

14888/2024

14632/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AS 369823

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

- 1 OCT 2024

11/10/24
1-20 PM
8/26/1170/24
Additional Registrar of
Assurances-IV, Kolkata

DEVELOPMENT POWER OF ATTORNEY

Additional Registrar of
Assurances-IV, Kolkata

TO ALL TO WHOM THESE PRESENT SHALL COME WE, 1. **GOPALPURAM LANDCON PVT. LTD.** (PAN:AAHCG5928M), 2. **SATWICK LANCON PVT. LTD.** (PAN:ABACS6743C), 3. **WIDE TIE-UP TOWERS PVT. LTD.** (PAN:AACCW1883E), all companies (Sl. No. 1 to 3) incorporated under the Companies Act. 2013, having their registered office at 1858/1, Rajdanga Main Road, P.O. EKT, P.S. Kasba, Kolkata - 700 107 and 4. **WAYLEN ENCLAVE PVT. LTD.** (PAN:AACCA1690H), a Company incorporated under the Companies Act. 2013, having its registered office at having its registered office at Langolpota, Bishnupur, P.O. & P.S. Rajarhat, North 24 Parganas, Kolkata: 700 135, all companies (Sl. No. 1 to 4) represented by their Authorised Signatory Mr. Raj Kumar Dey (PAN:BSFPD5011C-22.12.1980) (Aadhaar No. 6619 5035 8204), son of Mr. Dilip Kumar Dey, 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 - 700 033, 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;**

017809

16 JUL 2024

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

Name:- **B. C. LAHIRI**
Advocate

Address:- **Allpore Judge's Court, Kol-27**
Alipore Collectorate, 24 Pga. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vende



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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 31.9554 decimals equivalent to 19.33 cottahs, more or less comprised in LR Dag Nos. 3426, 3442, 3497 & 3505, under LR Khatian Nos. 23861, 24880, 23864, 24283, 24624, 24298 and 7761 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. 1904 146 27 for the year 2024 (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:BVMP58608E) (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 Bidhannagar Municipal Corporation in respect of the 'Said Property'.



REGISTRAR OF COMPANIES, KOLKATA
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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 Bidhannagar 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'.
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 Bidhannagar Municipal Corporation, concerned Offices of B.L.& L.R.O., D.L.& L.R.O., District Magistrate, Urban Land Ceiling Department, Police Department, WBSEDCL, 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



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CHANNarayana, KOLKATA
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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'.
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'.



REGIONAL REGISTRAR
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14. To appoint Advocates and other legal agents, sign, declare and/or affirm any vakalatnamas, plaints, 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.

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

ALL THAT pieces and parcels of land total measuring 31.9554 decimals more or less equivalent to 19.33 cottahs more or less, comprised in LR Dag Nos. 3426, 3442, 3497 & 3505, under LR Khatian Nos. 23861, 24880, 23864, 24283, 24624, 24298 and 7761 in Mouza: Gopalpur, J.L. No: 2, P.S. Narayanpur (formerly Airport), District: North 24 Paraganas, Pin-743 445, which is butted and bounded in the manner as follows:

R.S./L.R. Dag No. 3426 butted and bounded as under:

- On the North : By Part of R.S./L.R. Dag No. 3427;
- On the South : By Part of R.S./L.R. Dag No. 3426;
- On the East : By Part of R.S./L.R. Dag No. 3426;
- On the West : By Part of R.S./L.R. Dag No. 3426.



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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. 3499;
On the West : By R.S./L.R. Dag No. 3436, 3437 & 3435.

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

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

R.S./L.R. Dag No. 3505 butted and bounded as under:

On the North : By Part of R.S./L.R. Dag No. 3505;
On the South : By Part of R.S./L.R. Dag No. 3500 & 3503;
On the East : By Part of R.S./L.R. Dag No. 3505;
On the West : By Part of R.S./L.R. Dag No. 3431.

DAG & KHATIAN NO. WISE DETAILS OF THE SAID PROPERTY

Name of the Owner	LR Dag No.	LR Khatian No.	Area of Land (Decimal)
Gopalpuram Landcon Pvt. Ltd.	3426	23861	8.5017
Wide Tie-Up Towers Pvt. Ltd.	3426	24880	6.9972
Gopalpuram Landcon Pvt. Ltd.	3442	23864	1.1055
Wide Tie-Up Towers Pvt. Ltd.	3442	24283	3.3000
Satwick Lancon Pvt. Ltd.	3497	24624	2.6700
Satwick Lancon Pvt. Ltd.	3497	24298	5.3300
Waylane Enclave Pvt. Ltd.	3505	7761	4.0510
			31.9554



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IN WITNESS WHEREOF, to have set and subscribed our hands, signatures and seal on these presents on the 01st day of October, Two Thousand Twenty Four (2024).

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

1. Prachi Gourasari

For Gopalpuram Landcon Pvt. Ltd., Wide Tie-up Towers Pvt. Ltd., Satwick Lancon Pvt. Ltd., Waylane Enclave Pvt. Ltd.

Authorized Signatory

(GRANTORS)

2. Gantam Roy

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

MERLIN PROJECTS LIMITED

Authorized Signatory

1. Prachi Gourasari

22, Prince Anwar Shah Road,
Kolkata-700 033

2. Gantam Roy

22, Prince Anwar Shah Road,
Kolkata-700 033

Prepared by me





ARABINDA ROY
Advocate
Alipore Police Court
Kolkata-700 027
Regd.No.: -WB-374/2006

me














ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2024

Prepared by me
ARABINDA ROY
Advocate
Alipore Police Court
Kolkata-700 027
Regd No - WB-37A12008

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


Name:

Signature: 

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

Name: CHASHI KANT SONI

Signature: 

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

Name:

Signature:

M...

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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Major Information of the Deed

Deed No :	I-1904-14632/2024	Date of Registration	01/10/2024
Query No / Year	1904-8002611170/2024	Office where deed is registered	
Query Date	01/10/2024 1:57:57 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DIPAK 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. 7/-	Rs. 2,71,13,678/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190414627/2024 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 Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3426	LR-23861	Bastu Shali	8.5017 Dec	1/-	72,13,565/-	Property is on Road , Project Name :
L2	LR-3426	LR-24880	Bastu Shali	6.9972 Dec	1/-	59,37,019/-	Property is on Road , Project Name :
L3	LR-3442	LR-23864	Bastu Shali	1.1055 Dec	1/-	9,38,000/-	Property is on Road , Project Name :
L4	LR-3442	LR-24283	Bastu Shali	3.3 Dec	1/-	28,00,001/-	Property is on Road , Project Name :
L5	LR-3497	LR-24624	Bastu Shali	2.67 Dec	1/-	22,65,455/-	Property is on Road , Project Name :
L6	LR-3497	LR-24298	Bastu Shali	5.33 Dec	1/-	45,22,425/-	Property is on Road , Project Name :
L7	LR-3505	LR-7761	Bastu Shali	4.051 Dec	1/-	34,37,213/-	Property is on Road , Project Name :
		TOTAL :		31.9554Dec	7 /-	271,13,678 /-	
		Grand Total :		31.9554Dec	7 /-	271,13,678 /-	




Principal Details :




SI No	Name,Address,Photo,Finger print and Signature
1	Gopalpuram Landcon 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 , PAN No.:: aaxxxxxx8m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	Satwick Lancon 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 , PAN No.:: abxxxxxx3c,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	Wide Tie-Up Towers Private Limited 1858/1, Rajdanga Main Road, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: aaxxxxxx3e,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
4	Waylen Enclave Private Limited Langalpota, Bishnupur, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , 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, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rajkumar Dey (Presentant) Son of Mr Dilip Kumar Dey Date of Execution - 01/10/2024, , Admitted by: Self, Date of Admission: 01/10/2024, Place of Admission of Execution: Office		 Captured	
	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: Others, Citizen of: India, , PAN No.:: bsxxxxxx1c,Aadhaar No Not Provided Status : Representative, Representative of : Gopalpuram Landcon Private Limited (as AUTHORISED SIGNATORY), Satwick Lancon Private Limited (as AUTHORISED SIGNATORY), Wide Tie-Up Towers Private Limited (as AUTHORISED SIGNATORY), Waylen Enclave Private Limited (as AUTHORISED SIGNATORY)			

2	Name	Photo	Finger Print	Signature
	Mr SHASHI KANT SONI Son of RAJENDRA PRASD SONI Date of Execution - 01/10/2024, , Admitted by: Self, Date of Admission: 01/10/2024, Place of Admission of Execution: Office		 Captured	
		Oct 1 2024 2:40PM	LTI 01/10/2024	01/10/2024
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 Status : Representative, Representative of : Merlin Projects 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	
	01/10/2024	01/10/2024	01/10/2024
Identifier Of Mr Rajkumar Dey, Mr SHASHI KANT SONI			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Gopalpuram Landcon Private Limited	Merlin Projects Limited-8.5017 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Wide Tie-Up Towers Private Limited	Merlin Projects Limited-6.9972 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Gopalpuram Landcon Private Limited	Merlin Projects Limited-1.1055 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Wide Tie-Up Towers Private Limited	Merlin Projects Limited-3.3 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Satwick Lancon Private Limited	Merlin Projects Limited-2.67 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Satwick Lancon Private Limited	Merlin Projects Limited-5.33 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Waylen Enclave Private Limited	Merlin Projects Limited-4.051 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:- 3426, LR Khatian No:- 23861	Owner:গোপালপুরম ল্যান্ডকন, Gurdian:প্রাইভেট লিমিটেড, Address:আ্যক্রোপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3426, LR Khatian No:- 24880	Owner:ওয়াইড টাইআপ টাওয়ার্স প্রাঃ লিমঃ, Gurdian:রাজকুমার দে (সিগনেচারি), Address:মিঃ , Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3442, LR Khatian No:- 23864	Owner:গোপালপুরম ল্যান্ডকন, Gurdian:প্রাইভেট লিমিটেড, Address:আ্যক্রোপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 3442, LR Khatian No:- 24283	Owner:ওয়াইড টাই আপ টাওয়ার্স প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডিরেক্টর, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 3497, LR Khatian No:- 24624	Owner:সাহিক ল্যান কন প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডিরেক্টর, Address:অ্যাক্সেসপলিশ রাজডাঙ্গা মেইন রোড কোলকাতা ৭০০১০৭, Classification:বাগান, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 3497, LR Khatian No:- 24298	Owner:সাহিক ল্যানকন প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:বাগান, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 3505, LR Khatian No:- 7761	Owner:এক্সসপ্ট এন্টট, Gurdian:প্রা:পি: , Address:50, জহরনাল নেহেরু রোড, কলি-71 , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190414632 / 2024

On 01-10-2024

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

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

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

Presented for registration at 13:20 hrs on 01-10-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Rajkumar Dey

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 2,71,13,678/-

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

Execution is admitted on 01-10-2024 by Mr Rajkumar Dey, AUTHORISED SIGNATORY, Gopalpuram Landcon 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, Satwick Lancon 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, Wide Tie-Up Towers 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, Waylen Enclave Private Limited, Langalpota, Bishnupur, City:- , P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

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 01-10-2024 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/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 17809, Amount: Rs.100.00/-, Date of Purchase: 16/07/2024, Vendor name: S DAS



Semanti Sikdar
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 814840 to 814857

being No 190414632 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.11.05 13:55:05 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 05/11/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.