight) acre equivalent to 2347.17 (two thousand three hundred forty seven point one seven) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, Municipal Premises No. 561/A (previously 561), Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108, within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, recorded in LR Khatian No. 2.

Sl. No.	RS Dag No.	Area involved in Dag	Mouza	Land Area in Acres
1	36	Part	Noapara	0.130
2	39	Part	Noapara	0.450
	TOTAL			0.58

The aforesaid land is butted and bounded in the following manner:

On the North : By Land of Ananda Ashram Sarada Shilpa Pith;
On the South : By 50' wide (approx.) Lake View Park Road;
On the East : By 15' wide Lake View Park Road;
On the West : By 19' wide Lake View Park Road.

IN WITNESS WHEREOF, to have set and subscribed in our hand, signature and seal on these presents on the 11th day of November, Two Thousand Twenty Two (2022).

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

EDEN REALTY VENTURES PVT. LTD.


Director

GRANTOR

Prepared by me

BAPI DAS

Advocate
Alipore Police Court
Kolkata - 700 027
Regd. No.-WB-613/2001

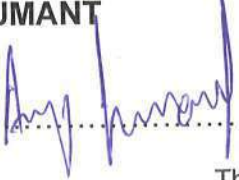


Addl. District Sub-Registrar
Cossipore, Dum Dum

01 NOV 2011

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

Name : ARYA SUMANT

Signature: 

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

Name: RACHIT SANGHVI

Signature: 

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

Name:

Signature:



Addl. District Sub-Registrar
Cossipore, Dum Dum

11 NOV 2025

Major Information of the Deed

Deed No :	I-1506-14624/2022	Date of Registration	11/11/2022
Query No / Year	1506-8003209466/2022	Office where deed is registered	
Query Date	11/11/2022 10:58:00 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 24/-		Rs. 35,77,73,400/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150614622/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Noapara, Premises No: 561/A, , Ward No: 15 Pin Code : 700108

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-55	LR-2	Bastu	Bastu	0.667 Acre	1/-	5,28,26,400/-	Width of Approach Road: 50 Ft., , Project Name :
L2	LR-56	LR-2	Bastu	Bastu	0.153 Acre	1/-	1,21,17,600/-	Width of Approach Road: 50 Ft., , Project Name :
L3	LR-58	LR-2	Bastu	Bastu	0.257 Acre	1/-	2,03,54,400/-	Width of Approach Road: 50 Ft., , Project Name :
L4	LR-57	LR-2	Bastu	Bastu	0.26 Acre	1/-	2,05,92,000/-	Width of Approach Road: 50 Ft., , Project Name :
L5	LR-67	LR-2	Bastu	Bastu	0.15 Acre	1/-	1,18,80,000/-	Width of Approach Road: 50 Ft., , Project Name :
L6	LR-66	LR-2	Bastu	Bastu	0.15 Acre	1/-	1,18,80,000/-	Width of Approach Road: 50 Ft., , Project Name :
L7	LR-129	LR-2	Bastu	Bastu	0.13 Acre	1/-	1,02,96,000/-	Width of Approach Road: 50 Ft., , Project Name :
L8	LR-59	LR-2	Bastu	Bastu	0.59 Acre	1/-	4,67,28,000/-	Width of Approach Road: 50 Ft., , Project Name :
L9	LR-65	LR-2	Bastu	Bastu	0.47 Acre	1/-	3,72,24,000/-	Width of Approach Road: 50 Ft., , Project Name :

L10	LR-60	LR-2	Bastu	Bastu	0.4 Acre	1/-	3,16,80,000/-	Width of Approach Road: 50 Ft., , Project Name :
L11	LR-64	LR-2	Bastu	Bastu	0.15 Acre	1/-	1,18,80,000/-	Width of Approach Road: 50 Ft., , Project Name :
L12	RS-553	RS-2	Bastu	Bastu	0.12 Acre	1/-	95,04,000/-	Width of Approach Road: 50 Ft., , Project Name :
L13	LR-63	LR-2	Bastu	Bastu	0.04 Acre	1/-	31,68,000/-	Width of Approach Road: 50 Ft., , Project Name :
L14	RS-555	RS-2	Bastu	Bastu	0.07 Acre	1/-	55,44,000/-	Width of Approach Road: 50 Ft., , Project Name :
L15	RS-554	RS-2	Bastu	Bastu	0.04 Acre	1/-	31,68,000/-	Width of Approach Road: 50 Ft., , Project Name :
L16	LR-133	LR-2	Bastu	Bastu	0.03 Acre	1/-	23,76,000/-	Width of Approach Road: 50 Ft., , Project Name :
L17	LR-136	LR-2	Bastu	Bastu	0.03 Acre	1/-	23,76,000/-	Width of Approach Road: 50 Ft., , Project Name :
L18	LR-147	LR-2	Bastu	Bastu	0.02 Acre	1/-	15,84,000/-	Width of Approach Road: 50 Ft., , Project Name :
L19	RS-556	RS-2	Bastu	Bastu	0.01 Acre	1/-	7,92,000/-	Width of Approach Road: 50 Ft., , Project Name :
L20	LR-61	LR-2	Bastu	Bastu	0.03 Acre	1/-	23,76,000/-	Width of Approach Road: 50 Ft., , Project Name :
L21	LR-62	LR-2	Bastu	Bastu	0.17 Acre	1/-	1,34,64,000/-	Width of Approach Road: 50 Ft., , Project Name :
L22	LR-36	LR-2	Bastu	Bastu	0.13 Acre	1/-	1,02,96,000/-	Width of Approach Road: 50 Ft., , Project Name :
L23	LR-39	LR-2	Bastu	Bastu	0.45 Acre	1/-	3,56,40,000/-	Width of Approach Road: 50 Ft., , Project Name :
		TOTAL :			451.7Dec	23 /-	3577,46,400 /-	
	Grand Total :				451.7Dec	23 /-	3577,46,400 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	1 /-	27,000 /-	

Principal Details :

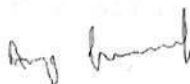
SI No	Name,Address,Photo,Finger print and Signature
1	EDEN REALTY VENTURES PRIVATE LIMITED 7,Jawahar Lal Nehru Road, City:- , P.O:- Dharmatala, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.: AAxxxxxx7H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MERLIN REAL ESTATE LLP 22,Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arya Sumant (Presentant) Son of Mr Sachchidanand Rai Date of Execution - 11/11/2022, , Admitted by: Self, Date of Admission: 11/11/2022, Place of Admission of Execution: Office	 Nov 11 2022 11:26AM	 LTI 11/11/2022	 11/11/2022
National Court,3rd Floor,13, U N Bramhachari Street, Flat No: 7, City:- , P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: byxxxxxx6p, Aadhaar No: 41xxxxxxxx7253 Status : Representative, Representative of : EDEN REALTY VENTURES PRIVATE LIMITED (as Director)				
2	Rachit Sanghvi Son of Dinesh G Sanghvi South City Tower-I 375 Prince Anwar Shah Road, Flat No: 33C 33D, City:- , P.O:- Jodhpur Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AHxxxxxx1P, Aadhaar No: 51xxxxxxxx5539 Status : Representative, Representative of : MERLIN REAL ESTATE LLP (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Malay Sengupta Son of Late S K Sengupta Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 11/11/2022	 11/11/2022	 11/11/2022

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-66.7 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-40 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-15 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-12 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-4 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-7 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-4 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-3 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-3 Dec

Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-2 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-15.3 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-3 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-17 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-13 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-45 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-25.7 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-26 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-15 Dec

Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-15 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-13 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-59 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-47 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	EDEN REALTY VENTURES PRIVATE LIMITED	MERLIN REAL ESTATE LLP-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Noapara, Premises No: 561/A, , Ward No: 15 Pin Code : 700108

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 55, LR Khatian No:- 2		Owner Name not selected by applicant.
L2	LR Plot No:- 56, LR Khatian No:- 2		Owner Name not selected by applicant.
L3	LR Plot No:- 58, LR Khatian No:- 2		Owner Name not selected by applicant.
L4	LR Plot No:- 57, LR Khatian No:- 2		Owner Name not selected by applicant.
L5	LR Plot No:- 67, LR Khatian No:- 2		Owner Name not selected by applicant.
L6	LR Plot No:- 66, LR Khatian No:- 2		Owner Name not selected by applicant.
L7	LR Plot No:- 129, LR Khatian No:- 2		Owner Name not selected by applicant.
L8	LR Plot No:- 59, LR Khatian No:- 2		Owner Name not selected by applicant.
L9	LR Plot No:- 65, LR Khatian No:- 2		Owner Name not selected by applicant.

L10	LR Plot No:- 60, LR Khatian No:- 2		Owner Name not selected by applicant.
L11	LR Plot No:- 64, LR Khatian No:- 2		Owner Name not selected by applicant.
L12	RS Plot No:- 553, RS Khatian No:- 2		Owner Name not selected by applicant.
L13	LR Plot No:- 63, LR Khatian No:- 2		Owner Name not selected by applicant.
L14	RS Plot No:- 555, RS Khatian No:- 2		Owner Name not selected by applicant.
L15	RS Plot No:- 554, RS Khatian No:- 2		Owner Name not selected by applicant.
L16	LR Plot No:- 133, LR Khatian No:- 2		Owner Name not selected by applicant.
L17	LR Plot No:- 136, LR Khatian No:- 2		Owner Name not selected by applicant.
L18	LR Plot No:- 147, LR Khatian No:- 2		Owner Name not selected by applicant.
L19	RS Plot No:- 556, RS Khatian No:- 2		Owner Name not selected by applicant.
L20	LR Plot No:- 61, LR Khatian No:- 2		Owner Name not selected by applicant.
L21	LR Plot No:- 62, LR Khatian No:- 2		Owner Name not selected by applicant.
L22	LR Plot No:- 36, LR Khatian No:- 2		Owner Name not selected by applicant.
L23	LR Plot No:- 39, LR Khatian No:- 2		Owner Name not selected by applicant.

On 11-11-2022

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

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

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

Presented for registration at 11:08 hrs on 11-11-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Arya Sumant ,

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 35,77,73,400/-

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

Execution is admitted on 11-11-2022 by Mr Arya Sumant, Director, EDEN REALTY VENTURES PRIVATE LIMITED, 7,Jawahar Lal Nehru Road, City:- , P.O:- Dharmatala, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:-700013

Indelified by Malay Sengupta, , Son of Late S K Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23006, Amount: Rs.50.00/-, Date of Purchase: 01/07/2022, Vendor name: Jaydeep Chatterjee



Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 503117 to 503135
being No 150614624 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.11.11 12:24:33 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/11/11 12:24:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)