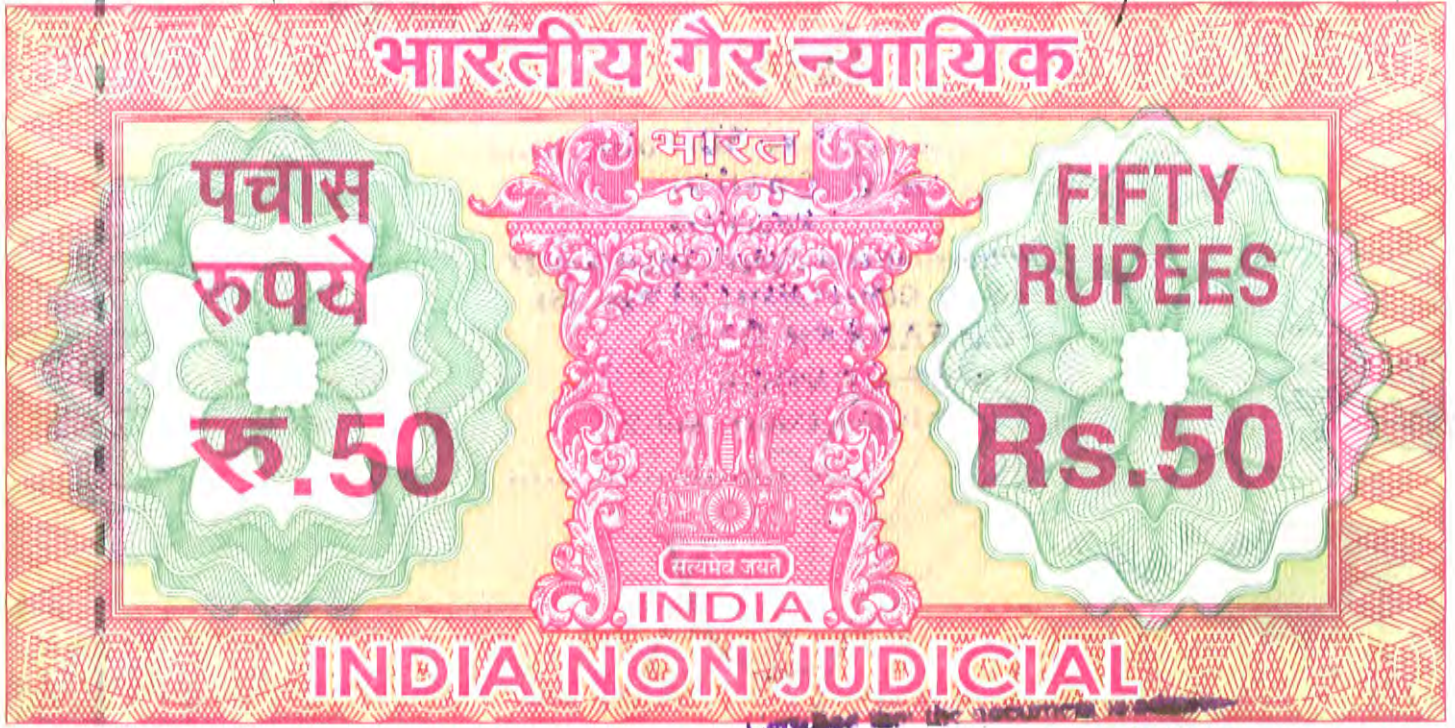


07/12/22 VC-1995/22

1- 7032/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

registrar. The signature should be the one which is attached with the document at the time of its execution.

AC 883110

POWER OF ATTORNEY

District Sub-Registrar
Alipore, South 24-parganas

TO ALL TO WHOM THESE PRESENT SHALL COME We, (1) **SHRI PRANAB DEY**, (PAN:AKRPD2535Q) (Aadhaar No. 4769 9760 4821) (Voter Id No.WB/18/104/264463), son of Late Shyam Sundar Dey, by occupation Business, faith Hindu, Citizen of India; residing at Village & Post Office - Madarat Paschim Para, P.S. Baruipur, Dist. 24 Parganas (South), (2) **SHRI MANAB DEY**, (PAN: AQAPD9980A) (Aadhaar No. 5471 9316 9863) (Voter Id No.JTK3361698), son of Late Shyam Sundar Dey, by occupation Service, faith Hindu, Citizen of India, residing at Village & Post Office - Madarat Paschim Para, P.S. Baruipur, Dist.24 Parganas (South), (3) **SHRI MRINMOY DEY** (PAN: ARLPD2635C) (Aadhaar No. 5314 0253 0778) (Voter Id No.WB/18/104/264086), son of Late Shyam Sundar Dey, by occupation Business, faith Hindu, Citizen of India, residing at Village & Post Office -

1. Pranab

2. Manab dey

3. Mrinmoy

6/12/22
7-25
8/12/2022

26 OCT 2021

- 32621

.....Rs. 50/- Date.....

B. C. LAHIRI

Advocate

Address- Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STATE VENDOR

Alipore Police Court, Kol-27

Signature

Large handwritten signature



4878

MERLIN PROJECTS LTD.

Signature

Authorised Signatory



4880

Manab Dey



4881

Mrimay Dey



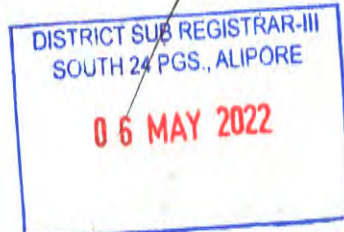
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Pranava



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L.A.





Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16038001304509/2022	Serial No/Year	1603007127/2022
Transaction id	0001517223	Date of Receipt	11/05/2022 4:09PM
Deed No / Year	I - 160307032 / 2022		
Presentant Name	Mr Rachit Sanghvi		
Principal	Mr PRANAB DEY,Mr MANAB DEY,Mr MRINMOY DEY		
Attorney	MERLIN PROJECTS LIMITED		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 0/-	Market Value	Rs. 1,69,81,538/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 39/-	Fees Articles	E, H, M(b)
Standard User Charge	240/-	Requisition Form Fee	0/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160306598/2022		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Das	883110	26/10/2021	50/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		39/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		240/-

***Total Amount Received by Cash Rs. 279/-**

(Debasish Dhar)

DISTRICT SUB-
REGISTRAR

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

Madarat Paschim Para, P.S. Baruipur, Dist. 24 Parganas (South), 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 heirs, executors, administrators, legal representatives, successors and/or assigns) **SEND GREETINGS;**

W H E R E A S:

A) The Grantor herein are the owner and are seized and possessed and/or otherwise well and sufficiently entitled to a piece and parcel of total land measuring about 66.17 decimals, more or less in Phase 1, comprised in various R.S. Dags, situated at Mouza-Baruipur, J. L. No. 31, P.S. Baruipur, District 24 Parganas (South) together with structures situated thereon more fully described in **Schedule** hereto and hereinafter referred to as the "**Said Property**".

B) The Grantor herein have entered into a registered Development Agreement dated 27.4.2022 (hereinafter referred to as 'the said **Development Agreement**') being No: 6598/22 for the year 2022, and registered at the office of the District Sub Registrar – III, Alipore with **M/S. MERLIN PROJECTS LTD. (PAN: AACCM0505B)**, a company incorporated under the Companies Act, 1956 having its Registered Office at 22, Prince Anwar Shah Road, P.O.Tollygunge, P.S.- Charu Market, Kolkata- 700033, represented by its Authorized Signatory **Mr. Rachit Sanghvi**, (PAN:AHSPD3491P) (Aadhaar No. 5112 5033 5539) (Voter Id No. DWK1874213), son of Mr. Dinesh G. Sanghvi, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, and in terms of the said development agreement the Grantor requires to execute a Power of Attorney in favour of **M/S. MERLIN PROJECTS LTD. (PAN: AACCM0505B)**, a company incorporated under the Companies Act, 1956 having its Registered Office at 22, Prince Anwar Shah Road, P.O.Tollygunge, P.S.- Charu Market, Kolkata-700033, represented by its Authorized Signatory **Mr. Rachit Sanghvi**, (PAN:AHSPD3491P) (Aadhaar No. 5112 5033 5539) (Voter Id No. DWK1874213), son of Mr. Dinesh G. Sanghvi, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, as its lawful Attorney (hereinafter referred to as the **said Attorney**) and to act and to do the following acts, deeds and things in respect of the said Land in terms of the said Development Agreement.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

NOW KNOW YE ALL MEN BY THESE PRESENTS

1. We, the Grantor do hereby appoint, nominate and constitute **M/S. MERLIN PROJECTS LTD.**, represented by its Authorized Signatory **Mr. Rachit Sanghvi**, (PAN:AHSPD3491P) (Aadhaar No. 5112 5033 5539) (Voter Id No. DWK1874213), son of Mr. Dinesh G. Sanghvi, by occupation by Service, faith Hindu, Citizen of India, working for gain 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 names, place and stead to do the following acts, deeds and things in respect of the said Land.
2. To assist the Grantor in, defending and retaining possession of the said Land.
3. To demolish any existing buildings and/or structures of the said Land.
4. To appropriate use & clean all debris arising from such demolition.
5. To survey the said Land for preparation of Building Plan and to appoint/terminate Architect(s), Surveyor, Structural Engineer and all other person as may be required for sanctioning of the Building Plan.
6. To apply before the Panchayat/Municipality/Zila Parishad, Town and Country Planning Department, Office of the Collectorate, ADML & LR, SD & LRO, BL & LRO, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, Fire Authority and/or before other appropriate authority and/or authorities for sanctioning of Building Plan and all necessary approvals, permissions, sanctions, clearances, no objections, consents, registrations etc. (collectively '**Approvals**') from different authorities in connection with the construction of the building and also for pursuing and following up with various other authorities regarding the same.
7. To do all legal proceedings or to sue others in case of requirement and for that purpose the Attorney shall sign vakalatnama, appoint lawyer / lawyers, solicitors and shall be further entitled to file plaint, petitions, applications, affidavits, undertakings, written statements, opposition, reply and/or any other documents as may be required for such purpose.

1. Ranaboe
2. Manab dey
3. Jimmy



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

8. To submit affidavit and declaration relating to its ownership of the said Land before the statutory authority as and when required for the purpose of development, sanction, construction and finishing of the building on the said Land.

9. To appear before the Registry Offices, as available under the law, and to present, sign and execute all agreements for sale and deeds of Units of the Developers' allocation area, in favour of the prospective Transferees, subject to obtaining Building Sanction Plan from the concerned authorities.

10. To submit and apply before the Electricity authorities and/or other authorities as mentioned hereinabove for power and also apply for necessary permission/quotas required for construction and finishing of the said building and/or for development including lift, water supply, drainage system, sewerage system, pathways, boundary walls etc.

11. To appear before the authorities under the Director General of Civil Aviation, Pollution Control Board, Environment clearance, Microwave Department, BSNL and Police Authorities (Bengal Police), Forest Department, Divisional Forest Officer or Forest Utilization Department, Airports Authority of India, Authority under the Real Estate (Regulation and Development) Act and/or other authorities for obtaining clearance and for compliance as may be required and to submit before them all necessary papers and documents including affidavits, declarations.


12. To apply for and obtain in terms of the said Development Agreement, No Objection Certificate from the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 if necessary and to submit affidavits, applications, documents etc. in relation to the same.

13. To apply for and obtain mutation and/or conversion in terms of the said Development Agreement from the appropriate authority under the respective Statutes and to appear before them and to submit papers, documents, petitions, affidavits etc.

14. The said Attorney shall be further empowered to take such other steps as may be required from time to time for the aforesaid purposes.

AND WHEREAS it is expressly made clear that the terms that have not been defined herein shall have the same meaning as defined in the Development Agreement.

AND WHEREAS it is expressly made clear that all the powers and authorities granted hereby can be exercised by the said Attorney.

1. Paratae
2. Manab dey ⁴
3. Minny 



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

AND WHEREAS notwithstanding anything to the contrary contained in the said Development Agreement and/or this Power of Attorney, it is expressly made clear that the grant of this Power of Attorney shall not however be deemed to affect/diminish in any manner the responsibility, liability or obligation of the Developer under the said Development Agreement in relation to the matters contained in this Power of Attorney.

AND WHEREAS notwithstanding anything to the contrary contained elsewhere or in this Power of Attorney, no financial or other liability shall be created on the Grantor by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and the said Attorney shall neither be entitled to nor create any such liability.

for **AND WHEREAS** it is expressly confirmed that the Power so hereby granted for consideration it confers agency coupled with interest and is ~~irrevocable~~ until completion of the construction and sale of the entirety of the Developer's area on the entire project is ~~irrevocable~~ and the same shall also be remain in force even if the present Owner is changed by any other person or if the above mentioned owner expires and/or is permanently disabled, the Power so conferred under these presents as executed by the above named Grantor and shall be remain in continuation & force and be operative with the Constituted Attorney so appointed under these presents.

AND WHEREAS we do hereby agree and undertake to ratify and confirm all the acts, deeds, matters, things that our said Attorney under the power in that behalf herein before contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon the said Attorney.

SCHEDULE ABOVE REFERRED TO
(Said Property)

ALL THAT the piece and parcel of land measuring 66.17 decimals more or less at Mouza Baruipur, J.L no. 31, under Madarat Gram Panchayat, Post office : Madarat Battala, Police Station : Baruipur, Sub-Registry Office Baruipur, District: 24 Parganas (S).

PHASE - I

RS Dag No.	RS Khatian No.	Total Area in Dag (decimal)	Acquired Area: (decimal)	Classification of land
11081	244	06	2.66	Bastu
11087	8404, 8434	05	1.22	Bastu



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

11090	627	20	0.33	Bastu
11092	1159	08	2.66	Bastu
11093	8432	08	2.67	Bastu
11094	3852,8665	04	1.34	Bastu
11095	8471	06	2.00.	Bastu
11096	244	07	3.12	Bastu
11097	8471	13	4.33	Bastu
11098	8434, 8404	07	2.50	Bastu
11258	8434, 1159	05	1.67	Bastu
11259	8434,1097	28	20.67	Bastu
11275	3852	21	21	Pukur
		Total	66.17	

IN WITNESS WHEREOF, to have set and subscribed in my hand and signature on these presents on the 6th day of May 2022.

SIGNED AND DELIVERED

by the above said Grantor at
Kolkata in the presence of:

- GAURANG MEHTA
22 PAS RD
KOL-33.

- Malay Singha
Alipore Court
KOL-27.

Manab Das
Panasae

GRANTOR

MERLIN PROJECTS LTD.

[Signature]
Authorised Signatory

Accepted by Attorney











Prepared by me

[Signature]

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














DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

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












Name:..... RACHIT SANGHVI

Signature:..... 

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

Name:..... PRANAB DEY

Signature:..... 












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

Name:..... MANAB DEY

Signature:..... 





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

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

Name:..... MRINMOY DEY.

Signature:..... Mrinmoy Dey

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

Name:..... BAPI DAS

Signature:..... Bapi Das

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

Name:.....

Signature:.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022



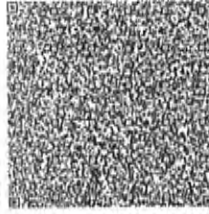
ভারত সরকার
Unique Identification Authority of India
Government of India

অনলাইন পরিচয় প্রমাণের মাধ্যমে

To
প্রনব দে
Pranab Dey
BATTALA,
VTC: Baruijur (P),
PO: Madaral,
Sub District: Baruijur, District: South 24 Parganas,
State: West Bengal, PIN Code: 743610



UA024355652IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

4769 9760 4821

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



প্রনব দে
Pranab Dey
জন্মতারিখ / DOB : 01/01/1974
লিঙ্গ / MALE



4769 9760 4821

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।
- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

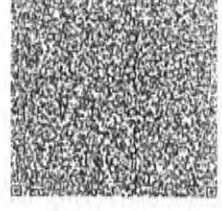
INFORMATION

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
(পি), পক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,
743610



Address: BATTALA, Baruijur (P),
South 24 Parganas, West Bengal, 743610

4769 9760 4821



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TANMOY DE
SUBODH CHANDRA DE

10/01/1971
Permanent Account Number

AJNPD4183B

Tanmoy De

Signature



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

यह कार्ड खो जाने पर कृपया सूचित करें/लीटाए :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

 भारत सरकार
Government of India


 रचित संघवी
Rachit Sanghvi

जन्म तिथि / DOB: 29/06/1985
पुरुष / Male

5112 5033 5539 

आधार - आम आदमी का अधिकार

Boj


 **आधार** **आम आदमी का अधिकार**


Unique Identification Authority of India


पता: संबोधित: दिनेश जी संघवी
टॉवर 1 फ्लैट-33 सी/डी
375, पी ए शाह रोड
साउथ सिटी मॉल के पास, जदवपुर
जोधपुर पार्क, जोधपुर पार्क, कोलकाता
वेस्ट बंगाल, 700068

Address: S/O: Dinesh G
Sanghvi, Tower 1 Flat-33 C/
D, 375, P A Shah Road, Near
South City Mall, Jadavpur,
Jodhpur Park, Kolkata,
Jodhpur Park, West Bengal,
700068

5112 5033 5539

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in



MERLIN PROJECTS LTD.

Authorised Signatory



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 : পুং / M

জন্ম তারিখ : 24/11/1974

Date of Birth

KNH6583660

ঠিকানা:

127, সারাই গিওসি গার্ডেন রোড, প্লে. নং
১২৩ ১৩০/৬, কালকাতা মিউনিসিপাল
কর্পোরেশন, কাসবা, কলকাতা-700031

Address:

127, SARAI GHOSH GARDEN ROAD, PR. NO
120 130/6, KMG, KASBA, KOLKATA-700031

Date: 26/11/2019

149 কাসবা নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

149 Kasba 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-1603-07032/2022	Date of Registration	11/05/2022
Query No / Year	1603-8001304509/2022	Office where deed is registered	
Query Date	02/05/2022 2:22:58 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BAPI DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836980696, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,69,81,538/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160306598/2022		

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MADARAT, Mouza: Baruipur, Pin Code : 743610

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-11081	RS-244	Bastu	Danga	2.66 Dec		6,82,649/-	Property is on Road , Project Name :
L2	RS-11087	RS-8404	Bastu	Pan Baroj	1.22 Dec		3,13,095/-	Property is on Road , Project Name :
L3	RS-11090	RS-627	Bastu	Danga	0.33 Dec		84,690/-	Property is on Road , Project Name :
L4	RS-11092	RS-1159	Bastu	Danga	2.66 Dec		6,82,649/-	Property is on Road , Project Name :
L5	RS-11093	RS-8432	Bastu	Danga	2.67 Dec		6,85,215/-	Property is on Road , Project Name :
L6	RS-11094	RS-3852	Bastu	Danga	1.34 Dec		3,43,891/-	Property is on Road , Project Name :
L7	RS-11095	RS-8471	Bastu	Danga	2 Dec		5,13,270/-	Property is on Road , Project Name :
L8	RS-11096	RS-244	Bastu	Danga	3.12 Dec		8,00,701/-	Property is on Road , Project Name :
L9	RS-11097	RS-8471	Bastu	Danga	4.33 Dec		11,11,230/-	Property is on Road , Project Name :

L10	RS-11098	RS-8434	Bastu	Danga	2.5 Dec		6,41,588/-	Property is on Road , Project Name :
L11	RS-11258	RS-8434	Bastu	Shali	1.67 Dec		4,28,580/-	Property is on Road , Project Name :
L12	RS-11259	RS-8434	Bastu	Danga	20.67 Dec		53,04,645/-	Property is on Road , Project Name :
L13	RS-11275	RS-3852	Bastu	Pukur	21 Dec		53,89,335/-	Property is on Road , Project Name :
		TOTAL :			66.17Dec	0 /-	169,81,538 /-	
		Grand Total :			66.17Dec	0 /-	169,81,538 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr PRANAB DEY Son of Late Shyam Sundar Dey Madarat Paschim Para, City:- , P.O:- Madarat Paschim Para, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxx5q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>
2	<p>Mr MANAB DEY Son of Late Shyam Sundar Dey Madarat Paschim Para, City:- , P.O:- Madarat Paschim Para, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>
3	<p>Mr MRINMOY DEY Son of Late Shyam Sundar Dey Madarat Paschim Para, City:- , P.O:- Madarat Paschim Para, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: arxxxxx5c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>

Attorney Details :

SI 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Rachit Sanghvi (Presentant) Son of Mr Dinesh G Sanghvi 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.:: AHxxxxxx1P,Aadhaar No Not Provided by UIDAI 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 PRANAB DEY, Mr MANAB DEY, Mr MRINMOY DEY, Mr Rachit Sanghvi			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-0.886667 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-0.886667 Dec
3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-0.886667 Dec

Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-0.833333 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-0.833333 Dec
3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-0.833333 Dec

Transfer of property for L11

SI.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-0.556667 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-0.556667 Dec
3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-0.556667 Dec

Transfer of property for L12

SI.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-6.89 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-6.89 Dec

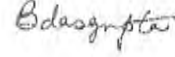
3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-6.89 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-7 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-7 Dec
3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-0.406667 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-0.406667 Dec
3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-0.406667 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-0.11 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-0.11 Dec
3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-0.11 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-0.886667 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-0.886667 Dec
3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-0.886667 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-0.89 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-0.89 Dec
3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-0.89 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-0.446667 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-0.446667 Dec
3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-0.446667 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-0.666667 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-0.666667 Dec
3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-0.666667 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-1.04 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-1.04 Dec
3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-1.04 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB DEY	MERLIN PROJECTS LIMITED-1.44333 Dec
2	Mr MANAB DEY	MERLIN PROJECTS LIMITED-1.44333 Dec

3	Mr MRINMOY DEY	MERLIN PROJECTS LIMITED-1.44333 Dec
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On 02-05-2022

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 1,69,81,538/-



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

On 06-05-2022

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

Presented for registration at 19:35 hrs on 06-05-2022, at the Private residence by Mr Rachit Sanghvi ,.

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

Execution is admitted on 06/05/2022 by 1. Mr PRANAB DEY, Son of Late Shyam Sundar Dey, Madarat Paschim Para, P.O: Madarat Paschim Para, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 2. Mr MANAB DEY, Son of Late Shyam Sundar Dey, Madarat Paschim Para, P.O: Madarat Paschim Para, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Service, 3. Mr MRINMOY DEY, Son of Late Shyam Sundar Dey, Madarat Paschim Para, P.O: Madarat Paschim Para, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

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

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

Execution is admitted on 06-05-2022 by Mr Rachit Sanghvi, 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 11-05-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 883110, Amount: Rs.50/-, Date of Purchase: 26/10/2021, Vendor name: S Das



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 1603-2022, Page from 258108 to 258129
being No 160307032 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.05.18 12:41:00 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/18 12:41:00 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)