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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

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Advt. District Sub-Registrar
Bidhanagar, (Salt Lake City)

21 MAR. 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 21 st day of March, Two Thousand and Twenty Two.

contd....2

১৯১৭

১৭/০/২২

ক্রমিক নং..... তারিখ.....

ক্রোডা.....

Sirajul Mondal

Advocate

গ্রাম.....

Barasat Judges' Court

মূল্য ২০০ টাকা ০০ পয়সা

North 24 Parganas

ভেঙের স্বী.....

আমডাঙ্গা এ.ডি, এম, আর, অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ.....

21 FEB 2022

মোট মূল্য.....

ট্রেজারী অফিস - বারাসাত

450000

ভেঙার - শ্রী গোবিন্দ প্রসাদ মিত্র



Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)

21 MAR 2022

Nazmul Islam

310 - Matidul Islam

vill - Ghalushia

P.O - Deara

P.S - Rajarhat

Dist - North 24 Parganas

Kol - 700135

occ - Business

BETWEEN

ISLAM MONDAL (PAN:AOPM1166Q)(Aadhar No.397341484754) and **MOSLEM MONDAL** (PAN:ALWPM0897J)(Aadhar No.666017874530) both sons of Late Bellal Mondal, by occupation Business, faith Muslim, Citizen of India, residing at Gopalpur – Jagardanga, P.O. Rajarhat – Gopalpur, P.S. Airport, Dist- North 24 Parganas, Kolkata 700136, 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

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 30 Decimals comprised in R.S./L.R. Dag No. 3432, R.S. Khatian Nos.- 2905, 2906, 2907, 2730, 2731 & 3016, under LR Khatian Nos. 1907, 5629, 5630 & 23201 of Mouza Gopalpur, J.L. No. 2, Police Station Airport at present Narayanpur, District North 24 Parganas, Pin – 700 136, under the jurisdiction of Rajarhat-Gopalpur Municipality Now the Bidhan Nagar Municipal Corporation Ward No. 4, 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

2



Adit. District Sub-Registrar
Bhujannagar, (Salt Lake City)

21 MAR 2022

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 their '*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*'.
- 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.

23



Aditi District Sub-Registrar
Bikanernagar, (Salt Lake City)

21 MAR 2022

- 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.
- 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 30 Decimals comprised in R.S./L.R. Dag No. 3432, R.S. Khatian Nos.- 2905, 2906, 2907, 2730, 2731 & 3016, under L R Khatian Nos. 1907, 5629, 5630 & 23201 of Mouza Gopalpur, J.L. No. 2, Police Station Airport at present Narayanpur, District North 24 Parganas, Pin - 700 136, as described in **First Schedule** hereunder written.
- h. **'Sanctioning Authority'** shall primarily mean Bidhannagar Municipal Corporation/NKDA 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.

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Ad-ff District Sub-Registrar
Bidhannagar, (Sait Lake City)

21 MAR. 2022

- 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 total constructed Built Up area allocable to them against development of the **'Said Property'** as morefully mentioned in the Fourth Schedule appearing hereunder.
- 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 Bidhannagar Municipal Corporation 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 Owner's and/or buyers of Owner's 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.

21



Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

21 MAR 2022

- 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
 - 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.

2



Additional District Sub-Registrar
Bidhanagar, (South Laxo City)

21 MAR 2022

- 3.3 The Developer shall complete the development of the '*Said Property*' within a period 7 (Seven) years from the date hereof. It is clarified that the Project shall be deemed to be completed 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.
- 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. It is agreed and recorded that in future due to change in Law any additional FAR is granted by the appropriate authority in that event the Owners shall be entitled to such additional area in proportion to their present allocation under this Agreement.
- 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. In case any delay in handing over possession of Owners Allocation areas by the Developer, in that event the Developer shall be liable to pay compensation @Rs.30,000/- (Rupees Thirty Thousand only) per month for the period of delay in handing over possession of Owners allocation areas.
- 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.

2



Additional District Sub-Registrar
Bidhanagar, (Salt Lake City)

21 MAR 2022

Clause 4**Interest Fee Refundable Security Deposit**

- 4.1 On or before the execution of this Agreement, the Developer has paid to the Owner, a sum of **Rs.60,00,000/- (Rupees Sixty Lakh only)** hereinafter referred to as the '**Interest Fee 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. In case the Owners fail to refund the said Interest Free Security Deposit at the time of handing over possession in that event the Developer shall be entitled to adjust the said amount from the owner's allocated area at a predetermined price of 4,200/- per sq. ft. Built-up area .

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, lispensens, 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.

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Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

21 MAR. 2022

- 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 Owners partly recorded in the relevant records of rights published under the West Bengal Land Reforms Act, 1955 and the Owners are agreed to record the rest part of land to their name in the records of rights published under the West Bengal Land Reforms Act, 1955, at their own cost and effort at the earliest.
- 5.10 The Owners and or its nominee(s) shall pay Extra Development Charges (EDC) prior to handover of Owners' allocation areas in terms of this Agreement and applicable tax, if any. Apart from the charges mentioned under this clause the Owners shall also pay/reimburse all costs that will be incurred by the Developer on behalf of the Owner in respect of the '*Said Property*' for correction of record related to title of the Owners, conversion, payment of khajna and all other charges/expense incurred in lieu thereof for procuring any permission on behalf of the Owners.
- 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.

2



Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)

21 MAR 2022

- 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 being ***Developer's Allocation Areas*** in terms of this agreement and execution and registration of Sale Agreements and Deed of Conveyances on behalf of Owners.

Clause 6
Representations and covenants of the Developer

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

- 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

2



Addl District Sub-Registrar
Bidhanagar, (Salt Lake City)

21 MAR 2022

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.
- 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

3



Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

21 MAR 2022

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.
- 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.

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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)



21 MAR 2022

- 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.
- 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.

3



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

21 MAR 2022

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.
- 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 30 Decimals comprised in R.S./L.R. Dag No. 3432, R.S. Khatian Nos.- 2905, 2906, 2907, 2730, 2731 & 3016, under LR Khatian Nos. 1907, 5629, 5630 & 23201 of Mouza Gopalpur, J.L. No. 2, Police Station Airport at present Narayanpur District North 24 Parganas, Pin – 700 136, under the jurisdiction of Rajarhat-Gopalpur Municipality Now the Bidhan Nagar Municipal Corporation, Ward No. 4, **Jagardanga (Gopalpur) Road premises**, the land details are as follows :

contd....15

3



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

21 MAR. 2022

R.S/L.R dag	L.R. Khatian	Total Land	Share	Area of Land
3432	1907	30		06 Dec
3432	5629	30		11 Dec
3432	5630	30		11 Dec
3432	23201	30		02 Dec
Total Land of Area -				30 Dec

Which is butted and bounded in the manner as follows:

- On the North : R.S & L.R. Dag No.- 3505 ;
 On the South : R.S & L.R. Dag No.- 3435 ;
 On The West : R.S & L.R. Dag No.- 3433 ;
 On The East : R.S & L.R. Dag No.- 3503 ;

THE SECOND SCHEDULE ABOVE REFERRED TO
(DETAILS OF OWNERSHIP)

- A. One Rahimon Necha Bibi wife of Late Baburali Mondal was the recorded owner of all that piece and parcel of Shali land measuring about 1 Decimal out of 30 Decimals comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No. 3016, of Mouza Gopalpur, J.L. No. 2, Police Station Narayanpur (formerly Airport), District - North 24 Parganas, Pin - 700136, within the jurisdiction of Ward No. 4 of the Bidhannagar Municipal Corporation (formerly Rajarhat - Gopalpur Municipality).
- B. One Keramon Necha Bibi wife of Late Baburali Mondal, was the recorded owner of all that piece and parcel of Shali land measuring about 1 Decimal out of 30 Decimals comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No. 2731, of Mouza Gopalpur, J.L. No. 2, Police Station Narayanpur (formerly Airport), District - North 24 Parganas, Pin - 700136, within the jurisdiction of No. 4 of the Bidhannagar Municipal Corporation (formerly Rajarhat - Gopalpur Municipality).
- C. One Abdul Latif Mondal son of Late Baburali Mondal, was the recorded owner of all that piece and parcel of Shali land measuring about 18 Decimals out of 30 Decimals comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No.2730, of Mouza Gopalpur, J.L. No. 2, Police Station Narayanpur (formerly Airport), District - North 24 Parganas, Pin - 700136, within the jurisdiction of Ward No. 4 of the Bidhannagar Municipal Corporation (formerly Rajarhat - Gopalpur Municipality).
- D. One Jamila Khatun Bibi, wife of Late Bellat Ali Mondal, was the recorded owner of all that piece and parcel of Shali land measuring about 1 Decimal out of 30 Decimals comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian

31



Aditl District Sub-Registrar
Bidhannagar, (Salt Lake City)

21 MAR 2022

No.2906, of Mouza Gopalpur, J.L. No. 2, Police Station Narayanpur (formerly Airport), District – North 24 Parganas, Pin – 700136, within the jurisdiction of Ward No. 4 of the Bidhannagar Municipal Corporation (formerly Rajarhat - Gopalpur Municipality)

- E. One Lalmon Necha Bibi daughter of Late Bellate Ali Mondal was the recorded owner of all that piece and parcel of Shali land measuring about 3 Decimals out of 30 Decimals comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No.2907, of Mouza Gopalpur, J.L. No. 2, Police Station Narayanpur (formerly Airport), District – North 24 Parganas, Pin – 700136, within the jurisdiction of Ward No. 4 of the Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality)
- F. One Ahiron Necha Bibi daughter of Late Bellate Ali Mondal was the recorded owner of all that piece and parcel of Shali land measuring about 3 Decimals out of 30 Decimals comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No.2905, of Mouza Gopalpur, J.L. No. 2, Police Station Narayanpur (formerly Airport), District – North 24 Parganas, Pin – 700136, within the jurisdiction of Ward No. 4 of the Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality).
- G. One Johuron Necha Bibi daughter of Late Bellate Ali Mondal was the recorded owner of all that piece and parcel of Shali land measuring about 3 Decimals out of 30 Decimals comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No.3016, of Mouza Gopalpur, J.L. No. 2, Police Station Narayanpur (formerly Airport), District – North 24 Parganas, Pin – 700136, within the jurisdiction of Ward No. 4 of the Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality).
- H. The said Jamila Khatun Bibi, wife of Late Bellat Ali Mondal, Lalmon Necha Bibi, Johuron Necha Bibi And Ahiron Necha Bibi, all daughters of Late Bellat Ali Mondal by virtue of a Deed of Conveyance dated 1963, and the said Deed of Conveyance was executed and registered in the office of Sub-Registrar, Kashipur Dum Dum North 24 Parganas recorded as Book No. I , Volume No. 119 Pages from 294 to 297, Being No. 8765, for the year 1963 jointly sold their Shali land measuring about 10 Decimals out of 30 Decimals in R.S./L.R. Dag No. 3432, under R.S. Khatian No. 2906, 2905, 2907, 2730, 2731 and 3016, at Mouza Gopalpur, J.L. No. 2, District North 24 Parganas, to Keramon Necha Bibi wife Baburali Mondal.
- I. The Keramon Necha Bibi wife of Late Babur Ali Mondal by virtue of a Deed of Conveyance dated December 21, 1974 duly registered in the office of Sub-Registrar, Kashipur Dum Dum North 24 Parganas recorded as Book No. 1, Volume No. 69, Pages from 06 to 10, Being No. 9918, for the year 1974 has sold her Shali land measuring about 12 Decimals out of 30 Decimals in R.S./L.R. Dag No. 3432, under R.S. Khatian No. 2906, 2905, 2907, 2730, 2731, 2732, 3016 at Mouza Gopalpur, J.L. No. 2, District North 24 Parganas to Tahuron Necha Bibi wife of Late Bellal Mondal.

3



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

21 MAR 2022

- J. The said Abdul Latif Mondal son of Late Baburali Mondal, being the recorded owner of 18 Decimals Shali land out of 30 Decimals comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No.2730, of Mouza Gopalpur, J.L. No. 2, Police Station Narayanpur (formerly Airport), District – North 24 Parganas, Pin – 700136, R.S. Khatian No. 2730, by virtue of a Deed of Conveyance dated 23-11-1960, duly registered in the office of Sub-Registrar, Kashipur Dum Dum North 24 Parganas recorded as Book No. 1, Volume No. 117, Pages from 243 to 244, Being No. 8753, for the year 1960, sold to one Abul Kashem Mondal.
- K. The said Abul Kashem Mondal by virtue of the aforesaid purchase became the absolute owner of 18 decimals of Shali land comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No.2730, of Mouza Gopalpur, J.L. No. 2. Subsequently the said Abul Kashem Mondal by virtue of a Deed of Conveyance dated 08.06.1977 duly registered in the office of Sub-Registrar, Kashipur Dum Dum North 24 Parganas recorded as Book No. 1, Volume No. 84, Pages from 208 to 210, Being No. 3613, for the year 1977, has sold his 18 decimals of land to one Bellal Mondal. Thereafter the said Bellal Mondal recorded his name in L.R.R.O.R under Khatian No. – 1907.
- L. The said Bellal Mondal son of Naimuddin, died intestate leaving behind him, his wife Tahuron Necha Bibi, four sons Beshlal Mondal, Khoshlal Mondal, Islam Mondal and Moslem Mondal and five daughters Rahila Bibi, Rokeya Bibi, Monoara Bibi, Khodeja Bibi and Chhokina Bibi, who jointly inherited the property of their husband & father as per Muslim Law.
- M. The said Beshlal Mondal, Rahila Bibi and Rokeya Bibi all son/daughters of Late Bellal Mondal by virtue of a Gift Deed, duly registered at the office A.D.S.R Bidhannagar (Salt Lake City) and recorded in Book No.-1, C.D. Volume No.-7, pages from 5584 to 5594, being No. 7133 for the year 2008, have jointly gifted their inherited share of 4.85 decimals of Shali land comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No.2730, of Mouza Gopalpur, J.L. No. 2 to their own brothers Islam Mondal and Moslem Mondal being the owners herein.
- N. The said Tahuron Nessa Bibi wife of Late Bellal Mondal and Monoara Bibi daughter of Late Bellal Mondal, by virtue of a Gift Deed duly registered at the office A.D.S.R Bidhannagar (Salt Lake City) and recorded in Book No. 1, C.D. Volume No. 13, pages from 4301 to 4322 being No. 7780 for the year 2010, have jointly gifted their inherited share of 3.38 decimals of Shali land comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No.2730, of Mouza Gopalpur, J.L. No. 2 to their own son/brother Islam Mondal and Moslem Mondal being the owners herein.
- O. The said Chhokina Bibi daughter of Late Bellal Mondal, by virtue of a Gift Deed duly registered at the office A.D.S.R Bidhannagar (Salt Lake City) and recorded in Book no.- 1, C.D. Volume no.- 7, pages from 12782 to 12797 Being No. 4610 for the year 2010, has gifted her inherited share of 1.21 decimals of Shali land comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No.2730, of Mouza Gopalpur, J.L. No. 2 to her own brothers Islam Mondal and Moslem Mondal being the owners herein.

2



Adit District Sub-Registrar
Bidhannagar, (Salt Lake City)

21 MAR. 2022

- P. The said Khoshlal Mondal son of Late Bellal Mondal, by virtue of a Gift Deed duly registered at the office A.D.S.R Bidhannagar (Salt Lake City) and recorded in Book no. 1, Volume no. 1502-2018, pages from 26690 to 26712, Being No. 150200955 for the year 2018, has gifted his inherited share of 2.44 decimals of Shali land comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No.2730, of Mouza Gopalpur, J.L. No. 2 to his own brother Moslem Mondal being the owner herein.
- Q. The said Khodeja Bibi Late Bellal Mondal, by virtue of a Gift Deed duly registered at the office A.D.S.R Bidhannagar (Salt Lake City) and) and recorded in Book no. 1, Volume no. 1502-2019, pages from 60875 to 60900, Being No. 150202045 for the year 2019, has gifted her inherited share of 1.21 decimals of Shali land comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No.2730, of Mouza Gopalpur, J.L. No. 2 to her own brother Moslem Mondal being the owners herein.
- R. The said Tahuron Nessa Bibi wife of Late Bellal Mondal, by virtue of a Gift Deed duly registered at the office A.D.S.R Bidhannagar (Salt Lake City) and recorded in Book No. 1, C.D. Volume No. 13, pages from 4301 to 4322 being No. 7780 for the year 2010, has gifted her 02 decimals of Shali land comprised in R.S./L.R. Dag No. 3432, under R.S. Khatian No.2730, of Mouza Gopalpur, J.L. No. 2 to his own full blooded sons Islam Mondal and Moslem Mondal being the owners herein.
- S. The said Tahuronnessa Bibi died on 15/05/2013 , leaving behind her two full blooded sons namely Islam Mondal and Moslem Mondal. After the death of their mother they inheritate the property of their mother and recorded their name in L.R. & R.O.R , vide Khatian Nos.- 5629 & 5630.
- T. In pursuance of the aforesaid gifts and inheritance from their father, mother, brothers and sisters, the said Moslem Mondal and Islam Mondal both sons of Late Bellal Mondal became the joint and absolute owners of all that piece and parcel of Shali land measuring about 30 Decimals comprised in R.S./L.R. Dag No. 3432, under L.R. Khatian No. 5629, 5630, 1907 & 23201, of Mouza Gopalpur, J.L. No. 2, Police Station Narayanpur (formerly Airport), District – North 24 Parganas, Pin – 700136, within the jurisdiction of Ward No. 4 of the Bidhannagar Municipal Corporation (formerly Rajarhat - Gopalpur Municipality) being the 'Said Property'.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Specifications)

- Foundation : Foundation with RCC piles & Pile caps.
- Structure : RCC framed super structure designed with optimum seismic considerations as stipulated by the IS code.
- Water Supply : 24 - hour treated water supply.

3



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

21 MAR 2022

- Electrical : Provision for sufficient electrical points in each and every flats and common area as may be required and suggested by the consultant.
Provision for Telephone & T.V points in Living and Master 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 – 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 matt finish ceramic/vitrified tiles.
- Toilet : Ceramic/vitrified tiles of a reputed brand (up to lintel height).
Sanitary ware & 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
- Swimming Pool



27

Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
21 MAR 2022

THE FOURTH SCHEDULE ABOVE REFERRED TO
(AREA SHARING RATIO)

In consideration of the Owners granting development rights to the Developer, the parties shall share the constructed built-up areas in the proposed B+G+..... storied Building in the following manner:

Owners: 15500 sq. ft. Built-up area and 10 (Ten) Nos. car parking space.

Developer: Balance area and car parking spaces after sharing Owners allocation area.

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. Nazmul Islam
Gralashia
P.S. - Rajarhat
Kol - 700135
2. Anil Kumar Singh
22. P.A.S Road
1201-33

Drafted by:-

Sirajul Mondal
(Adv.)
Sirajul Mondal
Advocate

Barasat Judges' Court,
North 24 Parganas

En.no. F/530/300/2016.

Typed by:-

N. Islam, Rajarhat,
Kolkata - 700135.

Arjun Mondal

Morlen Mondal

Landowner

MERLIN PROJECTS LTD.

Raj Kumar Dey
Authorised Signatories/Director

Promoter/Developer
(RAJ KUMAR DEY)

3



Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

21 MAR 2022

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 60,00,000/- (Rupees Sixty Lakhs) only from MERLINE PROJECTS LIMITED, the Developer herein as the adjustable Interest Free Security Deposit money as per the memo given below:-

Date	Cheque/Draft	Bank & Branch	Amount
28/09/2020	016450	Kotak Mahindra Bank Anwar Shah Road	15,00,000/-
28/09/2020	016451	do	15,00,000/-
17/02/2022	194058	IDBI Bank Anwar Shah Road	15,00,000/-
17/02/2022	194059	do	15,00,000/-
TOTAL : Rs. -			60,00,000/-

(Rupees Sixty Lakhs) only.

WITNESS :-

1. Nazmul Islam
Gyalashia
P.S. - Rajarhat
Kgt - 700135
2. Ankit Kumar
22. P. A. S Road
Kgt - 33

(Signature)

Maslowi Mandol

Signature of the LandOwners



Addl District Sub-Registrar
Bidhanagar, (Salt Lake City)

21 MAR 2022



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

GRN Details

GRN: 192021220208438201 Payment Mode: Online Payment
GRN Date: 20/03/2022 17:12:56 Bank/Gateway: IDBI Bank
BRN : 708943293 BRN Date: 20/03/2022 17:03:29
Payment Status: Successful Payment Ref. No: 2000572362/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: MERLIN PROJECTS LTD
Address: 22 PRINCE ANWAR SHAH ROAD KOLKATA 700033
Mobile: 9903023587
Depositor Status: Buyer/Claimants
Query No: 2000572362
Applicant's Name: Mr SIRAJUL MONDAL
Identification No: 2000572362/5/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

I-1294/22

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000572362/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2000572362/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	60021
			Total	99942

IN WORDS: NINETY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.



SIGNATURE OF THE
PRESENTANT /
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO











UNDER RULE 44A OF THE I.R. ACT 1908
LH BOX- SMALL TO THUMB PRINTS
N.B. – R.H. BOX – THUMB TO SMALL PRINTS

 <i>Devy</i>	LH					
	RH.					












MERLIN PROJECTS LTD.

ATTESTED :-

Devy
Authorised Signatories/Director

 <i>Solun M Sula</i>	LH					
	RH.					

ATTESTED :- *Solun M Sula*

 <i>Meslem Mardel</i>	LH					
	RH.					

ATTESTED :- *Meslem Mardel*

91



Addl District Sub-Registrar
Bidhanagar, (Salt Lake City)

21 MAR 2022



MERLIN PROJECTS LTD.

[Signature]
Authorised Signatories/Director





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

অনিকাঙ্কিত আই ডি / Enrollment No. : 1111/87656/01885

10/01/2014

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

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.



KL727220914FT

72722091



আপনার আধার সংখ্যা / Your Aadhaar No. :

6619 5035 8204

আধার - সাধারণ মানুষের অধিকার

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার

Government of India



রাজ কুমার দে
RAJ KUMAR DEY
 পিতা : দিলীপ কুমার দে
 Father : DILIP KUMAR DEY

জন্মতারিখ/DOB: 22/12/1980
 পুরুষ / Male

6619 5035 8204



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: মোড়ল পাড়া, বড়দহ (এম)
 বহুড়া, উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ

Address: MORAL PARA,
 Khardah (m), Rahara, North
 24 Parganas, West Bengal,
 700118

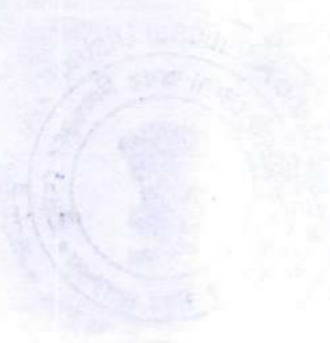
6619 5035 8204

আধার - সাধারণ মানুষের অধিকার



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1000



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



24052013

Raj Kumar Dey

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



100/100





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CDK3279635

পরিচয় পত্র



Elector's Name Rajkumar Dey

নির্বাচকের নাম রাজকুমার দে

Father's Name Dilip Kumar Dey

পিতার নাম দিলীপ কুমার দে

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 25

১.১.২০০৬ এ বয়স ২৫

Dey.

Address:

118 Govt. Colony (Purba Ansha) Arabinda Nagar 18
Khardah North 24 Parganas 700118

ঠিকানা:

১১৮ গভঃ কলোনি (পূর্ব অংশ) অরবিন্দ নগর ১৮ বড়দহ উত্তর ২৪ পরগনা
৭০০১১৮

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 134-Khardah

বিধানসভা নির্বাচন কেন্দ্র: ১৩৪-বড়দহ

District: North 24 Parganas

জেলা: উত্তর ২৪ পরগনা

Date: 12.03.2006

তারিখ: ১২.০৩.২০০৬

2291237



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ISLAM MONDAL
BELLAL MONDAL

14/02/1969
Permanent Account Number
AOPM1166Q

Islam Mondal
Signature



Islam Mondal





ভারত সরকার

Government of India



ইসলাম মন্ডল
Isiam Mondal
পিতা : বেললাল মন্ডল
Father : BELLAL MONDAL

জন্মতারিখ / DOB : 14/02/1969
পুরুষ / Male



3973 4148 4754

আধার - সাধারণ মানুষের অধিকার

Isiam Mondal



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: ., রোড
গোপালপুর জগদঙ্গা, রাজারহাট
পশ্চিম গোপালপুর, উত্তর ২৪ পরগনা
পশ্চিমবঙ্গ,

Address: . 211 ROAD,
GOPALPUR JAGARDANGA,
Rajarhat, Rajarhat Gopalpur,
North 24 Parganas, West
Bengal, 700136

3973 4148 4754

1947
1800 300 1947

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ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD GGC2073005
 পরিচয় পত্র
Duplicate
 প্রতিক্রম




Elector's Name	Isiam Mandal
নির্বাচকের নাম	ইসলাম মন্ডল
Father's Name	Bellal Mandal
পিতার নাম	বেলাল মন্ডল
Sex	M
লিঙ্গ	পুরুষ
Age as on 1.1.2002	34
১.১.২০০২-এ বয়স	৩৪

Isiam Mandal

Address:
Jagardanga 3 Airport North 24 Parganas 743518

ঠিকানা:
জগদাঙ্গা ৩ এয়ারপোর্ট উত্তর ২৪ পরগণা ৭৪৩৫১৮



Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অফিসার

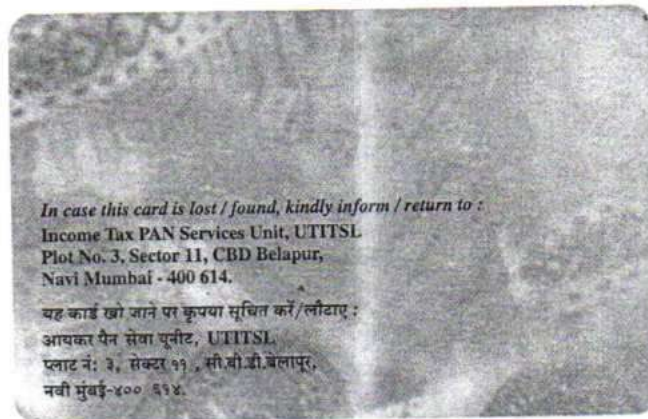
Assembly Constituency: 91-Rajarhat (SC)
নিবন্ধন নির্বাচন কেন্দ্র : ৯১-রাজাহাট (সংশোধিত জাতি)

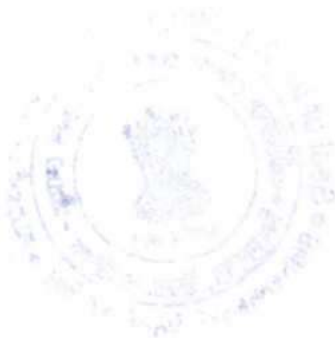
Place: North 24 Parganas স্থান: উত্তর ২৪ পরগণা
Date: 04.08.2002 তারিখ: ০৪.০৮.২০০২





Moslem Mondal






 भारत सरकार
 Government of India


 Moslem Mondal
 Date of Birth/DOB: 11/02/1974
 Male/ MALE

6660 1787 4530
 VID : 9142 4731 7153 2221

मेरा पहचान, मेरी पहचान



Moslem Mondal


 Unique Identification Authority of India

Address:
 S/O Bellal Mondal, JAGARDANGA, P.O- R
 GOPALPUR, P.S- AIRPORT, Rajarhat
 Gopaipur(M), North 24 Parganas,
 West Bengal - 700136



QR Code with photograph

6660 1787 4530
 VID : 9142 4731 7153 2221







ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/20/091/174328



নির্বাচকের নাম : মোসলেম মন্ডল
Elector's Name : Moslem Mondal
পিতার নাম : বেহলাল মন্ডল
Father's Name : Belial Mondal
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : XX/XX/1974
Date of Birth : XX/XX/1974

Moslem Mondal

WB/20/091/174328

ঠিকানা:
জগদঙ্গা, রাজারহাট গোপালপুর-৫, এয়ারপোর্ট, উত্তর 24
পার্শ্বাঞ্চল 700136

Address:
JAGARADANGA RAJARHAT
GOPALPUR-5, AIR PORT, NORTH 24
PARGANAS, 700136

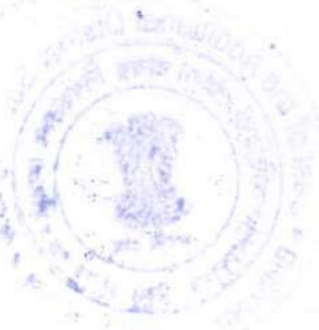
Date: 01/03/2011

১২-রাজারহাট বিধানসভা নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
15-Rajarhat New Town Constituency

নিবন্ধন পরিচয়পত্র হলে নতুন ঠিকানা উল্লেখ করতে হবে এবং
একটি নতুন পরিচয়পত্র পত্রিকা জমা দিতে হবে।
পরিচয়পত্রের নতুন উল্লেখ করুন।
In case of change in address mention this Card
in the relevant Form for including your name
roll at the changed address and to obtain the
with name number.



Moslem Mondal




 ভাৰতীয় নিৰ্বাচন কমিশন
 भारतिय प्रविण
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 RXT1003631





নিৰ্বাচকৰ নাম : নাজমুল ইমলাম
 Elector's Name : Nazmul Islam
 পিতাৰ নাম : মফিজুল ইমলাম
 Father's Name : Mafidul Islam
 লিংগ/সেখ : পুং M
 জন্ম তাৰিখ : XX/XX/1988

RXT1003631

ঠিকানা:
 গালাশিয়া দক্ষিণ পাড়া, মতিয়াগাচা, বারাসত, উত্তর 24
 পর্গানা, 700135

Address:
 GALASHIYA DAKSHIN
 PARA, MATIYAGACHA, BARASAT, NORTH
 24 PARGANAS, 700135

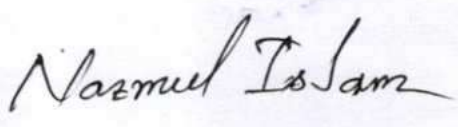


Date: 20/01/2011
 121-হাৰ্চা নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচন নিৰ্বাহক
 আধিকাৰিত্বৰ স্বাক্ষৰৰ অন্তৰ্ভুক্তি
 Facsimile Signature of the Electoral
 Registration Officer for
 121-Harca Constituency

উত্তৰাধিকাৰিত্বৰ বাবে যিকোনো পৰিৱৰ্তন হ'লে ইয়াৰ সৈতে একত্ৰে
 সংশ্লিষ্ট ফৰ্মত নিজৰ নাম উল্লেখ কৰি নিৰ্বাচন আয়তনত
 পৰিৱৰ্তনৰ বাবে নিৰ্বাচন আয়তনত পৰিৱৰ্তনৰ বাবে
 নিৰ্বাচন আয়তনত পৰিৱৰ্তনৰ বাবে

In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.







Handwritten signature

Major Information of the Deed

Deed No :	I-1504-01294/2022	Date of Registration	21/03/2022
Query No / Year	1504-2000572362/2022	Office where deed is registered	
Query Date	21/02/2022 9:31:49 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	SIRAJUL MONDAL BARASAT JUDGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830687422, 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 : 60,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 2,29,09,094/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 60,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



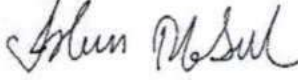


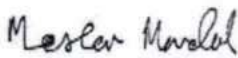
Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagardanga (Gopalpur), Mouza: Gopalpur, JI No: 2, 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-3432 (RS :-)	LR-5629	Bastu	Shali	11 Dec	1/-	84,00,001/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L2	LR-3432 (RS :-)	LR-5630	Bastu	Shali	11 Dec	1/-	84,00,001/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L3	LR-3432 (RS :-)	LR-23201	Bastu	Shali	2 Dec	1/-	15,27,273/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L4	LR-3432 (RS :-)	LR-1907	Bastu	Shali	6 Dec	1/-	45,81,819/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
		TOTAL :			30Dec	4 /-	229,09,094 /-	
	Grand Total :				30Dec	4 /-	229,09,094 /-	



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name ISLAM MONDAL Son of Late BELLAL MONDAL Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office			
	21/03/2022	LTI 21/03/2022	21/03/2022	
GOPALPUR JAGARDANGA, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office				
2	Name MOSLEM MONDAL (Presentant) Son of Late BELLAL MONDAL Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office			
	21/03/2022	LTI 21/03/2022	21/03/2022	
GOPALPUR JAGARDANGA, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MERLIN PROJECTS LIMITED 21, PRINCE ANWAR SHAH ROAD, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Chitpur, District:-North 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	Name	Photo	Finger Print	Signature
	Mr RAJKUMAR DEY Son of Mr DILIP KUMAR DEY Date of Execution - 21/03/2022, , Admitted by: Self, Date of Admission: 21/03/2022, Place of Admission of Execution: Office	 <small>Mar 21 2022 2:02PM</small>	 <small>LTI 21/03/2022</small>	 <small>21/03/2022</small>
22, PRINCE ANWAR SHAH ROAD, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Chitpur, District:- North 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BSxxxxxx1C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as DEVELOPER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NAZMUL ISLAM Son of Mr MAFIDUL ISLAM RAJARHAT, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN:- 700135	 <small>21/03/2022</small>	 <small>21/03/2022</small>	 <small>21/03/2022</small>
Identifier Of ISLAM MONDAL, MOSLEM MONDAL, Mr RAJKUMAR DEY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ISLAM MONDAL	MERLIN PROJECTS LIMITED-11 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MOSLEM MONDAL	MERLIN PROJECTS LIMITED-11 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	MOSLEM MONDAL	MERLIN PROJECTS LIMITED-2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ISLAM MONDAL	MERLIN PROJECTS LIMITED-3 Dec
2	MOSLEM MONDAL	MERLIN PROJECTS LIMITED-3 Dec



Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagardanga (Gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3432, LR Khatian No:- 5629	Owner:ইসলাম মন্ডল, Gurdian:বেল্লাল মন্ডল, Address:জগারডাঙ্গা , Classification:শালি, Area:0.11000000 Acre,	ISLAM MONDAL
L2	LR Plot No:- 3432, LR Khatian No:- 5630	Owner:মোসলেম মন্ডল, Gurdian:বেল্লাল মন্ডল, Address:নিজ , Classification:শালি, Area:0.11000000 Acre,	MOSLEM MONDAL
L3	LR Plot No:- 3432, LR Khatian No:- 23201	Owner:মোসলেম মন্ডল, Gurdian:বেল্লাল মন্ডল, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	MOSLEM MONDAL
L4	LR Plot No:- 3432, LR Khatian No:- 1907	Owner:বেল্লাল মন্ডল, Gurdian:নৈমুদ্দিন , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.

[Faint header text]

[Faint header 1]	[Faint header 2]	[Faint header 3]	[Faint header 4]
[Faint data 1.1]	[Faint data 1.2]	[Faint data 1.3]	[Faint data 1.4]
[Faint data 2.1]	[Faint data 2.2]	[Faint data 2.3]	[Faint data 2.4]
[Faint data 3.1]	[Faint data 3.2]	[Faint data 3.3]	[Faint data 3.4]
[Faint data 4.1]	[Faint data 4.2]	[Faint data 4.3]	[Faint data 4.4]
[Faint data 5.1]	[Faint data 5.2]	[Faint data 5.3]	[Faint data 5.4]
[Faint data 6.1]	[Faint data 6.2]	[Faint data 6.3]	[Faint data 6.4]
[Faint data 7.1]	[Faint data 7.2]	[Faint data 7.3]	[Faint data 7.4]
[Faint data 8.1]	[Faint data 8.2]	[Faint data 8.3]	[Faint data 8.4]
[Faint data 9.1]	[Faint data 9.2]	[Faint data 9.3]	[Faint data 9.4]
[Faint data 10.1]	[Faint data 10.2]	[Faint data 10.3]	[Faint data 10.4]



Endorsement For Deed Number : I - 150401294 / 2022

On 21-03-2022

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 13:50 hrs on 21-03-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by MOSLEM MONDAL , one of the Executants.

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 2,29,09,094/-

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

Execution is admitted on 21/03/2022 by 1. ISLAM MONDAL, Son of Late BELLAL MONDAL, GOPALPUR JAGARDANGA, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business, 2. MOSLEM MONDAL, Son of Late BELLAL MONDAL, GOPALPUR JAGARDANGA, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business

Indetified by Mr NAZMUL ISLAM, , Son of Mr MAFIDUL ISLAM, RAJARHAT, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

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

Execution is admitted on 21-03-2022 by Mr RAJKUMAR DEY, DEVELOPER, MERLIN PROJECTS LIMITED, 21, PRINCE ANWAR SHAH ROAD, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Chitpur, District:-North 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr NAZMUL ISLAM, , Son of Mr MAFIDUL ISLAM, RAJARHAT, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,021/- (B = Rs 60,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2022 5:18PM with Govt. Ref. No: 192021220208438201 on 20-03-2022, Amount Rs: 60,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 708943293 on 20-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1917, Amount: Rs.100/-, Date of Purchase: 17/03/2022, Vendor name: G P Mitra
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2022 5:18PM with Govt. Ref. No: 192021220208438201 on 20-03-2022, Amount Rs: 39,921/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 708943293 on 20-03-2022, Head of Account 0030-02-103-003-02

Rita Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 70363 to 70406

being No 150401294 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.03.31 17:30:40 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/03/31 05:30:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)