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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 595376

8/895550/22

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.

3

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

21 MAR. 2022

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 21st day of March Two Thousand Twenty Two (2022).

contd....2

ক্রমিক নং..... তারিখ..... ১৩২৬ ১৭/৩/২২
ক্রেতা..... Sirajul Mondal
Advocate
গ্রাম..... Barasat Judges' Court
North 24 Parganas
মূল্য..... ২০০ টাকা..... ০০ পয়সা
ডেওয়ান শ্রী.....
আমদানি এ.ডি, এস, আর অফিস

উত্তর ২৪ পরগণা
ক্রয়ের তারিখ..... 21 FEB 2022

মোট মূল্য.....
ট্রেজারী অফিস - বারাসাত
ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র | 450 000



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

21 MAR 2022

Nazmul Islam
310 - Masidul Islam
Vill - Galashia
P.O - Deara
P.S - Rajarhat
Kol - 700135
Occ - Business

TO ALL TO WHOM THESE PRESENT SHALL COME WE, 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 **GRANTORS** (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) **SEND GREETINGS;**

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 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, under the jurisdiction of Rajarhat-Gopalpur Municipality Now the Bidhan Nagar Municipal Corporation Ward No. 4, with a clear marketable title more fully and particularly described in the **First Schedule** written hereunder and hereinafter referred to as the **“Said Property”**.
- B. The Grantors herein for development of the **“Said Property”**, have entered into a Development Agreement for being duly registered at the office of the Additional Registrar of A.D.S.R.O. Bidhannagar (Salt Lake City), Being No.- 1504 01294 , for the year 2022, with **Merlin Projects Ltd.** and in terms of the said Development Agreement the Grantors are required to execute a Power of Attorney in favour of the Developer Merlin Projects Ltd. and/or its representative.
- C. In compliance of their obligation under the said Development Agreement, the Grantors hereby appoint **MERLIN PROJECTS LTD.** as their lawful Attorney (hereinafter referred to as the said Attorney) and to act and to do the following acts, deeds and things in respect of the development of the **“Said Property”**.

NOW KNOW ALL MEN BY THESE PRESENTS WE, the Grantors do hereby appoint, nominate and constitute the **MERLIN PROJECTS LTD.**, having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033 to be our true and lawful Attorney and to act in our names, place and stead, to do the following acts, deeds and things in respect of the **“Said Property”**, that is to say:

- To take all the necessary steps, execute, sign, submit and receive all the documents which may be required for obtaining, all permissions, clearances, approvals and sanctions from the various authorities including the final sanctioned building plan from the Bidhannagar Municipal Corporation or from any other competent authority in respect of the **“Said Property”**.

contd....3

MERLIN PROJECTS LTD.

Authorised Signatories/Director

Islam Mondal

Moslem Mondal

Merlin Projects Ltd.



3

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

21 MAR 2022

2. To take all the necessary steps and/or to sign all the necessary documents and also to pay the sanction fees, charges for obtaining and receiving the final/revised sanction plan, from the competent authority.
3. To take all the necessary steps like appointing Architects, Engineers, Surveyors, Contractors, Soil Test Agency and other consultants, as may be necessary for development of the **"Said Property"**, and to make the payment of their fees/charges.
4. To warn off, prohibit and if necessary proceed against in due process of law against all trespassers on the "said Property" or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and their Departments and to represent the Grantors before the appropriate Police Authority and to approach appropriate court of law, if required for the **"Said Property"** and to abate nuisances as may be necessary to protect the **"Said Property"**.
5. To apply for and obtain such Certificate and/or permission under any law relating to ceiling on Urban land or any other law relating to land and/or Building (both urban and Rural) or under the Income Tax Act, or to any other statutory authority/ authorities or under any other law or laws for the time being in force and as may be required for more fully effectuating the powers herein contained with regard to the development of the **"Said Property"**.
6. To represent the Grantors in any of the Courts of Law, Local Gram Panchayat, Zila Parishad, all departments of local Municipal Authority, NKDA, HIDCO, concerned Offices of B.L.& L.R.O., D.L.& L.R.O., District Magistrate, Urban Land Ceiling Department, Police Department, WBSEDCL, West Bengal Fire and Emergency Services, Director General of Civil Aviation, State Water Investigation Department, Irrigation Department, Public Works Department, Chief Electrical Inspector, Government of West Bengal, West Bengal Pollution Control Board, Environment Department, Dept. of Micro Wave (BSNL), Competent Authority appointed under The West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993, West Bengal Housing Industries Regulation Authority, Government of West Bengal, Income Tax Department, GST Authority, Revenue Department or any other relevant Office(s) or before any authority or authorities or Society or Body Corporate or other person(s) for any purpose relating to the development of the **"Said Property"** and as may become necessary for fully effectually and/or any of the powers herein and hereby conferred and to sign, execute, and if required registered, all deeds, applications, indemnities, affidavits and other papers as may be necessary and/or required from time to time.



[Handwritten signature]

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

.21 MAR 2022

7. To do all the acts, deeds, things as may be necessary to sell and/or transfer flat/unit/constructed areas of Developer's allocation areas of the **"Said Property"** in favour of the purchaser/s nominee/s and /or assign of the same.
8. To receive the sale considerations and/or any amount receivable in respect of the flat/unit/constructed areas of Developer's allocation areas and issue the money receipt for the same.
9. To enter into and execute agreement for sale, lease deed and/or conveyance deed in favour of purchaser/s nominee/s and /or assign and also to execute other documents as may be required to effectually complete the sale, lease transfer in respect of the flat/unit/constructed of Developer's allocation areas to be constructed at the **"Said Property"**.
10. To sign, execute, enter into modify, cancel, alter, draw, approve, present for registration and admit execution and registration of all papers, documents, contracts, agreements, conveyances, leases, grants assurances, applications, declarations and other documents as may be required to complete the sale, lease or transfer in respect of the flat/unit/constructed of Developer's allocation areas and also to sign and execute any deed or document.
11. To appear before any Notary Public, District Registrar, Sub-Registrar or Registrar of Assurances or Authority having jurisdiction, and to execute and present for registration, or have effected registration of all deeds, documents, instruments and writings for the purpose of sale and transfer of the flat/unit/constructed of Developer's allocation areas in the proposed buildings to be constructed at the **"Said Property"** in favour of the Developer of its nominees.
12. To appoint Advocates and other legal agents, sign, declare and/or affirm any vakalatnamas, plaints, writs, written statements, petitions, consents, including application, affidavits, undertakings, declarations, memorandum of appeal or any other documents or papers as may be required from time to time and to defend and prosecute any legal action and/or initiate legal proceedings including filing of writ applications, to appear and give evidence, to prefer any appeal revisions or reviews from any order or decree as the case may be in respect to the **"Said Property"**.
13. To create mortgage in respect of the **"Said Property"** in terms of the provisions of the Development Agreement under reference.

AND GENERALLY to do all such acts, deeds and things in the name of the Grantors as the Grantors could have done lawfully themselves in respect of the **"Said Property"**, and we do hereby ratify and confirm and agree to ratify and confirm all the acts, deeds and things whatsoever done by the



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

21 MAR 2022

said Attorney under these presents shall lawfully do or cause to be done into or about the "**Said Property**" by virtue of these presents and also such powers and/or authority being granted separately to be read with this without any further act deed or thing on the part of the Grantors.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney or any one of them shall lawfully do or commit or cause to be done or committed in and about the "**Said Property**" as aforesaid by virtue of these presents.

THE SCHEDULE AS REFERRED TO ABOVE

(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, 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 ;

IN WITNESS WHEREOF, to have set and subscribed in our hands, signature and seal on these presents on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the above said **GRANTORS** at
 Kolkata in the presence of:

1. Nazmul Islam
 Galashia, Rajarhat
 Kol-700135
2. Dilip K. Sin
 22 P.A.S. Road
 Kol-33

Nazmul Islam

Nazmul Islam

Principal's Signature

Drafted by:-

Sirajul Mondal
(Adv)
Sirajul Mondal
 Advocate
 Barasat Judges' Court
 North 24 Parganas
 En. no. F/530/300/2016.
 Composed By:-

MERLIN PROJECTS LTD.

[Signature]
 Authorised Signatories/Director

[Signature]
 (N. ISLAM)
 Rajarhat, Kolkata-700135.















2

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

21 MAR 2022

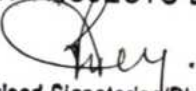
SIGNATURE OF THE
PRESENTANT /
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO













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

 	LH					
	RH.					

MERLIN PROJECTS LTD.

ATTESTED :-


Authorised Signatories/Director

 	LH					
	RH.					

ATTESTED :- 

 	LH					
	RH.					

ATTESTED :- 



2

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

21 MAR 2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MERLIN PROJECTS LIMITED

11/10/1984
Permanent Account Number
AACCM0505B

Signature

MERLIN PROJECTS LTD.

[Handwritten Signature]
Authorised Signatories/Director





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1111/87656/01885

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

1/001/2014



KL727220914FT
72722091



আপনার আধার সংখ্যা / Your Aadhaar No. :

6619 5035 8204

আধার - সাধারণ মানুষের অধিকার

তথ্য

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

INFORMATION

Aadhaar is proof of identity, not of citizenship.

To establish identity, authenticate online.

- 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



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: মোড়ল পাড়া, বড়সহ (এম)
রহড়া, উত্তর ২৪ পরগানা, পশ্চিম বঙ্গ

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

6619 5035 8204

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Deey.

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एनएसडीएल
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





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

Rajkumar Dey

Address:

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

ঠিকানা:

১১৮ গভঃ কলোনি (পূর্ব অংশ) আরাবিন্দ নগর ১৮ খড়হ উত্তর ২৪ পরগনা
৭০০১১৮

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 134-Khardah

বিধানসভা নির্বাচন ক্ষেত্র: ১৩৪-খড়হ

District: North 24 Parganas জেলা: উত্তর ২৪ পরগনা

Date: 12.03.2006 তারিখ: ১২.০৩.২০০৬

2201237



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ISLAM MONDAL
BELLAL MONDAL

14/02/1969
Permanent Account Number
APOPM1166Q

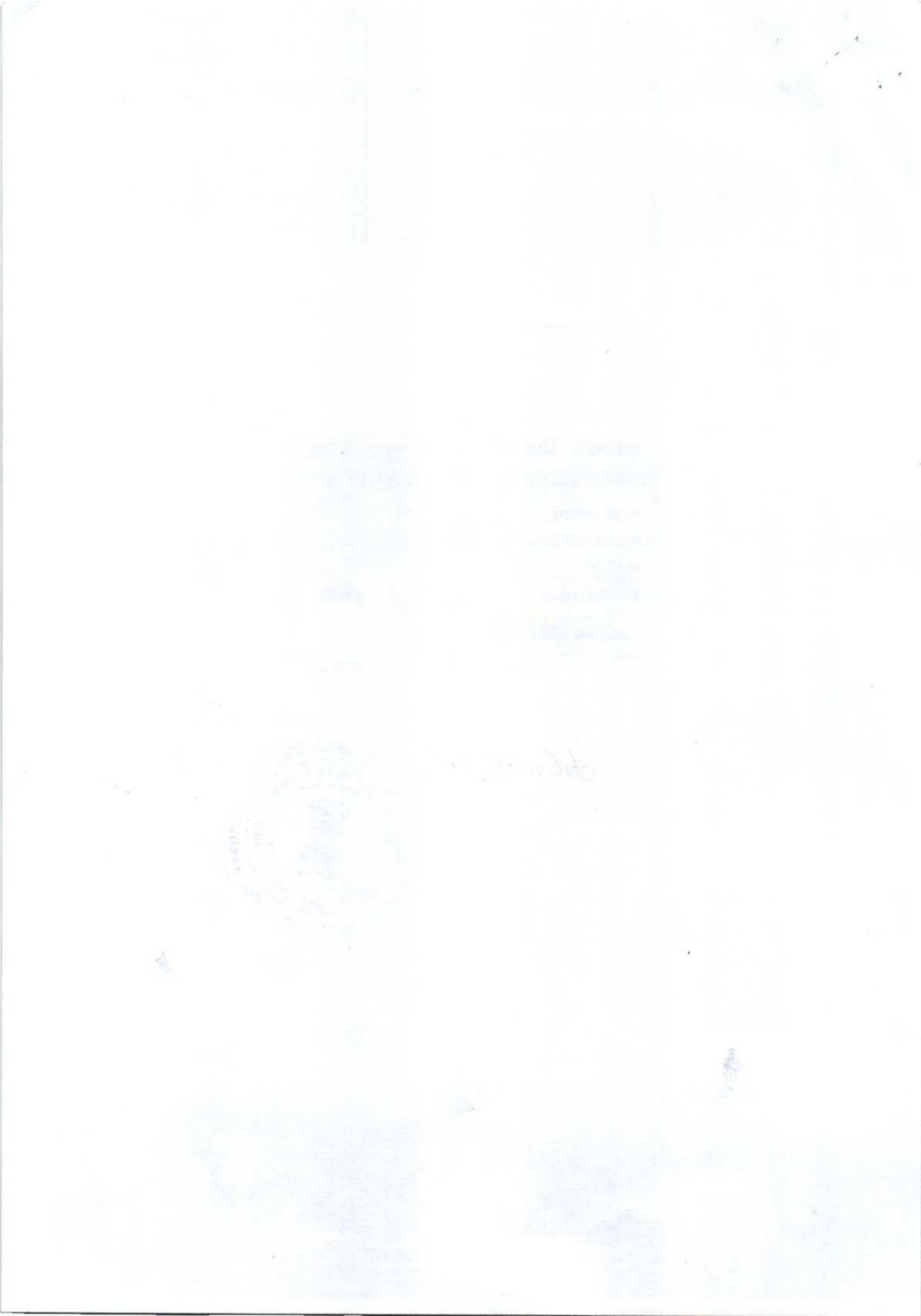
Islam Mondal

Signature



Islam Mondal





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9. ...
10. ...



ভারত সরকার

Government of India



ইসলাম মন্ডল

Islam Mondal

পিতা : বেললাল মন্ডল

Father : BELLAL MONDAL

জন্মতারিখ / DOB: 14/02/1969

পুরুষ / Male



3973 4148 4754

আধার - সাধারণ মানুষের অধিকার

Islam Mondal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: ., রোড
গোপালপুর জগদাঙ্গা, রাজারহাট
আর গোপালপুর, উত্তর ২৪ পরগনা
পশ্চিমবঙ্গ,

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

3973 4148 4754



1800 300 1047



help@uidai.gov.in



www.uidai.gov.in

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ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD GGC2073005
 পরিচয় পত্র
Duplicate
 প্রতিলিপ




Elector's Name Isiam Mandal
 নির্বাচকের নাম ইসলাম মন্ডল
 Father's Name Bellal Mandal
 পিতার নাম বেলাল মন্ডল
 Sex M
 লিঙ্গ পুং
 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)
 বিধানসভা নির্বাচন কেন্দ্র : ৯১-রাজহাট (সংশ্লিষ্ট জাতি)

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



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 आधार, मेरी पहचान



Moslem Mondal



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

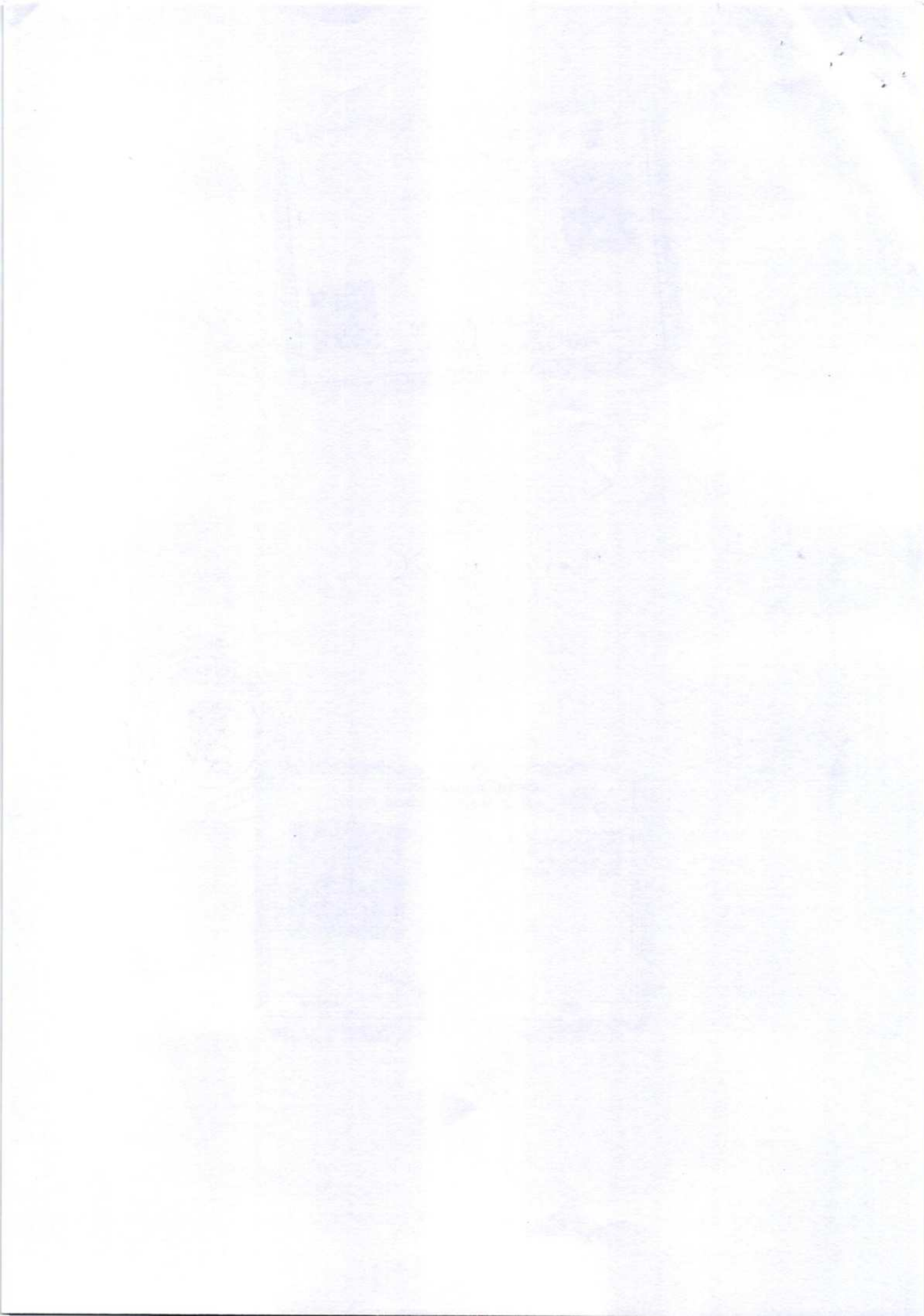
Address:
S/O Bellal Mondal, JAGARDANGA, P.O- R
GOPALPUR, P.S- AIRPORT, Rajarhat
Gopalpur(M), North 24 Parganas,
West Bengal - 700136

6660 1787 4530
VID : 9142 4731 7153 2221



QR Code with Photograph

www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ALWPM0897J



नाम / Name
MOSLEM MONDAL

पिता का नाम / Father's Name
BELLAL MONDAL

जन्म की तारीख / Date of Birth
11/02/1974




Moslem Mondal
हस्ताक्षर / Signature



Moslem Mondal



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHISL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पान पर कृपया सूचित करें/सौंपाएं :
आयकर पैन सेवा यूनिट, UTHISL,
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.


 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 : Bellal Mondal
 লিঙ্গ/Sex : পুং M
 জন্ম তারিখ : XX/XX/1974
 Date of Birth :


Moslem Mondal



WB/20/091/174328

ঠিকানা:
 জগদমঙ্গা, রাজারহাট গোপালপুর-৫, এয়ারপোর্ট, উত্তর ২৪
 পরগণা, 700136

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


 Date: 01/03/2011

115-রাজারহাট নিউটাউন নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Rajarhat New Town Constituency

বিকল্প পরিচালন হলে লক্ষ্য বিকল্পের সঠিক পিঠে লক্ষ্য লেখা ও একই
 লক্ষ্যের লক্ষ্য সঠিক পরিচালনার পাওয়ার ক্ষমতা বিধি করে এই
 পরিচয়পত্রের সংক্রান্ত উল্লেখ করুন।
 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.


 ভারতের নির্বাচন কমিশন
 পবিত্র পাত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

RXT1003631




নির্বাচকের নাম : নাজমুল ইসলাম
 Elector's Name : Nazmul Islam
 পিতার নাম : মফদুল ইসলাম
 Father's Name : Mahdul Islam
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ
 Date of Birth : XX/XX/1988



RXT1003631

ঠিকানা:
 গালাশিয়া দক্ষিণ পাত্র, মতিয়াগাচা, বারাসত, উত্তর ২৪
 পরগণা, ৭০০১৩৫

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

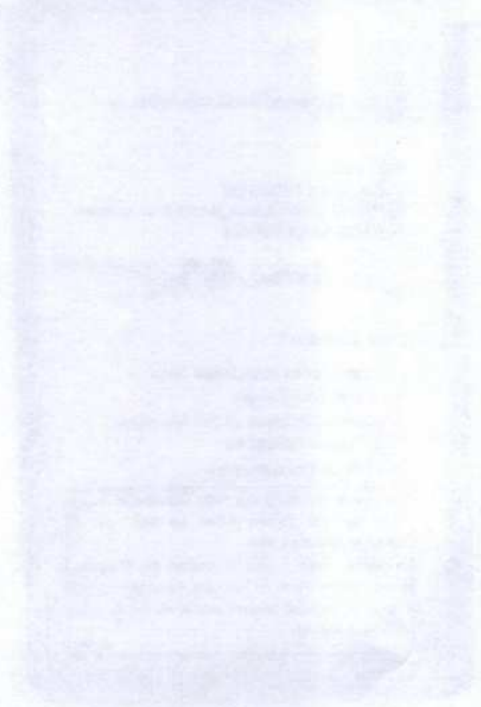
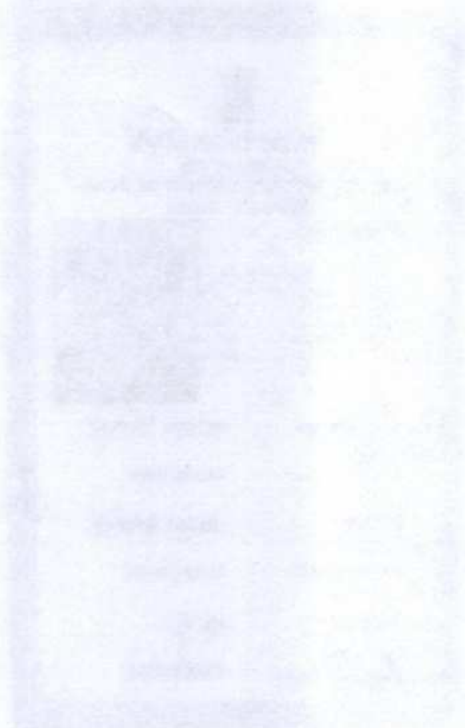
(Handwritten Signature)

Date: 20/01/2011

121-হারোয়া নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 121-Haraoa Constituency

বিকল্প পরিচরিত হলে নতুন ঠিকানার খোঁজের নিমিত্তে নতুন কার্ডে এ নতুন
 নম্বরে নতুন খতিয়ান পরিচরিত করণের জন্য নির্দিষ্ট ফর্ম এই
 পরিচরিত-কার্ডের নম্বরেটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 full at the changed address and to obtain the card
 with same number.

Nazmul Islam



Handwritten signature or text at the bottom of the page.

Major Information of the Deed

Deed No :	I-1504-01298/2022	Date of Registration	21/03/2022
Query No / Year	1504-8000895550/2022	Office where deed is registered	
Query Date	21/03/2022 2:11:10 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sirajul Mondal Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830687422, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 2,29,09,094/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150401294/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



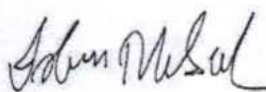


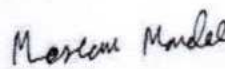
Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagardanga (Gopalpur), Mouza: Gopalpur, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3432	LR-5629	Bastu	Shali	11 Dec	1/-	84,00,001/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-3432	LR-5630	Bastu	Shali	11 Dec	1/-	84,00,001/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-3432	LR-23201	Bastu	Shali	2 Dec	1/-	15,27,273/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-3432	LR-1907	Bastu	Shali	6 Dec	1/-	45,81,819/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			30Dec	4 /-	229,09,094 /-	
		Grand Total :			30Dec	4 /-	229,09,094 /-	



Principal Details :



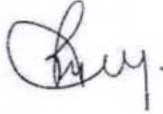
SI No	Name,Address,Photo,Finger print and Signature			
1	Name ISLAM MONDAL Son of Late BELLAL MONDAL Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office	 21/03/2022	 LTI 21/03/2022	 21/03/2022
	GOPALPUR JAGARDANGA, City:- Not Specified, 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, 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, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office			

Attorney 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, Status :Organization, Executed by: Representative



Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAJKUMAR DEY 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	 Mar 21 2022 3:06PM	 LTI 21/03/2022	 21/03/2022
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.:: BSxxxxx1C,Aadhaar No Not Provided Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as DEVELOPER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Nazmul Islam Son of Mr Mafidul Islam Galasia, City:- Not Specified, P.O:- Deara, P.S:-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN:- 700135	 21/03/2022	 21/03/2022	 21/03/2022
Identifier Of ISLAM MONDAL, MOSLEM MONDAL, Mr RAJKUMAR DEY			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	ISLAM MONDAL	MERLIN PROJECTS LIMITED-11 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	MOSLEM MONDAL	MERLIN PROJECTS LIMITED-11 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	MOSLEM MONDAL	MERLIN PROJECTS LIMITED-2 Dec
Transfer of property for L4		
SI.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, 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,	Owner Name not selected by applicant.
L2	LR Plot No:- 3432, LR Khatian No:- 5630	Owner:মোসলেম মন্ডল, Gurdian:বেল্লাল মন্ডল, Address:নিজ , Classification:শালি, Area:0.11000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3432, LR Khatian No:- 23201	Owner:মোসলেম মন্ডল, Gurdian:বেল্লাল মন্ডল, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 3432, LR Khatian No:- 1907	Owner:বেল্লাল মন্ডল, Gurdian:নৈমুদ্দিন , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.

BIDHAR UNIVERSITY, PATNA

Sl. No.	Name of the Candidate	Grade	Remarks
1
2
3
4
5
6
7
8
9
10



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 14:48 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, Galasia, P.O: Deara, 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, Galasia, P.O: Deara, 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 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1916, Amount: Rs.100/-, Date of Purchase: 17/03/2022, Vendor name: G P Mitra

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 70436 to 70462

being No 150401298 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.03.31 17:34:38 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/03/31 05:34:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)