

17469/2023

17146/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

AR 300821

Additional Registrar of  
Assurances-IV, Kolkata

Additional Registrar of  
Assurances-IV, Kolkata

**DEVELOPMENT POWER OF ATTORNEY**

- 6 DEC 2023

TO ALL TO WHOM THESE PRESENT SHALL COME WE, (1) **AADITHYAVARNAM PROJECTS PRIVATE LIMITED (PAN:AA5CA5276D)**, a company incorporated under the companies Act, 2013, having its Registered Office at 18B, Ashutosh Mukherjee Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhawanipore, Kolkata - 700 020, (2) **AMAZING MERCHANTS PRIVATE LIMITED (PAN:AANCA4332M)**, a company incorporated under the companies Act, 2013, having its Registered Office at 493B, G.T. Road, P.O. & P.S. Shibpur, Howrah - 711102, (3) **SARVACHARYA VYAPAR PRIVATE LIMITED (PAN:ABACS6580M)**, a company incorporated under the companies Act, 2013, having its Registered Office at Office at Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, P.O. EKT Kolkata, P.S. Kasba, Kolkata - 700 107 (4) **GOPALPURAM DEALERS PRIVATE LIMITED (PAN:AAHCG5864C)**, a company incorporated under the companies Act, 2013, having its Registered Office at Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road,

Visi Case No. 4246 29/11/23

1/17-  
1/27-  
Total 250  
100  
350

ARA-IV  
Kolkata

No. 1549 Dt. 24/11/23 1001

Name.....

Address.....

Vendor.....

BAPI DAS  
Advocate  
Alipore Police Court  
Kolkata - 27

L. K. DAS  
Licenced Stamp Vendor  
Alipore Criminal Court

*[Signature]*



10889

*[Signature]*



10891

Rajon Chatterborty



10892

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



P.O. EKT Kolkata, P.S. Kasba, Kolkata - 700 107 and **(5) SAMDRISTI INFRATECK PRIVATE LIMITED (PAN:ABBCS2835E)**, a company incorporated under the companies Act, 2013, 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. 1 to 5) represented by their Authorised Signatory Mr. Ranjan Chakraborty (PAN:AOVPC0888F) (Aadhaar No.6676 4208 2187), son of Mr. Shyamalesh Chakraborty, residing at 4, Baidik Para Lane, P.O. Hindmotor, P.S. Uttapara, District-Hooghly, Pin-712 233, 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 43.51 decimals equivalent to 26.32 cottahs, comprised in LR Dag Nos. 3435, 3441, 3442, 3443, 3499, 3500, 3501 & 3503, under LR Khatian Nos. 24270, 23825, 24294, 24274, 23854, 23872, 24270, 24627, 24280 and 23860 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. 190415433 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.

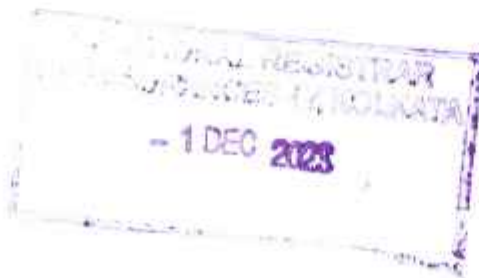


**NOW KNOW ALL MEN BY THESE PRESENTS WE**, the Grantors do hereby appoint, nominate and constitute the **MERLIN PROJECTS LTD.** (PAN: AACCM0505B), having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, represented by its Authorised Signatory Mr. Shashi Kant Soni (PAN: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.
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'.



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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 19048002922020/2023







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 Ranjan Chakraborty 4, Baidik Para Lane, City:- , P.O:- Hindmotor, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712233	Represent ative of Principal [Aadithyav arnam Projects Private Limited ] ,[Amazing Merchants Private Limited ] ,[Sarvacha rya Vyapar Private Limited ] ,[Gopalpur am Dealers Private Limited ] ,[Samdristi Infrateck Private Limited ]		10891  Ranjan Chakraborty	Ranjan Chakraborty 01/12/23





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

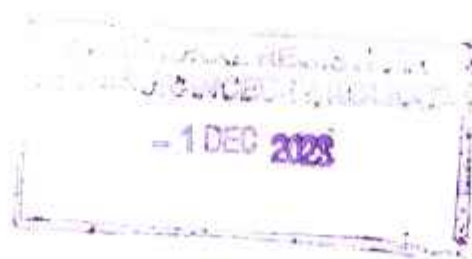
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Shashi Kant Soni 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	Representative of Attorney [MERLIN PROJECT S LIMITED]		10889 	 01/12/23
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 Ranjan Chakraborty, Mr Shashi Kant Soni		10892 	 01/12/23

(Mohul Mukhopadhyay)

ADDITIONAL REGISTRAR  
OF ASSURANCE

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

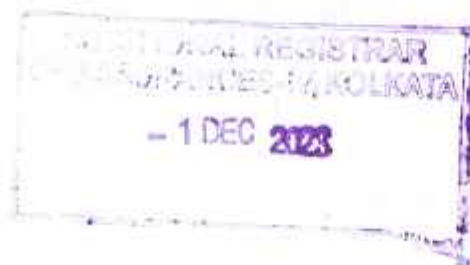
Kolkata, West Bengal



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 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'.



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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.
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.



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ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOLKATA  
- 1 DEC 2023

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

**ALL THAT** the pieces and parcels of land total measuring 43.51 decimals equivalent to 26.32 cottahs, comprised in LR Dag Nos. 3435, 3441, 3442, 3443, 3499, 3500, 3501 & 3503, under LR Khatian Nos. 24270, 23825, 24294, 24274, 23854, 23872, 24270, 24627, 24280 and 23860 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. 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. 3442 & 3432;  
On the West : By Part of R.S./L.R. Dag No. 3434.

**R.S./L.R. Dag No. 3441 butted and bounded as under:**

On the North : By Part of R.S./L.R. Dag No. 3438 & 3442;  
On the South : By Part of R.S./L.R. Dag No. 3441;  
On the East : By R.S./L.R. Dag No. 3443;  
On the West : By Part of R.S./L.R. Dag No. 3440.

**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 & 3435.

**R.S./L.R. Dag No. 3443 butted and bounded as follows:**

On the North : By R.S./L.R. Dag No. 3442;  
On the South : By R.S./L.R. Dag No. 3498;  
On the East : By R.S./L.R. Dag No. 3499;  
On the West : By R.S./L.R. Dag No. 3441.

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

On the North : By R.S./L.R. Dag No. 3500 & 3502;  
On the South : By R.S./L.R. Dag No. 3498;  
On the East : By R.S./L.R. Dag No. 3501 & 3496;  
On the West : By R.S./L.R. Dag No. 3442 & 3443.



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 1 DEC 2023



**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 under:**

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

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

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

**DAG & KHATIAN NO. WISE DETAILS OF THE SAID PROPERTY**

Name of the Owner	LR Dag No.	LR Khatian No.	Area of Land (Decimal)
Aadithyavarnam Projects Pvt. Ltd.	3435	24270	6.51
Amazing Merchants Pvt. Ltd.	3441	23825	4.16
Amazing Merchants Pvt. Ltd.	3441	23825	1.04
Sarvacharya Vypar Pvt. Ltd.	3441	24294	5.78
Gopalpuram Dealers Pvt. Ltd.	3441	24274	5.91
Samdristi Infrateck Pvt. Ltd.	3442	23854	4.00
Amazing Merchants Pvt. Ltd.	3443	23872	3.00
Aadithyavarnam Projects Pvt. Ltd.	3499	24270	3.31
Sarvacharya Vypar Pvt. Ltd.	3500	24627	4.00
Gopalpuram Dealers Pvt. Ltd.	3501	24280	1.80
Samdristi Infrateck Pvt. Ltd.	3503	23860	4.00
Total			43.51



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 1 DEC 2023

IN WITNESS WHEREOF, to have set and subscribed our hands, signatures and seal on these presents on the 1<sup>st</sup> day of December, Two Thousand Twenty Three (2023).

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

1. Arijit Das

For Aadithyavarnam Projects Pvt. Ltd.,  
Amazing Merchants Pvt. Ltd., Sarvacharya  
Vyapar Pvt. Ltd., Gopalpuram Dealers Pvt.  
Ltd., Samdristi Infra Tech Pvt. Ltd.

Ranjan Chakraborty

Authorised Signatory

(GRANTORS)

2. Gantam Roy

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

MERLIN PROJECTS LIMITED

Shan

Authorised Signatory

1. Arijit Das

22, Prince Anwar Shah Road,  
Kolkata-700 033

2. Gantam Roy

22, Prince Anwar Shah Road,  
Kolkata-700 033

Prepared by me

Aroy

ARABINDA ROY

Advocate

Alipore Police Court

Kolkata-700 027

Regd. No.- WB-374/2006

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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 1 DEC 2023




		Thumb	1st finger	mid finger	ring finger	small finger
	left hand					
	right hand					

Name : **RANJAN CHAKRABORTY**

Signature:  .....

		Thumb	1st finger	mid finger	ring finger	small finger
	left hand					
	right hand					

Name: **SHASHI KANT SONI**

Signature:  .....

		thumb	1st finger	mid finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature: .....



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 1 DEC 2023

### Major Information of the Deed

Deed No :	I-1904-17146/2023	Date of Registration	06/12/2023
Query No / Year	1904-8002922020/2023	Office where deed is registered	
Query Date	28/11/2023 6:06:31 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. 11/-	Rs. 3,27,04,178/-		
Stamp duty 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]- 190415433/2023 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 ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3435	LR-24270	Bastu Shali	6.51 Dec	1/-	48,93,224/-	Property is on Road , Project Name :
L2	LR-3441	LR-23825	Bastu Shali	4.16 Dec	1/-	31,26,853/-	Property is on Road , Project Name :
L3	LR-3441	LR-23825	Bastu Shali	1.04 Dec	1/-	7,81,713/-	Property is on Road , Project Name :
L4	LR-3441	LR-24294	Bastu Shali	5.78 Dec	1/-	43,44,522/-	Property is on Road , Project Name :
L5	LR-3441	LR-24274	Bastu Shali	5.91 Dec	1/-	44,42,236/-	Property is on Road , Project Name :
L6	LR-3442	LR-23854	Bastu Shali	4 Dec	1/-	30,06,590/-	Property is on Road , Project Name :
L7	LR-3443	LR-23872	Bastu Shali	3 Dec	1/-	22,54,942/-	Property is on Road , Project Name :
L8	LR-3499	LR-24270	Bastu Shali	3.31 Dec	1/-	24,87,952/-	Property is on Road , Project Name :
L9	LR-3500	LR-24627	Bastu Shali	4 Dec	1/-	30,06,590/-	Property is on Road , Project Name :

L10	LR-3501	LR-24280	Bastu	Shali	1.8 Dec	1/-	13,52,966/-	Property is on Road , Project Name :
L11	LR-3503	LR-23860	Bastu	Shali	4 Dec	1/-	30,06,590/-	Property is on Road , Project Name :
		<b>TOTAL :</b>			<b>43.51Dec</b>	<b>11 /-</b>	<b>327,04,178 /-</b>	
		<b>Grand Total :</b>			<b>43.51Dec</b>	<b>11 /-</b>	<b>327,04,178 /-</b>	

#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Aadithyavarnam Projects Private Limited</b> 18B, Ashutosh Mukherjee Road, City:- , P.O:- Lala Lajpar Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: aaxxxxxx6d,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Amazing Merchants Private Limited</b> 493B, G T Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 , PAN No.:: AAxxxxxx2m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>Sarvacharya Vyapar Private Limited</b> 5/11, Acropolis , 1858/1, Rajdanga Main Road, City:- , P.O:- E K T, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: abxxxxxx0m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>Gopalpuram Dealers Private Limited</b> 5/11, Acropolis , 1858/1, Rajdanga Main Road, City:- , P.O:- E K T, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: aaxxxxxx4c,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>Samdristi Infrateck Private Limited</b> 5/11, Acropolis 1858/1, Rajdanga Main Raod, City:- , P.O:- E K T, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: abxxxxxx5e,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

#### Attorney Details :

SI 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 :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Ranjan Chakraborty</b> Son of Mr Shyamalesh Chakraborty 4, Baidik Para Lane, City:- , P.O:- Hindmotor, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712233, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: aoxxxxxx8f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aadithyavarnam Projects Private Limited (as Authorised Signatory), Amazing Merchants Private Limited (as Authorised Signatory), Sarvacharya Vyapar Private Limited (as Authorised Signatory), Gopalpuram Dealers Private Limited (as Authorised Signatory), Samdristi Infrateck Private Limited (as Authorised Signatory)
2	<b>Mr Shashi Kant Soni (Presentant )</b> 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)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAROJ KUMAR RAM</b> 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 Ranjan Chakraborty, Mr Shashi Kant Soni			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Aadithyavarnam Projects Private Limited	MERLIN PROJECTS LIMITED-1.302 Dec
2	Amazing Merchants Private Limited	MERLIN PROJECTS LIMITED-1.302 Dec
3	Sarvacharya Vyapar Private Limited	MERLIN PROJECTS LIMITED-1.302 Dec
4	Gopalpuram Dealers Private Limited	MERLIN PROJECTS LIMITED-1.302 Dec
5	Samdristi Infrateck Private Limited	MERLIN PROJECTS LIMITED-1.302 Dec

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	Aadithyavarnam Projects Private Limited	MERLIN PROJECTS LIMITED-0.36 Dec
2	Amazing Merchants Private Limited	MERLIN PROJECTS LIMITED-0.36 Dec
3	Sarvacharya Vyapar Private Limited	MERLIN PROJECTS LIMITED-0.36 Dec
4	Gopalpuram Dealers Private Limited	MERLIN PROJECTS LIMITED-0.36 Dec
5	Samdristi Infrateck Private Limited	MERLIN PROJECTS LIMITED-0.36 Dec

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Aadithyavarnam Projects Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
2	Amazing Merchants Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
3	Sarvacharya Vyapar Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
4	Gopalpuram Dealers Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
5	Samdristi Infrateck Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Aadithyavarnam Projects Private Limited	MERLIN PROJECTS LIMITED-0.832 Dec
2	Amazing Merchants Private Limited	MERLIN PROJECTS LIMITED-0.832 Dec
3	Sarvacharya Vyapar Private Limited	MERLIN PROJECTS LIMITED-0.832 Dec
4	Gopalpuram Dealers Private Limited	MERLIN PROJECTS LIMITED-0.832 Dec
5	Samdristi Infrateck Private Limited	MERLIN PROJECTS LIMITED-0.832 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Aadithyavarnam Projects Private Limited	MERLIN PROJECTS LIMITED-0.208 Dec
2	Amazing Merchants Private Limited	MERLIN PROJECTS LIMITED-0.208 Dec
3	Sarvacharya Vyapar Private Limited	MERLIN PROJECTS LIMITED-0.208 Dec
4	Gopalpuram Dealers Private Limited	MERLIN PROJECTS LIMITED-0.208 Dec
5	Samdristi Infrateck Private Limited	MERLIN PROJECTS LIMITED-0.208 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Aadithyavarnam Projects Private Limited	MERLIN PROJECTS LIMITED-1.156 Dec
2	Amazing Merchants Private Limited	MERLIN PROJECTS LIMITED-1.156 Dec
3	Sarvacharya Vyapar Private Limited	MERLIN PROJECTS LIMITED-1.156 Dec
4	Gopalpuram Dealers Private Limited	MERLIN PROJECTS LIMITED-1.156 Dec
5	Samdristi Infrateck Private Limited	MERLIN PROJECTS LIMITED-1.156 Dec



Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Aadithyavarnam Projects Private Limited	MERLIN PROJECTS LIMITED-1.182 Dec
2	Amazing Merchants Private Limited	MERLIN PROJECTS LIMITED-1.182 Dec
3	Sarvacharya Vyapar Private Limited	MERLIN PROJECTS LIMITED-1.182 Dec
4	Gopalpuram Dealers Private Limited	MERLIN PROJECTS LIMITED-1.182 Dec
5	Samdristi Infrateck Private Limited	MERLIN PROJECTS LIMITED-1.182 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Aadithyavarnam Projects Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
2	Amazing Merchants Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
3	Sarvacharya Vyapar Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
4	Gopalpuram Dealers Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
5	Samdristi Infrateck Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Aadithyavarnam Projects Private Limited	MERLIN PROJECTS LIMITED-0.6 Dec
2	Amazing Merchants Private Limited	MERLIN PROJECTS LIMITED-0.6 Dec
3	Sarvacharya Vyapar Private Limited	MERLIN PROJECTS LIMITED-0.6 Dec
4	Gopalpuram Dealers Private Limited	MERLIN PROJECTS LIMITED-0.6 Dec
5	Samdristi Infrateck Private Limited	MERLIN PROJECTS LIMITED-0.6 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Aadithyavarnam Projects Private Limited	MERLIN PROJECTS LIMITED-0.662 Dec
2	Amazing Merchants Private Limited	MERLIN PROJECTS LIMITED-0.662 Dec
3	Sarvacharya Vyapar Private Limited	MERLIN PROJECTS LIMITED-0.662 Dec
4	Gopalpuram Dealers Private Limited	MERLIN PROJECTS LIMITED-0.662 Dec
5	Samdristi Infrateck Private Limited	MERLIN PROJECTS LIMITED-0.662 Dec

Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Aadilhyavarnam Projects Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
2	Amazing Merchants Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
3	Sarvacharya Vyapar Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
4	Gopalpuram Dealers Private Limited	MERLIN PROJECTS LIMITED-0.8 Dec
5	Samdristi Infrateck Private Limited	MERLIN PROJECTS LIMITED-0.8 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:- 3435, LR Khatian No:- 24270	Owner:অদিলভ্যবনম প্রজেক্টস প্রাইভেট লিমিটেড, Gurdian:গজ্জ ডিরেক্টর, Address:১৮ বি অশুভোষ মুখার্জী রোড এলবিন রোড ফেল ২০, Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3441, LR Khatian No:- 23825	Owner:আয়েমজি মার্কেটস, Gurdian:প্রাইভেট লিমিটেড, Address:আয়েমজি মার্কেটস রাস্তায়া মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3441, LR Khatian No:- 23825	Owner:আয়েমজি মার্কেটস, Gurdian:প্রাইভেট লিমিটেড, Address:আয়েমজি মার্কেটস রাস্তায়া মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 3441, LR Khatian No:- 24294	Owner:সর্বদায়া কলার প্রাইভেট লিমিটেড, Gurdian:গজ্জ ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 3441, LR Khatian No:- 24274	Owner:গোপালপুরম ডিলার প্রাইভেট লিমিটেড, Gurdian:গজ্জ ডিরেক্টর, Address:আয়েমজি মার্কেটস রাস্তায়া মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 3442, LR Khatian No:- 23854	Owner:সমদ্রি ইনফ্রাটেক প্রা নি, Gurdian:ডাইরেক্টর রাজ কুমার প, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 3443, LR Khatian No:- 23872	Owner:আয়েমজি মার্কেটস প্রা নি, Gurdian:গজ্জ , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 3499, LR Khatian No:- 24270	Owner:অদিলভ্যবনম প্রজেক্টস প্রাইভেট লিমিটেড, Gurdian:গজ্জ ডিরেক্টর, Address:১৮ বি অশুভোষ মুখার্জী রোড এলবিন রোড ফেল ২০, Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.

L9	LR Plot No:- 3500, LR Khatian No:- 24627	Owner:সর্বোচ্চ ভাষার প্রাইভেট লিমিটেড, Gurdian:পঙ্ক ডিবেল্টার, Address:আরুণাচল প্রজাতন্ত্রা গৌন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 3501, LR Khatian No:- 24280	Owner:আপ্যনপুরম ডিলাই প্রাইভেট লিমিটেড, Gurdian:পঙ্ক ডিবেল্টার, Address:আরুণাচল প্রজাতন্ত্রা গৌন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 3503, LR Khatian No:- 23860	Owner:সমুদ্র ইন্ডাস্ট্রিক, Gurdian:প্রাইভেট লিমিটেড, Address:আরুণাচল প্রজাতন্ত্রা গৌন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.

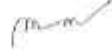


**Endorsement For Deed Number : I - 190417146 / 2023**

**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 3,27,04,178/-



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

**On 01-12-2023**

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

Presented for registration at 17:18 hrs on 01-12-2023, at the Private residence by Mr Shashi Kant Soni ,.


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

Execution is admitted on 01-12-2023 by Mr Ranjan Chakraborty, Authorised Signatory, Aadithyavarnam Projects Private Limited, 18B, Ashutosh Mukherjee Road, City:- , P.O:- Lala Lajpar Rai Sarani, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised Signatory, Amazing Merchants Private Limited, 493B, G T Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102; Authorised Signatory, Sarvacharya Vyapar Private Limited, 5/11, Acropolis , 1858/1, Rajdanga Main Road, City:- , P.O:- E K T, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107; Authorised Signatory, Gopalpuram Dealers Private Limited, 5/11, Acropolis , 1858/1, Rajdanga Main Road, City:- , P.O:- E K T, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107; Authorised Signatory, Samdristi Infrateck Private Limited, 5/11, Acropolis 1858/1, Rajdanga Main Road, City:- , P.O:- E K T, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

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 01-12-2023 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

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 06-12-2023

**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.

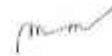
**Payment of Fees**

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 1549, Amount: Rs.100.00/-, Date of Purchase: 24/11/2023, Vendor name: L K DAS



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 977874 to 977897  
being No 190417146 for the year 2023.



*mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2023.12.14 18:24:28 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 14/12/2023  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.