

18853/2023

18477/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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

Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT POWER OF ATTORNEY

29 DEC 2023

Additional Registrar of Assurances-IV, Kolkata

TO ALL TO WHOM THESE PRESENT SHALL COME WE, (1) ANUPATRA PROPERTIES PRIVATE LIMITED (PAN:AASCA5752E), 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) PROMOZONE ENCLAVE PRIVATE LIMITED (PAN:AAJCP9868M), 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, (3) WIDE-RANGE TOWERS PRIVATE LIMITED (PAN:AACCW1874B), 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

DIPAK RAM
S/O M.K. RAM
Assistant Police Court
Kolkata-700 023

No. 1573 Dt. 24/11/23 1st

Name.....

Address.....

Vendor.....

EAPI DAS
Advocate
Alipore Police Court
Kolkata - 27

L. K. DAS
Licenced Scamp Vendor
Alipore Criminal Court



REGISTRAR OF ASSURANCES
ALIPORE
29 DEC 2023

Dipak Ram

DIPAK RAM
S/O M.K. RAM
Alipore Police Court
Kolkata -700 027

companies (Sl No. 1 to 3) represented by their Authorised Signatory Mr. Bibhu Dutt Panda (PAN: AKCPP4341B) (Aadhaar No. 5731 2069 4643), son of Late Gouri Shankar Panda, by occupation Business Fiath Hindu Citizen of India, residing at Govt. College Road, Sundargarh P.O. Rangadipha, P.S. Sundargarh, Odisha, Pin-770 002, **(4) GOPALPURAM HOUSING PRIVATE LIMITED** (PAN:AAHCG5929L), 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, **(5) WIDE-STAR INFRASTRUCTURE PRIVATE LIMITED** (PAN:AACCW1823G), 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. 4 & 5) represented by their Authorised Signatory Mr. Naresh Surana (PAN: BGEPS8559R) (Aadhaar No. 9933 1472 6462), son of Surendra Surana, by occupation Business Fiath Hindu Citizen of India, residing at 8, Cannings Street, P.O. GPO Kolkata, P.S. North Port, Kolkata - 700 001 and **(6) YUSPIKA CONSTRUCTIONS PRIVATE LIMITED** (PAN:AABCY2000Q), a company incorporated under the companies Act, 2013, having its Registered Office at Plot no.3 R.S/L.R dag No. 4, Mouza Malancha, P.O. Ghatakpukur, P.S. Bhangore, District South 24 Parganas, Pin 743502, represented by its Authorised Signatory Mr. Akash Dhandhanian (PAN: AFEPD6949J) (Aadhaar No. 4678 7333 2714), son of Santosh Dhandhanian, by occupation Business Fiath Hindu Citizen of India, residing at 22/1, Ballygunge Circular Road, P.O. & P.S. Ballygunge, Kolkata - 700 019, 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 54.66 decimals equivalent to 33.07 cottahs, comprised in LR Dag Nos. 3439, 3441, 3442, 3446, 3496, 3497, 3498, 3500 and 3503, under LR Khatian Nos.23863, 24307, 24291, 1907, 23865, 23827, 23856, 24277, 23846 and 23837 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. 190418463 for the year 2023 (hereinafter referred to as the "**DEVELOPMENT AGREEMENT**"), with Merlin



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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 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.



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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 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.



OFFICE
OF ASSISTANT

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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.
16. To create mortgage of the 'Said Property' in terms of the provisions of the Development Agreement under reference.





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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 the pieces and parcels of land total measuring 54.66 decimals equivalent to 33.07 cottahs, comprised in LR Dag Nos. 3439, 3441, 3442, 3446, 3496, 3497, 3498, 3500 and 3503, under LR Khatian Nos. 23863, 24307, 24291, 1907, 23865, 23827, 23856, 24277, 23846 and 23837 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 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. 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. 3426 & 3427.

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 (part);
On the East : By Part of 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 & 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.



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

On the North : By R.S./L.R Dag No. 3435;
On the South : By R.S./L.R Dag No. 3437;
On the East : By R.S./L.R Dag No. 3442;
On the West : By R.S./L.R. Dag No. 3439.

R.S./L.R. Dag No. 3496 butted and bounded as under:

On the North : By Part of R.S./L.R. Dag No. 3501 & 3502;
On the South : By Part of R.S./L.R. Dag No. 3497 & 3498;
On the East : By Part of R.S./L.R. Dag No. 3496(P);
On the West : By Part of R.S./L.R. Dag No. 3499.

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

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

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(P);
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 R.S./L.R. Dag No. 3432.

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(P);
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(P);
On the West : By R.S./L.R. Dag No. 3500.



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29 DEC 2023

DAG & KHATIAN NO. WISE DETAILS OF THE SAID PROPERTY

Name of the Owner	LR Dag No.	LR Khatian No.	Area of Land (Decimal)
Wide-Star Infrastructure Pvt. Ltd.	3439	23863	3.54
Promozone Enclave Pvt. Ltd.	3441	24307	9.00
Wide-Range Tower Pvt. Ltd.	3442	24291	7.66
Yuspika Constructions Pvt. Ltd.	3446	1907	10.00
Gopalpuram Housing Pvt. Ltd.	3496	23865	1.45
Gopalpuram Housing Pvt. Ltd.	3496	23827	1.00
Gopalpuram Housing Pvt. Ltd.	3497	23827	1.00
Gopalpuram Housing Pvt. Ltd.	3498	23856	5.42
Gopalpuram Housing Pvt. Ltd.	3498	23827	1.00
Anupatra Properties Pvt. Ltd.	3500	24277	8.59
Wide-Star Infrastructure Pvt. Ltd.	3496	23846	5.08
Wide-Star Infrastructure Pvt. Ltd.	3503	23837	0.92
Total			54.66

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

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

1. *Ganesh Pray*
22, Prince Anwar Shah Road,
Kolkata-700 033

2. *Arijit Das*
22, Prince Anwar Shah Road,
Kolkata-700 033

For Anupatra Properties Pvt. Ltd.,
Promozone Enclave Pvt. Ltd., Wide-Range
Towers Pvt. Ltd.

Dam
Authorised Signatory

For Gopalpuram Housing Pvt. Ltd., Wide-
Star Infrastructure Pvt. Ltd.

S
Authorised Signatory

For Yuspika Constructions.

Aakash Shukholla
Authorised Signatory
(GRANTORS)

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

1. *Ganesh Pray*

2. *Arijit Das*

MERLIN PROJECTS LIMITED

Shou
Authorised Signatory

Prepared by me












Aroy
ARABINDA ROY

Advocate
Alipore Police Court
Kolkata-700 027
Regd. No. - WB 374/2016














ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

29 DEC 2023

		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
	left hand					
	right hand					

Name: BIBHUDATTA PANDA

Signature: 

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












Name: NARESH SURANA

Signature: 



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

29 DEC 2023

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

Name : AKASH DHANDHANAK

Signature: Akash Dhandhanak

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

Name:

Signature:

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

Name:

Signature:



[Handwritten mark]

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OF ASSURANCES-IV, KOLKATA
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Major Information of the Deed

Deed No :	I-1904-18477/2023	Date of Registration	29/12/2023
Query No / Year	1904-8003197603/2023	Office where deed is registered	
Query Date	29/12/2023 12:30:42 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. : 8334980846, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 12/-	Rs. 4,03,92,159/-		
Stampduty 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]:- 190418463/2023 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-3439	LR-23863	Bastu	Shali	3.54 Dec	1/-	26,15,957/-	Property is on Road , Project Name :
L2	LR-3441	LR-24307	Bastu	Shali	9 Dec	1/-	66,50,740/-	Property is on Road , Project Name :
L3	LR-3442	LR-24291	Bastu	Shali	7.66 Dec	1/-	56,60,518/-	Property is on Road , Project Name :
L4	LR-3446	LR-1907	Bastu	Shali	10 Dec	1/-	73,89,710/-	Property is on Road , Project Name :
L5	LR-3496	LR-23865	Bastu	Shali	1.45 Dec	1/-	10,71,508/-	Property is on Road , Project Name :
L6	LR-3496	LR-23827	Bastu	Shali	1 Dec	1/-	7,38,972/-	Property is on Road , Project Name :
L7	LR-3497	LR-23827	Bastu	Shali	1 Dec	1/-	7,38,972/-	Property is on Road , Project Name :
L8	LR-3498	LR-23856	Bastu	Shali	5.42 Dec	1/-	40,05,223/-	Property is on Road , Project Name :
L9	LR-3498	LR-23827	Bastu	Shali	1 Dec	1/-	7,38,972/-	Property is on Road , Project Name :

L10	LR-3500	LR-24277	Bastu	Shali	8.59 Dec	1/-	63,47,761/-	Property is on Road , Project Name :
L11	LR-3496	LR-23846	Bastu	Shali	5.08 Dec	1/-	37,53,973/-	Property is on Road , Project Name :
L12	LR-3503	LR-23837	Bastu	Shali	0.92 Dec	1/-	6,79,853/-	Property is on Road , Project Name :
		TOTAL :			54.66Dec	12 /-	403,92,159 /-	
		Grand Total :			54.66Dec	12 /-	403,92,159 /-	










Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Anupatra Properties 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 , PAN No.:: aaxxxxxx2e,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	Promozone Enclave Private Limited Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, City:- , P.O:- EKT Kolkata, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: aaxxxxxx8m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	Wide-Range Towers Private Limited Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: aaxxxxxx4b,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
4	Gopalpuram Housing Private Limited Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, City:- , P.O:- EKT Kolkata, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: aaxxxxxx9l,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
5	Wide-Star Infrastructure Private Limited Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, City:- , P.O:- EKT Kolkata, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: aaxxxxxx3g,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
6	Yuspika Constructions Private Limited Plt No.3, RS/LR Dag No. 4, Mouza MalanchaMouza, City:- , P.O:- Ghatakpukur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 , PAN No.:: aaxxxxxx0q,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.:: aaxxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Bibhudatta Panda Son of Late Gouri Shankar Panda Date of Execution - 29/12/2023, , Admitted by: Self, Date of Admission: 29/12/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Dec 29 2023 12:53PM</p>	<p>Finger Print</p>  <p>Captured LTI 29/12/2023</p>	<p>Signature</p>  <p>29/12/2023</p>
<p>Govt. College Road, City:- , P.O:- Hindmotor, P.S:-TOWN, District:-Sundargarh, Orissa, India, PIN:- 712233, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: akxxxxx1b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Anupatra Properties Private Limited (as Authorised Signatory), Promozone Enclave Private Limited (as Authorised Signatory), Wide-Range Towers Private Limited (as Authorised Signatory)</p>				
2	<p>Name</p> <p>Mr Shashi Kant Soni (Presentant) Son of Mr Rajendra Prasad Soni Date of Execution - 29/12/2023, , Admitted by: Self, Date of Admission: 29/12/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Dec 29 2023 12:53PM</p>	<p>Finger Print</p>  <p>Captured LTI 29/12/2023</p>	<p>Signature</p>  <p>29/12/2023</p>
<p>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.:: bvxxxxx8e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Authorised Signatory)</p>				
3	<p>Name</p> <p>Mr Naresh Surana Son of Surendra Surana Date of Execution - 29/12/2023, , Admitted by: Self, Date of Admission: 29/12/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Dec 29 2023 12:54PM</p>	<p>Finger Print</p>  <p>Captured LTI 29/12/2023</p>	<p>Signature</p>  <p>29/12/2023</p>
<p>8, Canning Street, City:- , P.O:- GPO Kolkata, P.S:-North Port, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxx9R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Gopalpuram Housing Private Limited (as Authorised Signatory), Wide-Star Infrastructure Private Limited (as Authorised Signatory)</p>				

4	Name	Photo	Finger Print	Signature
	Mr Akash Dhandhanian Son of Santosh Dhandhanian Date of Execution - 29/12/2023, , Admitted by: Self, Date of Admission: 29/12/2023, Place of Admission of Execution: Office		 Captured	
		Dec 29 2023 12:54PM	LTI 29/12/2023	29/12/2023
City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx9j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Yuspika Constructions Private Limited (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAK RAM Son of Mr M K RAM , ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	29/12/2023	29/12/2023	29/12/2023
Identifier Of Mr Bibhudatta Panda, Mr Shashi Kant Soni, Mr Naresh Surana, Mr Akash Dhandhanian			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Wide-Star Infrastructure Private Limited	MERLIN PROJECTS LIMITED-3.54 Dec
Transfer of property for L10		
SI.No	From	To. with area (Name-Area)
1	Anupatra Properties Private Limited	MERLIN PROJECTS LIMITED-8.59 Dec
Transfer of property for L11		
SI.No	From	To. with area (Name-Area)
1	Wide-Star Infrastructure Private Limited	MERLIN PROJECTS LIMITED-5.08 Dec
Transfer of property for L12		
SI.No	From	To. with area (Name-Area)
1	Wide-Star Infrastructure Private Limited	MERLIN PROJECTS LIMITED-0.92 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Promozone Enclave Private Limited	MERLIN PROJECTS LIMITED-9 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Wide-Range Towers Private Limited	MERLIN PROJECTS LIMITED-7.66 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Yuspika Constructions Private Limited	MERLIN PROJECTS LIMITED-10 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Gopalpuram Housing Private Limited	MERLIN PROJECTS LIMITED-1.45 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Gopalpuram Housing Private Limited	MERLIN PROJECTS LIMITED-1 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Gopalpuram Housing Private Limited	MERLIN PROJECTS LIMITED-1 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Gopalpuram Housing Private Limited	MERLIN PROJECTS LIMITED-5.42 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Gopalpuram Housing Private Limited	MERLIN PROJECTS LIMITED-1 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:- 3439, LR Khatian No:- 23863	Owner:ওয়ার্ডে স্টার ইন্ডাস্ট্রিকচার, Gurdian:প্রাইভেট লিমিটেড, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শদি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3441, LR Khatian No:- 24307	Owner:গ্লোবালক্স এক্সপ্ৰেস প্রাইভেট লিমিটেড, Gurdian:গুড ডিজিটর, Address:নিজ , Classification:শদি, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3442, LR Khatian No:- 24291	Owner:ওয়ার্ডে স্টার ইন্ডাস্ট্রিকচার প্রাইভেট লিমিটেড, Gurdian:গুড ডিজিটর, Address:নিজ , Classification:শদি, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 3446, LR Khatian No:- 1907	Owner:বোল মতল, Gurdian:নসুর্দিন , Address:নিজ , Classification:শদি, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 3496, LR Khatian No:- 23865	Owner:গোদালপুরম হাউসিং, Gurdian:প্রাইভেট লিমিটেড, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 3496, LR Khatian No:- 23827	Owner:গোদালপুরম হাউসিং , Gurdian:প্রাইভেট লিমিটেড, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:ডাঙ্গা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 3497, LR Khatian No:- 23827	Owner:গোদালপুরম হাউসিং , Gurdian:প্রাইভেট লিমিটেড, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:বাগ্যান, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 3498, LR Khatian No:- 23856		Owner Name not selected by applicant.
L9	LR Plot No:- 3498, LR Khatian No:- 23827	Owner:গোদালপুরম হাউসিং , Gurdian:প্রাইভেট লিমিটেড, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:ডাঙ্গা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 3500, LR Khatian No:- 24277	Owner:অনুপাঠা প্রাইভেট লিমিটেড, Gurdian:গুড ডিজিটর, Address:১৮ বি আশুতোষ মুখার্জী রোড এলগিন রোড কোলকাতা ৭০০১০৭, Classification:শদি, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 3496, LR Khatian No:- 23846		Owner Name not selected by applicant.
L12	LR Plot No:- 3503, LR Khatian No:- 23837	Owner:ওয়ার্ডে স্টার ইন্ডাস্ট্রিকচার, Gurdian:প্রাইভেট লিমিটেড, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শদি, Area:0.01000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190418477 / 2023

On 29-12-2023

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.

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

Presented for registration at 12:40 hrs on 29-12-2023, 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 4,03,92,159/-

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

Execution is admitted on 29-12-2023 by Mr Bihudatta Panda, Authorised Signatory, Anupatra Properties 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, Promozone Enclave Private Limited, Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, City:- , P.O:- EKT Kolkata, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107; Authorised Signatory, Wide-Range Towers Private Limited, Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr DIPAK RAM, , , Son of Mr M K RAM, , ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 29-12-2023 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 DIPAK RAM, , , Son of Mr M K RAM, , ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 29-12-2023 by Mr Naresh Surana, Authorised Signatory, Gopalpura Housing Private Limited, Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, City:- , P.O:- EKT Kolkata, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107; Authorised Signatory, Wide-Star Infrastructure Private Limited, Unit No. 5/11, Acropolis, 1858/1, Rajdanga Main Road, City:- , P.O:- EKT Kolkata, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr DIPAK RAM, , , Son of Mr M K RAM, , ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 29-12-2023 by Mr Akash Dhandhan, Authorised Signatory, Yuspika Constructions Private Limited, Pit No.3, RS/LR Dag No. 4, Mouza MalanchaMouza, City:- , P.O:- Ghatakpukur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502

Identified by Mr DIPAK RAM, , , Son of Mr M K RAM, , ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

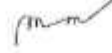
Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

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 1573, 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 1904-2024, Page from 38167 to 38188

being No 190418477 for the year 2023.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.01.15 15:21:29 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 15/01/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.