

94/12

18358/2022

8210/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
A.R.A.
IV

AM 150321

Conveyance

1. Date: 09th November, 2022
2. Nature of document: Deed of Conveyance.
3. Parties:

3.1 Vendors/Owners: (1) Ruksana Siraj (PAN. AKUPS1023P) (AADHAAR: 626416215546) Wife of late Sk. Sirajul Islam alias Sirajul Islam Sheik (2) Shirin Afroz (PAN. ATPPA0117N) (AADHAAR: 692425503133) (3) Irin Afroz (PAN. ATZPA8417F) (AADHAAR: 756642100769) both daughter of late Sk. Sirajul Islam alias Sirajul Islam Sheik, all are by faith Muslim, Occupation House Wife/Service, Nationality Indian, residing at 61, Kotrung G.T.Road, Dharsha, Post Office - Hindmotor, Police Station - Uttarpara, Dist - Hooghly, Pin- 712233, herein after referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and

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

Page 1 of 14

Additional Registrar of
Assurances-IV, Kolkata

12 JUN 2023

Additional Registrar of
Assurances-IV, Kolkata

26096757
m
p-27-11-22

04.27.22
p-417595/-

45962

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

ANUPRATA DHAR
(Advocate)
C.M.M. Court, Kol-1

13 AUG 2022

13 AUG 2022

For Self and
MERLIN PROJECTS LIMITED
TRIDENT COMMODEAL PVT. LTD.
MR. DINESH G SANGHVI

DIRECTOR/AUTHORISED SIGNATORY

Rukhsara Siraj,

Rukhsara Siraj,

11905

11906

Shirin Anwar.

11907

Alpore



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 NOV 2022

11913

SARAJ KUMAR RAM
S/O LT. A.K. RAM
Alipore Police Court



Government of West Bengal

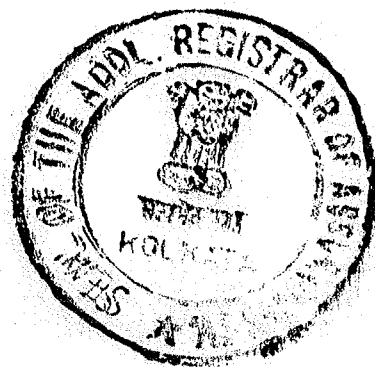
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

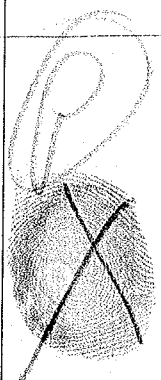
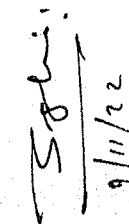
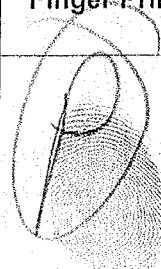
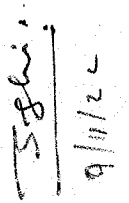
Signature / LTI Sheet of Query No/Year 19042003096757/2022

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
1	Ruksana Siraj 61, Kotrung G T Road, Dhasha, City:- , P.O:- Hindmotor, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712233	Seller		11905 	Ruksana Siraj 09.11.22
2	Shirin Afroz 61, Kotrung G T Road, Dhasha, City:- , P.O:- Hindmotor, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712233	Seller		11906 	Shirin Afroz 09.11.22
3	Irin Afroz 61, Kotrung G T Road, Dhasha, City:- , P.O:- Hindmotor, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712233	Seller		11907 	Irin Afroz 09.11.22



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 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	Representative of Buyer [MERLIN PROJECTS LIMITED] [TRIDENT COMMODIAL PRIVATE LIMITED]			 9/11/22
SI No.	Name of the Executant	Category	Photo	Finger-Print	Signature with date
5	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	Buyer			 9/11/22
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Ruksana Siraj, Shirin Afroz, Irin Afroz, Mr Dinesh G Sanghvi, Mr DINESH G SANGHVI		11913 	 09/11/22

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





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

GRN Details

GRN: 192022230174947601 Payment Mode: Online Payment
GRN Date: 15/11/2022 18:41:22 Bank/Gateway: IDBI Bank
BRN : 719020027 BRN Date: 15/11/2022 18:47:59
Payment Status: Successful Payment Ref. No: 2003096757/18/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: MERLIN PROJECTS LTD
Address: MOZA KOTRUNG DIST HOOGHLY DAG 4341/5208-4341/5214
Mobile: 9874990080
EMail: ranjan@merlinprojects.com
Contact No: 40154545
Depositor Status: Buyer/Claimants
Query No: 2003096757
Applicant's Name: Mr Bapi Das
Address: A.R.A. - IV KOLKATA
Office Name: A.R.A. - IV KOLKATA
Identification No: 2003096757/18/2022
Remarks: Sale, Sale Document Payment No 18
Period From (dd/mm/yyyy): 15/11/2022
Period To (dd/mm/yyyy): 15/11/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2003096757/18/2022	Property Registration- Stamp duty	0030-02-103-003-02	55138
2	2003096757/18/2022	Property Registration- Registration Fees	0030-03-104-001-16	13869
Total				69007

IN WORDS: SIXTY NINE THOUSAND SEVEN ONLY.



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

GRN Details

GRN: 192022230165852781
GRN Date: 09/11/2022 13:18:11
BRN : 718739063
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: IDBI Bank
BRN Date: 09/11/2022 13:25:14
Payment Ref. No: 2003096757/13/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: MERLIN PROJECTS LIMITED
Address: MOUZA KOTRUNG, DISTRICT HOOGHLY LR DAG NO 4341/5208 TO 4341/5214, West Bengal, 712233
Mobile: 9874990080
Email: ranjan@merlinprojecs.com
Depositor Status: Buyer/Claimants
Query No: 2003096757
Applicant's Name: Mr Bapi Das
Identification No: 2003096757/13/2022
Remarks: Sale, Sale Document Payment No 13
Period From (dd/mm/yyyy): 09/11/2022
Period To (dd/mm/yyyy): 09/11/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2003096757/13/2022	Property Registration- Stamp duty	0030-02-103-003-02	111920
2	2003096757/13/2022	Property Registration- Registration Fees	0030-03-104-001-16	27989
3	2003096757/13/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	768

Total 140677

IN WORDS: ONE LAKH FORTY THOUSAND SIX HUNDRED SEVENTY SEVEN ONLY.

include their successors, executors, legal representatives, administrators, and assigns) of the **FIRST PART**.

3.2 Purchasers: (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 Authorised Signatory Mr. Dinesh G. Sanghvi (PAN:AVHPS5172K), (Aadhaar No. 211730474698), son of Late Gopalji V. 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-700033, 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**.



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4. Subject matter of Sale:

ALL THAT piece and parcel of Bastu lands measuring about 4.27 decimals comprised in RS Dag No. 1679 corresponding LR Dag Nos. 4341/5208, 4341/5209, 4341/5210, 4351/5211, 4341/5212, 4241/5213 and 4341/5214, under LR Khatian Nos. 1112/1, 5774 and 5775, of Mouza: Kotrung, J.L. No. 08, (New-108), Police Station Uttarpara, District Hooghly, with all easements appertaining thereto, under the jurisdiction of Uttarpara Kotrung Municipality Being Municipal holding no 94/1/2, K. G.T.Road, under Municipal Ward no 02, Police Station Uttarpara, District Hooghly and Additional District Sub-Registrar Uttarpara, Hooghly, The **"Said Land"** more fully and particularly described in the **"Schedule I"** and the respective ownership of the purchasers is described in **scheduled II, III, & IV** respectively.

Background/ Devolution of Title:

WHEREAS the Owner/Vendor Sl no (2 & 3) herein the owners, in respect of land parcel total measuring 0.02114 Acres equivalent to 2.114 decimals equivalent to 1cattah 4chattak 21 Sqft (more or less) comprised in RS Dag No. 1679 under RS Khatian no 130 corresponding LR Dag nos 4341/5212, 4241/5213, 4341/5214, Mouza: Kotrung, J.L. No. 08, (New-108), Police Station Uttarpara, District Hooghly, which she acquired by registered Deed of Conveyance dated 13th February 2003 from the erstwhile owner and the said Deed of Conveyance was executed and registered in the Office of Additional District Sub-registrar Serampore, Hooghly and recorded as Book No. 1, Volume No.- 29, Pages from 293 to 302, Being No. 1174, for the year 2003.



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AND WHEREAS after obtaining the afore "**Said Land**" said **Shirin Afroz & Irin Afroz** mutated their name in the L.R. record of rights as L.R. Khatian No. 5774 & 5775.

AND WHEREAS one Jarina Khatun, wife of late Sk. Amir Ali alias Sk Selim Ali was the recorded owner in respect of land parcel total measuring 1.9 decimals (2.111 decimals as per share) comprised in RS Dag No. 1679 corresponding LR Dag nos 4341/5208, 4341/5209, 4341/5210 and 4351/5211, under recorded LR Khatian Nos. 1112/1, Mouza: Kotrung, J.L. No. 08, (New-108), Police Station Uttarpara, District Hooghly, being part of the "**Said Land-I**". The said Jarina Khatun by virtue of a Will dated 31 January 2017, duly registered in the Office of Additional District Sub-registrar Uttarpara, Hooghly, recorded in Book No. III, Volume No.-0621-2017, Pages from 73 to 85, Being No. 062100006, for the year 2017, has bequeathed her said property unto and in favor of one Sk. Sirajul Islam son of late Golam Mostafa.

AND WHEREAS the said Sk. Sirajul Islam alias Sirajul Islam Sheik died on 16.05.2021 intestate leaving behind his wife **Ruksana Siraj** and two daughters namely **Shirin Afroz and Irin Afroz** being the present owner/Vendors who jointly inherited the as per Muslim Law the property Left behind by Late Sk. Sirajul Islam.

AND WHEREAS the Owner/Vendor were approached by the present Purchasers with an offer to purchase the **Schedule - I** mentioned property on as is and where is basis along with the unauthorized occupier /Dakhaldars at a total consideration amount of Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty thousand) only and the Purchaser has agreed to purchase the same at that price by paying the consideration amount to the Owner/Vendor and the Owners/Vendors has agreed to execute and register



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the Deed of Conveyance in favour of the present Purchaser for the sale of "Said Land" as per the following ratio, Be it mentioned herein that the Purchasers have amicable purchased the lands amongst themselves and the same is more fully and particularly describe in **Schedule -II, III and IV** respectively.

- Merlin Projects Ltd. : 70.0 %
- Trident Commodeal Pvt. Ltd. : 20.0 %
- Mr. Dinesh G Sanghvi : 10.0 %

NOW THIS INDENTURE WITNESSETH that in consideration of a total sum of Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty thousand) only paid by the Purchaser to the Owner/Vendor at or immediately before the 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 Land" mentioned in the "**Schedule-I**" thereof, the Owners/Vendors as absolute Owners do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchasers ALL THAT the "Said Land" mentioned in the "**Schedule-I**" written hereinafter hereto HOWSOEVER OTHERWISE the "Said Land" 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 Land" 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, landed land, claim and demand whatsoever both out of land and equity, Owners into and upon the afore"Said Land" and every part thereof and all



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deeds, pattahs, muniments and evidences of title within any way relate to the "Said Land" or any part or parcel thereof and which are or hereafter shall or may in the custody, power and possession of the Owners/Vendors 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 Land" 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 this Purchasers forever and the Owners/Vendors do hereby for them save covenants with the Purchasers that NOTWITHSTANDING any act, deed, matter and things whatsoever by the Owners/Vendors in title, done or executed or knowingly suffered to the contrary the Owners/Vendors 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 Land" 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 possess and enjoy the "Said Land" 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 Owners/Vendors 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 Owners/Vendors or any person or persons lawfully or equitably claiming as aforesaid and FURTHERMORE that the Owners/Vendors and all person or persons lawfully or equitably claiming any right or interest whatsoever in the "Said Land" and any part thereof. The Owners/Vendors shall be from time to time



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and at all times hereafter at the request and cost of the Purchasers, (their successor or successors in office administrators legal heirs and assigns) do or cause to be done and execute all such acts, deeds and things whatsoever for perfectly assigning the "Said Land" 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.

Mutual Covenants:

The Owner/Vendor does hereby covenant with the Purchasers:

THAT the Owner/Vendor has received the full Consideration for the Sale as mentioned and acknowledges in the Memo of Consideration hereunder.

THAT the Owner has good right, full power and absolute authority to sell, transfer and convey the land.

THAT the Owner 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 land 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.

THAT notwithstanding any act deed matter or thing whatsoever done by the Owner or its predecessor-in-title or any of them done executed or knowingly suffered to the contrary, the Owner are fully and absolutely seized and possessed of the said land without any condition use trust or other thing whatsoever to alter or make void the same.

THAT notwithstanding any such act, deed or thing whatsoever aforesaid the Owner now have good right, full and lawful power, absolute authority



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indefeasible title to grant convey transfer assign and assure the said land hereby granted, transferred, conveyed, assured and assigned or expressed or intended to be with the appurtenance their unto belonging unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.

THAT 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 land 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 his absolute use and benefit without any lawful hindrances interruption, disturbances suit, eviction, claim or demand whatsoever from or by the Owner or any person or persons whatsoever.

THAT 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 well and sufficiently saved, defended, kept harmless and indemnified against all estates, charges encumbrances, liens, attachments, lis-pendens, tenancies, occupancies, uses, trusts, debutors, right, title interest, claims and demands whatsoever created occasioned or suffered by the Owner or any person or persons lawfully or equitably claiming as aforesaid.

THAT the Owner and all persons having and lawfully claiming any estate right, title or interest into or upon the said land and every part thereof from through or in trust for the Owner 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



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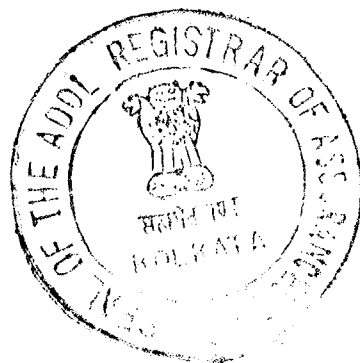
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all such acts, deeds, matters, assurances and things whatsoever for further better and more perfectly granting, assuring, transferring the said land hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and transferred 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.

THAT the said land 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 land is free from all encumbrances and liabilities whatsoever.

THAT in case the Purchasers is deprived of the possession of the said land or any and every part thereof for any defect in the title the Owner shall refund the amount of consideration along with all other costs, and expenses in connection with or in relation to the said land charges or the Owner shall be liable to pay compensation the Purchasers in any way admissible under the laws, i.e. by a substitute piece of land if called for by the Purchasers.

THAT no notice has been served and/or issued on the Owner under the Public Demand Recovery Act, in respect of the said land or any part thereof.



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THAT the Owner has not yet received any notice for requisition or acquisition of the said land or any part or portion thereof described in the **Schedule** below.

THAT 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.

THAT it is hereby declared that the land, declared in the **Schedule-I** below is the self-acquired land of the Owner and the Owner is not the benamder of the any one.

THAT the Owner 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 LAND and the Owner and all their persons at all times hereinafter indemnify and keep indemnified for the same in favour of the Purchasers.

THAT Owner 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 whatsoever which the Purchasers may suffer, incur, or may be put to, or may be liable for any reason of any defect in the title of the Owner of the LAND.



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SCHEDULE-I

(Entire Land)

ALL THAT piece and parcel of Bastu Vacant land measuring about 4.27 decimals Under Mouza: Kotrung, J.L. No. 08, (New-108), Police Station Uttarpara, District Hooghly, with all easements appertaining thereto, under the jurisdiction of Uttarpara Kotrung Municipality and Additional District Sub-Registrar Uttarpara, Hooghly, Being Municipal holding no 94/1/2, K. G.T.Road, under Municipal Ward no 02, Police Station Uttarpara, District Hooghly:-

Sl no	RS Dag no	LR Dag no	Total area in Dag (Dec)	Khatian No 1112/1	Share area as per ROR	Khatian No 5774	Share area as per ROR	Khatian No 5775	Share area as per ROR	Area of land sold in Dec
1	1679	4341/5208	1	0.333	333	NIL	NIL	NIL	NIL	0.3333
2	1679	4341/5209	1	0.333	333	NIL	NIL	NIL	NIL	0.3333
3	1679	4341/5210	3	1	333	NIL	NIL	NIL	NIL	1
4	1679	4351/5211	1	0.444	444	NIL	NIL	NIL	NIL	0.444
5	1679	4341/5212	0.5	NIL	NIL	0.0495	990	0.01875	375	0.06825
6	1679	4241/5213	3	NIL	NIL	1.1088	3696	0.9249	3083	2.0337
7	1679	4341/5214	0.5	NIL	NIL	0.0495	990	0.0125	250	0.062
Total				2.11		1.20		0.956		Decimals
Total salable area				4.27 dec						

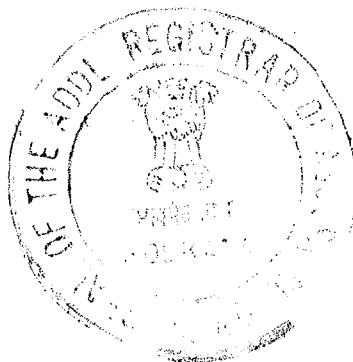
94/1/2, K. G.T.Road butted and bounded as under:

On the North : Municipal Road
On the South : 94/6, K.G.T. Road
On the East : G.T. Road
On the West : By R.S./L.R. Dag No.

SCHEDULE -II

• **Merlin Projects Ltd.** : **70.0 %**

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Sl no	LR Dag no	Total area in Dag (Dec)	Khatian No 1112/1	MPL LAND AREA AS PER 70.0%	Khatian No 5774	MPL LAND AREA AS PER 70.0%	Khatian No 5775	MPL LAND AREA AS PER 70.0%
1	4341/5208	1	0.3333	0.233	NIL		NIL	
2	4341/5209	1	0.3333	0.233	NIL		NIL	
3	4341/5210	3	1	0.700	NIL		NIL	
4	4351/5211	1	0.4444	0.311	NIL		NIL	
5	4341/5212	0.5	NIL		0.0495	0.034	0.01875	0.013
6	4241/5213	3	NIL		1.1088	0.776	0.9249	0.647
7	4341/5214	0.5	NIL		0.0495	0.034	0.0125	0.008
Total				1.477		0.845		0.669
Total salable area				2.992		decimals		

SCHEDULE -III

• **Trident Commodeal Pvt. Ltd.** : 20.0%

Sl no	LR Dag no	Total area in Dag (Dec)	Khatian No 1112/1	TRIDENT COMMODEAL LAND AREA AS PER 20.0 %	Khatian No 5774	TRIDENT COMMODEAL LAND AREA AS PER 20.0 %	Khatian No 5775	TRIDENT COMMODEAL LAND AREA AS PER 20.0 %
1	4341/5208	1	0.3333	0.066	NIL		NIL	
2	4341/5209	1	0.3333	0.066	NIL		NIL	
3	4341/5210	3	1	0.200	NIL		NIL	
4	4351/5211	1	0.4444	0.088	NIL		NIL	
5	4341/5212	0.5	NIL		0.0495	0.009	0.019	0.003
6	4241/5213	3	NIL		1.1088	0.221	0.925	0.185
7	4341/5214	0.5	NIL		0.0495	0.009	0.013	0.002
Total				0.422		0.241		0.191
Total salable area				0.854		decimals		

SCHEDULE -VI

• **Mr. Dinesh G Sanghvi** : 10.0%

Sl no	LR Dag no	Total area in Dag (Dec)	Khatian No 1112/1	DINESH SNHGVI LAND AREA AS PER 10.0 %	Khatian No 5774	DINESH SNHGVI LAND AREA AS PER 10.0 %	Khatian No 5775	DINESH SNHGVI LAND AREA AS PER 10.0 %
1	4341/5208	1	0.3333	0.033	NIL		NIL	
2	4341/5209	1	0.3333	0.033	NIL		NIL	
3	4341/5210	3	1	0.100	NIL		NIL	



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 NOV 2022

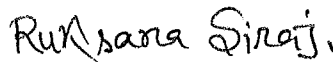
4	4351/5211	1	0.4444	0.044	NIL		NIL	
5	4341/5212	0.5	NIL		0.0495	0.004	0.019	0.001
6	4241/5213	3	NIL		1.1088	0.110	0.925	0.092
7	4341/5214	0.5	NIL		0.0495	0.004	0.013	0.001
Total				0.211		0.120		0.095
Total salable area				0.426			decimals	

IN WITNESS whereof the Owners hereto have hereunto set and subscribed its hands and seal on this the day month and year above written first.

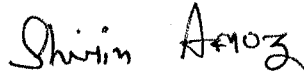
SIGNED SEALED AND DELIVERED BY
THE PARTIES IN THE PRESENCE OF:

Witnesses:

1. 
22 P.A.S. Road
121-700033

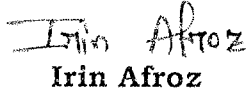


Ruksana Siraj



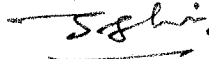
Shirin Afroz

2. 
22 P.A.S. Road
Kolkata - 700033.


Irin Afroz

Signature of the Owners/Vendors

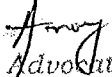
For Self and
MERLIN PROJECTS LIMITED
TRIDENT COMMDEAL PVT. LTD.
MR. DINESH G SANGHVI



DIRECTOR/AUTHORISED SIGNATORY/

Seal & Signature of the Purchasers

DEED PREPARED BY
Prepared by me
ARABINDA ROY


Advocate
W.B.-374/2006
Alipore Police Court
Kol-27



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 NOV 2022

MEMO OF CONSIDERATION

RECEIVED a sum of **Rs.17, 50,000/-** (Rupees Seventeen Lakhs Fifty Thousand) only from the Purchasers herein as the full consideration money as per the memo given below:

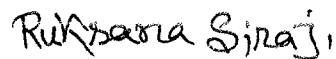
Payment made from	In favour of	Name of bank and Branch	DD No.	Date	AMOUNT
MERLIN PROJECTS LTD.	Ruksana Siraj	IDBI Bank PAS Road branch	004879	16/08/2022	11,90,000/-
TRIDENT COMMODEAL PVT. LTD.	Ruksana Siraj	Indian Bank Bhowanipore Branch	495710	16/08/2022	3,40,000/-
MR. DINESH G SANGHVI	Ruksana Siraj	HDFC Bank Kolkata Branch	002046	16/08/2022	1,70,000/-
MERLIN PROJECTS LTD.	Shirin Afroz	IDBI Bank PAS Road branch	004880	16/08/2022	17, 500/-
TRIDENT COMMODEAL PVT. LTD.	Shirin Afroz	Indian Bank Bhowanipore Branch	495709	16/08/2022	5000/-
MR. DINESH G SANGHVI	Shirin Afroz	HDFC Bank Kolkata Branch	002045	16/08/2022	2500/-
MERLIN PROJECTS LTD.	Irin Afroz	IDBI Bank PAS Road branch	004881	16/08/2022	17,500/-
TRIDENT COMMODEAL PVT. LTD.	Irin Afroz	Indian Bank Bhowanipore Branch	495708	16/08/2022	5000/-
MR. DINESH G SANGHVI	Irin Afroz	HDFC Bank Kolkata Branch	002044	16/08/2022	2500/-

TOTAL - Rs.17, 50,000/-

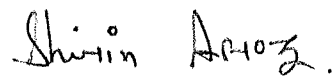
Witnesses:

1 

2 



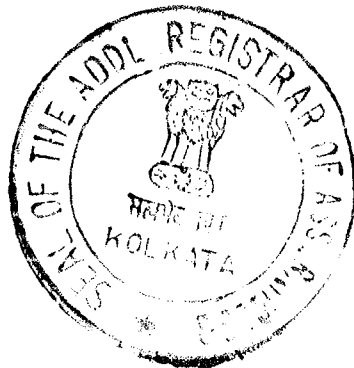
Ruksana Siraj



Shirin Afroz


Irin Afroz

Signature of the Owners/Vendor



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 9 NOV 2022

FINGER IMPRESSIONS OF HAND



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

Name: DINESH G. SANGHVI

Signature:



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

Name: RUKSANA SIRAJ

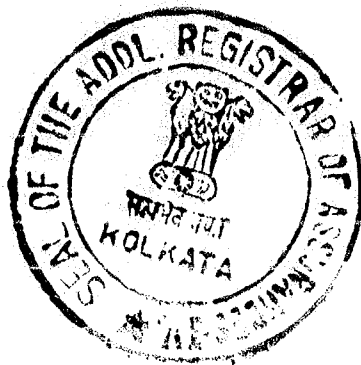
Signature: Ruksana Siraj



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

Name: SHIRIN AFROZ

Signature: Shirin Afroz



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 9 NOV 2022

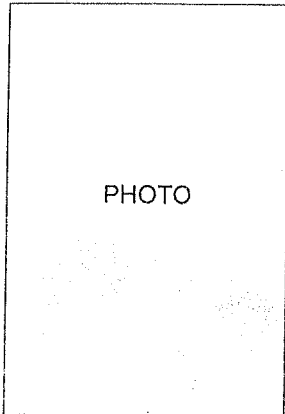
FINGER IMPRESSIONS OF HAND



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

Name: IRIN AFROZ

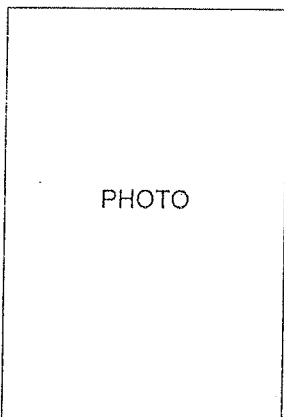
Signature: Irin Afroz



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

Name:

Signature:



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

Name:

Signature:



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 NOV 2022

Major Information of the Deed

Deed No :	I-1904-08210/2023	Date of Registration	12/06/2023
Query No / Year	1904-2003096757/2022	Office where deed is registered	
Query Date	31/10/2022 9:23:13 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 17,50,000/-		Rs. 41,75,954/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,67,158/- (Article:23)		Rs. 41,858/- (Article:A(1), E, M)	
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:94/1/2 K 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	Shop	0.333 Dec	2,00,000/-	3,26,946/-	Property is on Road ,Last Reference Deed No :0621-I -00006-2017
L2	LR-4341/5209 (RS :-)	LR-1112/1	Bastu	Shop	0.333 Dec	2,00,000/-	3,26,946/-	Property is on Road ,Last Reference Deed No :0621-I -00006-2017
L3	LR-4341/5210 (RS :-)	LR-1112/1	Bastu	Shop	1 Dec	6,00,000/-	9,81,818/-	Property is on Road ,Last Reference Deed No :0621-I -00006-2017
L4	LR-4351/5211 (RS :-)	LR-1112	Bastu	Shop	0.444 Dec	2,00,000/-	4,35,928/-	Property is on Road ,Last Reference Deed No :0621-I -00006-2017
L5	LR-4341/5212 (RS :-)	LR-5774	Bastu	Shop	0.06825 Dec	10,000/-	67,010/-	Property is on Road ,Last Reference Deed No :0605-I -01174-2003

L6	LR-4241/5213 (RS :-)	LR-5774	Bastu	Shop	2.0337 Dec	5,00,000/-	19,96,724/-	Property is on Road ,Last Reference Deed No :0605-I -01174-2003
L7	LR-4341/5214 (RS :-)	LR-5774	Bastu	Viti	0.062 Dec	40,000/-	40,582/-	Property is on Road
		TOTAL :			4.274Dec	17,50,000 /-	41,75,954 /-	
		Grand Total :			4.274Dec	17,50,000 /-	41,75,954 /-	

Seller Details :

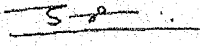
Sl No	Name,Address,Photo,Finger print and Signature
1	Ruksana Siraj (Presentant) Wife of Late Sirajul Islam 61, Kotrung G T Road, Dhasha, City:- , P.O:- Hindmotor, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712233 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: akxxxxxx3p, Aadhaar No: 62xxxxxxxx5546, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Pvt. Residence
2	Shirin Afroz Daughter of Late Sirajul Islam 61, Kotrung G T Road, Dhasha, City:- , P.O:- Hindmotor, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712233 Sex: Female, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: atxxxxxx7n, Aadhaar No: 69xxxxxxxx3133, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Pvt. Residence
3	Irin Afroz Daughter of Late Sirajul Islam 61, Kotrung G T Road, Dhasha, City:- , P.O:- Hindmotor, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712233 Sex: Female, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: atxxxxxx7f, Aadhaar No: 75xxxxxxxx0769, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Pvt. Residence

Buyer Details :

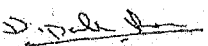
Sl No	Name,Address,Photo,Finger print and Signature
1	MERLIN PROJECTS LIMITED 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.: aaxxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

2	TRIDENT COMMODEAL PRIVATE LIMITED 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	Name	Photo	Finger Print	Signature
	Mr DINESH G SANGHVI Son of Late Gopalji V Sanghvi Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 01/12/2022 ,Place : Office			
	01/12/2022	LTI 01/12/2022	01/12/2022	
Son of Late Gopalji V 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: Business, Citizen of: India, PAN No.: avxxxxxx2k, Aadhaar No: 21xxxxxxxx4698, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 01/12/2022 ,Place : Office				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dinesh G Sanghvi Son of Late Gopalji V Sanghvi Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 01/12/2022, Place of Admission of Execution: Office			
	Dec 1 2022 4:15PM	LTI 01/12/2022	01/12/2022	
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: Business, Citizen of: India, , PAN No.: avxxxxxx2k, Aadhaar No: 21xxxxxxxx4698 Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Director), TRIDENT COMMODEAL PRIVATE LIMITED (as Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Ruksana Siraj, Shirin Afroz, Irin Afroz, Mr Dinesh G Sanghvi, Mr DINESH G SANGHVI			
Mr DIPAK RAM Son of Mr M K RAM , ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
01/12/2022	01/12/2022	01/12/2022	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ruksana Siraj	MERLIN PROJECTS LIMITED-0.037 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.037 Dec, Mr DINESH G SANGHVI-0.037 Dec
2	Shirin Afroz	MERLIN PROJECTS LIMITED-0.037 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.037 Dec, Mr DINESH G SANGHVI-0.037 Dec
3	Irin Afroz	MERLIN PROJECTS LIMITED-0.037 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.037 Dec, Mr DINESH G SANGHVI-0.037 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Ruksana Siraj	MERLIN PROJECTS LIMITED-0.037 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.037 Dec, Mr DINESH G SANGHVI-0.037 Dec
2	Shirin Afroz	MERLIN PROJECTS LIMITED-0.037 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.037 Dec, Mr DINESH G SANGHVI-0.037 Dec
3	Irin Afroz	MERLIN PROJECTS LIMITED-0.037 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.037 Dec, Mr DINESH G SANGHVI-0.037 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Ruksana Siraj	MERLIN PROJECTS LIMITED-0.111111 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.111111 Dec, Mr DINESH G SANGHVI-0.111111 Dec
2	Shirin Afroz	MERLIN PROJECTS LIMITED-0.111111 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.111111 Dec, Mr DINESH G SANGHVI-0.111111 Dec
3	Irin Afroz	MERLIN PROJECTS LIMITED-0.111111 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.111111 Dec, Mr DINESH G SANGHVI-0.111111 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Ruksana Siraj	MERLIN PROJECTS LIMITED-0.0493333 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.0493333 Dec, Mr DINESH G SANGHVI-0.0493333 Dec
2	Shirin Afroz	MERLIN PROJECTS LIMITED-0.0493333 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.0493333 Dec, Mr DINESH G SANGHVI-0.0493333 Dec
3	Irin Afroz	MERLIN PROJECTS LIMITED-0.0493333 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.0493333 Dec, Mr DINESH G SANGHVI-0.0493333 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Ruksana Siraj	MERLIN PROJECTS LIMITED-0.00758333 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.00758333 Dec, Mr DINESH G SANGHVI-0.00758333 Dec
2	Shirin Afroz	MERLIN PROJECTS LIMITED-0.00758333 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.00758333 Dec, Mr DINESH G SANGHVI-0.00758333 Dec
3	Irin Afroz	MERLIN PROJECTS LIMITED-0.00758333 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.00758333 Dec, Mr DINESH G SANGHVI-0.00758333 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Ruksana Siraj	MERLIN PROJECTS LIMITED-0.225967 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.225967 Dec, Mr DINESH G SANGHVI-0.225967 Dec
2	Shirin Afroz	MERLIN PROJECTS LIMITED-0.225967 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.225967 Dec, Mr DINESH G SANGHVI-0.225967 Dec
3	Irin Afroz	MERLIN PROJECTS LIMITED-0.225967 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.225967 Dec, Mr DINESH G SANGHVI-0.225967 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Ruksana Siraj	MERLIN PROJECTS LIMITED-0.00688889 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.00688889 Dec, Mr DINESH G SANGHVI-0.00688889 Dec
2	Shirin Afroz	MERLIN PROJECTS LIMITED-0.00688889 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.00688889 Dec, Mr DINESH G SANGHVI-0.00688889 Dec
3	Irin Afroz	MERLIN PROJECTS LIMITED-0.00688889 Dec, TRIDENT COMMODEAL PRIVATE LIMITED-0.00688889 Dec, Mr DINESH G SANGHVI-0.00688889 Dec

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:94/1/2 K 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		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4341/5209, LR Khatian No:- 1112/1		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 4341/5210, LR Khatian No:- 1112/1		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 4351/5211, LR Khatian No:- 1112		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 4341/5212, LR Khatian No:- 5774		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 4241/5213, LR Khatian No:- 5774		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 4341/5214, LR Khatian No:- 5774		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190408210 / 2023

On 09-11-2022

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

Presented for registration at 18:25 hrs on 09-11-2022, at the Private residence by Ruksana Siraj , one of the Executants.

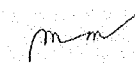
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 41,75,954/-

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

Execution is admitted on 09/11/2022 by 1. Ruksana Siraj, Wife of Late Sirajul Islam, 61, Kotrung G T Road, Dhasha, P.O: Hindmotor, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Muslim, by Profession House wife, 2. Shirin Afroz, Daughter of Late Sirajul Islam, 61, Kotrung G T Road, Dhasha, P.O: Hindmotor, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Muslim, by Profession Service, 3. Irin Afroz, Daughter of Late Sirajul Islam, 61, Kotrung G T Road, Dhasha, P.O: Hindmotor, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Muslim, by Profession Service

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



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

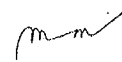
On 10-11-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 41,858.00/- (A(1) = Rs 41,760.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 27,989/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2022 1:25PM with Govt. Ref. No: 192022230165852781 on 09-11-2022, Amount Rs: 27,989/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 718739063 on 09-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,67,058/- and Stamp Duty paid by by online = Rs 1,11,920/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2022 1:25PM with Govt. Ref. No: 192022230165852781 on 09-11-2022, Amount Rs: 1,11,920/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 718739063 on 09-11-2022, Head of Account 0030-02-103-003-02



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

On 01-12-2022

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

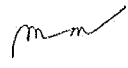
Execution is admitted on 01/12/2022 by Mr DINESH G SANGHVI, Son of Late Gopalji V Sanghvi, 22, Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Indetified by Mr DIPAK RAM, , Son of Mr M K RAM, , ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 01-12-2022 by Mr Dinesh G Sanghvi, Authorized Signatory, TRIDENT COMMODEAL PRIVATE LIMITED, Pankajini Chatterjee Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033; Director, 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 DIPAK RAM, , Son of Mr M K RAM, , ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business


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

On 12-06-2023

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 41,858.00/- (A(1) = Rs 41,760.00/- ,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 13,869/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2022 6:47PM with Govt. Ref. No: 192022230174947601 on 15-11-2022, Amount Rs: 13,869/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 719020027 on 15-11-2022, Head of Account 0030-03-104-001-16

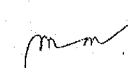
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,67,058/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 55,138/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 45962, Amount: Rs.100.00/-, Date of Purchase: 13/08/2022, Vendor name: J CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2022 6:47PM with Govt. Ref. No: 192022230174947601 on 15-11-2022, Amount Rs: 55,138/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 719020027 on 15-11-2022, Head of Account 0030-02-103-003-02


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 1904-2023, Page from 400041 to 400071
being No 190408210 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.06.15 14:14:48 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/06/15 02:14:48 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)