

6989/2024

6938/2024

भारतीय गैर न्यायिक

दस
रुपये
रु.10TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

11.00

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of the Documents.

DEED OF BOUNDARY DECLARATION

15 MAY 2024

Additional Registrar of Assurances-IV, Kolkata

Pradip Kumar B. Mehta (PAN:AFLPM5857P) (Aadhaar No. 3454 2089 8417), son of Late Bhogilal Mehta, by faith Hindu, occupation Service, Nationality Indian being the Authorised Signatory of (i) **M/S. Merlin Projects Ltd.** (PAN: AACCM0505B) having its registered office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata 700 033 (ii) **Talent Commodeal Pvt. Ltd.** (PAN:AADCT3614P), having its registered office at 5/3, Pankajini Chatterjee Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, both companies registered under the Companies Act, 1956 and (iii) **Dinesh G. Sanghvi** (PAN:AVHPS5172K), (Aadhaar No. 2117 3047 4698), son of Late Gopalji V Sanghvi, by faith Hindu, occupation Business, Nationality Indian, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata 700 033 being the **JOINT OWNERS** of Premises No. 98K, G.T. Road, under Municipal Ward No. 02, Mouza Kortung, J.L. No 108, P.O. Hindmotor, P.S. Uttarpara, Hooghly-712233, within the limits of Uttarpara Kotrung Municipality, do hereby solemnly declare and affirm as follows:-

- 1) That we shall only be liable and/or responsible for any dispute with any neighbours of the said premises in future, and the Municipality will not be liable for any litigation over the said land.

contd.....2

DIPAK RAM
SIO M.K. RAM
Alipore Police Court
Kolkata - 700 031

No. 966 06/02/24 102

Name: S. K. JANA
Address: Advocate
Vendor: Alipore Kolkata

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court



ADDITIONAL REGISTRAR
OF ASSURANCES-VI, KOLKATA
15 MAY 2024

Dipak Ram
DIPAK RAM
S/O M.K. RAM
Alipore Police Court
Kolkata -700 027

(2)

- 2) That we will submit the plan/s for construction of new buildings at the said premises for sanction to the Uttarpara Kotrung Municipality.
- 3) That the above said three joint owners, are the absolute owners of Premises No. 98K, G. T. Road, which is morefully described in the Schedule appearing hereinafter.
- 4) That the above said Premises No. 98K, G. T. Road, as per physical measurement 4 Bighas 4 Cottahs, 5 Chittaks 38.2 Sq.ft., more or less and as per deed measuring 4 Bighas 6 Cottahs, 2 Chittaks 33 Sq.ft. more or less.
- 5) That the site plan of said premises, along with the dimensions marked in colour RED is attached herewith and it is part and parcel of this Boundary Declaration.
- 6) There is not any pending case in any Court/Forum/Tribunal with respect of the above said four premises and the land under the Said Premises is free from all encumbrances.

**THAT THE ENCLOSED PLAN IS ALSO A PART OF THIS
BOUNDARY DECLARATION**

ALL THAT the piece and parcel of land measuring around 4 Bighas 4 Cottahs 5 Chittaks 38.2 sq. ft. (equivalent to 60743.200 sq.ft., 5643.181 sq. mtrs and 139.45 decimals) be the same a little more or less situate and lying at Municipal Premises No. 98K, G. T. Road, under Municipal Ward No. 02, Mouza Kotrung, J.L. No. 108, RS Dag Nos. 1671, 1673, 1674, 1679, 1680, 1681, 1682, 1683, 1685, 1687, 1688, 1689, 1679, Corresponding LR Dag Nos. 4342 (Part), 4343, 4344, 4343/5221, 4341/5208 to 4341/5213, 4241/5213 & 4341/5214 all under LR Khatian Nos. 5793, 8903, 8907, 9184, 9185, 9233, 1112/1, 413/2 & 413/3, P.O. Hindmotor, P.S. Uttarpara, Dist- Hooghly, Pin- 712233 under Uttarpara Sub-Registry, Uttarpara, Hooghly, being butted and bounded as follows:-

- ON THE NORTH :** Part of Premises No. 94/6 & 94/7 K G.T.Road and Konnagar Station to Dharsha More Auto Route;
- ON THE SOUTH:** One Stored residential Building;
- ON THE EAST:** 16 Mtrs wide G.T. Road;
- ON THE WEST :** Part of Premises No. 94/6 & 94/7K, G.T. Road Merlin Uttara project.

contd.....3



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
15 MAY 2024

(3)

The statements made above are true, correct and best of our knowledge and belief.

This declaration will be filed with the Uttarpara Kotrung Municipality and signed on this 15th day of MAY 2024.

WITNESSES:-

1) Ranjan Chatterjee

22, Prince Anwar Shah Road,
Kolkata-700 033

2) Gaurain Roy

22, Prince Anwar Shah Road,
Kolkata-700 033

MERLIN PROJECTS LIMITED

Bimal

Authorised Signatory

TRIDENT COMMODEAL PVT. LTD.

Bimal

Director / Authorised Signatory

SD
(Dinesh G. Samal)

SIGNATURE OF DECLARANTS

Prepared by me

Arabinda Roy
ARABINDA ROY
Advocate
Alipore Police Court
Kolkata-700 027
Regd.No.: -WB-374/2006



✓

Prepared by me

ABINDA ROY
Advocate
Police Court
Kolkata-700 027
WB-37415008

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 MAY 2024

UTTARA HOUSING (V)
94/6 & 94/7 K, GT. ROAD

NOTES :-

1. ALL DIMENSIONS ARE IN MM.
2. PROPERTY LINES ARE SHOWN
THUS (MARKED IN RED)

SCALE- 1:500

Ritam Sircar
RITAM SIRCAR
CA/2000/26693

SIGNATURE OF ARCHITECT / L.B.S.

1 STORIED
RESIDENTIAL
BUILDING

UTTARA HOUSING (V)
94/6 & 94/7 K, GT. ROAD

SHOPS

SITE
PREMISES NO.
98K, G.T. ROAD,

AREA OF LAND = 04 BI.- 04 KA.- 05 CH.- 38.200 SFT.
= 60743.200 SQFT = 5643.181 SQM.

KONNAGAR STATION ROAD



SHOPS

10800

(II)

12750

17440

17691

7630

3775

1950

15120 MM. WIDE GRAND TRUNK ROAD (HOOGHLY)

TO KONNAGAR

EXISTING SITE PLAN AT PREMISES NO. 98K,
G.T. ROAD, UNDER MUNICIPAL WARD NO. 02,
MOUZA- KOTRUNG, JL NO. 108, R.S. DAG NOS
1671, 1673, 1674, 1679, 1680, 1681, 1682, 1683,
1685, 1687, 1688, 1689, 1679, CORRESPONDING
LR DAG NOS 4342 (PART), 4343, 4344,
4343/5221, 4341/5208 TO 4341/5213, 4241/5213
& 4341/5214 ALL UNDER LR KHATIAN NO. .
5793, 8903, 8907, 9184, 9185, 9233, 1112/1, 413/2 &
413/3, P.O.-HINDMOTOR, P.S.-UTTARPARA, DIST.-
HOOGLY, PINCODE- 712233, UNDER UTTARPARA
SUB-REGISTRY, UTTARPARA, HOOGLY

AREA OF LAND = 04 BI.- 04 KA.- 05 CH.- 38.2 SFT
= 60743.200 SQFT = 5643.181 SQM.

MERLIN PROJECTS LIMITED

Pradeep
Authorised Signatory

TRIDENT COMMDEAL PVT. LTD.

Pradeep
Director / Authorised Signatory

JS

SIGNATURE OF OWNER / OWNERS



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
15 MAY 2024

FINGER IMPRESSIONS OF HAND



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

Name: PRADIP KUMAR B. MEHTA

Signature:



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

Name: Divyesh G. Sanghvi

Signature:



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

Name:

Signature:



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
15 MAY 2024

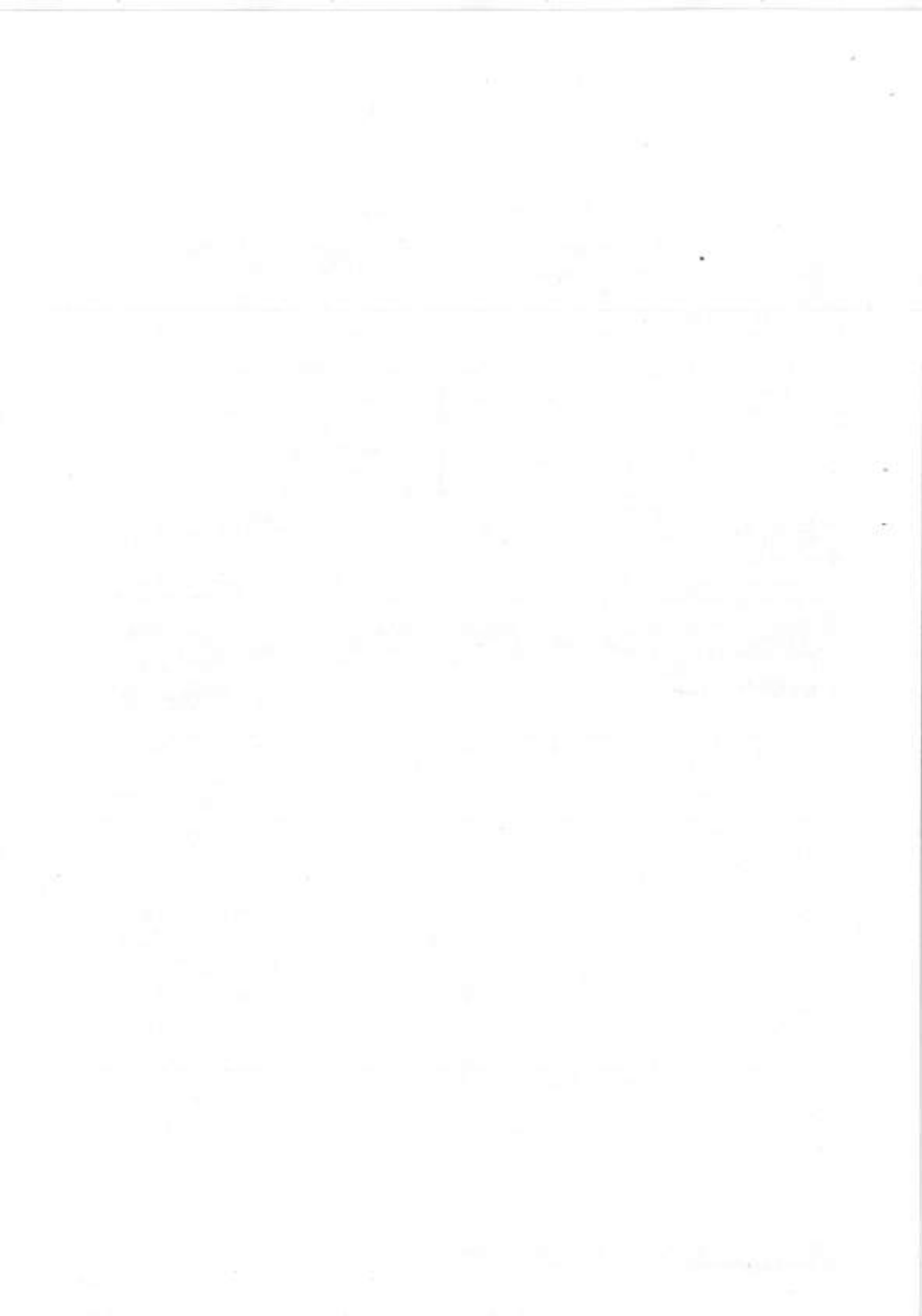
Major Information of the Deed

Deed No :	I-1904-06938/2024	Date of Registration	15/05/2024
Query No / Year	1904-2001156687/2024	Office where deed is registered	
Query Date	08/05/2024 8:25:12 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Bapi Das Allpore Police Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 10/-	Rs. 7,85,43,340/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 73/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: G. T. Road - Kotrung, Road Zone : (Holding located on bye lane -- Holding located on bye lane) , Mouza: Kotrung, , Ward No: 02, Holding No:98K JI No: 8, Pin Code : 712233

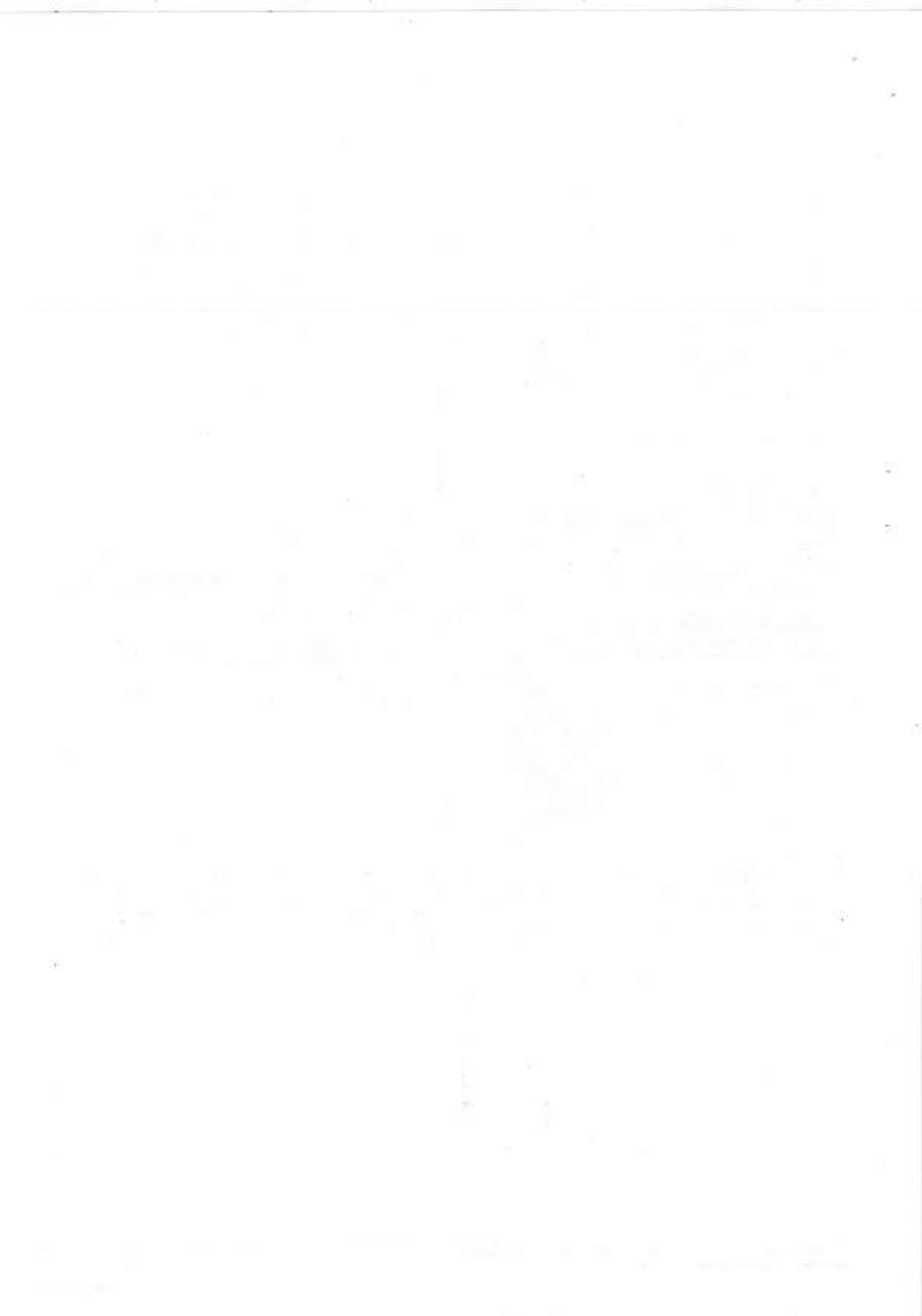
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4341/5208 (RS :-)	LR-1112/1	Bastu	Bastu	0.333 Dec	1/-	1,87,558/-	Property is on Road ,Last Reference Deed No :0621-I -00006-2017
L2	LR-4341/5209 (RS :-)	LR-1112/1	Bastu	Bastu	0.333 Dec	1/-	1,87,558/-	Property is on Road ,Last Reference Deed No :0621-I -00006-2017
L3	LR-4341/5210 (RS :-)	LR-1112/1	Bastu	Bastu	1 Dec	1/-	5,63,237/-	Property is on Road ,Last Reference Deed No :0621-I -00006-2017
L4	RS-4351/5211	RS-1112	Bastu	Bastu	0.444 Dec	1/-	2,50,077/-	Property is on Road ,Last Reference Deed No :0621-I -00006-2017
L5	LR-4341/5212 (RS :-)	LR-5774	Bastu	Bastu	0.06825 Dec	1/-	38,440/-	Property is on Road ,Last Reference Deed No :0605-I -01174-2003
L6	LR-4241/5213 (RS :-)	LR-5774	Bastu	Bastu	2.0337 Dec	1/-	11,45,454/-	Property is on Road ,Last Reference Deed No :0605-I -01174-2003



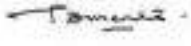
L7	LR-4341/5214 (RS :-)	LR-5774	Bastu	Bastu	0.062 Dec	1/-	34,921/-	Property is on Road
L8	LR-4343/5221 (RS :-)	LR-1112	Bastu	Bastu	10.5 Dec	1/-	59,13,984/-	Property is on Road
L9	LR-4344 (RS :-)	LR-1112	Bastu	Bastu	69.356 Dec	1/-	3,90,63,864/-	Property is on Road
L10	LR-4343 (RS :-)	LR-1112	Bastu	Bastu	55.32 Dec	1/-	3,11,58,247/-	Property is on Road
	TOTAL :				139.45Dec	10 /-	785,43,340 /-	
	Grand Total :				139.45Dec	10 /-	785,43,340 /-	

Declarant Details :

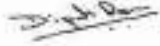
Sl No	Name, Address, Photo, Finger print and Signature												
1	MERLIN PROJECTS LIMITED 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Date of Incorporation:XX-XX-1XX4 , PAN No.:: aaxxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
2	TRIDENT COMMODEAL PRIVATE LIMITED 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Date of Incorporation:XX-XX-2XX0 , PAN No.:: aaxxxxxx4p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr Dinesh G Sanghvi Son of Late Gopalji V Sanghvi Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>15/05/2024</td><td>15/05/2024</td><td>15/05/2024</td><td>15/05/2024</td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Dinesh G Sanghvi Son of Late Gopalji V Sanghvi Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office				15/05/2024	15/05/2024	15/05/2024	15/05/2024
Name	Photo	Finger Print	Signature										
Mr Dinesh G Sanghvi Son of Late Gopalji V Sanghvi Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office													
15/05/2024	15/05/2024	15/05/2024	15/05/2024										
	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 Date of Birth:XX-XX-1XX6 , PAN No.:: aaxxxxxx2k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office												



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Pradip Kumar B Mehta (Presentant) Son of Late Bhuglal Mehta Date of Execution - 15/05/2024, Admitted by: Self, Date of Admission: 15/05/2024, Place of Admission of Execution: Office	Photo  May 15 2024 11:32AM	Finger Print  Captured LTI 15/05/2024	Signature  15/05/2024
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, Date of Birth:XX-XX-1XX4 , PAN No.: afxxxxxx7p, Aadhaar No: 34xxxxxxxx8417 Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Authorised Signatory), TRIDENT COMMODEAL PRIVATE LIMITED (as Authorised Signatory)				

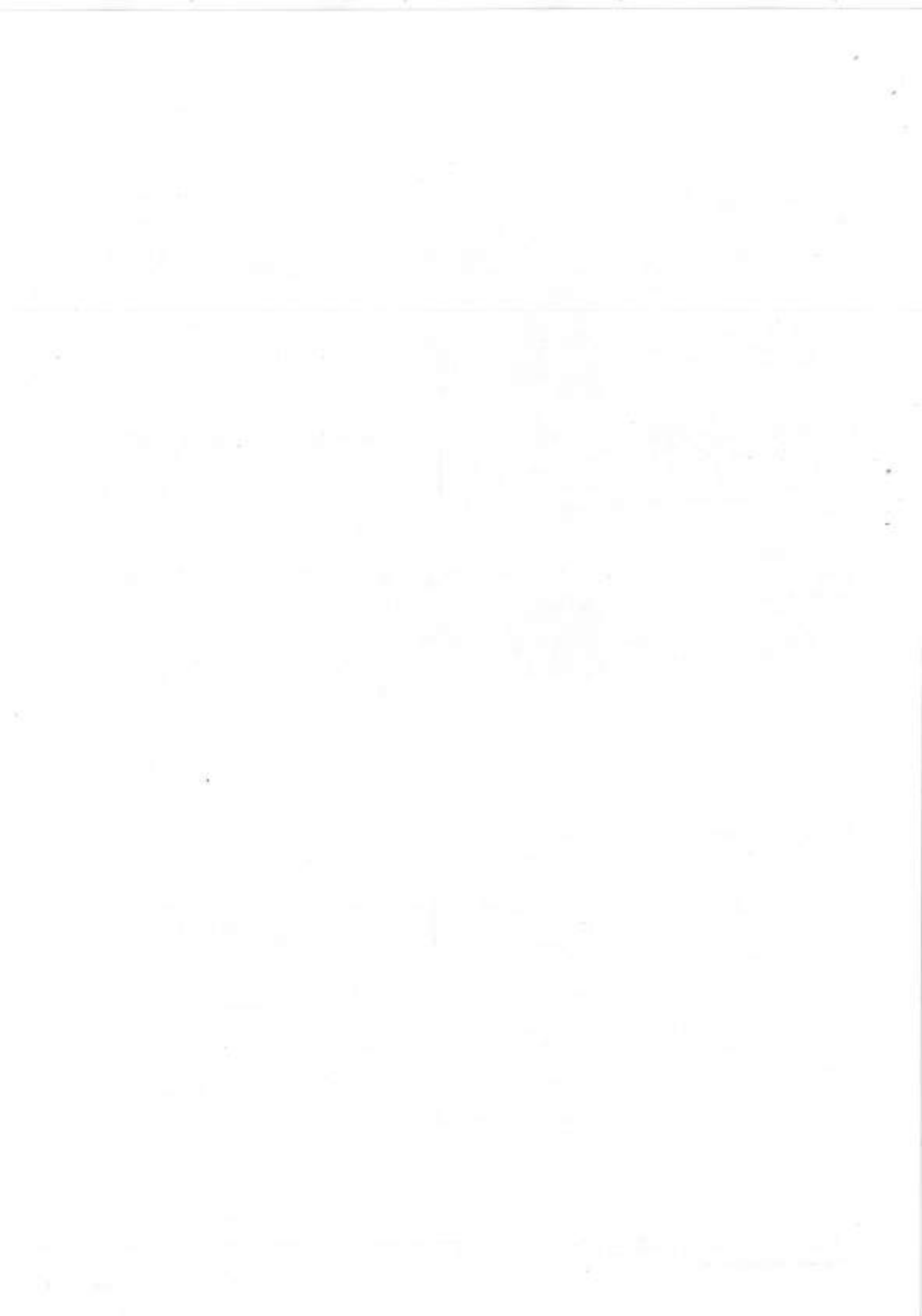
Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipak Ram Son of Mr M K Ram Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 15/05/2024	 Captured 15/05/2024	 15/05/2024
Identifier Of Mr Dinesh G Sanghvi, Pradip Kumar B Mehta			

Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: G. T. Road - Kotrung, Road Zone : (Holding located on bye lane -- Holding located on bye lane) , Mouza: Kotrung, , Ward No: 02, Holding No:98K JI No: 8, Pin Code : 712233

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4341/5208, LR Khatian No:- 1112/1	Owner:কলিমা খাতুন ., Gurdian:শেখ রাসিম আলি, Address:15,নজরুল সড়কী বাড়না , Classification:সাকাস, Area:0.00200000 Acre,	MERLIN PROJECTS LIMITED
L2	LR Plot No:- 4341/5209, LR Khatian No:- 1112/1	Owner:কলিমা খাতুন ., Gurdian:শেখ রাসিম আলি, Address:15,নজরুল সড়কী বাড়না , Classification:সাকাস, Area:0.00300000 Acre,	MERLIN PROJECTS LIMITED
L3	LR Plot No:- 4341/5210, LR Khatian No:- 1112/1	Owner:কলিমা খাতুন ., Gurdian:শেখ রাসিম আলি, Address:15,নজরুল সড়কী বাড়না , Classification:সাকাস, Area:0.01000000 Acre,	MERLIN PROJECTS LIMITED



L4	RS Plot No:- 4351/5211, RS Khatian No:- 1112		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 4341/5212, LR Khatian No:- 5774	Owner:মিঃ আব্দুল হক, Gurdian:মঃ মিরাজুল ইসলাম, Address:বিজি, Classification:আবাসিক,	MERLIN PROJECTS LIMITED
L6	LR Plot No:- 4241/5213, LR Khatian No:- 5774	Owner:মিঃ আব্দুল হক, Gurdian:মঃ মিরাজুল ইসলাম, Address:বিজি, Classification:আবাসিক, Area:0.01000000 Acre,	TRIDENT COMMODEAL PRIVATE LIMITED
L7	LR Plot No:- 4341/5214, LR Khatian No:- 5774	Owner:মিঃ আব্দুল হক, Gurdian:মঃ মিরাজুল ইসলাম, Address:বিজি, Classification:বিজি,	TRIDENT COMMODEAL PRIVATE LIMITED
L8	LR Plot No:- 4343/5221, LR Khatian No:- 1112		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 4344, LR Khatian No:- 1112		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 4343, LR Khatian No:- 1112		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190406938 / 2024

On 15-05-2024

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 11:20 hrs on 15-05-2024, at the Office of the A.R.A. - IV KOLKATA by Pradip Kumar B Mehta ,,

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

Execution is admitted on 15/05/2024 by Mr Dinesh G Sanghvi, Son of Late Gopalji V Sanghvi, 22, Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service

Identified by Mr Dipak Ram, , , Son of Mr M K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 15-05-2024 by Pradip Kumar B Mehta, Authorised 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; Authorised Signatory, TRIDENT COMMODEAL PRIVATE LIMITED, 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Identified by Mr Dipak Ram, , , Son of Mr M K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

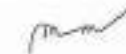
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 466, Amount: Rs.10.00/-, Date of Purchase: 06/02/2024, Vendor name: L K Das



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 396867 to 396879
being No 190406938 for the year 2024.



[Handwritten signature]

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.05.24 19:11:13 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 24/05/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.