

1604/2022

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15/4/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL  
 12-50  
 22/02/22

2/571257/22  
 ARA II AG 259707

Additional No. 257/22 of 2022  
 Kolkata

**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** is executed at Kolkata on this 22nd day of **February**, Two Thousand and Twenty Two

**BETWEEN**

(1) **SUBRATA NASKAR** (PAN: AXXPN3356Q) (Aadhar No 547271586825) son of Late Palan Chandra Naskar by occupation Business (2) **ASHALATA NASKAR** (PAN: ATAPN2706M) (Aadhar No 653498630218) wife of Late Palan Chandra Naskar, by occupation House wife (3) **RITA NASKAR** (PAN: AXJPN3822H)(Aadhar No 550419969738) daughter of Late Palan Chandra Naskar by occupation house wife and (4) **BALAI NASKAR** (PAN: AFDPN3396Q)(Aadhar No 630471095174) son of Late Gadhadar Naskar, by occupation Service (5) **SONAMANI NASKAR** (Pan:CQYPN9561M)(Aadhar No 520228949189) wife of Sri Balai Naskar, by occupation house wife, all are by faith Hindu, Citizen of India, all are residing at Village & P.O. Akandakeshari, Paschimpara, Police Station: Technocity, District North 24 Parganas, Pin 700 135, hereinafter referred to as the **OWNERS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest and permitted assigns), of the **FIRST PART**;

**AND**

Registration is admitted to  
 the Stamp duty and the  
 charges payable on this document  
 are hereby acknowledged.

Regional Registrar  
 Assurances II Kolkata

2 FEB 2022

2336 12/2/21

Mr. Baidik Das . A Sm

ভেদপত্র :- শ্রী প্রণব দে  
বালুইপুর মাথ-রেজিষ্ট্রারী অফিস  
হেলনা-মণ্ডিগ ২৪ পরগণা

Alipore Police Mr.

Car 22



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

22 FEB 2021

Identified by me  
Rayon Chatterborty  
S/o Shyamalish Chatterborty  
4, Baidik Para Lane.  
Po. Hindmotor, P. S. Uttara para  
Hooghly - 712233.



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220189908611      Payment Mode: Online Payment  
GRN Date: 21/02/2022 19:50:39      Bank/Gateway: IDBI Bank  
BRN : 707739109      BRN Date: 21/02/2022 19:02:41  
Payment Status: Successful      Payment Ref. No: 2000571257/1/2022  
[Query No\*/Query Year]

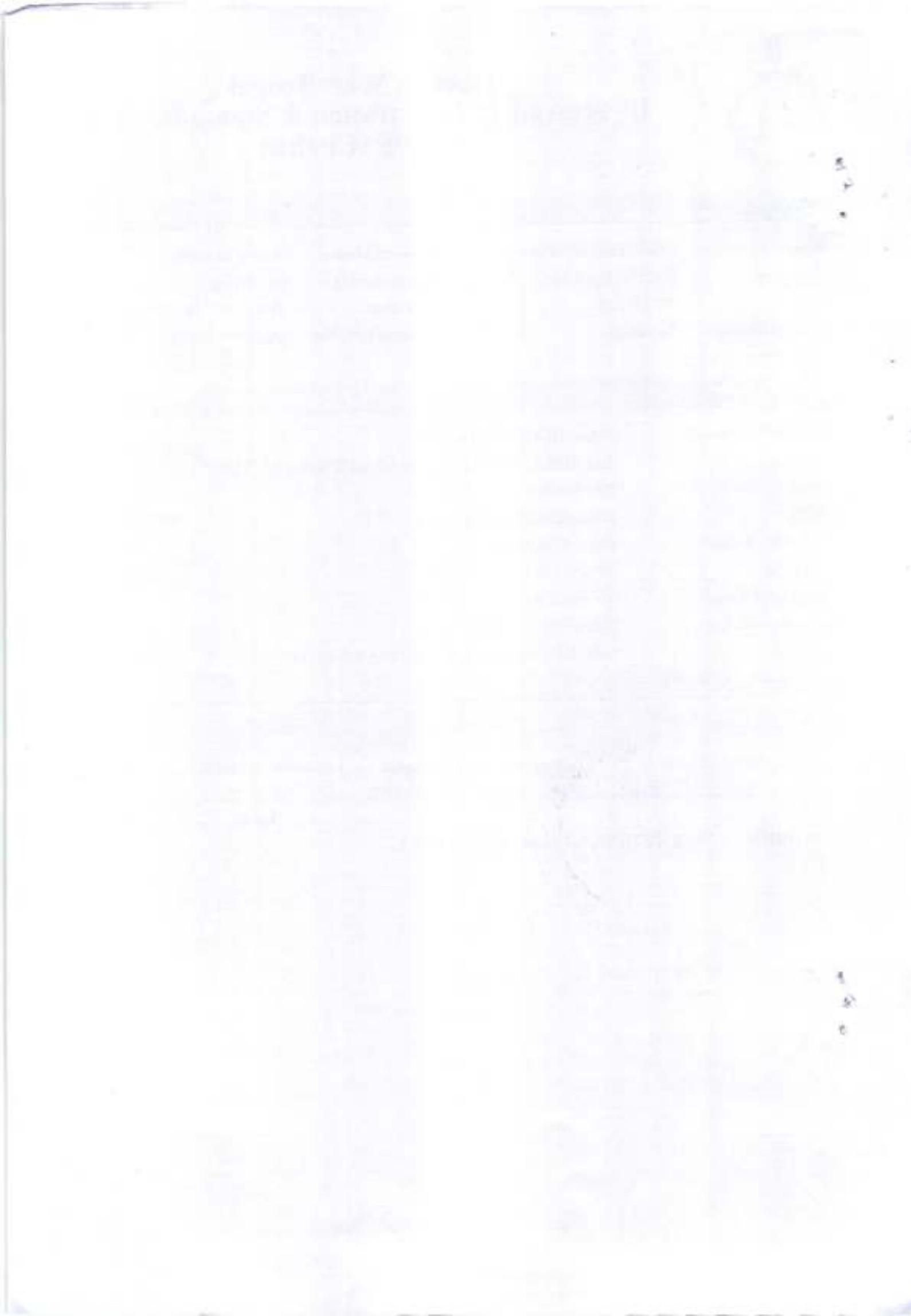
Depositor Details

Depositor's Name: MERLIN PROJECTS LTD  
Address: 22 PRINCE ANWAR SHAH ROAD KOLKATA 700033  
Mobile: 9874990080  
Email: ranjan@merlinprojects.com  
Depositor Status: Buyer/Claimants  
Query No: 2000571257  
Applicant's Name: Mr Bapi Das  
Identification No: 2000571257/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000571257/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2000571257/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	4021
			<b>Total</b>	<b>9042</b>

IN WORDS: NINE THOUSAND FORTY TWO ONLY.



**MERLIN PROJECTS LIMITED** (PAN:AACCM0505B), a company incorporated under the Companies Act, 1956, having its Registered Office at 22, Prince Anwar Shah Road, Post Office Tollygunge, Police Station Charu Market, Kolkata-700 033, represented by its Authorized Signatory Mr. Raj Kumar Dey (PAN:BSFPD5011C) (Aadhar No.661950358204), son of Mr. Dilip Kumar Dey, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, Post Office Tollygunge, Police Station Charu Market, Kolkata- 700033, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-interest and assigns), of the **SECOND PART**.

**WHEREAS:**

- A. The Owners herein are the absolute joint Owners of **ALL THAT** the piece and parcel of Shali land measuring 3.37 Decimals comprised in R.S./L.R. Dag No. 155, under LR Khatian No. 208 of Mouza Chapna, J.L. No. 35, Police Station Rajarhat at present Technocity, District North 24 Parganas, under the jurisdiction of Patharghata Gram Panchayet, more fully and particularly described in the **FIRST SCHEDULE** written hereunder and hereinafter referred to as the '**Said Property**'.
- B. The details of Ownership of the '**Said Property**' are more fully and particularly mentioned in the **SECOND SCHEDULE** hereunder written.
- C. The Developer is having vast experience in the development of Real Estate, with sufficient infrastructure and finance and have undertaken development of Various Landmark Residential and Commercial Building & Complex and around the city as well as other states of the country.
- D. The Owners herein have approached the Developer for development of the '**Said Property**' by constructing a Residential Building(s).
- E. The Developer has agreed to undertake development of the '**Said Property**' by constructing multistoried building complex, on the terms and conditions hereinafter appearing.
- F. The Developer has also entered into a joint Development Agreement with the some other Land Owners which are also adjacent and contiguous to '**Said Property**'. The Developer will undertake development of the property acquired by them under joint development agreement as mentioned above jointly with '**Said Property**' for optimum and better development and herein after referred to as the '**Said Entire Project**'.



SECRETARY  
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- G. Prior to the execution of this Agreement, the Developer has made necessary searches and investigation concerning the marketable title of the Owners in respect of the '*Said Property*' and upon being prima facie satisfied with the title of the Owners, the Developer has discussed with the Owners, the terms and conditions upon which the development of the '*Said Property*' will be undertaken and accordingly both parties herein have agreed to enter into this Agreement for development of the '*Said Property*' on the terms and conditions set forth hereinafter.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as follows:

**Clause 1**  
**Definitions & Interpretations**

- 1.1. In this Agreement and in all its amendments, unless the subject or context otherwise requires or calls for a different interpretation, the following expressions shall have the meanings as set forth below:
- a. '**Agreement**' shall mean this Development Agreement including all its schedules and shall also include any modifications, amendments or supplements that may be incorporated or adopted from time-to-time by the Parties in writing;
  - b. '**Architect**' shall mean any architect or consultant or firm of architects whom the Developer with the consent of the Owners may, from time to time appoint for designing, planning and execution of the Project..
  - c. '**Building Plan**' shall mean the plans prepared by the Architect for construction of the Project and shall include any amendments thereto or modifications thereof made or caused as may be necessary and/or required from time to time as per law.
  - d. '**Common Areas and Facilities**' shall mean and include corridors, hallways, stairways, landings, lift/s, lift room, water reservoir, pump room, passageways, driveways, generator room and other spaces as may be required for providing the necessary amenities and facilities whatsoever required for the establishment and enjoyment of the flat Owners /occupiers of the Project, as agreed and earmarked by the Parties.



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- e. **'Developer'** shall mean Merlin Projects Limited and shall include its successors or successors-in-interest and/or assigns.
- f. **'Force Majeure'** means, act of God, act of public enemy, blockade, bomb blast, bomb threat, damage to or destruction of equipment, destruction of subject matter of this Agreement, earthquake, epidemic, embargo, explosion, fire, flood, hurricane, tornado or other weather condition, government action, inaction or change in law, government acquisition or requisition, inability to act due to government action, interruption and/or shortage of supply of goods and construction materials, and/or skilled manpower, lockout, natural or artificial disaster, other industrial disturbance, peril, danger or action at sea, power outage, riot, sabotage, severe weather, strike, terrorist act, war and written notice of such event has been provided by the Party affected to the other Party within reasonable time.
- g. **'Said Property'** **ALL THAT** the piece and parcel of Shali land measuring 3.37 Decimals comprised in R.S./L.R. Dag No. 155, under LR Khatian No. 208 of Mouza Chapna, J.L. No. 35, Police Station Rajarhat at present Technocity, District North 24 Parganas, under the jurisdiction of Patharghata Gram Panchayet, as described in **First Schedule** hereunder written.
- h. **'Sanctioning Authority'** shall primarily mean Patharghata Gram Panchayet/BDO Rajarhat/NKDA/HIDCO and/or any other statutory authority (ies) entrusted by the Government who shall sanction the Building Plan, and accord the necessary permission, clearance & NOC as may be necessary to complete the project.
- i. **'Owners'** shall mean Party of the First Part and shall include its successors or successors-in-interest and assigns.
- j. **'Owners' Allocation'** shall mean total constructed Built Up area allocable to them against development of the **'Said Property'** together with right to use the common parts and facilities, in the said Entire Project finished in all respects all as per the specification as morefully mentioned in the Fourth Schedule appearing hereunder.
- k. **'Developer's' Allocation'** shall mean balance of the total constructed Built Up area available after adjusting the Owners allocation areas against development of the **'Said Property'** as morefully mentioned in the Fourth Schedule appearing hereunder.



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- l. **'Parties'** shall mean collectively the Owners and the Developer and **'Party'** means individually each of the Parties.
- m. **'Said Entire Project'** shall mean the design, development and construction of new residential buildings on the Said Property along with the Property acquired by the Developer under Joint Development Agreement with the other Land Owners, comprising of various self-contained independent flats / apartments along with other spaces, car parking areas, necessary infrastructure facilities and Common Areas and Facilities in accordance with the Building Plan to be sanctioned by the BDO Rajarhat and other permissions, clearances from the concerned authorities.
- n. **'Extra Development Charges (EDC) & Deposits'** shall mean the amount to be collected from all Flat buyers, including the Owners' and/or buyers of Owners' the allocation area relating to charges for the resident club, electricity connection, generator, installation of transformer, apartment air-conditioning, maintenance deposit, advance maintenance charges, legal /documentation charges, charges for formation of the association/society of the Purchasers of flats in the proposed development etc.
- o. **'Purchaser'** shall mean a person to whom any flat / unit or any part or portion of the buildings in the Project will be sold and transferred.
- p. **'Saleable Areas'** shall mean residential flats/apartments with or without right of car parking and use of specified common areas to be duly demarcated for the said purpose.

1.2. In this Agreement, unless the context otherwise requires:

- a. The headings are not to be considered part of this Agreement and they are solely inserted for convenience and reference purposes only and shall not affect the construction/interpretation of this Agreement;
- b. Words importing the singular include the plural and vice versa, and word importing a gender include each of the masculine, feminine and neutral gender; and



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- c. Reference to any Act whether general or specific shall include any modification extension or re-enactment of it for the time being in force and all instruments orders plans regulations bye-laws permissions or directions at any time issued under it.

**Clause 2**

**Purpose & Commencement**

- 2.1. This Agreement describes the terms and conditions for implementation of the Project and outlines the key roles and responsibilities of the Parties and also the entitlements of each Party. Each Party shall carry out and perform its respective obligations in accordance with the terms and conditions set out in this Agreement, aimed at the implementation of the Project.
- 2.2. This Agreement shall be deemed to have commenced on and with effect from the date hereof.

**Clause 3**

**Grant of Development Right & Consideration**

- 3.1 The Owners doth hereby grant the exclusive right of development and sale of constructed area being Developer's allocation area in the buildings proposed to be constructed at the Said Property by constructing one or more building(s) thereon in accordance with sanctions/permissions herein mentioned.
- 3.2 The Owners shall handover possession of the said Property to the Developer simultaneously with the execution of this Agreement for undertaking development work by the Developer in terms of this Agreement.
- 3.3 The Developer shall complete the Project within a period 5 (five) years from the date of sanction of Building plans from concerned Authorities and obtaining all other required permissions and approvals from the authorities concerned including Environment Department, to commence construction for development of the 'Said Property'. It is clarified that the Project shall be deemed to be complete only when the full Completion Certificate is issued by the Competent Authority and such date on which the said full Completion Certificate is issued shall be considered as the Project completion date.
- 3.4 The Project shall be of uniform construction with standard first-class building materials and best workmanship as per the Specifications mentioned in the Third Schedule hereunder written and approved by the Architect appointed.



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- 3.5 In consideration of the Owners granting exclusive right of development of the 'Said Property' to the Developer and the Developer agreeing to construct and complete the Project at its cost and expense, the Owners and the Developer shall jointly share the constructed Built-up Area in the proposed Development as mentioned in the *Fourth Schedule* hereunder written. The allocation of Owners share of area in the proposed development will be mutually and amicably decided by the Developer in consultation with the Owners, immediately after sanctioning of Building Plan by the Municipal and/or Appropriate Authority.
- 3.6 The Owners allocation area, completed in all respects shall be handed over to the Owners by the Developer within the time stipulated in clause 3.4 herein above.
- 3.7 In consideration of Developer constructing the said building/s and the terms and conditions contained in this Agreement and the obligation to be fulfilled on the part of the Developer, the Developer shall get its allocated constructed areas as morefully mentioned the in the Fourth Schedule with the proportionate share in the land, including car parking space being the Developer's allocation with right to enjoy, sell lease out, let out the said allocation in such parts and for such consideration as the Developer deem fit and no consent of Owners are required for the same.

#### **Clause 4**

#### **Interest Free Refundable Security Deposit**

- 4.1. On or before the execution of this Agreement, the Developer has paid to the Owner, a sum of **Rs.4,00,000/- (Rupees Four Lakh only)** hereinafter referred to as the '**Interest Free Refundable Security Deposit**' for due and punctual performance of the obligations of the Developer hereunder. The said Refundable Security Deposit will be refunded by the Owner prior to handing over possession of Owners allocation area under this agreement by the Developer.

#### **Clause 5**

#### **Representations and Covenants of the Owners**

The Owners hereby declares and covenants with the Developer as follows:

- 5.1 The Owners are absolute Owners of the Said Property having a marketable title in respect thereof.



- 5.2 That excepting the said Owners nobody else has any right, title, interest, claim or demand whatsoever or howsoever into or upon the '*Said Property*'.
- 5.3 The Said Property is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever or howsoever nature.
- 5.4 The Owners have continued to remain in possession of the '*Said Property*' without any interruption or disturbance and/or claim on any part of the '*Said Property*' by any person and/or persons.
- 5.5 The Owners have the absolute right and authority to enter into this Agreement with the Developer in respect of the Said Property and the Owners have not entered into any agreement for sale, transfer lease and/or development, nor has created any third party's interest into or upon the '*Said Property*' or any part or portion thereof.
- 5.6 All rates, taxes, khazna and other outgoings payable in respect of the '*Said Property*' have been paid and/or shall be paid by the Owners till commencement of the project and the Developer shall thereafter continue to pay the same till the date of completion of the project.
- 5.7 There is no suit or legal proceeding pending before any authorities, court of law nor there is any threat of any legal proceeding being initiated against the Owners to the best of their knowledge in respect of the entirety of the '*Said Property*' on any account whatsoever or howsoever. To the best of the knowledge of the Owners that there is no notice of acquisition or requisition by or from any authority for any purpose. In case any litigation with regard to the title or ownership of said property is surfaced in the future and the owners shall be solely responsible to clear the litigation at their cost and efforts.
- 5.8 The Owners do not hold excess vacant land under the meaning of Urban Land (Ceiling and Regulations) Act, 1976 and shall obtain required NOC to that effect.
- 5.9 The name of the erstwhile Owners partly recorded in the relevant records of rights published under the West Bengal Land Reforms Act, 1955 and the Owners herein have agreed to record their name in respect of the '*Said Property*' in the records of rights published under the West Bengal Land Reforms Act, 1955 including conversion of the '*Said Property*' to '*Bahutal Abasan*', at their own cost and effort at the earliest.



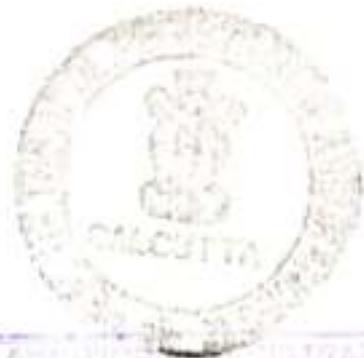
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- 5.10 The Owners and or its nominee(s) shall pay advance maintenance deposit and sinking fund prior to handover of Owners' allocation areas in terms of this Agreement.
- 5.11 In case of necessity the Owners will execute necessary deeds and documents for the amalgamation of the said Property with other adjacent property the Developer will develop jointly.
- 5.12 To sign and execute all necessary plans papers undertakings affidavits documents declarations Agreements deeds which may be required for sanctioning of the Plan and construction of the proposed building/ s and also commercial benefit of the same in terms of the agreement.
- 5.13 The Owners shall always co-operate with the Developer for the development of the Said Property without any hindrance and/or interruption.
- 5.14 Provide all the title related documents, as and when required by the Developer, for verification of the same, before the various authorities against the proper receipt thereof and/or also for obtaining the construction finance by the Developer.
- 5.15 Not to do any act, deed or thing whereby the Developer is prevented from selling, assigning or disposing of any portion of the said project.
- 5.16 Not to let out, grant lease, mortgage or charge or in any way transfer or encumber the 'Said Property' save and except if the Developer create mortgage for availing construction finance.
- 5.17 During the subsistence of this Agreement, the Owners shall not transfer and/or part with the Said Property or any portion thereof.
- 5.18 The Owners shall execute a registered power of attorney in favour of the Developer to enable, empower and authorize the Developer, its men, officials, employees and representatives to do all such acts, deeds and things necessary to effectively carry out, implement and complete the construction of the said Project, sale of flat/Units or constructed spaces **Developer's Allocation Areas** in terms of this agreement and execution, registration of Sale Agreements and the Deed of Conveyances on behalf of Owners and to receive the same.

**Clause 6**  
**Representations and covenants of the Developer**

The Developer hereby undertakes and covenants with the Owners as follows:



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- 6.1 In addition to and not in derogation or substitution of any of the obligations, undertakings, terms and conditions or covenants set out elsewhere in this Agreement, the Developer shall undertake the development, design, engineering, procurement, construction, completion, commissioning, implementation, management and administration of the Project, including without limitation the necessary infrastructure and Common Areas and Facilities, in accordance with the sanctioned Building Plan and other approvals and the provisions of this Agreement. The Developer shall, for such purposes do all such acts, deeds and things, as may be required under this Agreement.
- 6.2 All costs, charges and expenses for the development and implementation of the Project till its completion (including permission of all requisite clearances, sanctions etc.) shall be borne and paid by the Developer.
- 6.3 The Developer shall comply with all applicable laws, clearances and applicable permits (including renewals as required) in the performance of its obligations under this Agreement.
- 6.4 The Developer shall indemnify, protect, defend and hold harmless the Owners from and against any and all demands, claims, suits and causes of action and any and all liability, costs, expenses, settlements and judgments arising out of the failure of the Developer to discharge its obligations under this Agreement and to comply with the provisions of applicable laws and permits.
- 6.5 The Developer acknowledges and recognizes that time is the essence of this Agreement and that the performance of its obligations shall be construed accordingly.
- 6.6 The Developer shall ensure that the personnel engaged by it in the performance of its obligations under this Agreement are at all times properly trained for their respective functions.
- 6.7 The Developer shall comply with the requirements and requisitions of the Sanctioning Authority and other authorities relating to the construction of the Project and to obtain necessary approval/s, consent/s and license/s from the appropriate authorities as and when required.



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- 6.8 The Developer shall take necessary precautions to avoid nuisance, annoyance, inconvenience, injury, loss, damages, interference to the occupiers of the adjoining or neighbouring properties or to the public.

**Clause 7**

**Mortgage of the Said Property for Loan**

- 7.1 The Developer shall be entitled to arrange financing for the Project (Project Finance) by a Bank / Financial Institution (Financier). After sanction of the Plans and obtaining of all Approvals required for commencement of construction, the Developer shall be entitled to deposit original title deeds and documents of the Said Property with the Financier as security for the purpose of Project Finance in the manner that the Financier shall not have any right or lien in respect of the Owners' share of Project Revenues. For the aforesaid purpose, the Owners will join as consenting / necessary party (if required by the Financier) to create a mortgage / charge in favour of the Financier for availing such Project Finance, Provided That the Owners shall not have any liability whatsoever to repay the loans obtained by the Developer and/or any interest, penalty or other amounts relating to the same (collectively Project Finance Liability) and the Developer hereby indemnifies and agrees to keep indemnified the Owners against any claim, liability or loss whatsoever relating to Project Finance / Project Finance Liability. The loans obtained by the Developer against the original title deeds and documents shall be used by the Developer only for the purpose of this Project and not for any other project or business. The Developer undertakes to make timely repayment of the Project Finance Liability without any default and in a manner that neither the Project nor the sales of the constructed spaces therein are adversely affected.

**Clause 8**

**Mutual Covenants**

- 8.1 The Owners and the Developer have entered into this Agreement purely on principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Owners and the Developer, nor shall the Owners and the Developer in any manner constitute an association of persons. Each Party shall keep the other indemnified from and against the same.
- 8.2 The Owners and the Developer have agreed that for the purpose of sale and transfer of their respective allocations no further consent of the other party shall be required and this Agreement by itself shall be treated as such consent.



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- 8.3 The Owners and the Developer, as the case may be, shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the respective obligation is prevented by the existence of Force Majeure conditions with a view that obligation of the Party affected by the Force Majeure shall be suspended for the duration of the Force Majeure.
- 8.4 The Developer shall frame the rules and regulations regarding the use and rendition of Common Areas and Facilities, and also the common restrictions which have to be normally captured / mentioned in the sale / conveyance deeds/agreements/allotment letters/ documents.
- 8.5 Nothing in these presents shall be construed as a sale / transfer or assignment in law by the Owners in respect of the Said Property or any part thereof to the Developer or as creating any right, title or interest in respect thereof, in favour of the Developer other than license to the Developer to commercially exploit the same in terms hereof.
- 8.6 The Purchaser(s) shall be entitled to obtain loan or financial assistance from any bank/financial institution etc. in respect of the flats / units / space in the Complex proposed to be transferred in his/her/its favour as per prevailing banking laws.
- 8.7 The Owners during the term of this Agreement shall have no option to assign their right title and interest under this agreement.
- 8.8 The Government of West Bengal has already introduced West Bengal Housing Industry Regulatory Act, 2017 ( WB-HIRA) as per the central Govt. Real Estate Regulatory Act and parties herein will be bound to comply with their respective obligation under the said Act.

**Clause 9**  
**Miscellaneous**

- 9.1 The Parties may amend, modify and extend this Agreement by entering into and executing a separate written agreement.
- 9.2 This Agreement sets forth the entire agreement and understandings between the Parties relating to the Said Property and the Project to be developed thereon and supersedes all prior discussions and agreements on the same.



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- 9.3 In case a part of this Agreement be declared invalid and/or unenforceable for any reason whatsoever the remaining portion of this Agreement shall not be prejudiced and shall continue to be in full force and effect.
- 9.4 The stamp duty, registration fee payable on this Agreement and other incidental expenses towards registration shall be borne by the Developer.

**Clause 10**

**Notices, Correspondence and Communication**

- 10.1 All notices, correspondences and other communication under this Agreement shall be in writing and in English language and either delivered by hand or sent by registered mail or courier or by email or by facsimile at the address recorded in this agreement or such other address as may be recorded by the parties herein from time to time.
- 10.2 Unless another address has been specified by a Party hereto by a written notice to the other Party, any notice or other communication given or made pursuant to this Agreement shall be deemed to have been received (i) in the case of personal delivery, on the date of delivery, (ii) in the case of mail delivery, on the date which is 4 (four) days after the mailing thereof and (iii) in the case of a email, Fax, the date of dispatch thereof.

**Clause 11**

**Dispute resolution & Jurisdiction of Courts**

- 11.1 In case of any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement, the Parties shall make best efforts to resolve the same amicably through a process of negotiation and only in the event of complete failure of such negotiations, it will be open to the Parties to refer and resort to the process mentioned in Clause 12.2 below.
- 11.2 If any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement cannot be settled by employing the method stated in Clause 11.1 above within 30 (thirty) days, it shall be settled through Arbitration by referring the matter to an Arbitrator jointly appointed by both the Parties.
- 11.3 The arbitration shall be conducted in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996 with all statutory amendments and modifications thereof and the arbitral tribunal so formed shall be free to adopt or frame rules of procedure for conducting such arbitration.



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- 11.4 The venue of arbitration shall be Kolkata and the language of arbitration shall be English.
- 11.5 Any decision/award given by the Arbitrator shall be final, conclusive and binding on the Parties and the Parties agree and undertake to carry out such decision/award without delay.
- 11.6 In the event of any dispute or difference arising between the parties, the courts / tribunals in Kolkata alone shall have exclusive jurisdiction to adjudicate on any matter concerning this Agreement to the exclusion of all other courts/tribunals.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**(Said Property)**

**ALL THAT** the piece and parcel of Shali land measuring 3.37 Decimals comprised in R.S./L.R. Dag No. 155, under LR Khatian No. 208 of Mouza Chapna, J.L. No. 35, Police Station Rajarhat at present Technocity, District North 24 Parganas, under the jurisdiction of Patharghata Gram Panchayat, which is butted and bounded in the manner as follows:

On the North	:	By 31' wide metal Road;
On the South	:	By Part of L.R. Dag No. 165;
On The West	:	By Part of L.R. Dag No. 154;
On The East	:	By Part of L.R. Dag No.165;

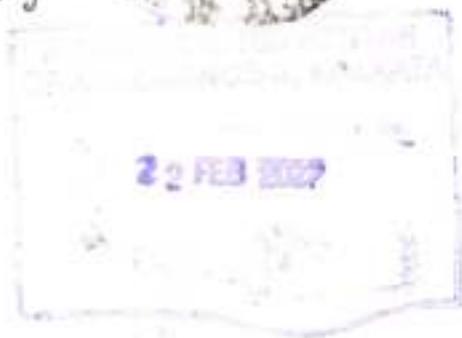
**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(DETAILS OF OWNERSHIP)**

WHEREAS one Gadhadhar Naskar was the erstwhile recorded owner of All That piece and parcel of Sali land measuring 8.5 decimals in R.S/L.R Dag no. 155 under L.R. Khatian No. 208, of Mouza Chapna, J.L. No - 35, Police Station - formerly Rajarhat and presently Technocity (Newtown), District North 24 Parganas, under the jurisdiction of Patharghata Gram Panchayat.

AND WHEREAS the said Gadhadhar Naskar while seized and possessed the aforesaid land, died intestate living behind his wife Smt Nitya Rani Naskar ( since deceased ) three sons namely Kanai Naskar, Balai Naskar, Palan Chandra Naskar and his only married daughter namely Sabita Naskar who jointly inherited their respective share of land as left by the said Gadhadhar Naskar.



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AND WHEREAS the said Palan Chandra Naskar while enjoying his share of land as inherited from his deceased father Late Gadhadar Naskar, also died intestate living behind his wife Smt Ashalata Naskar, his daughter Smt Rita Naskar and his son Subrata Naskar who jointly inherited the share of land as left by the said Palan Chandra Naskar.

AND WHEREAS the said Sabita Naskar wife of Shri Binoy Mondal and daughter of Late Gadhadar Naskar has appointed Shri Balai Naskar and Rita Naskar as her lawfull constituted attorney by virtue of the execution of a registered general power of attorney dated 25th September 2013 duly executed at the office of ADSR Rajarhat and recorded in Book no. IV, CD Volume no I, Page no 10023 to 10037, being No. 00876 for the year 2013.

AND WHEREAS by virtue of the said registered general power of attorney dated 25<sup>th</sup> September 2013, the said Sabita Mondal through her constituted attorney Shri Balai Naskar and Rita Naskar sold transferred and conveyed her share of land in favour of Subrata naskar, Kanai Naskar and Sonamoni Naskar by execution of a registered deed of conveyance dated 17th February 2016, duly registered at the office of ADSR Rajarhat and recorded in Book no. I , CD Volume no. 1523, pages from 68647 to 68685, being no. 152302108 for the year 2016.

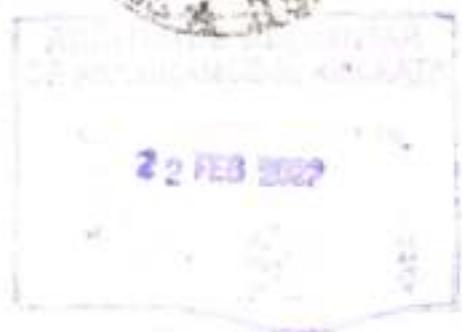
AND WHEREAS the said Subrata Naskar, Ashalata Naskar, Rita Naskar, Balai Naskar and Sonamoni Naskar being the Owners herein were became the absolute owners with respect to ALL THAT the piece and parcel of shali land measuring 3.37 decimals in R.S/L.R dag no 155 under L.R. Khatian No. 208, of Mouza Chapna, J.L. No - 35, Police Station - formerly Rajarhat and presently Technocity (Newtown), District North 24 Parganas, under the jurisdiction of Patharghata Gram Panchayat.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
**(Specifications)**

- |              |  |
|--------------|--|
| Foundation   | : R.C.C foundation resting on cast-in-situ reinforced concrete bonded piles.   |
| Structure    | : Earthquake resistant RCC framed structure.   |
| Water Supply | : 24 - hour treated water supply.  |
| Electrical   | : Provision for sufficient electrical points in each and every flats and common area as may be required and suggested by the consultant. |



S



	Provision for Telephone & T.V points in Living and all bedrooms. Modular switches of reputed brand. Safety equipment such as M.C.B for all flats.
Wiring	: Fire resistance concealed, electrical wiring in entire project/complex.
Wall Finish	: Interior - Smooth putty or POP finished walls. Exterior - Combination of antifungal paint.
Flooring & Dado	: Vitrified tiles for living, dining, all bedrooms and balcony. Kitchen / Toilet floors to be made with heavy duty mat finish ceramic/vitrified tiles.
Toilet	: Ceramic/vitrified tiles of a reputed brand (up to lintel height). White porcelain sanitary ware of reputed brand CP fittings of a reputed brand & Hot and cold water provision.
Door	: Door frames made of seasoned and treated wood. Flush doors or teak wood finished doors. Quality locks/handles (hardware) for all doors of reputed brand.
Window	: Color Anodized/ powder - coated glazed aluminum window.
Kitchen	: Granite counter top. Dado (wall) of ceramic tiles above counter upto 2 feet height Stainless steel Sink.

#### Amenities

- Firefighting system
- Automatic Elevators
- CCTV monitoring & surveillance system on the ground floor
- Water Filtration/Treatment Plant
- Power Backup for common area and flats
- Children's Play Area
- Intercom
- Community Hall
- Indoor Games Room
- Gymnasium



5



**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(AREA SHARING RATIO)**

In consideration of the Owners granting development rights to the Developer in respect of the 'Said Property', the parties shall share the constructed areas in the following manner:

**Owners Allocation:** Two 2BHK Flats and one Car Parking Space in the proposed joint development of the Residential Complex by the Developer in the 'Said Property' jointly with the other Land Owners Property following manner:

- a. One 2 BHK flat measuring about 605 sq. ft. built up area equivalent to 807 sq. ft. super built-up area (more or less) as per prevailing market norms consisting of two Bed rooms, 1 Kitchen, 2 Toilet, 1 Dinning and 1 Balcony (in any floor of the new building Nos. 1, 2 or 3, save and except top floor of the said new buildings) to the said Subrata Naskar, Ashalata Naskar and Rita Naskar.
- b. Another 2BHK flat measuring about 605 sq. ft. built up area equivalent to 807 sq. ft. super built-up area (more or less) as per prevailing market norms consisting of two Bed rooms, 1 Kitchen, 2 Toilet, 1 Dinning and 1 Balcony (in any floor of the new building Nos. 1, 2 or 3, save and except top floor of the said new buildings) jointly to the said Balai Naskar and Sonamoni Naskar.
- c. One Car Parking space in the proposed Residential Complex jointly to all the Owners herein.

**Developer Allocation:** Balance, of saleable constructed areas and car parking space proportionately, allocable to the 'Said Property' in the proposed Development of the 'Said Property' with the other Owners Property after adjusting Owners' allocation areas.



2



IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals this day, month and year first above written:

**SIGNED SEALED AND DELIVERED**  
by the **OWNERS** in the presence of:

1) Subrata Naskar

2) বিত্তর অর্ঘ্য দাস

2) Ranjan Chakraborty  
22, P.A.S. Road,  
Kolkata - 700033.

3) Rita Naskar

4) Balaji Naskar

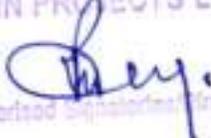
L.T. of Sonamoni Naskar

2) Mayank Periwal  
22 PAS Road,  
Kolkata - 33

By the  Proof Debasish Ghosh

**SIGNED SEALED AND DELIVERED**  
by the **DEVELOPER** in the presence  
of:

MERLIN PROJECTS LTD.

  
Authorized Signatory/Director

1) Ranjan Chakraborty

2) Mayank Periwal



5

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
22 FEB 2022

**MEMO OF CONSIDERATION**

**RECEIVED** from the Developer herein a sum of Rs.4,00,000/- (Rupees Four Lakh only) on account of interest free refundable security Deposit payable by the Developer under this Agreement per the memo given below:

Sl. No.	Cheque No.	Dated	Bank/Branch	Drawn in favour of	Amount Rs.
1.	175656	07.09.2021	IDBI Bank A.S.Road Br.	Subrata Naskar	1,00,000/-
2.	175657	07.09.2021	= DO =	Balai Naskar	1,00,000/-
3.	190019	19.02.2022	= DO =	Balai Naskar	1,00,000/-
4.	190029	21.02.2022	= DO =	Sonamani Naskar	1,00,000/-
<b>Total</b>					<b>4,00,000/-</b>

1) Subrata Naskar

2) বরদা অর্থাৎ ০৩/০৯/২০

3) Rita Naskar

4) Balai Naskar

L.T.I of  Sonamani Naskar

By the Pen of Debasish Gayen

Prepared by me

Witnesses:

BAPI DAS  
Advocate  
Alipore Police Court  
Kolkata-700 027  
Regd. No -WB-613/2001

1) Rajon Chatterjee

2) Mayank Perwal



1

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

22 FEB 2022

FINGER IMPRESSIONS OF HAND



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name: RAJ KUMAR DEY

Signature: *Raj Kumar Dey*



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name: SUBRATA NASKAR

Signature: *Subrata Naskar*



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name: ASHALATA NASKAR

Signature: *Ashalata Naskar*



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

22 FEB 2022

FINGER IMPRESSIONS OF HAND



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name: RITA NASKAR

Signature: Rita Naskar



	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name: BALAJI NASKAR

Signature: Balaji Naskar

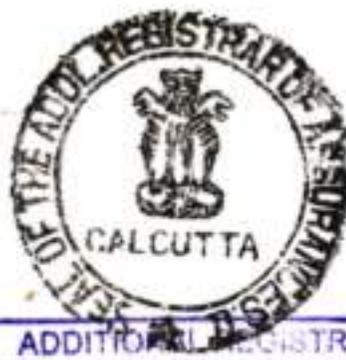


	LITTLE	RING	MIDDLE	INDEX	THUMB
left hand					
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

LTI of Sonamani Naskar  
by the Pen of Debarshi Gajjar

Name: SONAMANI NASKAR

Signature: .....



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

22 FEB 2022



MERLIN PROJECTS LTD.  
*[Handwritten Signature]*  
Authorised Signatories/Director

A blue ink stamp from MERLIN PROJECTS LTD. is present. It includes the company name, a handwritten signature, and the title 'Authorised Signatories/Director'. To the left of the stamp is a faint circular stamp, and to the right is a handwritten checkmark.

Handwritten text, possibly bleed-through from the reverse side of the page. The text is extremely faint and illegible.

Handwritten text, possibly bleed-through from the reverse side of the page. The text is extremely faint and illegible.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJ KUMAR DEY

DILIP KUMAR DEY

22/12/1980

Permanent Account Number

BSFPD5011C

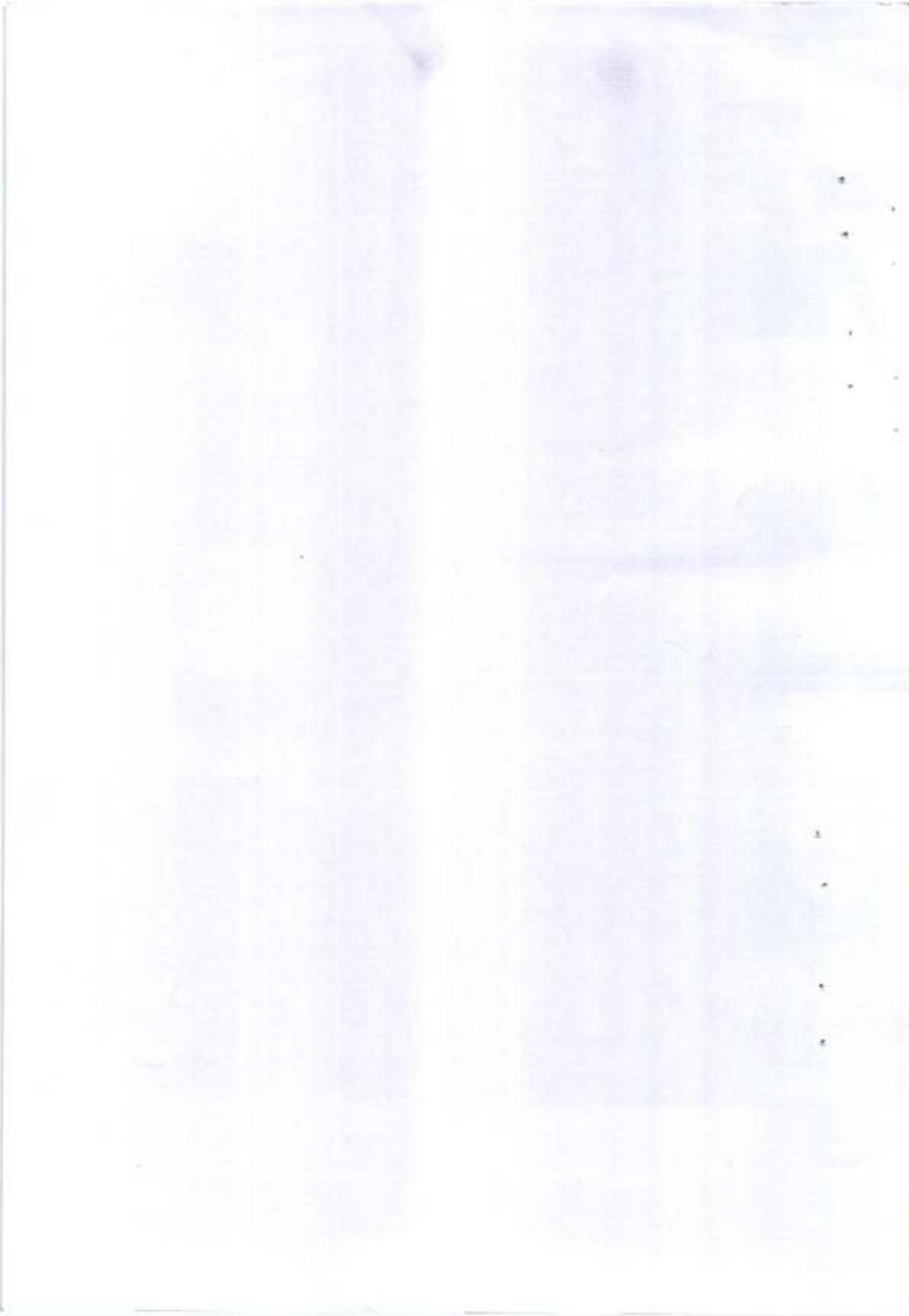
Raj Kumar Dey

Signature

*Dey*

*Dey*

*Dey*





ভারত সরকার

Unique Identification Authority of India  
Government of India

অনন্যকারী আইডি / Enrollment No. : 1111/67656/01885

10/01/2014

To  
RAJ KUMAR DEY  
১৩৯ কুমার এল  
MORAL PARA  
Khardah (m)  
Rahara, North 24 Parganas  
West Bengal - 700118



KL727220914FT

72722091



আপনার আধার সংখ্যা / Your Aadhaar No. :

6619 5035 8204

আধার - সাধারণ মানুষের অধিকার

*Deu*



ভারত সরকার  
GOVERNMENT OF INDIA



১৩৯ কুমার এল  
RAJ KUMAR DEY  
পিতা : দিলিপ কুমার দে  
Father : DILIP KUMAR DEY

www.uidai.gov.in  
www.aadhaar.gov.in

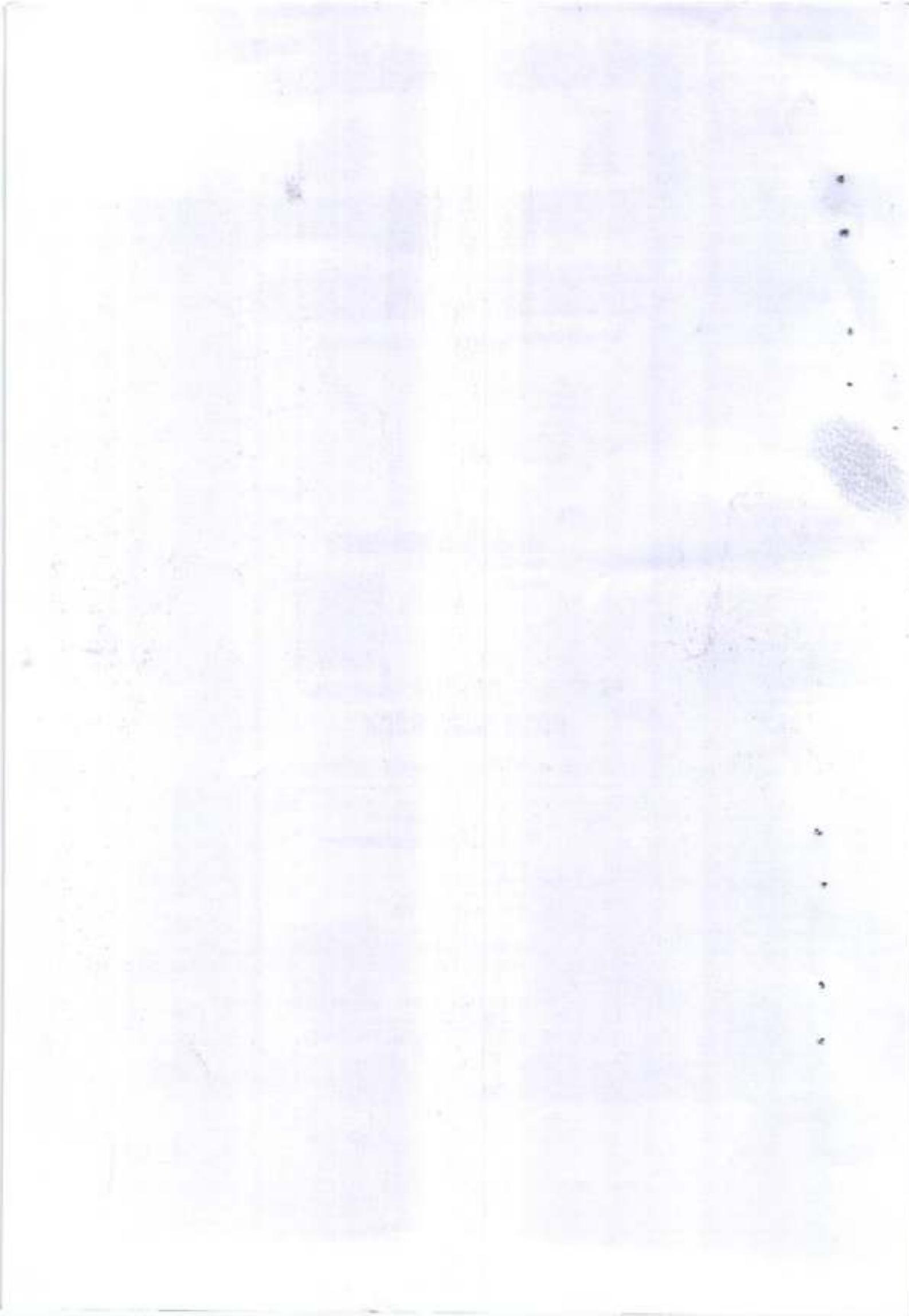
6619 5035 8204



আধার - সাধারণ মানুষের অধিকার

*Deu*

*Deu*



GOVERNMENT OF INDIA  
MINISTRY OF DEFENCE

SECRETARY GENERAL  
DEFENCE SECRETARIAT

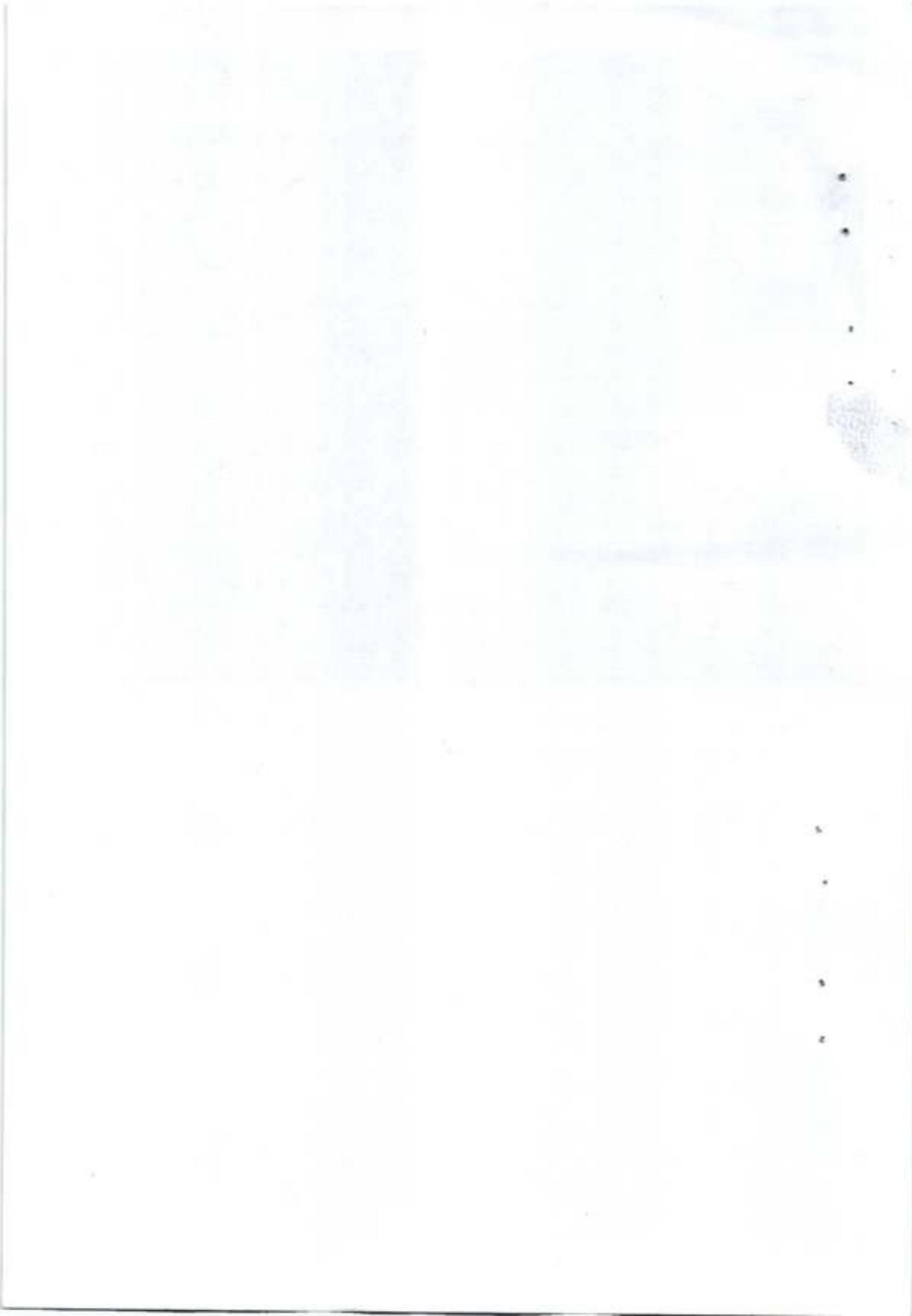
NEW DELHI

13071504

AXXP033580

Subrata Naskar







# ভারত সরকার

## Government of India

অনুমতি নং: Evident No.: 0654/09191/36183

To  
The  
Scheme Officer  
Administrative  
Department  
North 24 Parganas, West Bengal - 700115  
983039044



সংসদীয় স্মারক নং: / Your Aadhaar No. :

5472 7158 6825

UID : 6138 6620 2022 2450

### আমার আধার, আমার পরিচয়

সচিব, মন্ত্রণা  
Department of India



2311 PM,  
Scheme Officer  
North 24 Parganas, West Bengal - 700115  
983039044

5472 7158 6825



সচিব, মন্ত্রণা, সংসদীয় স্মারক



এই স্মারকটি একটি ইলেকট্রনিক স্মারক এবং  
এটি কোনও আইডি নম্বর হিসেবে  
ব্যবহার করা যাবে না।

#### DISCLAIMER

Aadhaar is a proof of identity, not a  
To establish identity, authorities use  
This is electronically generated text

- এই স্মারকটি কেবল আইডি প্রমাণের জন্যই
- আইডি প্রমাণের জন্যে সরকারি ও বেসরকারি
- সংস্থাগুলি ব্যবহার করে।
- আইডি প্রমাণটি সর্বত্রই বৈধ।
- আইডি প্রমাণটি সর্বত্রই বৈধ।
- আইডি প্রমাণটি সর্বত্রই বৈধ।

Unique Identification Authority of India

Digitally signed by the  
Scheme Officer, North 24 Parganas, West Bengal - 700115  
Address:  
Administrative, Department, North  
24 Parganas, West Bengal - 700115

5472 7158 68







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

স্বাক্ষরিত আই আই / Enrollment No 2017/80265/03209

50192216

To  
অশোভা নস্কর  
Ashobha Naskar  
W/O: Palan Naskar  
Akandakesari  
Akandakesari Rajmahal North 24 Parganas  
West Bengal 700131  
8867342618

Ref: 1187 / DBU / 354231 / 35451E7P



SA439733B20FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6534 9863 0218**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



অশোভা নস্কর  
Ashobha Naskar  
জন্মতারিখ / DOB : 06/06/1968  
মহিলা / Female



**6534 9863 0218**

আমার আধার, আমার পরিচয়



आयकर विभाग

INCOME TAX DEPARTMENT

ASHALATA NASKAR

RANDRA NATH BISWAS

06/08/1968

Permanent Account Number

ATAPN2706M

Signature

ASHALATA NASKAR



भारत सरकार

GOVT. OF INDIA





आयकर विभाग

INCOME TAX DEPARTMENT

RITA NASKAR

PALAN CHANDRA NASKAR

04/01/1987

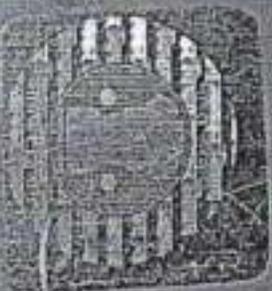
Permanent Account Number

AXJPN3822H



भारत सरकार

GOVT. OF INDIA



*Rita Naskar*

Signature





भारतीय विज्ञान प्रतिष्ठान

भारतीय विज्ञान प्रतिष्ठान

Largest Identification Authority of India  
Government of India



E-Aadhaar Label

आधार संख्या: 5504 1996 9738

आधार संख्या (EID - UID):

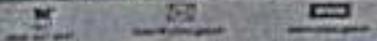
आधार संख्या, आंध्रप्रदेश, पूर्व-4  
पुर्वांचल  
पिन कोड - 700125

आधार संख्या (EID) का आधार संख्या:

5504 1996 9738



आधार संख्या (EID) का आधार संख्या



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- आधार संख्या (EID) का आधार संख्या

INFORMATION

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भारतीय विज्ञान प्रतिष्ठान



भारतीय विज्ञान प्रतिष्ठान  
भारतीय विज्ञान प्रतिष्ठान



आधार संख्या  
आधार संख्या / DOB: 11/03/1981  
स्त्री / FEMALE



पिन कोड  
आधार संख्या, आंध्रप्रदेश,  
पूर्व-4  
पिन कोड - 700125

Address:  
आधार संख्या, आंध्रप्रदेश,  
पूर्व-4  
पिन कोड - 700125

5504 1996 9738

5504 1996 9738

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BALAI NASKAR  
GADADHAR NASKAR

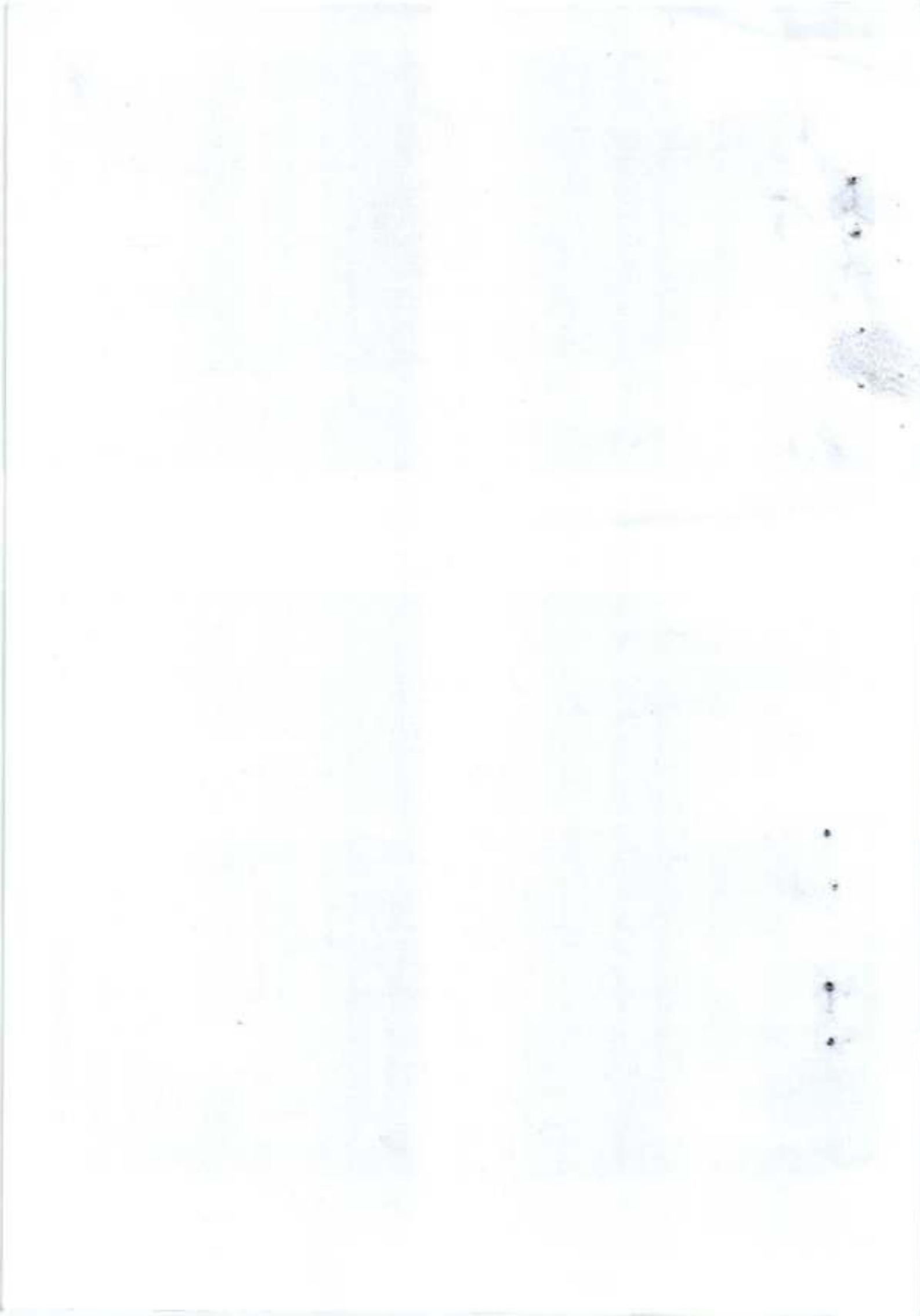
01/10/1976 Unit Number

AFDPN3396Q

Signature

*Balaji Naskar*







भारत सरकार  
GOVERNMENT OF INDIA



बलरै नस्कर  
BALAJI NASKAR  
पिता : गदाधर नस्कर  
Father : GADADHAR NASKAR  
जन्म मल / Year of Birth : 1970  
पुरुष / Male



6304 7109 5174

आधार - साधारण मानवैर अधलकार



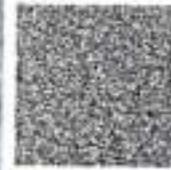
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CQYPN9561M

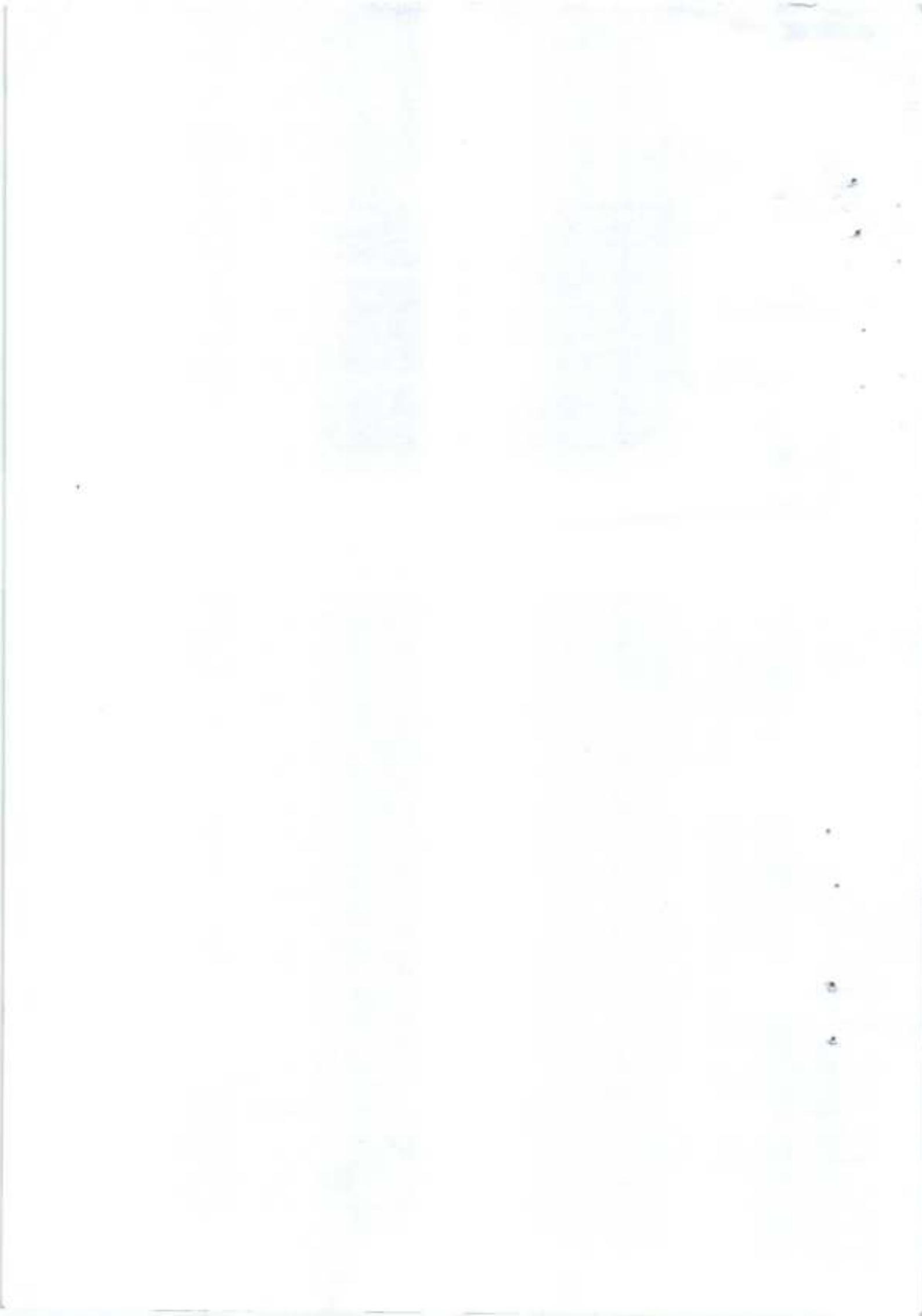


नाम / Name  
SONAMANI NASKAR

पिता का नाम / Father's Name  
POLAN NASKAR

12/03/1980

हस्ताक्षर / Signature





ভারত সরকার

Unique Identification Authority of India  
Government of India

স্বপ্নাকৃত্তির আই ডি/Enrollment No.: 11111 90915/00515

09/11/2012

To

সোনামনি নস্কর

SONAMANI NASKAR

AKANDAKESHARI Akandakeshari

Akandakeshari North Twenty Four Parganas

West Bengal 700135

1867039



MN186712391DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5202 2894 9189**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সোনামনি নস্কর

SONAMANI NASKAR

পিতা : গোলন নস্কর

Father : GOLAN NASKAR

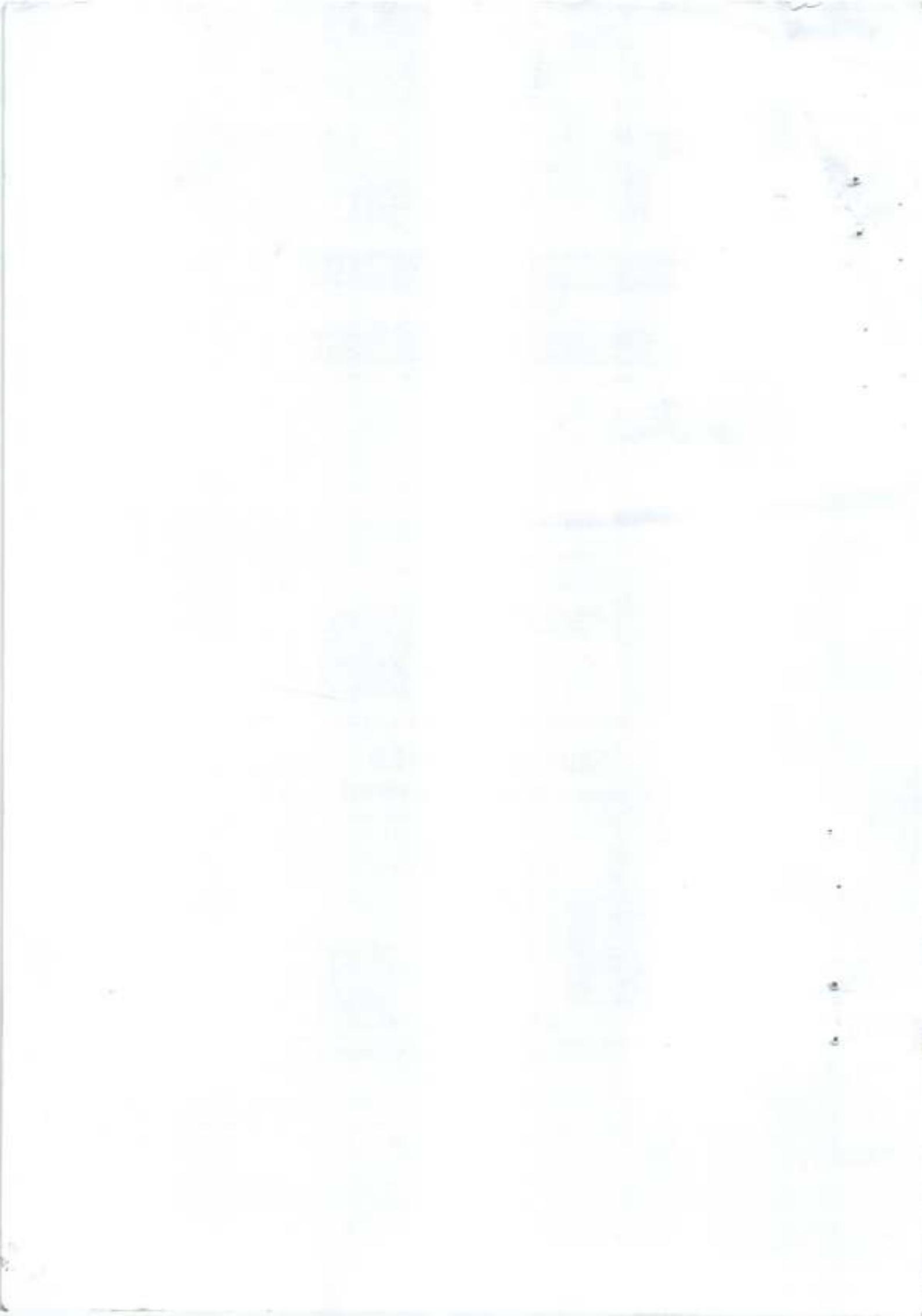
জন্ম বর্ষ / Year of Birth : 1980

মহিলা / Female



**5202 2894 9189**

আধার - সাধারণ মানুষের অধিকার

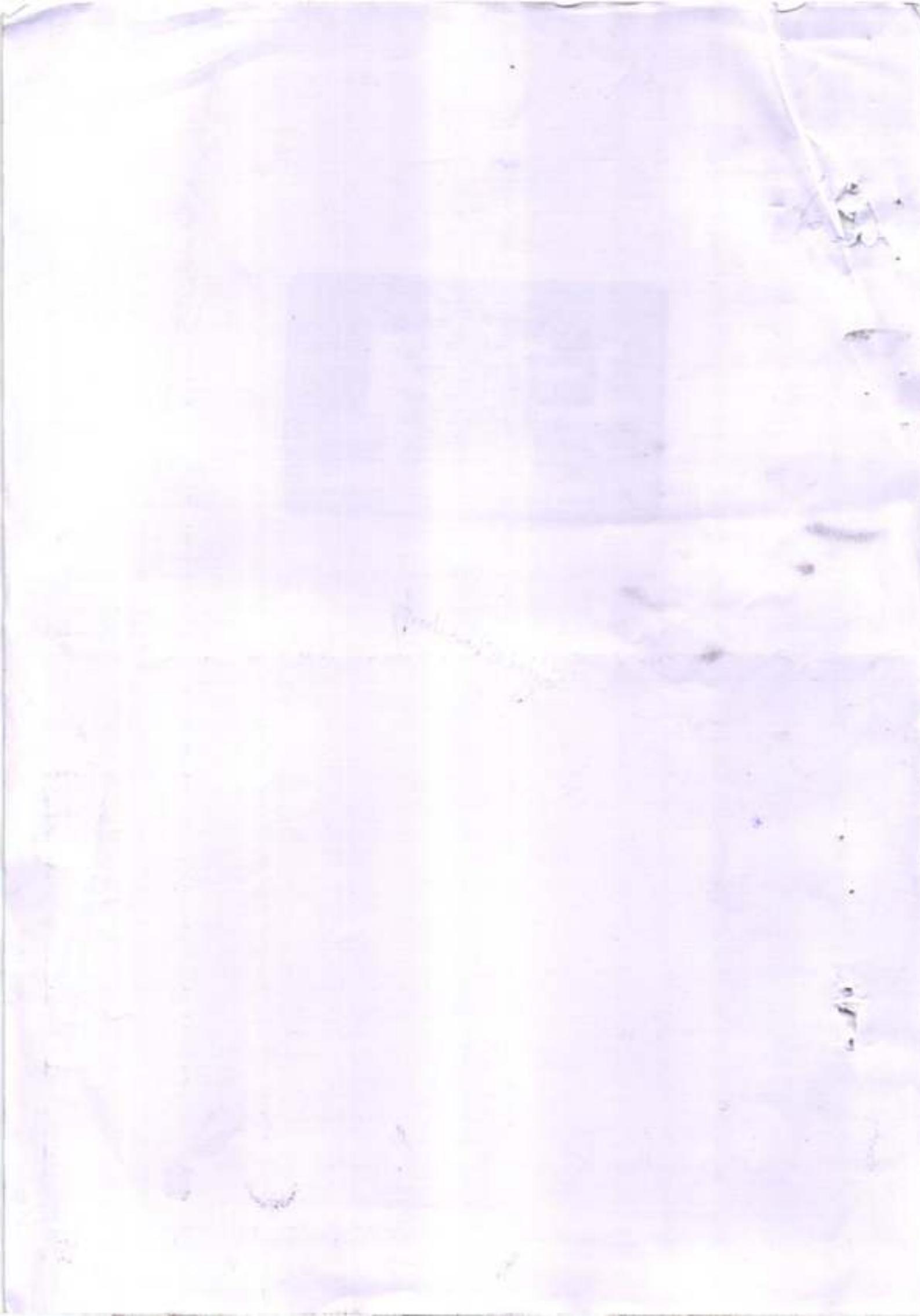


**INDIAN UNION DRIVING LICENCE**  
INDIAN UNION DRIVING LICENCE

No. WB-1720160015992 Issue Dt. 15-04-2018  
 Name RAJAN CHAKRABORTY  
 Sex of BHYAMALESH CHAKRABORTY  
 Blood Gr. B+ DOB 07-07-1984  
 Address 4 SAJKI PARA LANE  
 HINDMOTOR UTTARPARA HOOGHLY  
 712233

Valid till	15-04-2018	Valid till	15-04-2018
Valid till		Valid till	
Valid till		Valid till	

*Rajan Chakraborty*



### Major Information of the Deed

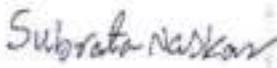
Deed No :	I-1902-01514/2022	Date of Registration	22/02/2022
Query No / Year	1902-2000571257/2022	Office where deed is registered	
Query Date	21/02/2022 7:30:16 PM	1902-2000571257/2022	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 22,74,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,121/- (Article:48(g))	Rs. 4,105/- (Article:E, E, B)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chhapna, JI No: 35, Pin Code : 700135

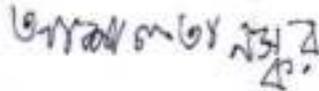
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-155 (RS :-)	LR-208	Bastu	Shali	3.37 Dec	1/-	22,74,750/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>3.37Dec</b>	<b>1 /-</b>	<b>22,74,750 /-</b>	

#### Land Lord Details :

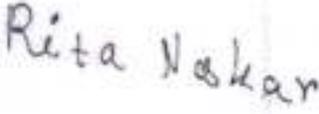
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SUBRATA NASKAR</b> Son of Late Palan Chandra Naskar Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
		22/02/2022	L1 22/02/2022	22/02/2022



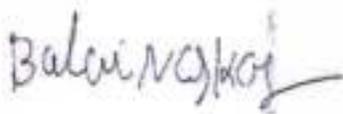
Village Akandakeshari, Paschimpara, City:- , P.O:- Akandakeshari, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx6Q, Aadhaar No: 54xxxxxxxx6825, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mrs ASHALATA NASKAR</b> Wife of Late Palan Chandra Naskar Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
	22/02/2022	LTI 22/02/2022	22/02/2022	

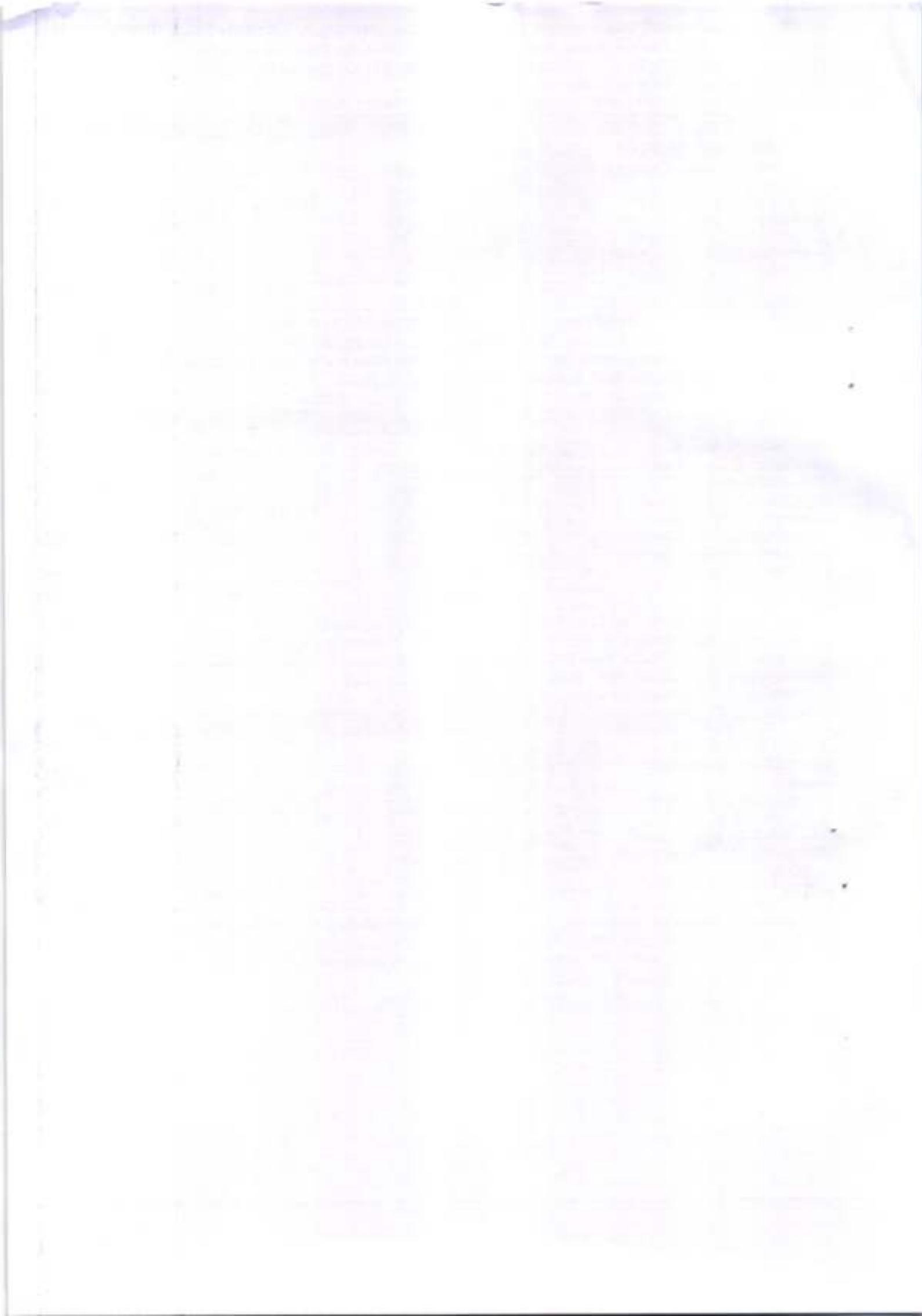
Village Akandakeshari, Paschimpara, City:- , P.O:- Akandakeshari, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx6M, Aadhaar No: 65xxxxxxxx0218, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office

3	Name	Photo	Finger Print	Signature
	<b>Mrs RITA NASKAR</b> Daughter of Late Palan Chandra Naskar Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
	22/02/2022	LTI 22/02/2022	22/02/2022	

Village Akandakeshari, Paschimpara, City:- , P.O:- Akandakeshari, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx2H, Aadhaar No: 55xxxxxxxx9738, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>Mr BALAI NASKAR</b> Son of Late Gadhadar Naskar Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
	22/02/2022	LTI 22/02/2022	22/02/2022	

Village Akandakeshari, Paschimpara, City:- , P.O:- Akandakeshari, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6Q, Aadhaar No: 63xxxxxxxx5174, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office



5	Name	Photo	Finger Print	Signature
	<b>Mrs SONAMANI NASKAR</b> Wife of Shri Balai Naskar Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			<i>LT1 of Sonamani Naskar            by the son of Subrata Naskar</i>
	22/02/2022		LT1 22/02/2022	22/02/2022
Village Akandakeshari, Paschimpara, City:- , P.O:- Akandakeshari, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx1M, Aadhaar No: 52xxxxxxxx9189, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office				

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MERLIN PROJECTS LIMITED</b> 22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Raj Kumar Dey (Presentant)</b>            Son of Mr Dilip Kumar Dey            Date of Execution - 22/02/2022, , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td><i>Raj</i></td> </tr> <tr> <td>Feb 22 2022 2:44PM</td> <td></td> <td>LT1 22/02/2022</td> <td>22/02/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Raj Kumar Dey (Presentant)</b> Son of Mr Dilip Kumar Dey Date of Execution - 22/02/2022, , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office			<i>Raj</i>	Feb 22 2022 2:44PM		LT1 22/02/2022	22/02/2022
Name	Photo	Finger Print	Signature										
<b>Mr Raj Kumar Dey (Presentant)</b> Son of Mr Dilip Kumar Dey Date of Execution - 22/02/2022, , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office			<i>Raj</i>										
Feb 22 2022 2:44PM		LT1 22/02/2022	22/02/2022										
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.:: BSxxxxxx1C, Aadhaar No: 66xxxxxxxx8204 Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Authorized Signatory)													

#### Identifier Details :

Name	Photo	Finger Print	Signature
<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			<i>Ranjan Chakraborty</i>
	22/02/2022	22/02/2022	22/02/2022
Identifier Of Mr SUBRATA NASKAR, Mrs ASHALATA NASKAR, Mrs RITA NASKAR, Mr BALAI NASKAR, Mrs SONAMANI NASKAR, Mr Raj Kumar Dey			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA NASKAR	MERLIN PROJECTS LIMITED-0.674 Dec
2	Mrs ASHALATA NASKAR	MERLIN PROJECTS LIMITED-0.674 Dec
3	Mrs RITA NASKAR	MERLIN PROJECTS LIMITED-0.674 Dec
4	Mr BALAI NASKAR	MERLIN PROJECTS LIMITED-0.674 Dec
5	Mrs SONAMANI NASKAR	MERLIN PROJECTS LIMITED-0.674 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chhapna, JI No: 35, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 155, LR Khatian No:- 208	Owner:গদাধর নন্দর, Gurdian:অবিনাশ নন্দর, Address:আকন্দ কেশরী , Classification:শাদি,	Mr SUBRATA NASKAR



**On 22-02-2022**

**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 14:22 hrs on 22-02-2022, at the Office of the A.R.A. - II KOLKATA by Mr Raj Kumar 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 22,74,750/-

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

Execution is admitted on 22/02/2022 by 1. Mr SUBRATA NASKAR, Son of Late Palan Chandra Naskar, Village Akandakeshari, Paschimpara, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 2. Mrs ASHALATA NASKAR, Wife of Late Palan Chandra Naskar, Village Akandakeshari, Paschimpara, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. Mrs RITA NASKAR, Daughter of Late Palan Chandra Naskar, Village Akandakeshari, Paschimpara, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 4. Mr BALAI NASKAR, Son of Late Gadhadhar Naskar, Village Akandakeshari, Paschimpara, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 5. Mrs SONAMANI NASKAR, Wife of Shri Balai Naskar, Village Akandakeshari, Paschimpara, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr Ranjan Chakraborty, , Son of Mr Shyamalesh Chakraborty, 4, Baidik Para Lane, P.O: Hindmotor, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Service

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

Execution is admitted on 22-02-2022 by Mr Raj Kumar Dey, Authorized 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 Ranjan Chakraborty, , Son of Mr Shyamalesh Chakraborty, 4, Baidik Para Lane, P.O: Hindmotor, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,105/- ( B = Rs 4,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/02/2022 7:54PM with Govt. Ref. No: 192021220189908611 on 21-02-2022, Amount Rs: 4,021/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 707739109 on 21-02-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2336, Amount: Rs.100/-, Date of Purchase: 12/02/2022, Vendor name: P DEY  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/02/2022 7:54PM with Govt. Ref. No: 192021220189908611 on 21-02-2022, Amount Rs: 5,021/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 707739109 on 21-02-2022, Head of Account 0030-02-103-003-02

*Handwritten signature*

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 77984 to 78027  
being No 190201514 for the year 2022.



Digitally signed by SATYAJIT BISWAS  
Date: 2022.03.03 12:37:48 +05:30  
Reason: Digital Signing of Deed.

*Fig 2*

(Satyajit Biswas) 2022/03/03 12:37:48 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)

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