

0015/2024

IT 0049/2024



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

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

AP 274553

Handwritten notes: 27/12, 8/29/2023, 23



Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT POWER OF ATTORNEY

2 JAN 2024

TO ALL TO WHOM THESE PRESENT SHALL COME WE, (1) **MR. PANKAJ BUCHA** (PAN: ADDPB8186C) (Aadhaar No. 4020 6601 0801), son of Late Hanuman Mal Bucha, by faith Hindu, occupation Business, Nationality Indian, residing at 3C, Loudon Street, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata-700017, (2) **MRS. JULIE BERIA** (PAN: ACVPA5251E) (Aadhaar No. 7116-1902-6286), wife of Pritam Beria, by faith Hindu, occupation Business, Nationality Indian, residing at 3D, Rameswara, 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhawanipore, Kolkata-700020, (3) **MRS. NIHARIKA BERIA** (PAN: AEMPG1857P) (Aadhaar No. 5105-1791-3404), wife of Prewesh Beria, by faith Hindu, occupation Business, Nationality Indian, residing at 3A Rameshwara, 19A, Sarat Bose

11 MAY 2023

11228

No. Rs. 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27

B. C. LAHIRI
Advocate
ALIPORE JUDGES COURT
KOL-27

Shou



11490

Shou



11491

San, Bony



11492

Julie Berna



11493

Niharika Berna



11494

Archang Tiwari



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
27 DEC 2023

Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, Kolkata-700020, (4) **MRS. ARCHANA TIWARI** (PAN: AERPT8910R) (Aadhaar No. 2643-5317-9724), wife of Sanjay Tiwari, by faith Hindu, occupation Business, Nationality Indian, residing at BE-67, Salt Lake, Sector-I, P.O. CC Block, P.S. Bidhannagar North, Kolkata-700064, (5) **MR. SANJAY TIWARI** (PAN: ABTPT4822D) (Aadhaar No. 2820-0183-5687), son of Late Shesdar Tiwari, by faith Hindu, occupation Business, Nationality Indian, residing at BE-67, Salt Lake, Sector-I, P.O. CC Block, P.S. Bidhannagar North, Kolkata-700064, (6) **MR. ANIL KUMAR DAGA** (PAN: ACXPD6086A) (Aadhaar No. 259793187643) son of Late Kamal Kumar Daga, by faith Hindu, Occupation Business, Nationality Indian, residing 9/1, Lower Rowdon Street, P.O. Lala Lajpat Rai Sarani, P.S. Ballygunge, Kolkata-700020, (7) **MR. PRAKASH KUMAR DAGA** (PAN: AFVPD8478F) (Aadhaar No. 2946 0458 7083) son of Kamal Kumar Daga by faith Hindu, Occupation Business, Nationality Indian, residing 9/1 Lower Rowdon Street, P.O. Lala Lajpat Rai Sarani, P.S. Ballygunge Kolkata 700020, (8) **Mr. ROHIT KARNAWAT** (PAN: ATRPK9534D) (Aadhaar No. 8159 6341 7832) son of Mahendra Kumar Karnawat, by faith Hindu, Occupation Business, Nationality Indian, residing at Divine Grace, 6th Floor, Flat-6A, 33, Shakespeare Sarani, P.O: Circus Avenue, P.O : Shakespeare Sarani, Kolkata - 700 017, (9) **OASISS INFRA TECH PVT LTD** (PAN: AAACO9314J), a Company incorporated under the Companies Act. 2013, having its registered office at Alphanso Estate 5, Surendra Mohan Ghosh Sarani, 2nd Floor P.O. Kolkata GPO, P.S. Hare Street, Pin-700 001, represented by Mr. Deepak Kumar Todi, (PAN: ABRPT4064F) (Aadhaar No. 8732 6734 2773) son of Om Prakash Todi by faith Hindu, Occupation Business, Nationality Indian, residing at 61, N.S.B. Road, P.O. and P.S. Raniganj, District West Barddhaman, Pin-713347 and (10) **STYLISH MERCANTILE PVT LTD** (PAN: AAICS7163F), a Company incorporated under the Companies Act. 2013, having its registered office at 6, Bangur Avenue, Block -D, 3rd floor, flat No. 7, P.O. Bangur Avenue, P.S. Lake Town, Kolkata 700 055, represented by its Authorised Signatory Mr. Pawan Kejriwal, (PAN: AFDPK0880N) (Aadhaar No. 4376 1867 5676) son of Late Hanuman Kumar Kejriwal, by faith Hindu, occupation Business, Nationality Indian, residing at 61, N.S.B. Road, P.O. and P.S. Raniganj, Bardhaman, Pin-13347, hereinafter collectively referred to as the **GRANTORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors, successor-in-office, administrators and/or assigns) **SEND GREETINGS;**

WHEREAS:

- A) The Grantors herein are the owners of and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to various pieces and parcels of land total measuring 91.56 decimals equivalent to



11495

Somyajit Ghosh



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Anil Dey



11497

Prakash Dey



11498

Rohit Karnawat



11499

Aepakkumar Todi



11500

Lawan Kishor



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2023



11501

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

55.39 cottahs, comprised in LR Dag Nos.3439, 3442, 3445, 3446, 3451, 3497, 3501, 3502 and 3503, under various LR Khatian Nos. in Mouza: Gopalpur, J.L. No: 2, P.S. Narayanpur (formerly Airport), District: North 24 Paraganas, Pin-700 136, more fully described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "*Said Property*".

- B) The Grantors herein for development of their *Said Property*' have entered into a Development Agreement, duly registered at the office of ARA-IV, Kolkata, Being No. 190416198 for the year 2023 (hereinafter referred to as the "**DEVELOPMENT AGREEMENT**"), with Merlin Projects Limited, hereinafter referred to as the 'Developer', and in terms of the said Development Agreement the Grantors are required to execute a Power of Attorney in favour of the said Developer.
- C) In compliance of their obligation under the said Development Agreement, the Grantors hereby appoint Merlin Projects Limited, as their lawful Attorney (hereinafter referred to as the said Attorney) and to act and to do the following acts, deeds and things in respect of the development of the '*Said Property*', mentioned in the Schedule hereunder written.

NOW KNOW ALL MEN BY THESE PRESENTS WE, the Grantors do hereby appoint, nominate and constitute the **MERLIN PROJECTS LTD.** (PAN: AACCM0505B), having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, represented by its Authorised Signatory Mr. Shashi Kant Soni (PAN:BVMPS8608E) (Aadhaar No. 5226 9513 2823), son of Mr. Rajendra Prasad Soni, 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, to be our true and lawful Attorney and to act in our names, place and stead, to do the following acts, deeds and things in respect of the '*Said Property*' subject to the terms of the Development Agreement, that is to say:

1. To take all the necessary steps, execute, sign, submit and receive all the documents which may be required for obtaining, all permissions, clearances, approvals and sanctions from the various authorities including the revised sanctioned building plan from the Kolkata Municipal Corporation in respect of the '*Said Property*'.
2. To take all the necessary steps and/or to sign all the necessary documents and also to pay the sanction fees, charges for obtaining and receiving the revised sanction plan, from the Kolkata Municipal Corporation.
3. To take all the necessary steps like appointing Architects, Engineers, Surveyors, Contractors, Soil Test Agency and other consultants, as may be necessary for development of the '*Said Property*', and to make the payment of their fees/charges.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
27 DEC 2023

4. To take all the necessary steps for marketing and selling of the flats/units of the proposed new building/s to be constructed on the 'Said Property' and for that purpose to do the booking and / or enter into an agreement for sale and allot the flat/unit to such prospective purchaser/s, and receive the advance against the consideration amount from such prospective purchaser/s, as per the terms and conditions mentioned in the Development Agreement.
5. To appropriate and/or disburse Net Sale Proceeds, in terms of the Development Agreement, the advance amount and/or sale consideration amount received from the prospective purchaser/s.
6. To warn off, prohibit and if necessary proceed against in due process of law against all trespassers on the 'Said Property' or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and their Departments and to represent the Grantors before the appropriate Police Authority and to approach appropriate court of law, if required for the 'Said Property' and to abate nuisances as may be necessary to protect the 'Said Property'.
7. To apply for and obtain such Certificate and/or permission under any law relating to or any other law relating to land and/or Building (both urban and Rural) or under the Income Tax Act, or to any other statutory authority/ authorities or under any other law or laws for the time being in force and as may be required for more fully effectuating the powers herein contained with regard to the development of the 'Said Property'.
8. To represent the Grantors in any of the Courts, all departments of the Kolkata Municipal Corporation, concerned Offices of B.L.& L.R.O., D.L.& L.R.O., District Magistrate, Urban Land Ceiling Department, Police Department, CESC, West Bengal Fire and Emergency Services, Director General of Civil Aviation, State Water Investigation Department, Irrigation Department, Public Works Department, Chief Electrical Inspector, Government of West Bengal, West Bengal Pollution Control Board, Environment Department, Dept. of Micro Wave (BSNL), Competent Authority appointed under The West Bengal Apartment Ownership Act, 1972, Relevant Authority under the Real Estate Regulation Act (RERA), Income Tax Department, GST Authority, Revenue Department or any other relevant Office(s) or before any authority or authorities or Society or Body Corporate or other person(s) for any purpose relating to the development of the 'Said Property' and as may become necessary for fully effectually and/or any of the powers herein and hereby conferred and to sign, execute, and if required registered, all deeds, applications, indemnities, affidavits and other papers as may be necessary and/or required from time to time.



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
27 DEC 2023







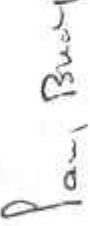


Government of West Bengal

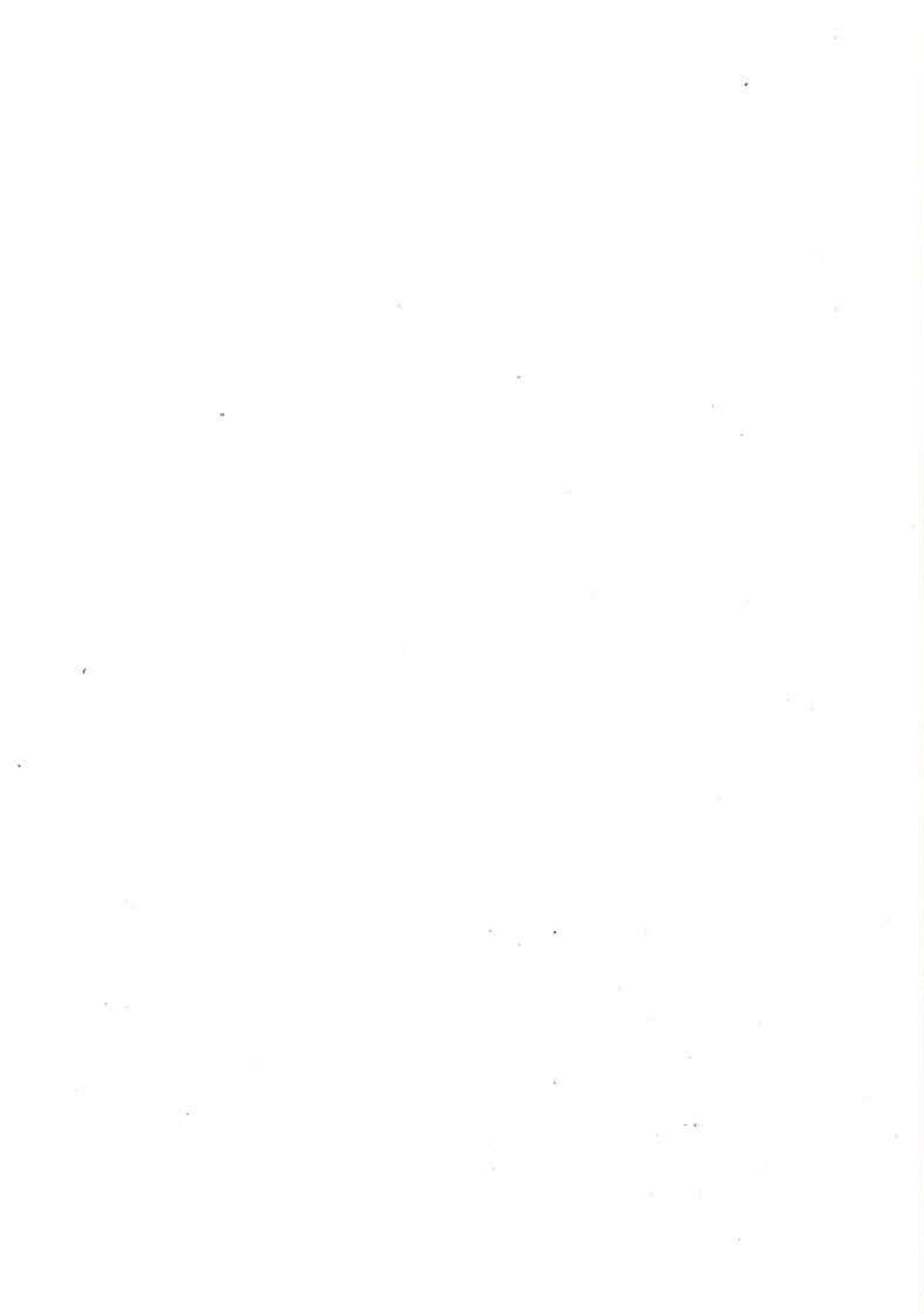
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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









Signature / LTI Sheet of Query No/Year 19048002922132/2023

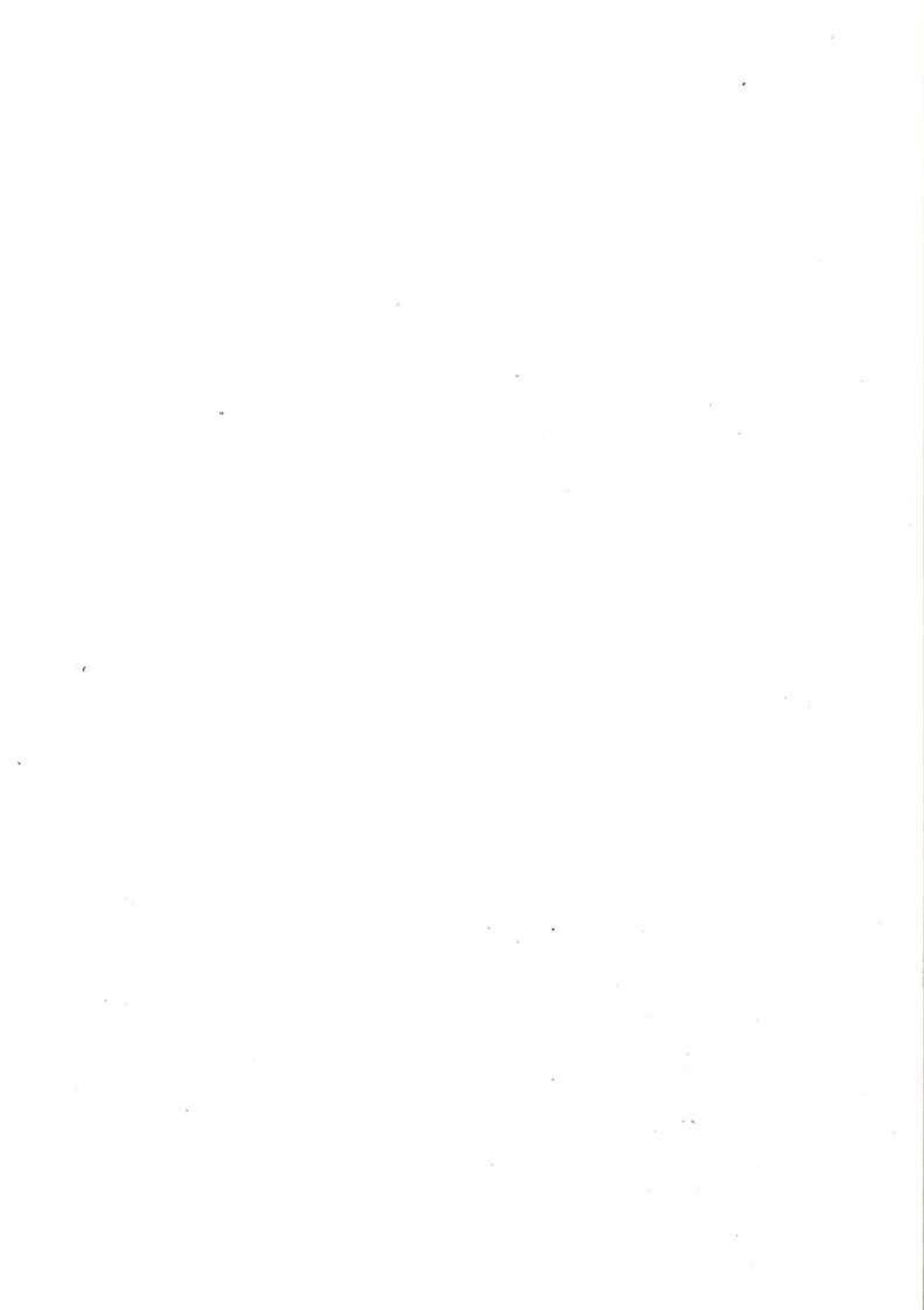
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Shashi Kant Soni 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	Representative of Attorney [MERLIN PROJECTS LIMITED]		11490 	 27/12/23
2	Mr Pankaj Bucha 3C, Loudon Street, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Principal		11491 	 27/12/23
3	Mrs Julie Beria 3D, Rameswara, 19A, Sarat Bose Road, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020	Principal		11492 	 27/12/23









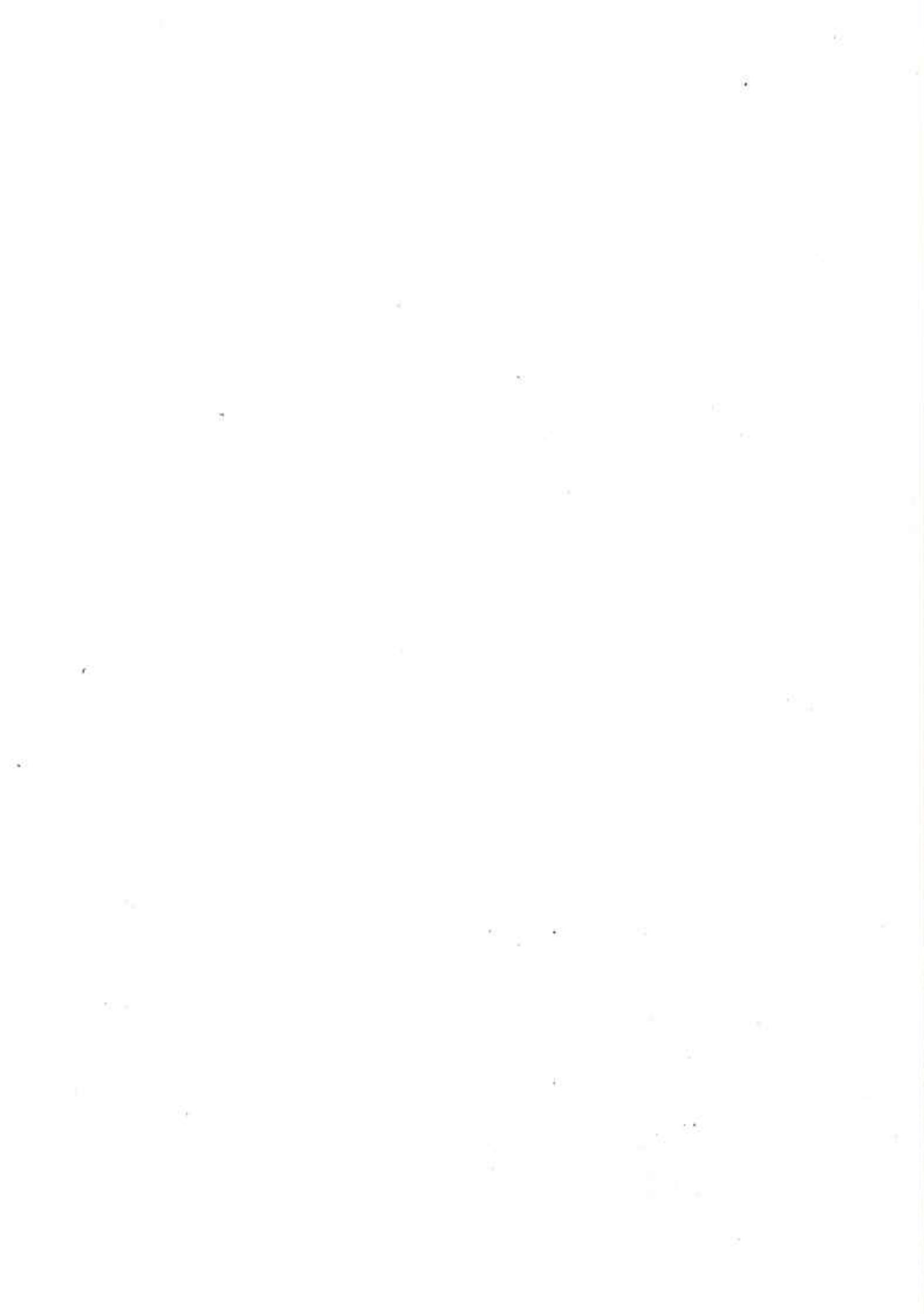
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Niharika Beria 3A, Rameshwara, 19A, Sarat Bose Road, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020	Principal		11493 	Niharika Beria 27.12.23
5	Mrs Archana Tiwari BE-67, Salt Lake, Sector-I, City:- , P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064	Principal		11494 	Archana Tiwari 27.12.23
6	Mr Sanjay Tiwari BE-67, Salt Lake, Sector-I, City:- , P.O:- CC Block, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064	Principal		11495 	Sanjay Tiwari 27/12/23
7	Mr Anil Kumar Daga 9/1, Lower Rowdon Street, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Principal		11496 	Anil Kumar 27/12/23



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

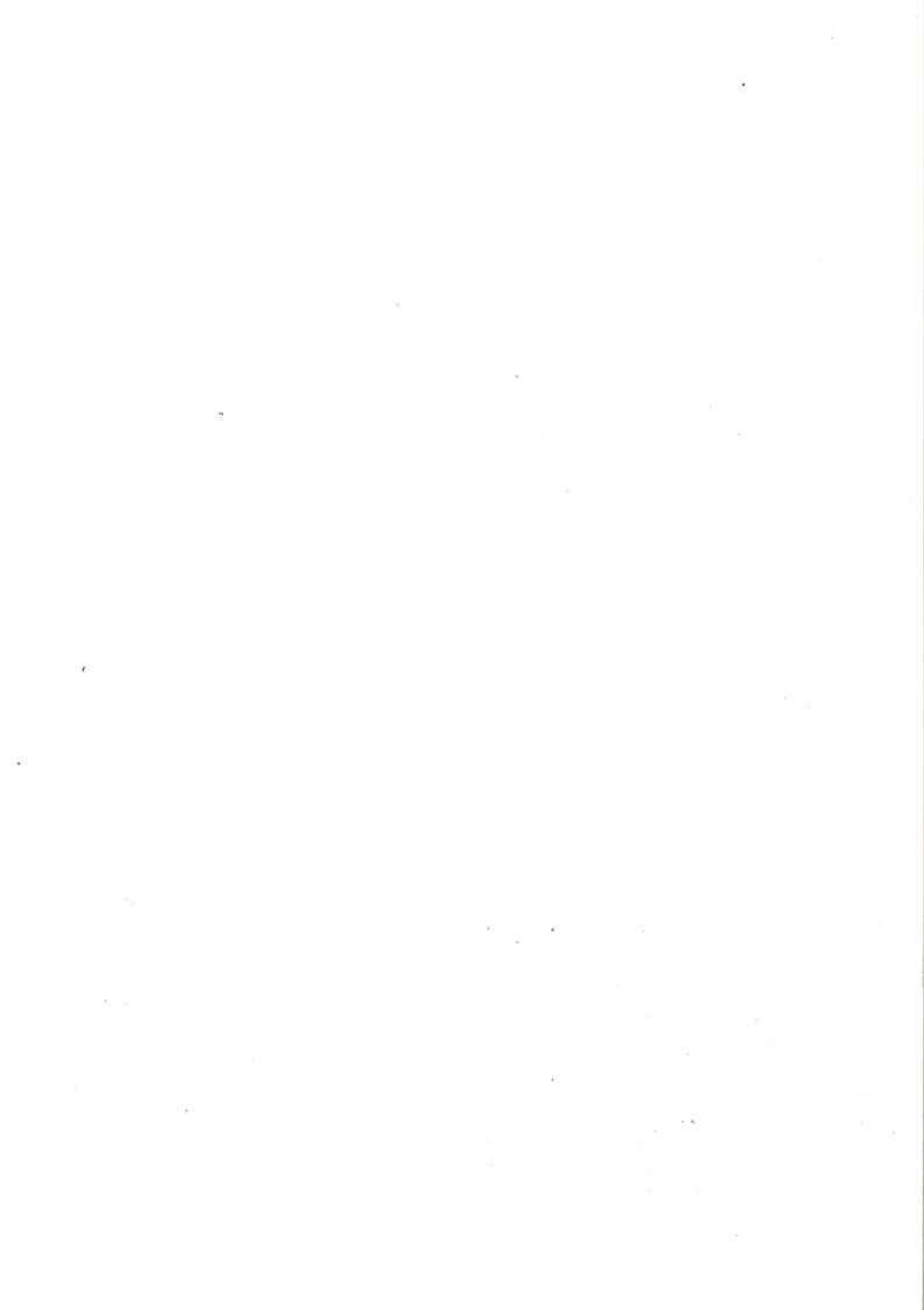
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Prakash Kumar Daga 9/1, Lower Rowdon Street, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Principal		11497 	Prakash Daga. 27/12/2023.
9	Mr Rohit Karnawat Divine Grace, 6th Floor,33, Shakespeare Sarani, Flat No: 6A, City:- , P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Principal		11498 	Rohit Karnawat 27/12/2023
10	Mr Deepak Kumar Todi 61, N.S.B. Road, City:- , P.O:- Raniganj, P.S:- Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347	Representative of Principal [Oasiss Infratech Private Limited]		11499 	Deepak Kumar Todi 27/12/2023



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
11	Mr Pawan Kumar Kejriwal 6, N.S.b. Road, City:- , P.O:- Raniganj, P.S:-Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347	Representative of Principal [Stylish Mercantile Private Limited]		11500 	 27/12/22
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:- Kolkata, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr Shashi Kant Soni, Mr Pankaj Bucha, Mrs Julie Beria, Mrs Niharika Beria, Mrs Archana Tiwari, Mr Sanjay Tiwari, Mr Anil Kumar Daga, Mr Prakash Kumar Daga, Mr Rohit Kamawat, Mr Deepak Kumar Todi, Mr Pawan Kumar Kejriwal		11501 	 27/12/22

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



9. To do all the acts, deeds, things as may be necessary to sell and/or transfer flat/unit/constructed areas of the 'Said Property' in favour of the purchaser/s nominee/s and /or assign subject to the Developer obtaining the Completion Certificate and the entire sale proceeds relating to the Owners' Share in respect of the unit to be transferred has been paid to the Owners.
10. To receive the sale considerations and/or any amount receivable in respect of the flat/unit/constructed areas and issue the money receipt for the same and disburse the Net Sale Proceeds as per the terms of the Development Agreement.
11. To enter into and execute agreement for sale, lease deed and/or conveyance deed in favour of purchaser/s nominee/s and /or assign and also to execute other documents as may be required, to effectually complete the sale, lease transfer in respect of the flat/unit/constructed areas to be constructed at the 'Said Property'.
12. To sign, execute, enter into modify, cancel, alter, draw, approve, appear before concerned Registrar, present for registration and admit execution and registration of all papers, documents, contracts, sale agreements, deeds of conveyances, leases, grants assurances, applications, declarations and other documents as may be required to complete the sale, lease or transfer in respect of the flat/unit/constructed areas to be constructed in the 'Said Property' subject to the Developer obtaining the Completion Certificate and the entire sale proceeds relating to the Owners' Share in respect of the unit to be transferred has been paid to the Owners.
13. To appear before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or Registrar of Assurances or Authority having jurisdiction, and to execute and present for registration, or have effected registration of all deeds, documents, instruments and writings for the purpose of sale and transfer of the flat/unit/constructed areas in the proposed buildings to be constructed at the 'Said Property'.
14. To appoint Advocates and other legal agents, sign, declare and/or affirm any vakalatnamas, complaints, writs, written statements, petitions, consents, including application, affidavits, undertakings, declarations, memorandum of appeal or any other documents or papers as may be required from time to time and to defend and prosecute any legal action and/or initiate legal proceedings including filing of writ applications, to appear and give evidence, to prefer any appeal revisions or reviews from any order or decree as the case may be in respect to the "said Property".



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ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
27 DEC 2023

15. To amalgamate the 'Said Property' with the properties which are contiguous to the 'Said Property' for better and integrated development.
16. To create mortgage of the 'Said Property' in terms of the provisions of the Development Agreement under reference.

AND GENERALLY to do all such acts, deeds and things in the name of the Grantor as the Grantor could have done lawfully themselves in respect of the "**Said Property**", and we do hereby ratify and confirm and agree to ratify and confirm all the acts, deeds and things whatsoever done by the said Attorney under these presents shall lawfully do or cause to be done into or about the "**Said Property**" by virtue of these presents provided that nothing contained herein shall authorize the Attorney to act in contravention of the provisions of the Development Agreement and/or allow the Attorney to exceed the authority granted under the Development Agreement.

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

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

ALL THAT pieces and parcels of land total measuring 91.56 decimals equivalent to 55.39 cottahs, comprised in LR Dag Nos. 3439, 3442, 3445, 3446, 3451, 3497, 3501, 3502 and 3503, under various LR Khatian Nos. in Mouza: Gopalpur, J.L. No: 2, P.S. Narayanpur (formerly Airport), District: North 24 Paraganas, Pin-700 136, which is butted and bounded in the manner as follows:

R.S./L.R. Dag No. 3439 butted and bounded as follows:

On the North : By Part of R.S./L.R. Dag No. 3434;
On the South : By Part of R.S./L.R. Dag No. 3440;
On the East : By Part of R.S./L.R. Dag No. 3436 & 3437;
On the West : By Part of R.S./L.R. Dag No. 3429.

R.S./L.R. Dag No. 3442 butted and bounded as follows:

On the North : By R.S./L.R. Dag No. 3432 ;
On the South : By R.S./L.R. Dag No. 3441 & 3443;
On the East : By R.S./L.R. Dag No. 3500 & 3499;
On the West : By R.S./L.R. Dag No. 3435, 3436, 3437 & 3438.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2023

R.S./L.R. Dag No. 3445 butted and bounded as follows:

On the North : By R.S./L.R. Dag No. 3441;
On the South : By R.S./L.R. Dag No. 3451;
On the East : By R.S./L.R. Dag No. 3444;
On the West : By R.S./L.R. Dag No. 3446.

R.S./L.R. Dag No. 3446 butted and bounded as follows:

On the North : By R.S./L.R. Dag No. 3441;
On the South : By R.S./L.R. Dag No. 3451;
On the East : By R.S./L.R. Dag No. 3445;
On the West : By R.S./L.R. Dag No. 3448 & 3449.

R.S./L.R. Dag No. 3451 butted and bounded as follows:

On the North : By R.S./L.R. Dag No. 3445 & 3446;
On the South : By R.S./L.R. Dag No. 3452;
On the East : By R.S./L.R. Dag No. 3450;
On the West : By R.S./L.R. Dag No. 3484.

R.S./L.R. Dag No. 3497 butted and bounded as follows:

On the North : By R.S./L.R. Dag No. 3496;
On the South : By Part Of R.S./L.R. Dag No. 3497;
On the East : By R.S./L.R. Dag No. 3497;
On the West : By Part Of R.S./L.R. Dag No. 3498.

R.S./L.R. Dag No. 3501 butted and bounded as follows:

On the North : By R.S./L.R. Dag No. 3502;
On the South : By R.S./L.R. Dag No. 3496;
On the East : By R.S./L.R. Dag No. 3502;
On the West : By R.S./L.R. Dag No. 3499.

R.S./L.R. Dag No. 3502 butted and bounded as follows:

On the North : By Part Of R.S./L.R. Dag No. 3503;
On the South : By R.S./L.R. Dag No. 3496;
On the East : By Part Of R.S./L.R. Dag No. 3502;
On the West : By R.S./L.R. Dag No. 3500 & 3501.

R.S./L.R. Dag No. 3503 butted and bounded as follows:

On the North : By Part Of R.S./L.R. Dag No. 3503;
On the South : By R.S./L.R. Dag No. 3502;
On the East : By Part Of R.S./L.R. Dag No. 3503;
On the West : By R.S./L.R. Dag No. 3500.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2023

THE SECOND SCHEDULE ABOVE REFERRED TO
(Details of Dag No. wise Ownership of the Said Property)

Name of the Owner	LR Dag No.	RS/LR Khatian No.	Area of Land (Decimal)
Pankaj Bucha	3503	24031	10.00
Julie Beria	3442	24292	7.50
Julie Beria	3501	23857	2.24
Niharika Beria	3497	23799	10.00
Archana Tiwari	3503	24038	2.16
Archana Tiwari	3497	23987	6.44
Sanjay Tiwari	3451	25266	10.00
Anil Kumar Daga	3451	25265	10.00
Prakash Kumar Daga	3503	24035	8.42
Rohit Karnawat	3439	23823	6.44
Oasiss Infratech Pvt. Ltd.	3503	24034	4.00
Oasiss Infratech Pvt. Ltd.	3502	23834	2.64
Oasiss Infratech Pvt. Ltd.	3503	23831	1.97
Stylish Mercantile Pvt. Ltd	3446	25016	1.75
Stylish Mercantile Pvt. Ltd	3446	25243	6.00
Stylish Mercantile Pvt. Ltd	3445	25243	2.00
Total			91.56



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2023

IN WITNESS WHEREOF, to have set and subscribed our hands, signatures and seal on these presents on the 27th day of December, Two Thousand Twenty Three (2023).

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

1. Sudhis Jha

22, Prince Anwar Shah Road
Kolkata-700 033

2. Arijit Das

22, Prince Anwar Shah Road
Kolkata-700 033

1) Pan. Parul

2) Julie Bevia

3) Niharika Bevia

4) Archana Tiwari

5) Sunny Tiwari

6) Anirudh

7) Prakash Datta

8) Rohit Kamawat

M/S OASISS INFRATECH PVT. LTD.
Deepak Kumar Todor

Stylish Mercantile Pvt. Ltd. Director / Authorised Signatory

Pawan Kumar Kejriwal
Director / Authorised Signatory
DIN No:- 00561369

GRANTORS

SIGNED, SEALED AND DELIVERED by the ATTORNEY at Kolkata in the presence of:

1. Sudhis Jha

2. Arijit Das

MERLIN PROJECTS LIMITED

Authorised Signatory

Prepared by me

Arijit

ARABINDA ROY

Advocate

Allpore Police Court
Kolkata-700 027



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Pam, Pooch</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Julie Bera</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Niharika Bera</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Archana Tiwari</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Sunny Siver</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Anurag</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Prakash Daga</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Rohit Kamawat</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Deepak Kumar To Do

10/1/20

Devi

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

PHOTOGRAPH



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2023

Major Information of the Deed

Deed No :	I-1904-00049/2024	Date of Registration	02/01/2024
Query No / Year	1904-8002922132/2023	Office where deed is registered	
Query Date	28/11/2023 6:16:38 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SAROJ KUMAR RAM ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777658193, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 16/-	Rs. 6,38,07,678/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190416198/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagardanga (Gopalpur), Mouza: Gopalpur, Pin Code : 700136

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-3503	LR-24031	Bastu	Shali	10 Dec	1/-	69,68,947/-	Property is on Road , Project Name :
L2	LR-3442	LR-24292	Bastu	Shali	7.5 Dec	1/-	52,26,710/-	Property is on Road , Project Name :
L3	LR-3501	LR-23857	Bastu	Shali	2.24 Dec	1/-	15,61,043/-	Property is on Road , Project Name :
L4	LR-3497	LR-23799	Bastu	Shali	10 Dec	1/-	69,68,947/-	Property is on Road , Project Name :
L5	LR-3503	LR-24038	Bastu	Shali	2.16 Dec	1/-	15,05,293/-	Property is on Road , Project Name :
L6	LR-3497	LR-23987	Bastu	Shali	6.44 Dec	1/-	44,88,002/-	Property is on Road , Project Name :
L7	LR-3451	LR-25266	Bastu	Shali	10 Dec	1/-	69,68,947/-	Property is on Road , Project Name :
L8	LR-3451	LR-25265	Bastu	Shali	10 Dec	1/-	69,68,947/-	Property is on Road , Project Name :
L9	LR-3503	LR-24035	Bastu	Shali	8.42 Dec	1/-	58,67,854/-	Property is on Road , Project Name :

L10	LR-3439	LR-23823	Bastu	Shali	6.44 Dec	1/-	44,88,002/-	Property is on Road , Project Name :
L11	LR-3503	LR-24034	Bastu	Shali	4 Dec	1/-	27,87,579/-	Property is on Road , Project Name :
L12	LR-3502	LR-23834	Bastu	Shali	2.64 Dec	1/-	18,39,802/-	Property is on Road , Project Name :
L13	LR-3503	LR-23831	Bastu	Shali	1.97 Dec	1/-	13,72,882/-	Property is on Road , Project Name :
L14	LR-3446	LR-25016	Bastu	Shali	1.75 Dec	1/-	12,19,566/-	Property is on Road , Project Name :
L15	LR-3446	LR-25243	Bastu	Shali	6 Dec	1/-	41,81,368/-	Property is on Road , Project Name :
L16	LR-3445	LR-25243	Bastu	Shali	2 Dec	1/-	13,93,789/-	Property is on Road , Project Name :
		TOTAL :			91.56Dec	16 /-	638,07,678 /-	
		Grand Total :			91.56Dec	16 /-	638,07,678 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Pankaj Bucha Son of Late Hanuman Mai Bucha 3C, Loudon Street, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxx6c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence</p>
2	<p>Mrs Julie Beria Wife of Pritam Beria 3D, Rameswara, 19A, Sarat Bose Road, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxx1e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence</p>
3	<p>Mrs Niharika Beria Wife of Prawesh Beria 3A, Rameswara, 19A, Sarat Bose Road, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxx7p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence</p>

4	Mrs Archana Tiwari Wife of Sanjay Tiwari BE-67, Salt Lake, Sector-I, City:-, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxx0r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence
5	Mr Sanjay Tiwari Son of Late Shesdar Tiwari BE-67, Salt Lake, Sector-I, City:-, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxx2d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence
6	Mr Anil Kumar Daga Son of Late Kamal Kumar Daga 9/1, Lower Rowdon Street, City:-, P.O:- Lala Lajpat Rai Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxx6a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence
7	Mr Prakash Kumar Daga Son of Late Kamal Kumar Daga 9/1, Lower Rowdon Street, City:-, P.O:- Lala Lajpat Rai Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxx8f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence
8	Mr Rohit Karnawat Son of Mahendra Kumar Karnawat Drivine Grace, 6th Floor,33, Shakespeare Sarani, Flat No: 6A, City:-, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxx4d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Pvt. Residence
9	Oasiss Infratech Private Limited Alphanso Estate 5, Surendra Mohan Ghosh Sarani, 2nd Floor, City:-, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxx4j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
10	Stylish Mercantile Private Limited 6, Bangur Avenue, Block-D, 3rd Floor, Flat No: 7, City:-, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: aaxxxxx3f,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MERLIN 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.:: aaxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Shashi Kant Soni (Presentant) Son of Mr Rajendra Prasad Soni 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: bvxxxxxx8e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Authorised Signatory)
2	Mr Deepak Kumar Todi Son of Om Prakash Todi 61, N.S.B. Road, City:- , P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx4f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Oasiss Infratech Private Limited (as Authorised Signatory)
3	Mr Pawan Kumar Kejriwal Son of Late Hanuman Kumar Kejriwal 6, N.S.b. Road, City:- , P.O:- Raniganj, P.S:-Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx0n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Stylish Mercantile Private Limited (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAROJ KUMAR RAM Son of Late A K RAM ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mr Shashi Kant Soni, Mr Pankaj Bucha, Mrs Julie Beria, Mrs Niharika Beria, Mrs Archana Tiwari, Mr Sanjay Tiwari, Mr Anil Kumar Daga, Mr Prakash Kumar Daga, Mr Rohit Karnawat, Mr Deepak Kumar Todi, Mr Pawan Kumar Kejriwal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-1 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-1 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-1 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-1 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-1 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-1 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-1 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-1 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-1 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-1 Dec

Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-0.644 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-0.644 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-0.644 Dec

4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-0.644 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-0.644 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-0.644 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-0.644 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-0.644 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-0.644 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-0.644 Dec

Transfer of property for L11

SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-0.4 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-0.4 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-0.4 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-0.4 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-0.4 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-0.4 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-0.4 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-0.4 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-0.4 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-0.4 Dec

Transfer of property for L12

SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-0.264 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-0.264 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-0.264 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-0.264 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-0.264 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-0.264 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-0.264 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-0.264 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-0.264 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-0.264 Dec

Transfer of property for L13

SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-0.197 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-0.197 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-0.197 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-0.197 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-0.197 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-0.197 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-0.197 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-0.197 Dec

9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-0.197 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-0.197 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-0.175 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-0.175 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-0.175 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-0.175 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-0.175 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-0.175 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-0.175 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-0.175 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-0.175 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-0.175 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-0.6 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-0.6 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-0.6 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-0.6 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-0.6 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-0.6 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-0.6 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-0.6 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-0.6 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-0.6 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-0.2 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-0.2 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-0.2 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-0.2 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-0.2 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-0.2 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-0.2 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-0.2 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-0.2 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-0.2 Dec

Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-0.75 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-0.75 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-0.75 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-0.75 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-0.75 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-0.75 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-0.75 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-0.75 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-0.75 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-0.75 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-0.224 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-0.224 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-0.224 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-0.224 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-0.224 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-0.224 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-0.224 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-0.224 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-0.224 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-0.224 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-1 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-1 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-1 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-1 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-1 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-1 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-1 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-1 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-1 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-1 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-0.216 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-0.216 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-0.216 Dec

4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-0.216 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-0.216 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-0.216 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-0.216 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-0.216 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-0.216 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-0.216 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-0.644 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-0.644 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-0.644 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-0.644 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-0.644 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-0.644 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-0.644 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-0.644 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-0.644 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-0.644 Dec

Transfer of property for L7

SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-1 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-1 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-1 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-1 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-1 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-1 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-1 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-1 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-1 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-1 Dec

Transfer of property for L8

SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-1 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-1 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-1 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-1 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-1 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-1 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-1 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-1 Dec

9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-1 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-1 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Mr Pankaj Bucha	MERLIN PROJECTS LIMITED-0.842 Dec
2	Mrs Julie Beria	MERLIN PROJECTS LIMITED-0.842 Dec
3	Mrs Niharika Beria	MERLIN PROJECTS LIMITED-0.842 Dec
4	Mrs Archana Tiwari	MERLIN PROJECTS LIMITED-0.842 Dec
5	Mr Sanjay Tiwari	MERLIN PROJECTS LIMITED-0.842 Dec
6	Mr Anil Kumar Daga	MERLIN PROJECTS LIMITED-0.842 Dec
7	Mr Prakash Kumar Daga	MERLIN PROJECTS LIMITED-0.842 Dec
8	Mr Rohit Karnawat	MERLIN PROJECTS LIMITED-0.842 Dec
9	Oasiss Infratech Private Limited	MERLIN PROJECTS LIMITED-0.842 Dec
10	Stylish Mercantile Private Limited	MERLIN PROJECTS LIMITED-0.842 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagardanga (Gopalpur), Mouza: Gopalpur, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3503, LR Khatian No:- 24031	Owner:কনটিনেন্টাল প্রজেক্ট প্রাইভেট লিমিটেড, Gurdian:শ্রীমতী জি.বি.এম, Address:জ্যাকসনপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3442, LR Khatian No:- 24292	Owner:কনটিনেন্টাল প্রজেক্ট প্রাইভেট লিমিটেড, Gurdian:শ্রীমতী জি.বি.এম, Address:শ্রীমতী রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3501, LR Khatian No:- 23857	Owner:সাব্বিক হাউসিং, Gurdian:প্রাইভেট লিমিটেড, Address:জ্যাকসনপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 3497, LR Khatian No:- 23799	Owner:গোপালপুর বিকাস প্রাইভেট লিমিটেড, Gurdian:লিমিটেড, Address:জ্যাকসনপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:বাগান, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 3503, LR Khatian No:- 24038	Owner:গোপালপুর বিকাস প্রাইভেট লিমিটেড, Gurdian:শ্রীমতী জি.বি.এম, Address:জ্যাকসনপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.

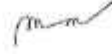
L6	LR Plot No:- 3497, LR Khatian No:- 23987	Owner:গোপালপুরম প্রেসিডেন্সিয়াল প্রাইভেট লিমিটেড, Gurdian:পঞ্চ ডিরেক্টর, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:বাগান, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 3451, LR Khatian No:- 25266	Owner:ইয়েশিকা হোমস প্রাইভেট লিমিটেড ,, Gurdian:পঞ্চ ডিরেক্টর, Address:নিজ , Classification:ভাঙ্গা, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 3451, LR Khatian No:- 25265	Owner:ইয়েশিকা ডেভেলপমেন্ট প্রাইভেট লিমিটেড ,, Gurdian:পঞ্চ ডিরেক্টর, Address:নিজ , Classification:ভাঙ্গা, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 3503, LR Khatian No:- 24035	Owner:গোপালপুরম প্রেসিডেন্সিয়াল প্রাইভেট লিমিটেড, Gurdian:পঞ্চ ডিরেক্টর, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:পানি, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 3439, LR Khatian No:- 23823	Owner:সাব্বিক হাউসিং, Gurdian:প্রাইভেট লিমিটেড, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:পানি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 3503, LR Khatian No:- 24034	Owner:গোপালপুরম বিদ্যার্প প্রাইভেট লিমিটেড, Gurdian:পঞ্চ ডিরেক্টর, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:পানি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 3502, LR Khatian No:- 23834	Owner:সাব্বিক হাউসিং, Gurdian:প্রাইভেট লিমিটেড, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:পানি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 3503, LR Khatian No:- 23831	Owner:সাব্বিক হাউসিং, Gurdian:প্রাইভেট লিমিটেড, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:পানি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 3446, LR Khatian No:- 25016	Owner:অধীশ্বর কনসোলেশন গ্রা পি, Gurdian:পঞ্চ, Address:নিজ , Classification:পানি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L15	LR Plot No:- 3446, LR Khatian No:- 25243	Owner:অধীশ্বর কনসোলেশন প্রাইভেট লিমিটেড ,, Gurdian:পঞ্চ ডিরেক্টর, Address:নিজ , Classification:পানি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L16	LR Plot No:- 3445, LR Khatian No:- 25243	Owner:অধীশ্বর কনসোলেশন প্রাইভেট লিমিটেড ,, Gurdian:পঞ্চ ডিরেক্টর, Address:নিজ , Classification:পানি, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190400049 / 2024

On 29-11-2023

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 6,38,07,678/-



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

On 27-12-2023

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

Presented for registration at 17:30 hrs on 27-12-2023, at the Private residence by Mr Shashi Kant Soni ,

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

Execution is admitted on 27/12/2023 by 1. Mr Pankaj Bucha, Son of Late Hanuman Mal Bucha, 3C, Loudon Street, P.O: Circus Avenue, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business, 2. Mrs Julie Beria, Wife of Pritam Beria, 3D, Rameswara, 19A, Sarat Bose Road, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. Mrs Niharika Beria, Wife of Prawesh Beria, 3A, Rameswara, 19A, Sarat Bose Road, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 4. Mrs Archana Tiwari, Wife of Sanjay Tiwari, BE-67, Salt Lake, Sector-I, P.O: CC Block, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 5. Mr Sanjay Tiwari, Son of Late Shesdar Tiwari, BE-67, Salt Lake, Sector-I, P.O: CC Block, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 6. Mr Anil Kumar Daga, Son of Late Kamal Kumar Daga, 9/1, Lower Rowdon Street, P.O: Lala Lajpat Rai Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 7. Mr Prakash Kumar Daga, Son of Late Kamal Kumar Daga, 9/1, Lower Rowdon Street, P.O: Lala Lajpat Rai Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 8. Mr Rohit Karnawat, Son of Mahendra Kumar Karnawat, Drivine Grace, 6th Floor,33, Shakespeare Sarani, Flat No: 6A, P.O: Circus Avenue, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business

Indetified by Mr SAROJ KUMAR RAM, , Son of Late A 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 Service

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

Execution is admitted on 27-12-2023 by Mr Shashi Kant Soni, Authorised Signatory, MERLIN PROJECTS LIMITED, 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

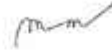
Indetified by Mr SAROJ KUMAR RAM, , Son of Late A K RAM, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service

Execution is admitted on 27-12-2023 by Mr Deepak Kumar Todi, Authorised Signatory, Oasiss Infratech Private Limited, Alphanso Estate 5, Surendra Mohan Ghosh Sarani, 2nd Floor, City:- , P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr SAROJ KUMAR RAM, , Son of Late A 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 Service

Execution is admitted on 27-12-2023 by Mr Pawan Kumar Kejriwal, Authorised Signatory, Stylish Mercantile Private Limited, 6, Bangur Avenue, Block-D, 3rd Floor, Flat No: 7, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr SAROJ KUMAR RAM, , Son of Late A 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 Service



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

On 02-01-2024

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

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

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 11228, Amount: Rs.100.00/-, Date of Purchase: 11/05/2023, Vendor name: S Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 28078 to 28108

being No 190400049 for the year 2024.



Mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.01.11 14:09:27 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 11/01/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.