

17/56/2023

16762/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A.  
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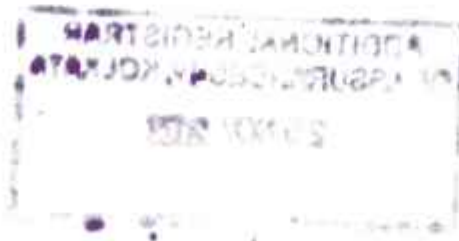
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 Registration. The Signature Sheet and the  
 endorsement sheets attached to this document  
 are the part of this Document.

Additional Registrar of  
 Assurances-IV, Kolkata

**DEVELOPMENT POWER OF ATTORNEY**

29 NOV 2023

TO ALL TO WHOM THESE PRESENT SHALL COME WE, (1) **MR. ASHOK KUMAR SONI** (PAN:ACYPS6359L) (Aadhaar No. 9186 6976 6137), son of Kishan Lal Soni, by occupation Business, faith Hindu, Nationality Indian, residing at 38, Magalbajar Road, P.O. & P.S. Jharsuguda, Odisha - 768201, (2) **MR. NIKUNJ AGRAWAL** (PAN:CADPA8390Q) (Aadhaar No. 2554 9106 0552), son of Rajesh Kumar Agrawal, by occupation Business, faith Hindu, Nationality Indian, residing at Kali Mandir Road, P.O. & P.S. Jharsuguda, Odisha-768202, (3) **MR. RAJESH KUMAR AGRAWAL** (PAN: ABLPA1293K) (Aadhaar No. 4386 2082 9818) son of Bijay Kumar Agrawal, by occupation Business, faith Hindu, Nationality Indian, residing at Kali Mandir Road, P.O. & P.S. Jharsuguda, Odisha-768202, (4) **MR. ASHIS ARORA** (PAN:ADTPA 3700H) (Aadhaar No. 2276 7808 0910) son of Mr. Ashok Kumar Soni, by



DIPAK RAM  
 SHO MLC RAM  
 Alipore Police Court  
 Kolkata - 700 057

20 JUN 2023

No 2612 Date  
Name  
Address  
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B. C. LAHIRI  
Advocate  
Alipore Court  
Kol 700 027



10/06/2023

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Alipore Police Court  
Kolkata -700 027



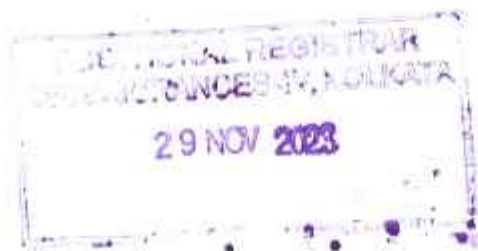
occupation Business, faith Hindu, Nationality Indian, residing at 38, Magalbajar Road, P.O. & P.S. Jharsuguda, Odisha-768201, **(5) DEEPMALLICA PROMOTER PRIVATE LIMITED** (AAGCD8093D), a company incorporated under the companies Act, 213, having its Registered Office at Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, P.O. EKT Kolkata, P.S. Kasba, Kolkata-700 107, **(6) SAMAGYA HOUSING AND DEVELOPER PRIVATE LIMITED** (PAN:ABACS6926P), a company incorporated under the companies Act, 213, having its Registered Office at Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, P.O. EKT Kolkata, P.S. Kasba, Kolkata-700 107, **(7) AVICALA CONSTRUCTION PRIVATE LIMITED** (PAN:AASCA5762G), a company incorporated under the companies Act, 213, having its Registered Office at 18B, Ashutosh Mukherjee Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhawanipore, Kolkata - 700 020, **(8) ABLAZE TRADERS PRIVATE LIMITED** (PAN: AANCA4331J), a company incorporated under the companies Act, 213, having its Registered Office at Plot No. 3, RS/LR Dag No. 4, Mouza Malancha, J.L. No. 87, P.O. Ghatakpukur, P.S. Bhangar, District South 24 Parganas Pin-743 502, **(9) AVICALA RESIDENCY PRIVATE LIMITED** (PAN:AASCA5181D), a company incorporated under the companies Act, 213, having its Registered Office at 18B, Ashutosh Mukherjee Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhawanipore, Kolkata - 700 020, **(10) GOPALPURAM INFRADEALMARK PRIVATE LIMITED** (PAN:AAHCG5888L), a company incorporated under the companies Act, 213, having its Registered Office at Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, P.O. EKT Kolkata, P.S. Kasba, Kolkata - 700 107, **(11) GOPALPURAM REALESTATE AND DEVELOPER PRIVATE LIMITED** (PAN:AAHCG5791J), a company incorporated under the companies Act, 213, having its Registered Office at Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, P.O. EKT Kolkata, P.S. Kasba, Kolkata - 700 107, all companies (Sl. No. 5 to 11) represented by their Authorised Signatory Mr. Nikunj Maheswari (PAN:BLFPM3322N) (Aadhaar No. 2747 8760 1228), son of Mr. Sanjay Maheswari, by occupation Business, faith Hindu, Nationality Indian, residing at CJ-259, Salt Lake, Sector-II, P.O. Sech Bhavan, P.S. Bidhannagar East, Kolkata-700 091, 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 93.05 decimals equivalent to 56.29 cottahs, comprised in LR Dag Nos.3433, 3435, 3438, 3439, 3442, 3445, 3446, 3497, 3498, 3499, 3500, 3501 and 3502 under LR Khatian Nos. 24300, 23855, 23828, 24288, 25242, 24301, 25242, 24303, 24000, 23986, 23980, 24290, 23868, 24293, 23816, 23833 and 23841, in Mouza: Gopalpur, J.L. No: 2, P.S. Narayanpur (formerly



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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. 190416746 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 jointly 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:BVMP8608E) (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.
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



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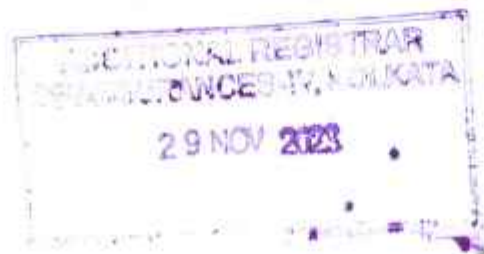


into an agreement for sale and allot the flat/unit to such prospective purchaser/s, and receive the advance against the consideration amount from such prospective purchaser/s, as per the terms and conditions mentioned in the Development Agreement.

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.
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



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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".
15. To amalgamate the 'Said Property' with the properties which are contiguous to the 'Said Property' for better and integrated development.



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DISTRICT REGISTRAR  
KOLKATA  
29 NOV 2023

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 93.05 decimals equivalent to 56.29 cottahs, comprised in LR Dag Nos. 3433, 3435, 3438, 3439, 3442, 3445, 3446, 3497, 3498, 3499, 3500, 3501 and 3502, under LR Khatian Nos. 24300, 23855, 23828, 24288, 25242, 24301, 25242, 24303, 24000, 23986, 23980, 24290, 23868, 24293, 23816, 23833 and 23841, 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. 3433 butted and bounded as under:

On the North : By Part of R.S./L.R. Dag No. 3430;  
On the South : By Part of R.S./L.R. Dag No. 3435;  
On the East : By Part of R.S./L.R. Dag No. 3432;  
On the West : By Part of R.S./L.R. Dag No. 3433.

R.S./L.R. Dag No. 3435 butted and bounded as under:

On the North : By Part of R.S./L.R. Dag No. 3433;  
On the South : By Part of R.S./L.R. Dag No. 3436;  
On the East : By Part of R.S./L.R. Dag No. 3432 & 3442;  
On the West : By Part of R.S./L.R. Dag No. 3434.

R.S./L.R. Dag No. 3438 butted and bounded as under:

On the North : By Part of R.S./L.R. Dag No. 3437;  
On the South : By Part of R.S./L.R. Dag No. 3441;  
On the East : By Part of R.S./L.R. Dag No. 3442;  
On the West : By Part of R.S./L.R. Dag No. 3439.





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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 & 3500;  
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.

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. 3498;  
On the West : By Part of R.S./L.R. Dag No. 3498.

R.S./L.R. Dag No. 3498 butted and bounded as under:

On the North : By Part of R.S./L.R. Dag No. 3499;  
On the South : By Part of R.S./L.R. Dag No. 3498;  
On the East : By Part of R.S./L.R. Dag No. 3497;  
On the West : By Part of R.S./L.R. Dag No. 3498.



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OF ASSURANCES-IV, KOLKATA  
29 NOV 2023



R.S./L.R. Dag No. 3499 butted and bounded as under:

On the North : By Part of R.S./L.R. Dag No. 3500 & 3502;  
On the South : By Part of R.S./L.R. Dag No. 3498;  
On the East : By Part of R.S./L.R. Dag No. 3496, 3501 & 3502;  
On the West : By Part of R.S./L.R. Dag No. 3441 & 3443.

R.S./L.R. Dag No. 3500 butted and bounded as under:

On the North : By Part of R.S./L.R. Dag No. 3500;  
On the South : By Part of R.S./L.R. Dag No. 3499;  
On the East : By Part of R.S./L.R. Dag No. 3503;  
On the West : By Part of R.S./L.R. Dag No. 3432 & 3442.

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. 3496.

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 & 350.

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

Name of the Owner	LR Dag No.	LR Khatian No.	Area of Land (Decimal)
Ashok Kumar Soni	3433	24300	1.34
Ashok Kumar Soni	3499	23855	8.21
Ashis Arora	3498	23828	2.33
Ashis Arora	3442	24288	7.00
Nikunj Agrawal	3445	25242	2.00
Nikunj Agrawal	3500	24301	7.00
Rajesh Kumar Agrawal	3446	25242	8.75
Rajesh Kumar Agrawal	3501	24302	1.00
Deepmallica Promoter Pvt. Ltd.	3435	24000	9.00
Samagya Housing And Developer Pvt. Ltd	3439	23986	5.26



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Samagya Housing And Developer Pvt. Ltd	3439	23980	4.00
Avicala Construction Pvt. Ltd.	3442	24290	7.50
Ablaze Traders Pvt. Ltd.	3499	23868	8.21
Avicala Residency Pvt. Ltd.	3438	24293	6.75
Gopalpuram Infradealmark Pvt. Ltd.	3438	23816	2.00
Gopalpuram Infradealmark Pvt. Ltd.	3502	23833	4.75
Gopalpuram Real Estate And Developer Pvt. Ltd.	3497	23841	7.95
Total			93.05

**IN WITNESS WHEREOF**, to have set and subscribed our hands, signatures and seal on these presents on the 29<sup>th</sup> day of November, Two Thousand Twenty Three (2023).

Ashutosh Kumar Soni

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

Chakraborty

Ashish Anand

1. Dipak Das

Atipor Police Court  
Vol-70027.

2. Anand Das  
Atipor Police Court -  
Vol. 70027.

For 1. Deepmallica Promoter Pvt. Ltd., 2. Samagya Housing And Developer Pvt. Ltd., 3. Avicala Construction Pvt. Ltd., 4. Ablaze Traders Pvt. Ltd., 5. Avicala Residency Pvt. Ltd., 6. Gopalpuram Infradealmark Pvt. Ltd., 7. Gopalpuram Real Estate And Developer Pvt. Ltd.

Nikhi Maheshwari

Authorised Signatory

**(GRANTORS)**

Accepted by Attorney  
in the presence of:

1. Dipak Das

**MERLIN PROJECTS LTD.**

Authorised Signatories/Director

2. Anand Das

Prepared by me,  
Anand Das  
Atipor Police Court -  
Vol. 70027















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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

29 NOV 2023

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	right hand					

Name: Ashok kumar Saini

Signature: Ashok kumar Saini

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	left hand					
	right hand					

Name: VIKRAM AGRAWAL

Signature: vikram

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	left hand					
	right hand					

Name: RAJESH AGRAWAL

Signature: Rajesh

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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

29 NOV 2023



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	left hand					
	right hand					

Name: ASHIS ARORA

Signature: Ashis Arora

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	left hand					
	right hand					

Name: NIKUNJ MAHESWARI

Signature: Nikunj Maheswari

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	left hand					
	right hand					

Name: SHASH KANT SONI

Signature: Shash Kant Soni



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
29 NOV 2023

### Major Information of the Deed

Deed No :	I-1904-16762/2023	Date of Registration	29/11/2023
Query No / Year	1904-8002930087/2023	Office where deed is registered	
Query Date	29/11/2023 12:23:38 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 - 700023, Mobile No. : 8334980846, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 17/-	Rs. 6,46,89,726/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190416746/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment 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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3433	LR-24300	Bastu	Shali	1.34 Dec	1/-	9,31,588/-	Property is on Road , Project Name :
L2	LR-3499	LR-23855	Bastu	Shali	8.21 Dec	1/-	57,07,713/-	Property is on Road , Project Name :
L3	LR-3498	LR-23828	Bastu	Shali	2.33 Dec	1/-	16,19,850/-	Property is on Road , Project Name :
L4	LR-3442	LR-24288	Bastu	Shali	7 Dec	1/-	48,66,502/-	Property is on Road , Project Name :
L5	LR-3445	LR-25242	Bastu	Shali	2 Dec	1/-	13,90,429/-	Property is on Road , Project Name :
L6	LR-3500	LR-24301	Bastu	Shali	7 Dec	1/-	48,66,502/-	Property is on Road , Project Name :
L7	LR-3446	LR-25242	Bastu	Shali	8.75 Dec	1/-	60,83,129/-	Property is on Road , Project Name :
L8	LR-3501	LR-24302	Bastu	Shali	1 Dec	1/-	6,95,215/-	Property is on Road , Project Name :
L9	LR-3435	LR-24000	Bastu	Shali	9 Dec	1/-	62,56,932/-	Property is on Road , Project Name :













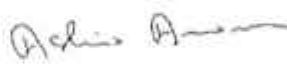
L10	LR-3439	LR-23986	Bastu	Shali	5.26 Dec	1/-	36,56,829/-	Property is on Road , Project Name :
L11	LR-3439	LR-23986	Bastu	Shali	4 Dec	1/-	27,80,859/-	Property is on Road , Project Name :
L12	LR-3442	LR-24290	Bagan	Shali	7.5 Dec	1/-	52,14,110/-	Property is on Road , Project Name :
L13	LR-3499	LR-23868	Bastu	Shali	8.21 Dec	1/-	57,07,713/-	Property is on Road , Project Name :
L14	LR-3438	LR-24293	Bastu	Shali	6.75 Dec	1/-	46,92,700/-	Property is on Road , Project Name :
L15	LR-3438	LR-23816	Bastu	Shali	2 Dec	1/-	13,90,429/-	Property is on Road , Project Name :
L16	LR-3502	LR-23833	Bastu	Shali	4.75 Dec	1/-	33,02,270/-	Property is on Road , Project Name :
L17	LR-3497	LR-23841	Bastu	Shali	7.95 Dec	1/-	55,28,956/-	Property is on Road , Project Name :
<b>TOTAL :</b>					<b>93.05Dec</b>	<b>17 /-</b>	<b>646,89,726 /-</b>	
<b>Grand Total :</b>					<b>93.05Dec</b>	<b>17 /-</b>	<b>646,89,726 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr ASHOK KUMAR SONI</b> Son of KISHAN LAL SONI Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office	 29/11/2023	 LTI 29/11/2023	 29/11/2023
	30 MAGALBAJAR ROAD, City:- , P.O:- JHARSUGUDA, P.S:-JHARSUGUDA, District:-Jharsuguda, Orissa, India, PIN:- 768201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office			





2	Name	Photo	Finger Print	Signature
	<b>Mr NIKUNJ AGRAWAL</b> Daughter of RAJESH KUMAR AGARWAL Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office		 Captured	
	29/11/2023	LTI 29/11/2023	29/11/2023	
KALIMANDIR ROAD, City:- , P.O:- JHARSUGUDA, P.S:-JHARSUGUDA, District:-Jharsuguda, Orissa, India, PIN:- 768202 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CAXxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Mr RAJESH KUMAR AGRAWAL</b> Son of BIJAY KUMAR AGARWAL Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office		 Captured	
	29/11/2023	LTI 29/11/2023	29/11/2023	
KALI MANDIR, City:- , P.O:- JHARSUGUDA, P.S:-JHARSUGUDA, District:-Jharsuguda, Orissa, India, PIN:- 768202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	<b>Mr ASHIS ARORA</b> Son of ASHOK KUMAR SONI Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office		 Captured	
	29/11/2023	LTI 29/11/2023	29/11/2023	
KALI MANDIR, City:- , P.O:- JHARSUGUDA, P.S:-JHARSUGUDA, District:-Jharsuguda, Orissa, India, PIN:- 768201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				
5	<b>DEEPMALLICA PROMOTER PRIVATE LIMITED</b> 1858/1 RAJDANGA MAIN ROAD, Rajdanga Road, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
6	<b>SAMAGYA HOUSING AND DEVELOPER PRIVATE LIMITED</b> 1858/1 RAJDANGA MAIN ROAD, Rajdanga Road, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: ABxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			






7	<b>AVICALA CONSTRUCTION PRIVATE LIMITED</b> 18B, AUSHOTOSH MUKHERJEE ROAD, Ashutosh Mukherjee Road, City:- , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	<b>ABLAZE TRADERS PRIVATE LIMITED</b> PLOT NO 3 RS/LR DAG NO 4 MALANCH, City:- , P.O:- GHATYAKPUKUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>AVICALA RESIDENCY PRIVATE LIMITED</b> 18B, Ashutosh Mukherjee Road, City:- , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>GOPALPURAM INFRADEALMARK PRIVATE LIMITED</b> 1858/1, Rajdanga Main Road, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>GOPALPURAM REALESTATE AND DEVELOPER PRIVATE LIMITED</b> 1858/1, Rajdanga Main Road, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Attorney Details :




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

#### Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr NIKUNJ MAHESWARI</b> Son of SANJAY MAHESWARI Date of Execution - 29/11/2023, , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office			
		Nov 29 2023 12:56PM	LTI 29/11/2023	29/11/2023
CJ-259 SALT LAKE SECTOR 2, City:- , P.O:- SECH BHAWAN, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BLxxxxxx2N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEEPMALLICA PROMOTER PRIVATE LIMITED (as AUTHORISED SIGNATORY), SAMAGYA HOUSING AND DEVELOPER PRIVATE LIMITED (as AUTHORISED SIGNATORY), AVICALA CONSTRUCTION PRIVATE LIMITED (as AUTHORISED SIGNATORY), ABLAZE TRADERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), AVICALA RESIDENCY PRIVATE LIMITED (as AUTHORISED SIGNATORY), GOPALPURAM INFRADEALMARK PRIVATE LIMITED (as AUTHORISED SIGNATORY), GOPALPURAM REALESTATE AND DEVELOPER PRIVATE LIMITED (as AUTHORISED SIGNATORY)				





2	Name	Photo	Finger Print	Signature
	<b>Mr SHASHI KANT SONI</b> <b>(Presentant )</b> Son of RAJENDRA PRASD SONI Date of Execution - 29/11/2023, , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office	 <small>Nov 29 2023 12:51PM</small>	 <small>LTI 29/11/2023</small> Captured	 <small>29/11/2023</small>
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)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DIPAK RAM</b> 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	 <small>29/11/2023</small>	 <small>29/11/2023</small> Captured	 <small>29/11/2023</small>
Identifier Of Mr ASHOK KUMAR SONI, Mr NIKUNJ AGRAWAL, Mr RAJESH KUMAR AGRAWAL, Mr ASHIS ARORA, Mr NIKUNJ MAHESWARI, Mr SHASHI KANT SONI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR SONI	MERLIN PROJECTS LIMITED-1.34 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	SAMAGYA HOUSING AND DEVELOPER PRIVATE LIMITED	MERLIN PROJECTS LIMITED-5.26 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	SAMAGYA HOUSING AND DEVELOPER PRIVATE LIMITED	MERLIN PROJECTS LIMITED-4 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	AVICALA CONSTRUCTION PRIVATE LIMITED	MERLIN PROJECTS LIMITED-7.5 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	ABLAZE TRADERS PRIVATE LIMITED	MERLIN PROJECTS LIMITED-8.21 Dec



<b>Transfer of property for L14</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	AVICALA RESIDENCY PRIVATE LIMITED	MERLIN PROJECTS LIMITED-6.75 Dec
<b>Transfer of property for L15</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	GOPALPURAM INFRADEALMARK PRIVATE LIMITED	MERLIN PROJECTS LIMITED-2 Dec
<b>Transfer of property for L16</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	GOPALPURAM INFRADEALMARK PRIVATE LIMITED	MERLIN PROJECTS LIMITED-4.75 Dec
<b>Transfer of property for L17</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	GOPALPURAM REALESTATE AND DEVELOPER PRIVATE LIMITED	MERLIN PROJECTS LIMITED-7.95 Dec
<b>Transfer of property for L2</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr ASHOK KUMAR SONI	MERLIN PROJECTS LIMITED-8.21 Dec
<b>Transfer of property for L3</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr ASHIS ARORA	MERLIN PROJECTS LIMITED-2.33 Dec
<b>Transfer of property for L4</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr ASHIS ARORA	MERLIN PROJECTS LIMITED-7 Dec
<b>Transfer of property for L5</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr NIKUNJ AGRAWAL	MERLIN PROJECTS LIMITED-2 Dec
<b>Transfer of property for L6</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr NIKUNJ AGRAWAL	MERLIN PROJECTS LIMITED-7 Dec
<b>Transfer of property for L7</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr RAJESH KUMAR AGRAWAL	MERLIN PROJECTS LIMITED-8.75 Dec
<b>Transfer of property for L8</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr RAJESH KUMAR AGRAWAL	MERLIN PROJECTS LIMITED-1 Dec





Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	DEEPMALLICA PROMOTER PRIVATE LIMITED	MERLIN PROJECTS LIMITED-9 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:- 3433, LR Khatian No:- 24300	Owner:ম্যামলটী প্রোপারটি প্রাইভেট লিমিটেড, Gurdian:শঙ্কু ডিরেক্টর, Address:নিজ Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3499, LR Khatian No:- 23855	Owner:কলপত্রিয়া প্রজ্ঞা, Gurdian:প্রাইভেট লিমিটেড, Address:আরোহণশিল্প রাজডাঙ্গা মেইন গেজ কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3498, LR Khatian No:- 23828	Owner:ম্যামলটী প্রোপারটি প্রাইভেট লিমিটেড, Gurdian:প্রাইভেট লিমিটেড, Address:আরোহণশিল্প রাজডাঙ্গা মেইন গেজ কোলকাতা ৭০০১০৭, Classification:আঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 3442, LR Khatian No:- 24288	Owner:শজন বিজ্ঞান প্রাইভেট লিমিটেড, Gurdian:শঙ্কু ডিরেক্টর, Address:আরোহণশিল্প রাজডাঙ্গা মেইন গেজ কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 3445, LR Khatian No:- 25242	Owner:ইয়েসপিকা হাবিপ্রাইভেট প্রাইভেট লিমিটেড .., Gurdian:শঙ্কু ডাইরেক্টর, Address:নিজ Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 3500, LR Khatian No:- 24301	Owner:ম্যামলটী প্রোপারটি প্রাইভেট লিমিটেড, Gurdian:শঙ্কু ডিরেক্টর, Address:নিজ Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 3446, LR Khatian No:- 25242	Owner:ইয়েসপিকা হাবিপ্রাইভেট প্রাইভেট লিমিটেড .., Gurdian:শঙ্কু ডাইরেক্টর, Address:নিজ Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 3501, LR Khatian No:- 24302	Owner:ম্যামলটী প্রোপারটি প্রাইভেট লিমিটেড, Gurdian:শঙ্কু ডিরেক্টর, Address:নিজ Classification:শালি,	Owner Name not selected by applicant.
L9	LR Plot No:- 3435, LR Khatian No:- 24000	Owner:মিঃ মজিদা মোমেনজামা প্রা লি, Gurdian:শঙ্কু ডাইরেক্টর, Address:নিজ Classification:শালি, Area:0.09000000 Acre,	Owner Name not selected by applicant.



L10	LR Plot No:- 3439, LR Khatian No:- 23986	Owner:সমজ হুজিদিং গ্রাউন্ড ডেভেলপার প্রাইভেট লিমিটেড, Gurdian:পঙ্ক ডিভেইন, Address:আয়েকোপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 3439, LR Khatian No:- 23986	Owner:সমজ হুজিদিং গ্রাউন্ড ডেভেলপার প্রাইভেট লিমিটেড, Gurdian:পঙ্ক ডিভেইন, Address:আয়েকোপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 3442, LR Khatian No:- 24290	Owner:অতিকলা কমপ্লেক্স প্রাইভেট লিমিটেড, Gurdian:পঙ্ক, Address:মিষ্ণু, Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 3499, LR Khatian No:- 23868	Owner:আবাসজ টেকার, Gurdian:প্রাইভেট লিমিটেড, Address:বিবপুল রাজডাঙ্গা ৭০১১০২, Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 3438, LR Khatian No:- 24293	Owner:অতিকলা প্রেসিডেন্সী প্রাইভেট লিমিটেড, Gurdian:পঙ্ক ডিভেইন, Address:মিষ্ণু, Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L15	LR Plot No:- 3438, LR Khatian No:- 23816	Owner:গোপালপুরম ইন্ডাস্ট্রিয়াল, Gurdian:প্রাইভেট লিমিটেড, Address:আয়েকোপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L16	LR Plot No:- 3502, LR Khatian No:- 23833	Owner:গোপালপুরম ইন্ডাস্ট্রিয়াল, Gurdian:প্রাইভেট লিমিটেড, Address:আয়েকোপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L17	LR Plot No:- 3497, LR Khatian No:- 23841	Owner:গোপালপুরম মিলে গ্রাউন্ড ডেভেলপার, Gurdian:প্রাইভেট লিমিটেড, Address:আয়েকোপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.





On 29-11-2023

**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 : 48 (g) of Indian Stamp Act 1899

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

Presented for registration at 12:15 hrs on 29-11-2023, at the Office of the A.R.A. - IV KOLKATA by Mr SHASHI KANT SONI .

**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 6,46,89,726/-

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

Execution is admitted on 29/11/2023 by 1. Mr ASHOK KUMAR SONI, Son of KISHAN LAL SONI, 30 MAGALBAJAR ROAD, P.O: JHARSUGUDA, Thana: JHARSUGUDA, Jharsuguda, ORISSA, India, PIN - 768201, by caste Hindu, by Profession Business, 2. Mr NIKUNJ AGRAWAL, Daughter of RAJESH KUMAR AGARWAL, KALIMANDIR ROAD, P.O: JHARSUGUDA, Thana: JHARSUGUDA, Jharsuguda, ORISSA, India, PIN - 768202, by caste Hindu, by Profession Business, 3. Mr RAJESH KUMAR AGRAWAL, Son of BIJAY KUMAR AGARWAL, KALI MANDIR, P.O: JHARSUGUDA, Thana: JHARSUGUDA, Jharsuguda, ORISSA, India, PIN - 768202, by caste Hindu, by Profession Business, 4. Mr ASHIS ARORA, Son of ASHOK KUMAR SONI, KALI MANDIR, P.O: JHARSUGUDA, Thana: JHARSUGUDA, Jharsuguda, ORISSA, India, PIN - 768201, 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 Service

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

Execution is admitted on 29-11-2023 by Mr NIKUNJ MAHESWARI, AUTHORISED SIGNATORY, DEEPMALICA PROMOTER PRIVATE LIMITED, 1858/1 RAJDANGA MAIN ROAD, Rajdanga Road, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107; AUTHORISED SIGNATORY, SAMAGYA HOUSING AND DEVELOPER PRIVATE LIMITED, 1858/1 RAJDANGA MAIN ROAD, Rajdanga Road, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107; AUTHORISED SIGNATORY, AVICALA CONSTRUCTION PRIVATE LIMITED, 18B, AUSHOTOSH MUKHERJEE ROAD, Ashutosh Mukherjee Road, City:- , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; AUTHORISED SIGNATORY, ABLAZE TRADERS PRIVATE LIMITED, PLOT NO 3 RS/LR DAG NO 4 MALANCH, City:- , P.O:- GHATYAKPUKUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502; AUTHORISED SIGNATORY, AVICALA RESIDENCY PRIVATE LIMITED, 18B, Ashutosh Mukherjee Road, City:- , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; AUTHORISED SIGNATORY, GOPALPURAM INFRADEALMARK PRIVATE LIMITED, 1858/1, Rajdanga Main Road, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107; AUTHORISED SIGNATORY, GOPALPURAM REALESTATE AND DEVELOPER PRIVATE LIMITED, 1858/1, Rajdanga Main Road, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

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 Service

Execution is admitted on 29-11-2023 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 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 Service

**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/-

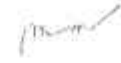


**Payment of Stamp Duty**

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

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**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 959661 to 959685  
being No 190416762 for the year 2023.



*[Handwritten signature]*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2023.12.08 16:22:03 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 08/12/2023  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.