

2728/2023

98K

I-2622/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

17-20 HRS

25/04/23

certified that the Document is admitted to
Registration The Signature Sheet and the
Indorsement have been attached to this document
in the part of this

A.R.A.
IIIAN-086498
Additional Registrar of
Assurances III Kolkata

26 APR 2023

DEED OF CONVEYANCE

THIS DEED is made on this 25th day of April Two Thousand Twenty
Three

BETWEEN

MR. PREM SHANKAR MISHRA, (PAN: AEOPM2139J), (Aadhaar No. 6943
0781 8381), son of Late Shrikrishna Mishra, by occupation Business, faith
Hindu, Citizen of India, residing at B-84, Shree Kunj, 51, Dobson Road,
P.O. Howrah, P.S. Golabari, Howrah, Pin-711 101, hereinafter referred to
as the "OWNER/VENDOR" (which expression shall unless excluded by or
repugnant to the context be deemed to mean and include his heirs,
executor, administrator and legal representative), of the **FIRST PART;**

AND

Visit Case No. 313 of 2023

J(1)- 250.00

J(2)- 800.00

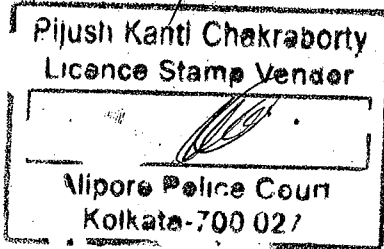
Total- 1050.00

Realised on 25/4/23

17 MAR 2023

No. 2576 Date
Name.....
Address.....
R. 100/-

B. C. LAHIRI
Advocate
Alipore Court
Kolkata-700 027



58
MERLIN PROJECTS LTD.

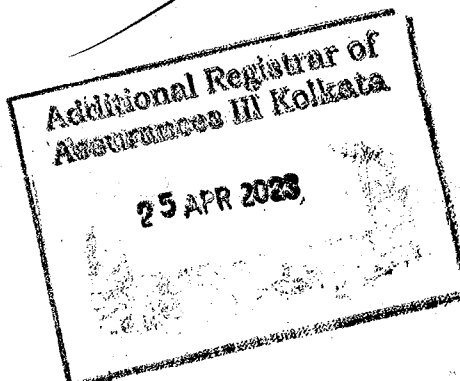
Director

58
RIDENT COMMODEAL PVT. LTD.

Director



825
Denn Shubertmiche

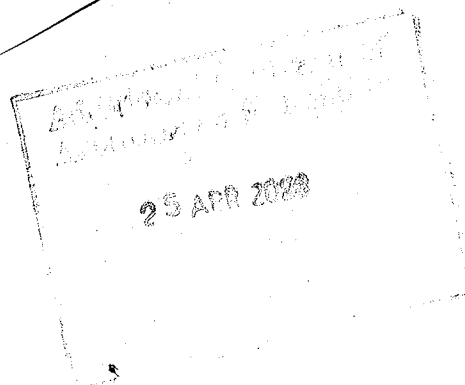


822
SARAJ KUMAR RAM
S/O LT. A.K. RAM
Alipore Police Court
Kolkata-700 027

(1) **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-700 033 represented by its Director **Mr. Dinesh G. Sanghvi** (PAN:AVHPS5172K), (Aadhaar No. 211730474698), son of Late Gopalji V. Sanghvi, by occupation- Business, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700033, (2) **TRIDENT COMMODEAL PRIVATE LIMITED** (PAN:AADCT3614P), a company incorporated under the Companies Act, 1956 having its Registered Office at 5/3, Pankajini Chatterjee Road, P.O. Tollygunge and P. S. Charu Market, Kolkata - 700 033 represented by its Director **Mr. Gaurang P Mehta**, (PAN:AKYPM1433F) (Aadhaar No.4126 28787215), son of Mr. Pradip Bhogilal Mehta, by occupation- Service, faith Hindu, Citizen of India, working for gain at 5/3, Pankajini Chatterjee Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033 and (3) **MR. DINESH G. SANGHVI** (PAN: AVHPS5172K), (Aadhaar No. 211730474698), son of Late Gopalji V. Sanghvi, by occupation- Business, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, hereinafter collectively referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and assigns) of the **SECOND PART**.

WHEREAS by virtue of the Final Decree in original Suit being Title Suit No. 32 of 1983 (T. S. No. 120 of 1979 Sri Ashoke Kumar Paul – Versus – Sri Ajit Kumar Paul) passed by the Ld. Assistant District Judge Additional Court of Hooghly, Sri Ajit Kumar Paul became the absolute owner of the properties lying and situated at Mouza-Kotrung, J.L. No. 8, P.S. Uttarpara, District Hooghly, as mentioned in schedule 'Cha' of the petition of compromise which is the part of the said decree.

AND WHEREAS in terms of the said final decree and as mentioned in the schedule 'Cha' of the petition of compromise, Sri Ajit Kumar Paul became the absolute owner of several properties including all that piece and parcel of land (classified as 'DANGA' and 'VITTI') measuring an area of 02 bighas 3 cottahs 9 chittaks 10 sft. more or less, lying and situate at Mouza Kotrung, J. L. No. 8, comprised in R. S. Dag Nos. 1673, 1674, 1688, 1687 and 1689 (Part) under R. S. Khatian Nos. 43, 2302 and 471, Revenue Survey No. 1763, Touzi No. 173, Pargana-Boro, previously being Municipal Holding No. 87K G.T. Road now Municipal Holding No. 98K G.T. Road, within the ambit of Uttarpara Kotrung Municipality, under Uttarpara Police Station in the District of Hooghly, more fully described in the **Part-I of the Schedule** hereunder written and hereinafter referred to as the '**Said Property**'.



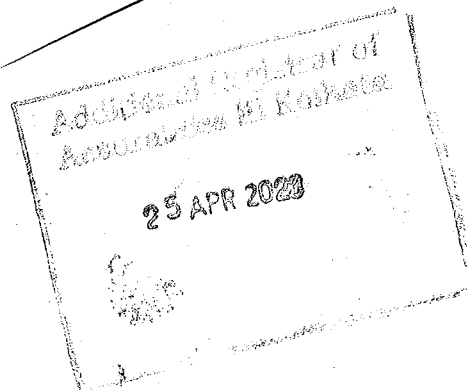
AND WHEREAS by virtue of a Deed of Conveyance dated 4th June, 1996, made between the said Sri Ajit Kumar Paul therein referred to as the Vendor of the one part and Sri Sujit Kumar Mitra and Sri Prem Chand Agarwal therein referred to as the Purchaser of the other part, duly registered at the office of Joint Sub-Registrar, Singur, District Hooghly, recorded in Book No. I, Volume No. 15, Pages 443 to 452, being No. 1370 for the year 1996 at or for a total consideration as mentioned in the said deed of conveyance the Vendor sold, conveyed and transfer the 'Said Property' unto and in favour of Sujit Kumar Mitra and Prem Chand Agarwal. Therefore, the said Sujit Kumar Mitra and Sri Prem Chand Agarwal by virtue of the above said deed of conveyance became joint owners of the 'Said Property' in equal shares and also seized and possessed the same.

AND WHEREAS the said Prem Chand Agarwal (being one of the owner), by virtue of an Indenture dated 22nd September, 2005, duly registered at the office of Additional District Sub Registrar, Serampore, Hooghly, recorded in Book No. I, Volume No. 4, Pages 25608 to 25631, being No. 06225, for the year 2005, at or for a total consideration mentioned in the said deed of sale sold, conveyed and transferred 50% undivided share in respect of the 'Said Property' equally unto and in favour of Prem Shankar Mishra and his wife Manju Mishra.

AND WHEREAS by virtue of a Deed of Conveyance dated 28.07.2022 duly registered at the office of ARA-III, Kolkata, being Deed No.190307756 for the year 2022, the Owner / Vendor herein Mr. Prem Shankar Mishra, and his wife Smt. Manju Mishra have jointly sold, conveyed and transferred the aforesaid 50% undivided share of total land measuring about 43 Cottahs, 09 Chittaks 10 Sft, along with the structure, as more fully described in the Part-I of Schedule hereunder written on the terms, conditions and consideration mentioned therein unto and in favour of the Purchasers herein.

AND WHEREAS the said Sujit Kumar Mitra died intestate on 17.01.2006 leaving behind him his surviving legal heirs Smt. Moitri Mitra (widow) and two sons namely Koushik Mitra and Souvik Mitra, who became the joint owners in respect of remaining 50% undivided share of the 'Said Property'.

AND WHEREAS the legal heirs of the said Sujit Kumar Mitra (since deceased) i.e. Smt. Moitri Mitra, Koushik Mitra and Souvik Mitra, by virtue of a Deed of Sale dated 28th April, 2006, duly registered at the office of Additional District Sub Registrar, Serampore, Hooghly, recorded in Book



No. I, CD Volume No. 4, Pages 1578 to 1605, being No. 02693, for the year 2006, at or for a total consideration mentioned in the said deed of sale, jointly sold, conveyed and transferred the remaining 50% undivided share in respect of the 'Said Property' mentioned in the said Deed of Sale unto and in favour of Prem Shankar Mishra being the Owner/Vendor herein.

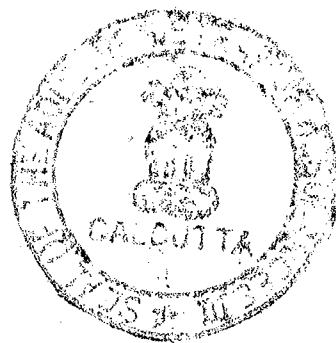
AND WHEREAS pursuant to the aforesaid purchase, the said Prem Shankar Mishra became the absolute owner in respect of remaining 50% undivided share of the 'Said Property'.

AND WHEREAS the Purchasers herein are satisfied with the Title of the Owner/Vendor relating to remaining 50% undivided share of the 'Said Property' have approached the Owner/Vendor herein to purchase the said remaining 50% undivided share in the 'Said Property' on as is and where is basis. Pursuant to such approach made by the Purchasers herein the Owner/Vendor herein has agreed to sell the said remaining 50% undivided share of the 'Said Property' which is equivalent to 21 cottahs 12 Chittaks 27.5 sq. ft. more or less lying and situated at Holding No. 98K, G. T. Road, Hindmotor, Hooghly, previously being Municipal Holding No. 87K G.T. Road, more fully described in the **Part-II of the Schedule** hereunder written and hereinafter referred to as the '**Demised Property**', at or for a total Consideration Amount of Rs.2,50,00,000/- (Rupees Two Crore Fifty Lakh only) and the Purchasers have agreed to purchase the same jointly as per the following ratio:

- | | | | |
|----|-----------------------------|---|-------|
| 1. | Merlin Projects Ltd. | : | 47.5% |
| 2. | Trident Commodeal Pvt. Ltd. | : | 35.0% |
| 3. | Mr. Dinesh G Sanghvi | : | 17.5% |

AND WHEREAS subsequently the Owner/Vendor and the Purchasers entered into a Sale Agreement on 01.03.2019 and the same was duly registered at the Office of ARA-III, Kolkata, recorded in Book No. I, Volume 1903-2019, Pages from 32358 to 32403, being No. 190300699 for the year 2019 in respect of the said 'Demised Property'.

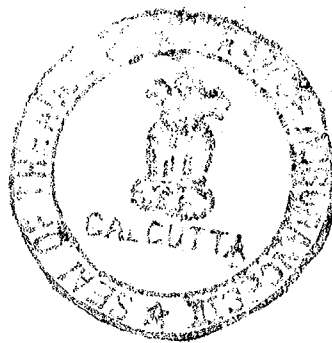
AND WHEREAS the Purchasers have now approached the Owner/Vendor for execution and Registration of Deed of Conveyance of the said 'Demised Property' upon payment of agreed full consideration amount to the Owner/Vendor and the Owner/Vendor in compliance of his contractual obligation under the said registered Sale Agreement towards the Purchasers herein is executing and Registering the instant Deed of Conveyance in favour the Purchasers herein and simultaneously handing over possession of the said 'Demised Property' to the Purchasers herein.



Additional Registrar of
Assurances at Kolkata
25 APR 2023

NOW THIS DEED WITNESSETH as follows:

I. That in pursuance of the aforesaid agreement and in consideration of a total sum of Rs.2,50,00,000/- (Rupees Two Crore Fifty Lakh only) paid by the Purchasers to the Owner/Vendor at or before execution to these presents (the receipt whereof the Owner/Vendor do hereby admit and acknowledge) and or from the same every part thereof acquit, release and discharge the Purchasers and every one of them and also the said "Demised Property" morefully and particularly mentioned in the **Part-II** of the **Schedule** hereunder written, the Owner/Vendor as beneficial and absolute Owner do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto and in favour of the Purchasers the said 'Demised Property' **HOWSOEVER OTHERWISE** the said 'Demised Property' now and heretofore was situated, butted, bounded, called known numbered described and distinguished together with all benefits and advantages of amount and other rights, liberties, easements, privileges, appendages whatsoever to the said 'Demised Property' or any part thereby belonging or in any way appertaining as or with the same or any part thereof usually held, used, occupied or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder / remainders, rents, issued and profits inheritance, use, trust, claim and demand whatsoever both out of law and equity, if the Owner/Vendor into and upon the 'Demised Property' and every part thereof and all deeds, pattahs, muniments and evidences of title within any way relate to the 'Said Property' or the said 'Demised Property' or any part or parcel thereof and which are or hereafter shall or may in the custody, power and possession of the Owner/Vendor or any person whom they can or may procure the same without action and suit at law or in equity **TO HAVE AND TO HOLD** the said 'Demised Property' and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, numbers and appurtenance up to and to the use of the Purchasers forever and the Owner/Vendor do hereby for themselves covenants with the Purchasers that **NOTWITHSTANDING** any act, deed, matter and things whatsoever by the Owner/Vendor in title, done or executed or knowingly suffered to the contrary the Owner/Vendor had at all material times heretofore and now have good, right, full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said 'Demised Property' hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and that the Purchasers shall and may at all times hereafter peaceably and equitably posses and enjoy the said 'Demised Property'

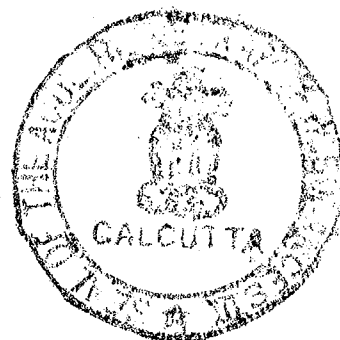


Additional Registrar of
Assurances LI Kolkata
25 APR 2023

and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, interruption claim or demand whatsoever from or by the Owner/Vendor or any person/persons lawfully or equitably claiming from under or in trust for them or from or under any of their ancestor or predecessor-in-title and that free and clear and freely and clearly absolutely acquitted, exonerated and realized or otherwise by and all the costs and expenses of the Owners/Vendors well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owner/Vendor or any person or persons lawfully or equitably claiming as aforesaid and **FURTHERMORE** that the Owner/Vendor and all person or persons lawfully or equitably claiming and estate or interest whatsoever in the said 'Demised Property' and any part thereof. The Owner/Vendor shall be from time to time and at all times hereafter at the request and cost of the Purchasers, (its successor or successors in office administrators and assigns) do or cause to be done and execute all such acts, deeds and things whatsoever for perfectly assigning the said 'Demised Property' and every part thereof and to the use of the Purchasers, (its successor or successors in office administrators and assigns) in the manner aforesaid as shall or may be reasonably required.

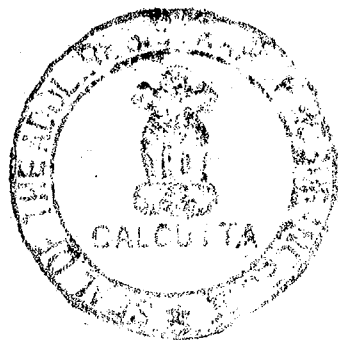
II. The Owner/Vendor do hereby covenant with the Purchasers that:

- i. The Owner/Vendor has received the full Consideration amount for the Sale as mentioned and acknowledges in the Memo of Consideration hereunder.
- ii. The Owner/Vendor has good right, full power and absolute authority to sell, transfer and convey the said 'Demised Property'.
- iii. The Owner/Vendor shall keep the Purchasers well and sufficiently saved harmless indemnified from and against all former title and encumbrances to the said 'Demised Property'.
- iv. The said 'Demised Property' free from all cumbrances, charges and lien.
- v. All the statutory outgoings in respect of the said 'Demised Property' including municipality taxes and charges, khazna are paid upto date. From now onward the Purchasers will be responsible payment of the same.



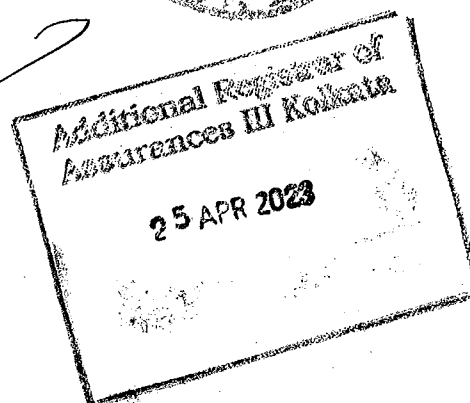
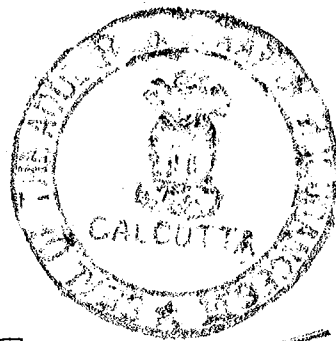
Additional Registrar of
Assurances VI Kolkata
25 APR 2023

- vi. The name of the Owner/Vendor is mutated in record of Uttarpara Kotrung Municipality and in the concerned BL&LRO in respect of the 'Said Property.'
- vii. The Owner/Vendor shall, at the costs and requests of Purchasers, do all such acts and execute all documents as be required for more perfectly assuring the said 'Demised Property' unto the Purchasers and shall also produce and/or provide for inspection of all title documents and papers unless prevented by fire or irresistible force.
- viii. Notwithstanding any act deed matter or thing whatsoever done by the Owner/Vendor or his predecessor-in-title or any of them done executed or knowingly suffered to the contrary, the Owner / Vendor is fully and absolutely seized and possessed of the said 'Demised Property' without any condition use trust or other thing whatsoever to alter or make void the same.
- ix. Notwithstanding any such act, deed or thing whatsoever aforesaid the Owner/Vendor now has good right, full and lawful power, absolute authority, indefeasible title to grant, convey, transfer, assign and assure the said 'Demised Property' hereby granted, transferred, conveyed, assured and assigned or expressed or intended to be with the appurtenance his belonging unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.
- x. The Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly hold, occupy possess and enjoy the said 'Demised Property' hereby granted transferred, conveyed assigned and assured or expressed or intended so to be any and every part thereof and receive enjoy and take rents issues and profits thereof for their absolute use and benefit without any lawful hindrances interruption, disturbances suit, eviction, claim or demand whatsoever from or by the Owner/Vendor or any person or persons whatsoever.
- xi. Free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Owner/Vendor well and sufficiently saved, defended, kept harmless and indemnified against all estates, charges encumbrances, liens, attachments, lispens, tenancies, occupancies, uses, trusts, debutors, right, title interest, claims and demands whatsoever created occasioned or suffered by the Owner/Vendor or any person or persons lawfully or equitably claiming as aforesaid.



Additional Registrar of
Assurances III Kolkata
25 APR 2023

- xii. The Owner/Vendor and all persons having and lawfully claiming any estate right, title or interest into or upon the said 'Demised Property' and every part thereof from through or in trust for the Owner/Vendor and/or their predecessor-in-title or any of them shall and will from time to time at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done or executed all such acts, deeds, matters, assurances and things whatsoever for further better and more perfectly granting, assuring, transferring the said 'Demised Property' hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and transferred and assigned and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as shall or may be reasonably required.
- xiii. The said 'Demised Property' or any and every part thereof is not attached in any proceeding including Certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demand Recovery Act or otherwise and that no Certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and the said 'Demised Property' is free from all encumbrances and liabilities whatsoever.
- xiv. In case the Purchasers is deprived of the possession of the said 'Demised Property' or any and every part thereof for any defect in the title the Owner/Vendor shall refund the amount of consideration along with all other costs, and expenses in connection with or in relation to the said 'Demised Property' charges or the Owner/Vendor shall be liable to pay compensation the Purchasers in any way admissible under the laws.
- xv. The Owner/Vendor has not yet received any notice for requisition or acquisition of the said 'Demised Property' or any part or portion thereof described in the Schedule below.
- xvi. The Purchasers and all person or persons claiming through under them shall have undisputed and manner of rights in along through over or under the common passage.



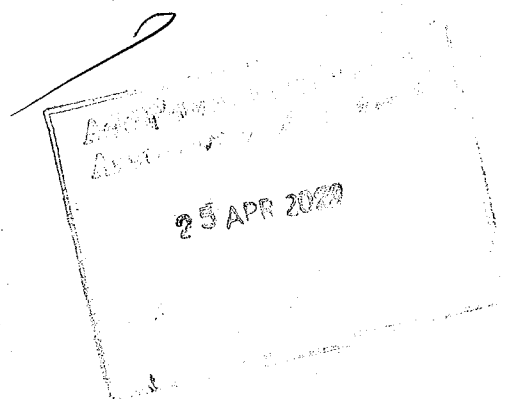
- xvii. It is hereby declared that the land, declared in the Schedule below is the self acquired land of the Owner/Vendor and the Owner/Vendor is not the benamder of the any one.
- xviii. The Owner/Vendor by this Indenture does hereby accord his consent to the Purchasers for mutating their names in the records of the Concerned Authority/ties in respect of the said 'Demised Property' and the Owner/Vendor and all his persons at all times hereinafter indemnify and keep indemnified for the same in favour of the Purchasers.
- xix. The Owner/Vendor shall and will from time to time and at all times hereafter indemnify and keep the Purchasers indemnified of, from and against all losses, damages, claims, demands, costs, charges, expenses, suits, actions, proceedings of whatsoever nature, which the Purchasers may suffer, incur, or may be put to, or may be liable for any reason or any defect in the title of the Owner/Vendor in respect of the said 'Demised Property'.

SCHEDULE AS REFERRED TO ABOVE

**PART-I
(Said Property)**

ALL THAT piece and parcel of land with structure, land measuring about 43 Cottahs, 09 Chittaks 10 Sft, more or less and structure measuring about 5000 sq. ft. to be little more or less having cemented flooring, and having more than 25 years old structure with tin sheds, lying and situated at Mouza - Kotrung, J. L. No. 8, comprised in R. S. Dag Nos. 1673, 1674, 1688, 1687 and 1689 (Part), corresponding to L.R. Dag No. 4344, under R. S. Khatian Nos. 43, 2302 and 471, corresponding to L.R. Khatian No. 2007, Revenue Survey No. 1763, Touzi No. 173, Pargana-Boro, previously being Municipal Holding No. 87K G.T. Road (West) now Municipal Holding No. 98K G.T. Road, under Ward No. 2 of Uttarpara Kotrung Municipality, P.O. Hindmotor, P.S. Uttarpara, District Hooghly, Pin-712233, butted and bounded as follows:

ON THE NORTH	:	By Premises No. 94/6/1K, GT Road;
ON THE SOUTH	:	By dwelling units;
ON THE EAST	:	By G. T. Road;
ON THE WEST	:	By Premises No. 94/6K, GT Road.



SCHEDULE AS REFERRED TO ABOVE
(PART-II)
(Demised Property)

ALL THAT the piece and parcel of land with structure, land measuring about 21 Cottahs, 12 Chittaks 27.5 Sq. ft. more or less and structure measuring about 2500 sq. ft. little more or less, being equivalent to 50% undivided share of the 'Said Property' more fully mentioned in Part-I of the Schedule, lying and situated at Mouza - Kotrung, J. L. No. 8, comprised in R. S. Dag Nos. 1673, 1674, 1688, 1687 and 1689 (Part), corresponding to L.R. Dag No. 4344, under R. S. Khatian Nos. 43, 2302 and 471, corresponding to L.R. Khatian No. 2007, Revenue Survey No. 1763, Touzi No. 173, Pargana-Boro, previously being Municipal Holding No. 87K G.T. Road (West) now Municipal Holding No. 98K G.T. Road, under Ward No. 2 of Uttarpara Kotrung Municipality, P.O. Hindmotor, P.S. Uttarpara, District Hooghly, Pin-712233.

IN WITNESS WHEREOF the parties have executed these presents on the day month and year above written first.

SIGNED AND DELIVERED by the
OWNER/VENDOR at Kolkata in
the presence of:

1. *Arijit Das*

Mem. Shambhu Mishra

2. *Ganjam Pray.*

SIGNED AND DELIVERED by the
PURCHASERS at Kolkata in the
presence of:

1. *Arijit Das*

22, Prince Anwar Shah Road,
Kolkata-700 033

2. *Ganjam Pray.*
22, Prince Anwar Shah Road,
Kolkata-700 033

MERLIN PROJECTS LTD.

[Signature]

Director

TRIDENT COMMODEAL PVT. LTD.

[Signature]

Director

[Signature]

Prepared by me

[Signature]

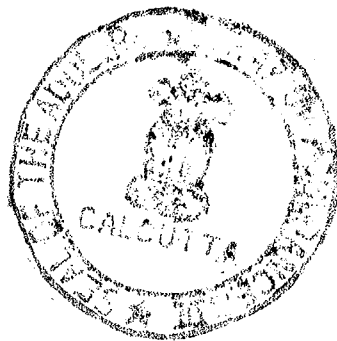
BAPI DAS

Advocate

Alipore Police Court

Kolkata - 700 027

Regd. No.-WB-613/2001

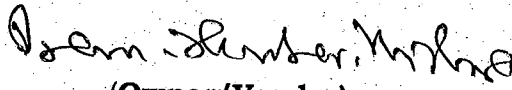


Additional Request of
Assessment of 10.0000
25 APR 2023

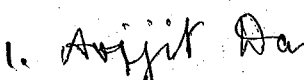
MEMO OF CONSIDERATION

RECEIVED a sum of Rs.2,50,00,000/- (Rupees Two Crore Fifty Lakh only) from the Purchasers herein as the full consideration money as per the memo given below:

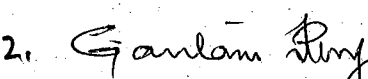
Payment made by	Mode of Payment	Instrument No.	Date	Bank	Amount (Rs.)
Merlin Projects Ltd.	Cheque	009836	28.02.2019	Kotak Mahindra Bank Ltd.	29,65,000/-
Merlin Projects Ltd.	RTGS	IBKLR9202 304250000 4398	25.04.2023	IDBI Bank Ltd.	87,91,250/-
Trident Commodeal Pvt. Ltd.	Demand Draft	425093	24.04.2023	Indian Bank	86,62,500/-
Dinesh G Sanghvi	Manager's Cheque	203273	24.04.2023	HDFC Bank Ltd.	43,31,250/-
Merlin Projects Ltd.	TDS				1,18,750/-
Trident Commodeal Pvt. Ltd.	TDS				87,500/-
Dinesh G Sanghvi	TDS				43,750/-
					Rs.2,50,00,000/-


(Owner/Vendor)

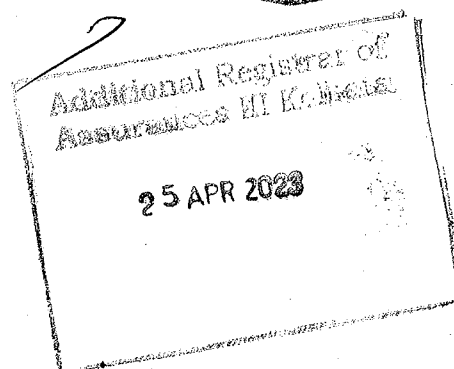
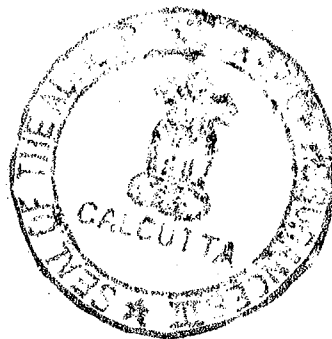
Witnesses:

1. 

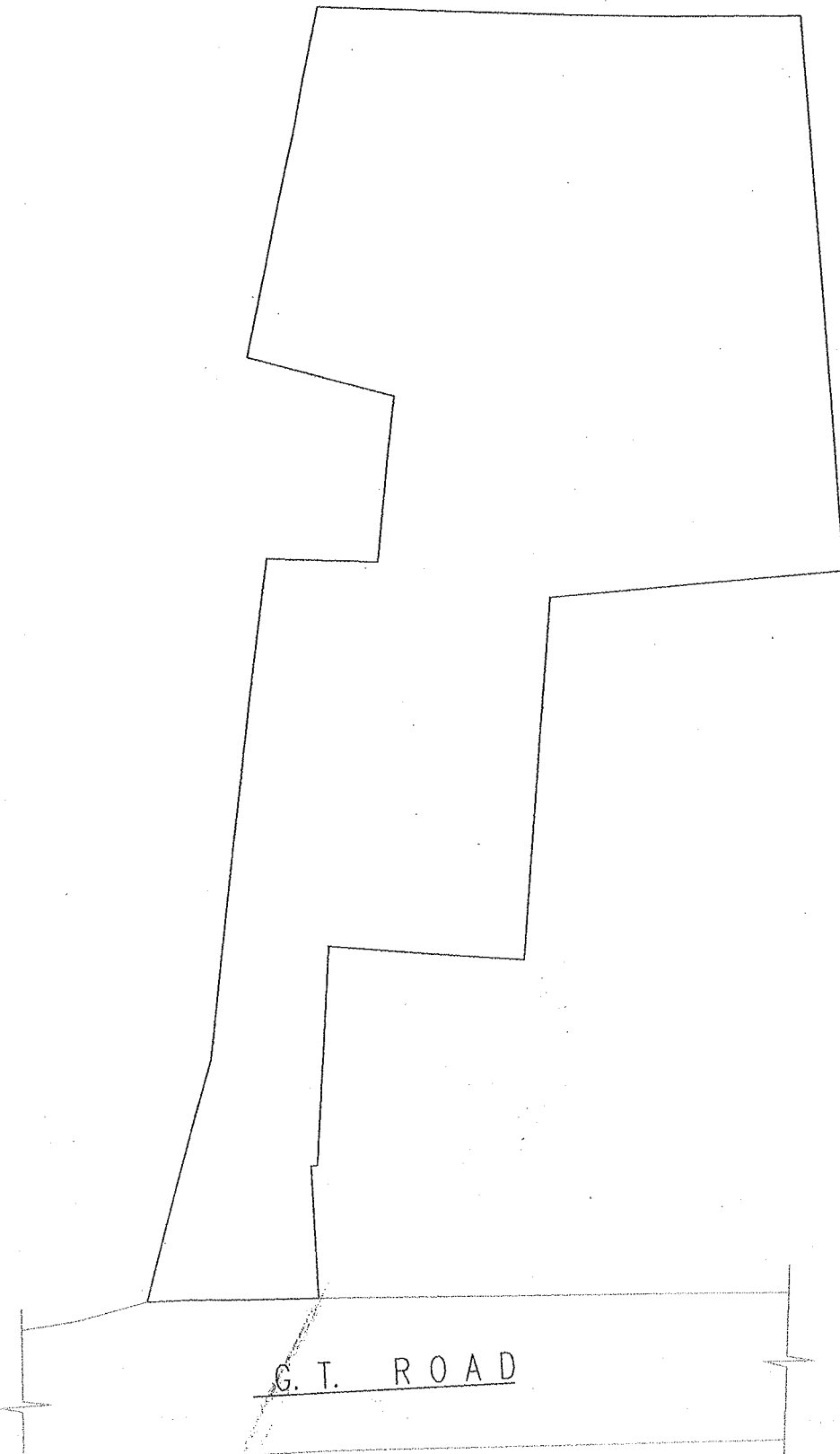
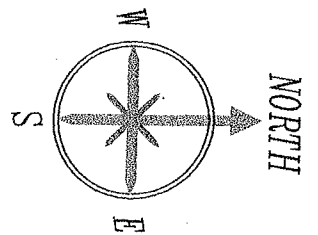
22, Prince Anwar Shah Road,
Kolkata-700 033

2. 

22, Prince Anwar Shah Road,
Kolkata-700 033



SITE PLAN OF
PRES. NO.- 98K, G. T. ROAD
KOTRUNG, HOOGHLY- 712233



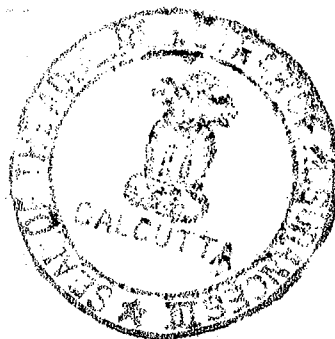
✓ St
MERLIN PROJECTS LTD.

✓ St
Director

TRIDENT COMMDEAL PVT. LTL

Director
Director

Dem. R. W. S. M. S. S.



Additional Registrar of
Assurances III Kolkata
25 APR 2023



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240022947251

GRN Details

GRN: 192023240022947251 Payment Mode: Online Payment
GRN Date: 21/04/2023 16:39:42 Bank/Gateway: IDBI Bank
BRN: 725777067 BRN Date: 21/04/2023 18:11:00
GRIPS Payment ID: 210420232002294724 Payment Init. Date: 21/04/2023 16:39:42
Payment Status: Successful Payment Ref. No: 8000973028/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: MERLIN PROJECTS LTD
Address: 22 PRINCE ANWAR SHAH ROAD KOLKATA, West Bengal, 700033
Mobile: 6289218132
Contact No: 8334980846
Depositor Status: Buyer/Claimants
Query No: 8000973028
Applicant's Name: SAROJ KUMAR RAM
Address: A.R.A. - III KOLKATA
Office Name: A.R.A. - III KOLKATA
Identification No: 8000973028/3/2023
Remarks: Sale, Sale after registered sale agreement without possession Payment No 3
Period From (dd/mm/yyyy): 21/04/2023
Period To (dd/mm/yyyy): 21/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000973028/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	30
2	8000973028/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	250098
Total				250128

IN WORDS: TWO LAKH FIFTY THOUSAND ONE HUNDRED TWENTY EIGHT ONLY.



Additional Registrar of
Assurances III Kolkata
25 APR 2023



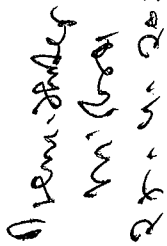
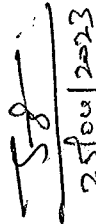
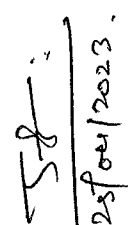
Government of West Bengal

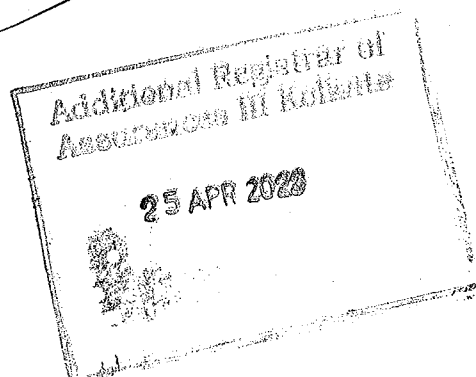
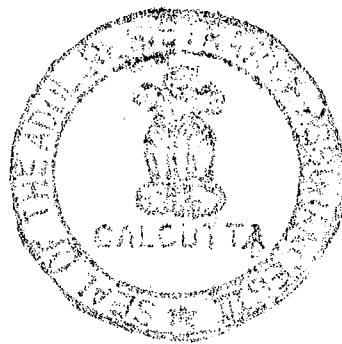
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

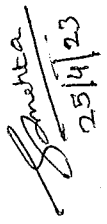
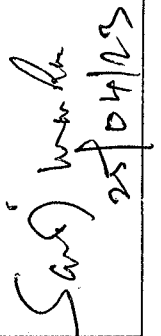
Signature / LTI Sheet of Query No/Year 19038000973028/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

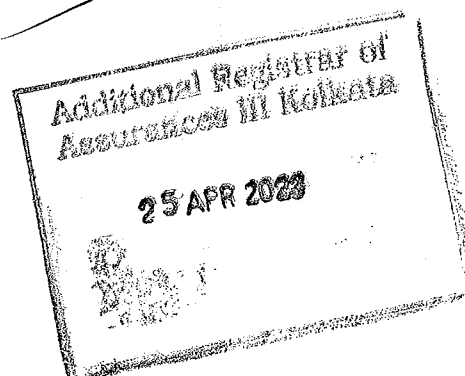
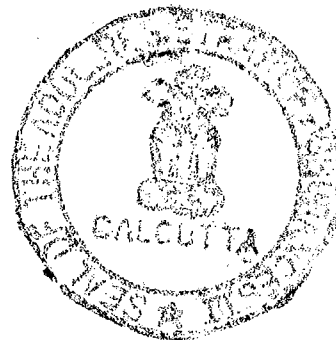
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Prem Shankar Mishra B-84, Shree Kunj, 51, Dobson Road,, City:- Howrah, P.O:- Howrah, P.S:-Golabari, District:- Howrah, West Bengal, India, PIN:- 711101	Seller			 25.04.2023
2	Mr Dinesh G Sanghvi Pr Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033	Buyer			 25/04/2023
3	Mr Dinesh G Sanghvi 22, Pr Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	Represent ative of Buyer [Merlin Projects Limited]			 25/04/2023



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Gaurang Pradip Mehta , 5/3, Pankajini Chatterjee Road, City:- Kolkata, P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	Representative of Buyer [Trident Commodal Private Limited]			 25/4/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Saroj Kumar Ram Son of Late A K Dam , Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Mr Prem Shankar Mishra, Mr Dinesh G Sanghvi, Mr Dinesh G Sanghvi, Mr Gaurang Pradip Mehta			 25/04/23


(Samar Kumar Pramanick)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal



Thumb

1st finger

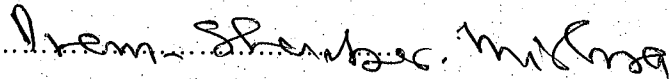
mid finger

ring finger

small finger

	left hand					
	right hand					

Name : PREM SHANKAR MISHRA

Signature: 

Thumb

1st finger

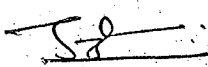
mid finger

ring finger

small finger

	left hand					
	right hand					

Name: DINESH G SANHVI

Signature: 

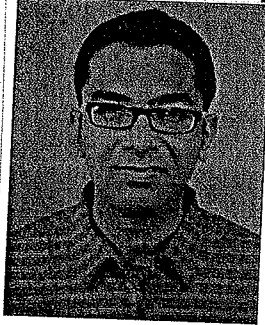
thumb

1st finger

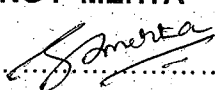
mid finger

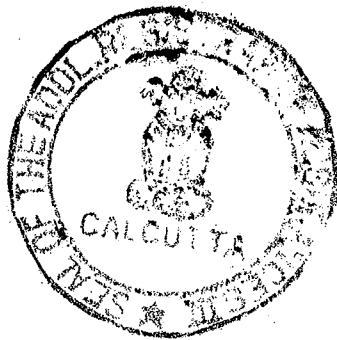
ring finger

small finger

	left hand					
	right hand					

Name: GAURANG P MEHTA

Signature: 



2
Additional Registrar of
Assurances III Kolkata
25 APR 2023

Major Information of the Deed

Deed No :	I-1903-02622/2023	Date of Registration	26/04/2023
Query No / Year	1903-8000973028/2023	Office where deed is registered	
Query Date	17/04/2023 12:36:22 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SAROJ KUMAR RAM , ALIPORE POLICE COURT, Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, Status :Others		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,50,00,000/-	Rs. 4,99,03,105/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 130/- (Article:23)	Rs. 2,50,098/- (Article:A(1), E, M)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 190300699/2019 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, Mouza: Kotrung, Premises No: 98K, , Ward No: 02 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	RS-1673	RS-43	Bastu	Bastu	8 Katha 11 Chatak 15 Sq Ft	80,00,000/-	1,79,46,929/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	RS-1674	RS-43	Bastu	Bastu	5 Katha 4 Chatak	50,00,000/-	1,08,19,680/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	RS-1687	RS-2302	Bastu	Bastu	14 Chatak 22.5 Sq Ft	10,00,000/-	18,67,684/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	RS-1688	RS-2302	Bastu	Bastu	4 Katha 9 Chatak 17 Sq Ft	40,00,000/-	94,51,478/-	Property is on Road Adjacent to Metal Road, , Project Name :
L5	RS-1689	RS-471	Bastu	Bastu	2 Katha 5 Chatak 18 Sq Ft	20,00,000/-	48,17,334/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			35.9505Dec	200,00,000 /-	449,03,105 /-	
	Grand Total :				35.9505Dec	200,00,000 /-	449,03,105 /-	

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, L4, L5	2500 Sq Ft.	50,00,000/-	50,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2500 sq ft	50,00,000 /-	50,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Prem Shankar Mishra Son of Late Shrikrishna Mishra B-84, Shree Kunj, 51, Dobson Road,, City:- Howrah, P.O:- Howrah, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx9J, Aadhaar No: 69xxxxxxxx8381, Status :Individual, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Merlin Projects Limited 22, Pr 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
2	Trident Commodeal Private Limited 5/3, Pankajini Chatterjee Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx4P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	Mr Dinesh G Sanghvi (Presentant) Son of Late Gopalji V Sanghvi Pr 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: Business, Citizen of: India, PAN No.:: AVxxxxxx2K, Aadhaar No: 21xxxxxxxx4698, Status :Individual, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Dinesh G Sanghvi Son of Late Gopalji V Sanghvi 22, Pr 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: Business, Citizen of: India, , PAN No.:: AVxxxxxx2K, Aadhaar No: 21xxxxxxxx4698 Status : Representative, Representative of : Merlin Projects Limited (as Director)
2	Mr Gaurang Pradip Mehta Son of Mr Pradip Bhogilal Mehta , 5/3, Pankajini Chatterjee Road, City:- Kolkata, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3F, Aadhaar No: 41xxxxxxxx7215 Status : Representative, Representative of : Trident Commodore Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Saroj Kumar Ram Son of Late A K Dam , Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr Prem Shankar Mishra, Mr Dinesh G Sanghvi, Mr Dinesh G Sanghvi, Mr Gaurang Pradip Mehta			

On 17-04-2023

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 4,99,03,105/-



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA

Kolkata, West Bengal

On 25-04-2023

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

Presented for registration at 17:20 hrs on 25-04-2023, at the Private residence by Mr Dinesh G Sanghvi , one of the Claimants.

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

Execution is admitted on 25/04/2023 by 1. Mr Prem Shankar Mishra, Son of Late Shrikrishna Mishra, B-84, Shree Kunj, 51, Dobson Road,, P.O: Howrah, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 2. Mr Dinesh G Sanghvi, Son of Late Gopalji V Sanghvi, Road: Pr Anwar Shah Road, , P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Indetified by Saroj Kumar Ram, , , Son of Late A K Dam, , 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 25-04-2023 by Mr Dinesh G Sanghvi, Director, Merlin Projects Limited, 22, Pr Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Saroj Kumar Ram, , , Son of Late A K Dam, , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 25-04-2023 by Mr Gaurang Pradip Mehta, Director, Trident Commodeal Private Limited, 5/3, Pankajini Chatterjee Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Saroj Kumar Ram, , , Son of Late A K Dam, , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA

Kolkata, West Bengal

On 26-04-2023

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,50,098.00/- (A(1) = Rs 2,50,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,50,098/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2023 6:11PM with Govt. Ref. No: 192023240022947251 on 21-04-2023, Amount Rs: 2,50,098/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 725777067 on 21-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 30/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2576, Amount: Rs.100.00/-, Date of Purchase: 17/03/2023, Vendor name: Pijush Kanti Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2023 6:11PM with Govt. Ref. No: 192023240022947251 on 21-04-2023, Amount Rs: 30/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 725777067 on 21-04-2023, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 99842 to 99864

being No 190302622 for the year 2023.



Digitally signed by Samar kumar
pramanick
Date: 2023.04.28 16:11:34 -04:00
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/04/28 04:11:34 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)
