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Komal Baid

Nirmal Kumar Baid

Tyagi Baid

Bikram Kumar Jain

Santa Baid

DRN DEVELOPER I.L.
Balwantganesh
Designated Partner
Nirmal Kumar Baid

DEVELOPMENT AGREEMENT



Certified that the document is submitted to registration. The signature sheet and the endorsement sheets attached to this document are the part of this document.

Additional District Sub-Registrar

SL. NO. 18650 Date 6.10.2023
PURCHASER D.N. Developer LLP
Full Address Dalkhola
Total Value 1000
Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri



Additional District Sub-Registrar
Dalkhola, Uttar Dinajpur

08 FEB 2024

Kamal Baid
Nirmal Kumar Baid
Jyoti Baid
Bikram Kumar Jain
Samta Baid

DRN DEVELOPER L.L.
Balan Ganes
Designated Partner
Nirmal Kumar Baid

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE

8th DAY OF February 2024

BETWEEN

1) SHRI KAMAL BAID (P.A.No.AHOPB2941C) (Aadhaar No. 3320 7883 2477) S/O Sri Kanhaya Lal Baid, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Dalkhola, P.O-Dalkhola, Road, P.S-Karandighi, Dist. Uttar Dinajpur, Pin-733201, in the State of West Bengal,

2) SHRI NIRMAL KUMAR BAID (P.A.No.AFGPB9620J) (Aadhaar No. 7436 7507 1114) S/O Sri Kanhaya Lal Baid, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at N.H.34 Dalkhola, P.O-Dalkhola, Road, P.S-Karandighi, Dist. Uttar Dinajpur, Pin-733201, in the State of West Bengal,

3) SMT. JYOTI BAID (P.A.No. BCCPB3624E) (Aadhaar No.2184 0948 5075) W/O Sri.Kamal Baid, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at N.H.34 Dalkhola, P.O-Dalkhola, Road, P.S-Karandighi, Dist. Uttar Dinajpur, Pin-733201, in the State of West Bengal,

4) SHRI. BIKRAM KUMAR JAIN (P.A.No.AFAPJO825R)(Aadhaar No.3531 8676 2025) S/O Sri Bimal Kumar Jain, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Dalkhola, P.O-Dalkhola, Road, P.S-Karandighi, Dist. Uttar Dinajpur, Pin-733201, in the State of West Bengal,

5) SMT.SAMTA BAID (P.A.No.BCCPB3623D)(Aadhaar No. 6414 6222 8210) W/O Sri.Nirmal Kumar Baid, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at N.H.34 Dalkhola, P.O-Dalkhola, Road, P.S-Karandighi, Dist. Uttar Dinajpur, Pin-733201, in the State of West Bengal,

Herein after called the **"FIRST PARTY/ LAND OWNERS"** (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**



Kamal Baid
Nirmal Kumar Baid
Tyagi Baid
Bikram Kumar Baid
Santa Baid

AND

DRN DEVELOPER
Daluram Agarwal
Designated Partner
Nirmal Kumar Baid

"DRN DEVELOPER LLP" (P.A.No. AAWFD1908Q), a Limited Liability Partnership Firm, is incorporated pursuant to Section 12(1) of the Limited Liability Partnership Act 2008, having its LLP incorporation Number: - ACF-1730, dated. 30.01.2024, having its Registered Office at Mithapur, Ward No.IV, Near ICICI Bank, National Highway 34, P.O-Dalkhola, Road, P.S-Karandighi, Dist. Uttar Dinajpur, Pin-733201, in the State of West Bengal, represented by its Partners (1) **SHRI. DALURAM AGARWAL** (Aadhar No. 6878 3064 7618) (P.A.No. ACYPA4109L) S/O Late Banwari Lala Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at 53 Rani Sati Mandir, Ganga Nagar, Siliguri, P.O. & P.S. -Siliguri, Dist. Darjeeling, in the State of West Bengal and (2) **SHRI.NIRMAL KUMAR BAID** (P. A. No. AFGPB9620J) (Aadhaar No. 7436 7507 1114) S/O Sri Kanhaya Lal Baid, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at N.H.34 Dalkhola, P.O-Dalkhola, Road, P.S-Karandighi, Dist. Uttar Dinajpur, Pin-733201, in the State of West Bengal- hereinafter called the **"SECOND PARTY/ DEVELOPER "** (Which expression shall unless excluded by or repugnant to the context be deemed to include his/her/their/its partners, executors, successors-in-office, representatives, administrators and assigns) of the **OTHER PART.**

1) WHEREAS the First Party No.1

i) is the absolute owner of all that piece or parcel of land measuring 11.3(Eleven Point Three) decimals along with 700 (Seven Hundred) Sq.ft Tin Shed Structure (Cemented , Age-70 years) , appertaining to L.R. Plot No. 2896, recorded in L.R. Khatian No. 6510, J.L.No.20, situated at Mouza-Dalkhola, P.S.-Karandighi, within Dalkhola Municipality, Desbandhupara Road (Road Zone: NH-Post Office), Dist-Uttar Dinajpur, A.D.S.R, Dalkhola,Dist- Uttar Dinajpur by virtue of Deed of Conveyance, recorded in Book No. I, Volume No. 1803-2020, pages from 15205 to 15226, being Document No. 180300606, for the year 2020, registered at A.D.S.R, Dalkhola,Dist- Uttar Dinajpur executed by Mr. Krishna Kumar Maskara S/O Shyam Sundar Maskara of Rajarhat Main Road, P.O. and

S.S. P. Dum, Dist- North 24 Parganas in the State of

Jenmai Baird

Nirmal Kumar Baird

Tyoti Baird.

Priyankumar Jain

Santa Baird

DRN DEVELOPER I.L.

Rabnawaty arnol.

Designated Partner
Nirmal Kumar Baird

West Bengal represented by his attorney Sri. Mahesh Kumar Maskara S/o Shyam Sundar Maskara and shall ever since then the First Party No.1 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or obstruction from anybody.

ii) is the absolute owner of all that piece or parcel of land measuring 2.17(Two Point One Seven) decimals along with 500 (Five Hundred) Sq.ft Tin -Shed Structure (Cemented, Age-70 years), appertaining to R.S.Plot No. 2890 corresponding to L.R. Plot No. 2890, recorded in L.R. Khatian No.7071, J.L.No.20, situated at Mouza-Dalkhola, P.S.-Karandighi, within Dalkhola Municipality, Desbandhupara Road (Road Zone: NH-Post Office), Dist-Uttar Dinajpur, A.D.S.R, Dalkhola, Dist- Uttar Dinajpur by virtue of Deed of Conveyance, recorded in Book No. I, Volume No. 1803-2021, pages from 93872 to 93890, being Document No. 180304972, for the year 2021, registered at A.D.S.R, Dalkhola, Dist- Uttar Dinajpur executed by Smt. Madhu Maskara W/O Sunil Kumar Maskara of Bidhannagar, P.O. and P.S.-Bidhannagar, Dist - North 24 Parganas in the State of West Bengal represented by her attorney Sri. Mahesh Kumar Maskara S/o Shyam Sundar Maskara and shall ever since then the First Party No.1 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or obstruction from anybody.

AND WHEREAS the First Party No.1 also recorded the aforesaid land in his name in the record of rights at the Office of B. L. & L. R.O Dalkhola and shall ever since Two New L.R. Khatians, being Khatian Nos. **6446 & 6787 (L.R.)** was framed in the name of First Party No.1 as per provision of W. B. L. R. Act 1955.

WHEREAS the First Party No.2

i) is the absolute owner of all that piece or parcel of land measuring 3.11(Three Point Eleven) decimals along with 650 (Six Hundred and Fifty) Sq.ft, Tin -Shed Structure (Cemented, Age-70 years), appertaining to R.S.Plot No. 2890 corresponding to L.R. Plot No. 2890, recorded in L.R. Khatian No. 7069, J.L.No.20,



Jeeva Bai
Nirmal Kumar / Bai
Tyoti Bai
Bijam Kumar Jain
Sande Bai

DRN DEVELOPER LLP

Rabun Aganah

Designated Partner
Nirmal Kumar Jain

situated at Mouza-Dalkhola, P.S.-Karandighi, within Dalkhola Municipality, Desbandhupara Road (Road Zone: NH-Post Office), Dist-Uttar Dinajpur, A.D.S.R, Dalkhola, Dist- Uttar Dinajpur by virtue of Deed of Conveyance, recorded in Book No. 1, Volume No. 1803-2021, pages from 94016 to 94034, being Document No. 180304979, for the year 2021, registered at A.D.S.R, Dalkhola, Dist- Uttar Dinajpur executed by Smt.Sunita Maskara W/O Nagendra Kumar Maskara of of Bidhannagar, P.O. and P.S.- Bidhannagar, Dist - North 24 Parganas in the State of West Bengal represented by her attorney Sri. Mahesh Kumar Maskara S/o Shyam Sundar Maskara and shall ever since then the First Party No.2 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or obstruction from anybody.

ii) is the absolute owner of all that piece or parcel of land measuring 11.3(Eleven Point Three) decimals along with 400 (Four Hundred) Sq.ft Tin -Shed Structure (Cemented, Age-70 years), appertaining to L.R. Plot No. 2896, recorded in L.R. Khatian No. 6509, J.L.No.20, situated at Mouza-Dalkhola, P.S.-Karandighi, within Dalkhola Municipality, Desbandhupara Road (Road Zone: NH-Post Office), Dist-Uttar Dinajpur, A.D.S.R, Dalkhola, Dist- Uttar Dinajpur by virtue of Deed of Conveyance, recorded in Book No. 1, Volume No. 1803-2020, pages from 15227 to 15246, being Document No. 180300605, for the year 2020, registered at A.D.S.R, Dalkhola, Dist- Uttar Dinajpur executed by Sri. Mahesh Kumar Maskara S/o Shyam Sundar Maskara of Dalkhola, P.O. and P.S.-Dalkhola, Dist - Uttar Dinajpur in the State of West Bengal and shall ever since then the First Party No.2 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or obstruction from anybody.

AND WHEREAS the First Party No.2 also recorded the aforesaid land in his name in the record of rights at the Office of B. L. & L. R.O Dalkhola and shall ever since Two New L.R. Khatians, being Khatian Nos. 6680 & 6786 (L.R.) was framed in the name of First Party No.2 as per provision of W. B. L. R. Act 1955.



Kamal Baid

Niranj Kumar Baid

Tijoti Baid

Bikram Kumar Jain

Samta Baid

DRN DEVELOPER LLP

Balraj Kumar

Designated Partner
M/s. M. K. Baid

WHEREAS the First Party No.3

i) Is the absolute owner of all that piece or parcel of land measuring 2(Two) decimals along with 300 (Three Hundred) Sq.ft Tin -Shed Structure (Cemented, Age-70 years), appertaining to L.R. Plot No. 2896, recorded in L.R. Khatian No. 6511, J.L.No.20, situated at Mouza-Dalkhola, P.S.-Karandighi, within Dalkhola Municipality, Desbandhupara Road (Road Zone: NH-Post Office), Dist-Uttar Dinajpur, A.D.S.R, Dalkhola, Dist- Uttar Dinajpur by virtue of Deed of Conveyance, recorded in Book No. 1, Volume No. 1803-2020, pages from 15269 to 15291, being Document No. 180300608, for the year 2020, registered at A.D.S.R, Dalkhola, Dist- Uttar Dinajpur executed by Smt. Asha Devi Maskara W/O Anand Kumar Maskara of Bidhannagar, P.O. and P.S.-Bidhannagar, Dist - North 24 Parganas in the State of West Bengal represented by her attorney Sri. Mahesh Kumar Maskara S/o Shyam Sundar Maskara and shall ever since then the First Party No.3 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or obstruction from anybody.

ii) is the absolute owner of all that piece or parcel of land measuring 3.12(Three Point One Two) decimals along with 650 (Six Hundred and Fifty) Sq.ft Tin -Shed Structure (Cemented, Age-70 years), appertaining to R.S.Plot No. 2890 corresponding to L.R. Plot No. 2890, recorded in L.R. Khatian No. 7070, J.L.No.20, situated at Mouza-Dalkhola, P.S.-Karandighi, within Dalkhola Municipality, Desbandhupara Road (Road Zone: NH-Post Office), Dist-Uttar Dinajpur, A.D.S.R, Dalkhola, Dist- Uttar Dinajpur by virtue of Deed of Conveyance, recorded in Book No. 1, Volume No. 1803-2021, pages from 93972 to 93991, being Document No. 180304977, for the year 2021, registered at A.D.S.R, Dalkhola, Dist- Uttar Dinajpur executed by Sri. Nikhil Maskara S/o Nagendra Kumar Maskara of Bidhannagar, P.O. and P.S.-Bidhannagar, Dist - North 24 Parganas in the State of West Bengal and represented by his attorney Sri. Mahesh Kumar Maskara S/o Shyam Sundar Maskara shall ever since then the First Party No.3 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or



Pranav Baid

Mirna Kumar Baid

Tyoti Baid

Pranav Kumar Baid

Sandeep Baid

DRN DEVELOPER LLP

Rajendra Kumar Baid

Designated Partner
Nikhil Kumar Baid

iii) is the absolute owner of all that piece or parcel of land measuring 4(Four) decimals appertaining to R.S.Plot No. 2890 corresponding to L.R. Plot No. 2890, recorded in L.R. Khatian No. 7070 & 7071, J.L.No.20, situated at Mouza-Dalkhola, P.S.-Karandighi, within Dalkhola Municipality, Desbandhupara Road (Road Zone: NH-Post Office), Dist- Uttar Dinajpur, A.D.S.R, Dalkhola, Dist- Uttar Dinajpur by virtue of Deed of Conveyance, recorded in Book No. I, Volume No. 1803-2021, pages from 104657 to 104678, being Document No. 180305470, for the year 2021, registered at A.D.S.R, Dalkhola, Dist- Uttar Dinajpur executed by Sri. Nikhil Maskara S/o Nagendra Kumar Maskara and Smt. Madhu Maskara of Bidhannagar, P.O. and P.S.-Bidhannagar, Dist - North 24 Parganas in the State of West Bengal and represented by their attorney Sri. Mahesh Kumar Maskara S/o Shyam Sundar Maskara shall ever since then the First Party No.3 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or obstruction from anybody.

AND WHEREAS the First Party No.3 also recorded the aforesaid land in her name in the record of rights at the Office of B. L. & L. R.O Dalkhola and shall ever since One New L.R. Khatian, being Khatian No. 6785 (L.R.) was framed in the name of First Party No.3 as per provision of W. B. L. R. Act 1955.

WHEREAS the First Party No.4

i) is the absolute owner of all that piece or parcel of land measuring 5.2(Five Point Two) decimals along with 500 (Five Hundred) Sq.ft Tin -Shed Structure (Cemented, Age-70 years), appertaining to L.R. Plot No. 2896, recorded in L.R. Khatian No. 6512, J.L.No.20, situated at Mouza-Dalkhola, P.S.-Karandighi, within Dalkhola Municipality, Desbandhupara Road (Road Zone: NH -Post Office), Dist-Uttar Dinajpur, by virtue of Deed of Conveyance, recorded in Book No. I, Volume No. 1803-2020, pages from 15247 to 15268, being Document No. 180300607, for the year 2020, registered at

Naval Baid
Nirmal Kumar Baid
Tijoti Baid
Prigam Kumar Baid
Santa Baid

DRN DEVELOPER LLP
Baidanagar
Designated Partner
Nirmal Kumar Baid

A.D.S.R., Dalkhola, Dist- Uttar Dinajpur, A.D.S.R., Dalkhola, Dist- Uttar Dinajpur executed by Sri. Arpit Maskara S/o Anand Kumar Maskara of Bidhannagar, P.O. and P.S.- Bidhannagar, Dist - North 24 Parganas in the State of West Bengal and represented by his attorney Sri. Mahesh Kumar Maskara S/o Shyam Sundar Maskara shall ever since then the First Party No.4 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or obstruction from anybody.

AND WHEREAS the First Party No.4 also recorded the aforesaid land in his name in the record of rights at the Office of B. L. & L. R.O Dalkhola and shall ever since One New L.R. Khatian, being Khatian No. 6790 (L.R.) was framed in the name of First Party No.4 as per provision of W. B. L. R. Act 1955.

WHEREAS the First Party No.5

i) Is the absolute owner of all that piece or parcel of land measuring 4.2(Four Point Two) decimals, appertaining to L.R. Plot No. 2896, recorded in L.R. Khatian No. 6511, J.L.No.20, situated at Mouza-Dalkhola, P.S.-Karandighi, within Dalkhola Municipality, Desbandhupara Road (Road Zone: NH-Post Office), Dist-Uttar Dinajpur, by virtue of Deed of Conveyance, recorded in Book No. I, Volume No. 1803-2020, pages from 15143 to 15162, being Document No. 180300604, for the year 2020, registered at A.D.S.R., Dalkhola, Dist- Uttar Dinajpur A.D.S.R., Dalkhola, Dist- Uttar Dinajpur executed by Smt.Asha Devi Maskara W/O Anand Kumar Maskara of Bidhannagar, P.O. and P.S.- Bidhannagar, Dist - North 24 Parganas in the State of West Bengal represented by her attorney Sri. Mahesh Kumar Maskara S/o Shyam Sundar Maskara and shall ever since then the First Party No.5 has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.



Jamal Baid
Nirmal Kumar Baid
Tijarti Baid
Prakash Kumar Jain
Santa Baid

DRN DEVELOPER LLP

Designated Partner
Nirmal Kumar Baid

ii) is the absolute owner of all that piece or parcel of land measuring 4(Four) decimals along with 1500 (One Thousand Five Hundred) Sq.ft Tin -Shed Structure (Cemented, Age-70 years), appertaining to R.S.Plot No. 2890 corresponding to L.R. Plot No. 2890, recorded in L.R. Khatian No.7069, J.L.No.20, situated at Mouza-Dalkhola, P.S.-Karandighi, within Dalkhola Municipality, Desbandhupara Road (Road Zone: NH-Post Office), Dist-Uttar Dinajpur, A.D.S.R, Dalkhola, Dist- Uttar Dinajpur by virtue of Deed of Conveyance, recorded in Book No. I, Volume No. 1803-2021, pages from 24238 to 24257, being Document No. 180301289, for the year 2021, registered at A.D.S.R, Dalkhola, Dist- Uttar Dinajpur executed by Sri. Sunita Maskara W/o Nagendra Kumar Maskara of Bidhannagar, P.O. and P.S.-Bidhannagar, Dist - North 24 Parganas in the State of West Bengal and represented by her attorney Sri. Mahesh Kumar Maskara S/o Shyam Sundar Maskara shall ever since then the First Party No.5 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or obstruction from anybody.

AND WHEREAS the First Party No.5 also recorded the aforesaid land in her name in the record of rights at the Office of B. L. & L. R.O Dalkhola and shall ever since One New L.R. Khatian, being Khatian No. 6788 (L.R.) was framed in the name of First Party No.4 as per provision of W. B. L. R. Act 1955.

AND WHEREAS by virtue of aforesaid 10 (Ten) Deed of Conveyance the First Parties (Land Owners) have become the absolute owners of the aforesaid land total measuring 50.4 (Fifty Point Four) Decimals approx along with Tin Shed Structure measuring 5200 (Five Thousand Two Hundred) Sq.ft, having permanent heritable & transferable right, title & interest therein.



Kamal Baid

Nirmal Kumar Baid

Tyoti Baid

Priyanka Kumar Baid

Samra Baid

DRN DEVELOPER LLP

Balwant Kumar

Designated Partner
Nirmal Kumar Baid

AND WHEREAS above named Land Owners, had thereafter obtained the permission for conversion of their aforesaid land to Land classification Bastu, in total measuring 50.4 decimals vide Conversion (i) Case No.CN/2022/1805/1211 (ii) Case No.CN/2022/1805/1209- both issued on 15/12/2022 (iii) Case No.CN/2023/1805/50 issued on 10/1/2023 (iv) Case No.CN/2023/1805/57 issued on 11/1/2023 (v) Case No.CN/2023/1805/58 issued on 11/1/2023 (vi) Case No.CN/2023/1805/56 issued on 11/1/2023 (vii) Case No.CN/2023/1805/193 issued on 24/1/2023 by the Office of the Block Land & Land Reform Officer & Sub-Divisional Land & Land Reforms Officer, District – Uttar Dinajpur respectively.

WHEREAS:

A. For the purpose of an integrated development of the aforesaid land and not having the resources and expertise in the sphere of construction, the Land owners/ First Parties approached Second Party (Developer) to develop the said plot of land total measuring 50.4 (Fifty Point Four) Decimals, and for that purpose approached the developer firm herein to develop the said premises by constructing a Residential Cum Commercial Building thereon to which the developer firm has agreed on the terms and conditions stated hereunder.

B. The Owners/ First Parties hereby declare that the said premise is free from all encumbrances' charges, liens, lispendences, and attachments or trust whatsoever or however created.



Kamal Baid

Nirmal Kumar Baid

Jyoti Baid

Bikram Kumar Jain

Samta Baid

DRN DEVELOPER LLA

Dalvaan Gargi

Designated Partner
Nirmal Kumar Baid

C. All costs, charges and expenses in connection with preparation of the plan for construction of the building at the said premises and getting the same approved and/ or sanctioned by the Dalkhola Municipality, and for completing the construction of Residential Cum Commercial Building at the said premises in accordance with the said plan or plans with or without any modification, shall be borne and met by the developer.

D. Land Owners/First Parties have agreed to grant an exclusive right of development of the said premises in favour of the developer for the construction and on the terms and conditions stated hereinafter. The developer shall be at liberty to appoint any contractor/s, if required for the development of the said premises. And the developer shall also have the liberty to include any partner or financier on their part before or during the continuation of this project and if for the said purpose if any addition is required in this agreement or a fresh agreement is required to be executed in this respect without harming any interest of the owners part then the owners shall comply with it.

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

ARTICLES 1 - DEFINITIONS

In this agreement, unless otherwise specifically mentioned: Owners shall mean the said firm namely (1) SHRI. KAMAL BAID (2) SHRI. NIRMAL KUMAR BAID (3) SMT. JYOTI BAID (4) SHRI. BIKRAM KUMAR JAIN (5) SMT. SAMTA BAID the said firm not only as Owners but also as having whatsoever right, title or interest that he/she/they may have had or has as executor, Legatee, trustee, Beneficiary or otherwise in respect of the said premises described in the first schedule hereunder written and also its legal representatives, executors and assigns.

1.1 Premises shall mean all that the entirety of the said land more fully and particularly described in the first schedule hereunder written.



Jamal Baich
Nirmal Kumar Baich
Tijoti Baich
Prakash Kumar Baich
Santia Baich

DRN DEVELOPER LLP
Designated Partner
Nirmal Kumar Baich

1.2 Building shall mean the building to be constructed at the said premises under the rules and regulations of the Dalkhola Municipality for the time being prevailing as per the plan or plans to be sanctioned by the Dalkhola Municipality/Any other local Authority.

1.3 Unit shall mean the constructed area and/or space in the building intended to be built and/or constructed capable of being occupied and enjoyed separately as a distinct entity at the building to be constructed at the said premises.

1.4 Architect shall mean any person or other association of persons, whether incorporated or not, whom the developer may appoint from time to time as the architect of the building to be constructed at the said premises.

1.5 Plan shall mean the plan or plans, elevation, design's drawings and specification of the buildings as shall be sanctioned by the Dalkhola Municipality including revised plan, modification or variation thereof which may be made from time to time.

1.6 Saleable area shall mean the spaces in the new building available for independent use and occupation after making due provisions for common facilities and the space required there for.

1.7 **Owners' Allocation Shall Be:**

(a). That in consideration for the grant of the Development Rights from the Land Owners(First Parties) to the Developer, it is hereby agreed that the Owners allocation shall be 34% of the total constructed area i.e. Commercial Space and Residential Flats & Parking's in the building constructed upon the said land measuring 50.4 (Fifty Point Four) Decimals.

Kamal Bajaj
Nirmal Kumar Baid
Tyagi Baid
Pragati Kumar Baid
Santia Baid

DRN DEVELOPER LLP
Designated Partner
Nirmal Kumar Baid

1.8 TDS

All further payments also to be made after deducting TDS.

1.9 Developer' Allocation Shall Be:

(b). The Developer(Second Party) allocation shall be 66 % of the total constructed area i.e. Commercial Space and Residential Flats & Parking's in the building constructed upon the said land measuring 50.4 (Fifty Point Four) Decimals.

ARTICLE II – COMMENCEMENT.

2.0 This agreement shall be deemed to have commenced on and with effect from the date of its execution.

ARTICLE III – OWNERS' RIGHTS & REPRESENTATIONS

3.1 The Owners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said premises, more fully and particularly described in the First Schedule hereunder written.

3.2 There is no subsisting agreement for sale and/or development of the said premises with any other party or parties by the owners or any of the person/s claiming under him/her/them.

3.3 In case of any capital gains arising out of the said land, the liability of such capital gains shall be held by the First Parties and any other tax liability in whatsoever the liability shall be paid by the respected parties on whom such liability arises.

3.4 The said premises is free from all encumbrances, lien, lispendences, attachment, trust, acquisition and requisition whatsoever or howsoever.

Javial Baid

Nirmal Kumar Baid

Tyoti Baid.

Priyanka Kumar Jain

Santa Baid

DRN DEVELOPER LLP

Rohit Kumar

Designated Partner
Nirmal Kumar Baid

3.5 The First Parties/Land Owners shall handover all the Original Deeds and Documents to the Second Party/Developer to present it before the concerned Departments/ Government authorities and to have clear title of the land i.e. land is not mortgaged with any bank or any other lenders.

ARTICLES IV – DEVELOPER'S RIGHTS

4.1 The Owners do hereby grant, subject to the provision contained herein, exclusive right to the developer to build upon and to commercially exploit the said premises and constructing the multistoried building at the said premises in accordance with the plan to be sanctioned by the Dalkhola Municipality and/or other Applicable laws from the Concerned Authorities.

All applications, plans as may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the developer at his own cost and shall be signed by the owners and/or the developer and submitted by the developer at the developer's own cost and expenses for sanction. However the owners shall give their full co-operation by their signature and also by their presence if so required at anytime during the project. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Dalkhola Municipality and other authorities shall be borne and made by the developer.

4.2 The Developer/ Second Party shall have right to purchase and also shall enter into the any Agreement/Joint Venture Agreement or any other agreement of the same for any piece & parcel of land adjacent to this land premises without any intimation/notice to the First Parties, they are authorized to construct the Building as per the plan to be approved by concerned authority in the entire land premises.



Jagan Baird

Nirmal Kumar Baid

Tyoti Baird

Pankaj Kumar Jain

Samta Baid

DRN DEVELOPER LLP

Balwant Kumar

Designated Partner
Nirmal Kumar Baid

4.3 The Developer/ Second Party shall arrange to sale the total constructed area of the said building including the shares of land owner shares to the intending purchasers.

4.4 The Developer/ Second Party shall have right to collect the GST from the intending purchasers & pay the GST directly to the Government/department.

4.5 In case the Land Owners purchases any property they shall be liable to pay the GST as applicable.

ARTICLES – V CONSIDERATION

5.1 In consideration of the Owner's allowing the developer to develop the said premises, the developer shall allocate The Owners allocation to be 36% of the total constructed area in the building constructed upon the said land measuring 50.4 (Fifty Point Four) Decimals.

ARTICLE VI –PROCEDURE

6.1 The Owners shall grant a Development power of attorney after Registration of this Development Agreement at the Concerned Registration Office in favour of the developer i.e. **"DRN DEVELOPER LLP"** (P.A.No. AAWFD1908Q), a Limited Liability Partnership Firm, is incorporated pursuant to Section 12(1) of the Limited Liability Partnership Act 2008, having its LLP incorporation Number: - ACF-1730, dated. 30.01.2024, having its Registered Office at Mithapur, Ward No.IV, Near ICICI Bank, National Highway 34, P.O-Dalkhola, Road, P.S-Karandighi, Dist. Uttar Dinajpur, Pin- 733201, in the State of West Bengal, represented by its Partners (1)**SHRI. DALURAM AGARWAL** (Aadhar No. 6878 3064 7618) (P.A.No. ACYPA4109L) S/O Late Banwari

Kamal Baid

Nirmal Kumar Baid

Tyoti Baid

Pragati Kumar Jais

Santa Baid

DRN DEVELOPER LLI

Ratna Kumar

Designated Partner

Nirmal Kumar Baid

Lala Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at 53 Rani Sati Mandir, Ganga Nagar, Siliguri, P.O. & P.S. -Siliguri, Dist. Darjeeling, in the State of West Bengal and (2) SHRI NIRMAL KUMAR BAID (P.A.No. AFGPB9620J) (Aadhaar No.7436 7507 1114) S/O Sri Kanhaya Lal Baid, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at N.H.34 Dalkhola, P.O-Dalkhola, Road, P.S-Karandighi, Dist. Uttar Dinajpur, Pin-733201, in the State of West Bengal for obtaining necessary permission and/or sanctions from different authorities such as Dalkhola Municipality, and all other Government and Semi government Departments and authorities for Building Plan, LUCC, Aviation, Pollution, Traffic in Dalkhola Municipality in connection with the development of the new building at the said premises and also for pursuing and following up the matter with the Dalkhola Municipality and other statutory authorities and for all other matter concerning or related to the project of development which shall remain in force until completion of the project finally or till the validity of this agreement.

6.2 That as soon as the said agreement is executed, the Owners shall provide vacant land by demolishing the existing Tin-Shed Structure within the one month from the date of execution of said instrument for the Developer to start Development / Construction in the land. It is hereby clarified that the Owners shall grant a right to develop the land in favour of the Developer by virtue of this agreement, the legal and beneficial possession of the land shall remain with the Owners which the Owners shall deliver to the Developer and/or its prospective customers to the extent of Developer's Allocation after completion of the proposed building & no possession right is delivered to the developer by the owners by virtue of this agreement.



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Tyoti Baid

Biswam Kumar Jais

Santa Baid

DRN DEVELOPER LLP

Satya Kumar

Designated Partner
Nirmal Kumar Baid

6.3 That the Developer shall complete the construction of the proposed building and handover all the agreed premises to the Owners as falling under Owner's Allocation within a period of next 24 months from the day of sanctioning of the Building plan from the concerned authority, until and unless there is any problem beyond the control of the developer.

6.4 That the Parties hereto shall execute a Deed of Supplement to allocate specified flats/parking spaces /commercial Units to the Owners allocation and to the Developer allocation to render a more comprehensive meaning to Clause No. 6.3 of these presents.

ARTICLE VII- SALE SPECIFICATION

7.1 The area falling under "Developers Allocation" shall go to the share of the developer in consideration of its having constructed the said building at the said premises at his own costs and expenses. The allocation as aforesaid is made with mutual consent.

7.2 A amount brokerage may be charged on the property being sold by any broker/agent.

7.3 Subject as aforesaid, the common portion of the said new building and open space shall belong to the owners and developer in proportion to their allocated area in the proposed building as aforesaid.

ARTICLE VII- BUILDING

8.1 The Developer shall at its own costs, construct and complete the new building consisting with flats & parking's at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the architects and as set out in the second schedule hereunder written.



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Pingram Kumar Jain

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DRN DEVELOPER LLP

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Designated Partner

Nirmal Kumar Baid

8.2 Subject as aforesaid, the decision of developer regarding the quality of the materials and the specification as stated in the second schedule hereunder shall be final and binding upon the parties hereto.

8.3 The Developer shall install and erect in the said building, at its own cost water storage tanks and other facilities as are required to be provided in a multi-storied building in Dalkhola having self-contained units and constructed for sale of construed areas therein on ownership basis and as mutually agreed to.

ARTICLE IX – COMMON FACILITIES

9.1 The Developer shall pay and bear all corporation taxes, insurance premiums and other statutory outgoings as would be levied by the government or any statutory authorities in respect of the said premises accruing as and from the date of handing over vacant possession by the Owners to the developer, till the date of the Owners receiving the Owners allocation as stated herein in the new building and thereafter the developer and/or its nominee or transferees shall bear such taxed, fees etc. in respect of the developer allocation only.

9.2 As soon as the new building is completed, the developer shall give notice to the flat Owners requiring the Owners to take possession of the Commercial Space/ Residential flat Owners allocation in the building and after 30 days from the date of service of such a notice and at all times thereafter the Commercial Space/ Residential flat Owners shall be exclusively responsible for payment of all municipal and property taxes rates duties dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as the said rates) with effect from the date of delivery of possession of the said Commercial Space/ Residential flat Owners Allocation payable in respect of the said Commercial Space/ Residential flat Owners Allocation the said rates to be apportioned pro-rata with reference to the saleable space in the building if they are provided on the building as a whole.



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Prigam Kumar Jain

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DRN DEVELOPER LLP

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Designated Partner
Nirmal Kumar Baid

9.3 The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the developers and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceeding whatsoever directly or indirectly instituted against or suffered by or pay by either of them as the case may be consequent upon a default by the Owners or the developer in this behalf.

9.4 The owners shall not do any act deed or thing where by the developer shall be prevented from construction and completion of the said new building at the said premises and shall not prevent the developer from selling their right to sell its portion of land.

9.5 That the common electric infrastructure expenses for obtaining common and individual electric connection in proposed commercial building shall be incurred/borne by the owner / occupier of the respective flats/units of the building in proportionate manner/share.

9.6 The Owner and the Developer can jointly sell the property and keep the share as per the allocation after paying all the taxes.

ARTICLE X- COMMON RESTRICTIONS

10.1 The Owners Allocation in the said building at the said premises shall be subject to the same restriction of transfer and use as are application to the Developer, Allocation in the new building intended for the common benefits of all occupiers of the new building intended for the common benefits of all occupiers of the new building which shall include the following.



Jamal Baid
Nirmal Kumar Baid
Tijati Baid
Prigam Kumar Baid
Santia Baid

DRN DEVELOPER LLP
Rahmatgarh
Designated Partner
Nirmal Kumar Baid

10.2 The Owners' Allocation shall not use or permit to use Owners Allocation / Developer's Allocation in the said building or any portion thereof for carrying on any illegal and / or immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the occupier of the building.

10.3 Neither parties shall demolish or permit demolition of any other structure in their respective allocation or any portion thereof or make any structural alternation therein without the previous consent of the other in writing in this behalf.

10.4 Both the parties shall abide by all laws, by-rules and regulations of the Government, Local Bodies and other statutory bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any said laws, by-laws, by-rules and regulation and/or procedures.

10.5 The respective allottees shall keep the interior and walls, drains, pipes and other fitting and fixtures and appurtenances and floors and ceilings in each of their respective allocation in the new building in good working condition and repair and in particular so as not to cause any shall damage to the new building or any other space or accommodation therein and shall keep the other occupiers of the new building properly and effectively indemnified from and against the consequences of any breach.

10.6 The parties hereto shall not do or cause or permit to be done act or thing which may render void or violable any insurance of the new building or any part thereof and shall keep each other and other occupiers of the said building harmless and indemnified from against the consequence of any breach.

10.7 Neither party shall throw or accumulated any dirt, rubbish, waste or refuse or permit the same to thrown or accumulated in or about the said building in the compounds, corridors or any other portion or portions of the said building.



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Tyoti Baid

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Santa Baid

DRN DEVELOPER LLI

Dakshinamurti

Nirmal Kumar Baid

10.8 The prospective buyers may take loan from the bank or any financial institution for the purchase of the premises which is constructed on the below mentioned schedule land.

ARTICLE XI- OWNERS' OBLIGATION:

11.1 The Owners hereby agree and convent with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises by the Developer.

11.2 The Land Owners covenant with the Developer that at the time of Development Works, if any dispute arise in the land of owners as described in the schedule below, then the Land Owners shall clear said disputes from their own funds.

11.3 The Owners hereby agree and convent with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the said building.

11.4 The Owners hereby agree and convent with the Developer not to let out, mortgage, and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction. However, the Owners shall always have the right to enter into agreement for sale/transfer in respect of the Owner's Allocation with the consent of the Developer during the period of the construction work and fulfillment of all the obligations under this agreement and/or any further agreement, the Owners shall be entitled to deal with or dispose of the portion of Owners' Allocation.



Kamal Bajaj

Nirmal Kumar Baid

Tyoti Baid

Asikram Kumar Jain

Samir Baid

DRN DEVELOPER LLP

Kamal Bajaj

Designated Partner

Nirmal Kumar Baid

ARTICLE XII- DEVELOPER'S OBLIGATION

12.0 The Developer hereby agrees and covenants with the Owners to complete the construction of the new building at the said premises in terms of the sanctioned plan within a period of 24 months from the Owners for the purpose of development after obtaining the sanctioned plan from the Dalkhola Municipality. Such period shall however exclude any delay which does not occasion due to any fault or negligence on the part of the Developer in the course of construction.

12.1 The Developer shall complete the said projects within 24 months from the date of obtaining the sanctioned plan from the Dalkhola Municipality.

12.2 If any dispute arises in the land, the owners shall settle the disputes at their expenses. The Developer shall not be liable for any types of disputes on the land.

ARTICLE XIII- OWNER'S INDEMNITY

13.1 The Owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed.-

13.2 The Owners hereby undertake to keep the Developer indemnified against all third party claim and action against the said premises in respect of the Owners Allocation and Developer's Allocation at the said premises.



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Nirmal Kumar Baid

Tyagi Baid

Bikram Kumar Jais

Santa Baid

DRN DEVELOPER LLP

Rahul Kumar

Designated Partner
Nirmal Kumar Baid

13.3 That in case, if any situation desire, the legal heirs shall also be bound by the terms & conditions of this agreement, if needed they shall also participate in the execution of deeds/sale deeds/Power attorney/ instruments of transfer.

13.4 That the Second Party shall be entitled to enter in to any separate agreement/deeds with any other land's owners.

13.5 In case of death of any of the First Parties/Owners, then in that event, their respective successors/heirs will remain bound by this Development Agreement as well as to execute the Sale Deeds in favour of prospective buyers to be selected by the Developer and also remain bound to execute a Power of Attorney authorizing the same power in favour of the Developer.

ARTICLE XIV- DEVELOPER'S INDEMNITY

14.1 The Developer hereby undertakes to keep the Owners indemnified against all third party claims and action arising out of any sort of act or commission of the developer in or relating to or arising out of the construction of the said building at the said premises.

14.2 The Developer hereby undertakes to keep the Owners indemnified against all action, suit, costs, proceedings and claims that may arise out of the Developer/s actions with regard to the development of the said premises.

POWER OF ATTORNEY

1. The Owners shall grant a Development Power of Attorney in favour of the developer for obtaining necessary permission and/or sanctions from different authorities in connection with the development of the new building at the said premises and also for pursuing and following up the matter with the Dalkhola Municipality and other statutory authorities and for all other matter concerning or related to the project of development which shall remain in force until completion of the project finally or till the validity of this

agreement.

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Nirmal Kumar Baid
Tijoti Baid.

Priyanshu Kumar Jais
Samta Baid

DRN DEVELOPER LLP
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Designated Partner
Nirmal Kumar Baid

2. That the First Parties shall arrange to execute a Development Power of Attorney appointing the Second Party or any other person as nominated by the Second Party for this purpose to sale and convey the Second Party's Share/developer allocation in the said building premises to the intending purchaser/s as may be desired by the Second Party.

3. That the Land Owners & Developer jointly put their seal & delivered their signature on the Deed/Documents i.e. at the time of registration of flats of owner allocation & developer allocation.

ARTICLE XV- MISCELLANEOUS

15.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a Partnership Between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto be deemed to have constituted an Association of Persons.

15.2 It is hereby understood that from time to time in order to facilitate the construction of the new building at the said premises by the developer, various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specified provisions may not have made herein and the Owners hereby undertake to do all such act, deeds, matter and things that may be reasonably required to be done in the matter and the Owners shall execute any such additional Power(s) of Attorney and/or authority as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be; provided that all such acts, deeds, matters and things do not in any way Infringe the right of the Owners and/or go against the spirit of this Agreement.



Naval Baid
Nirav Kumar Baid

Rajati Baid.

Pragya Kumar Jain
Santa Baid

DRN DEVELOPER LLP

Rahul Kumar
Designated Partner
Nirav Kumar Baid

15.3 Any notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have served on the Owners, if delivered by hand and duly acknowledged or sent by pre-paid Registered Post with acknowledgement due and shall likewise be deemed to have been served on Developer if delivered by hand or sent by pre-paid registered Post with acknowledgement due to the officer of the developer, the proper address in all cases being the respective addresses as reflected in this Agreement.

15.4 As and from the date of completion of the said building, the Developer and/or its transferees and the Owners and/or his transferees shall each be liable to pay bear proportionate charge on account of all taxes payable in respect of their allocations.

15.5 The entire top roof/terrace of new building shall belong to the Developer and Owners in the ratio of 66% & 34% respectively.

15.6 In case of any capital gain of landowner will be borne by them and any tax liability of developer will be borne by developer only. Each party shall be responsible and liable to pay their shares of taxes only. No parties shall bear the burden of each other taxes.

ARTICLE XVI- FORCE MAJEURE

16.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of Force Majeure and shall be suspended from the obligation during the duration of Force Majeure.

16.2 Force Majeure shall mean flood, heavy rain, earthquake, riot, war, storm, tempest, civil commotion and/or any other act or commission beyond the control of the parties hereto.

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Nirmal Kumar Baid
Tyoti Baid.

Bikram Kumar Ja
Santa Baid

DRN DEVELOPER LLP
Bakshant
Designated Partner
Nirmal Kumar Baid

ARTICLE XVII- ARBITRATION

17.0 In case of any dispute, differences or question arising between the parties hereto with regard to this Agreement, the same shall be referred to the arbitration of an arbitrator to be appointed by the parties herein. If the parties do not agree upon an arbitrator, each party shall be entitled to appoint an arbitrator and the arbitrators shall appoint an umpire and the proceedings shall be in accordance with the provisions of Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.

ARTICLE XVIII- JURISDICTION

18.0 Courts at Dalkhola alone shall have jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERED TO DESCRIPTION OF THE PREMISES (PROPERTY TO BE DEVELOPED BY THE SECOND PARTY)

All that piece or parcel of land measuring about 50.4 (Fifty Point Four) Decimals, appertaining to R.S. Plot No. 2890 corresponding to L.R. Plot No. 2890 & 2896 recorded in L.R. Khatian No. 6446, 6680, 6787, 6785, 6788, 6786, 6790, J.L.No.20, situated at Mouza-Dalkhola, P.S.-Karandighi, within Dalkhola Municipality, Mithapur Road, Dist- Uttar Dinajpur.

National Highway
(Road Zone Buthapure
Bridge Rail Gate)



Kamal Baid

Nirmal Kumar Baid

Jyoti Baid.

Bikram Kumar Jain

Samta Baid

DRN DEVELOPER LLP

Rohangamal.

Designated Partner

Nirmal Kumar Baid

OWNERS	L.R. PLOT	L.R.KHATIAN	AREA (Decimals)
KAMAL BAID	2890	6446	2.17
	2896	6787	11.3
NIRMAL KUMAR BAID	2890	6680	3.11
	2896	6786	11.3
JYOTI BAID	2890	6785	7.12
	2896	6785	2.0
BIKRAM KUMAR JAIN	2896	6790	5.2
SAMTA BAID	2890	6788	4.0
	2896	6788	4.2
TOTAL AREA			50.4

The said land is butted and bounded as follows:-

By the North: Land of Kamal Baid and others

By the South: 17 feet Municipal Road

By the East: 17 feet Municipal Road

By the West: Land of Vikash Gowshami and others



IN WITNESS WHEREOF THE PARTIES have signed and have set and subscribed their respective hands and seals on these presents, the day and year first hereinabove written.

WITNESS:-

1) Prudip Dutta
Late: Golab Hari Dutt.
Naithepu
Dulkhola
Do. - V/Dinajpur
P.N. 733201

2) Taran Basant
Gobindo Ch Basant
Singuri

2. Nirmal Kumar Baid

Tyoti Baid.

Bikrami Kumar Jain

Santa Baid

FIRST PARTY/LAND OWNERS
DRN DEVELOPER LLP

1. Nalwantarnal

Designated Partner

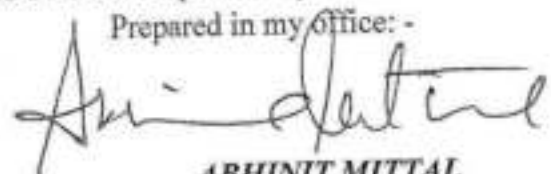
2. Nirmal Kumar Baid
DRN DEVELOPER LLP

SECOND PARTY/DEVELOPER

Drafted by me as per instructions of the Parties hereto

Read over and Explained by me and

Prepared in my office: -



ABHINAV MITTAL

Advocate

Regn No. F/1039/1224 OF 2018



SITE PLAN



DIST. UTTAR DINAJPUR

P.S. DALKHOLA

MOUZA DALKHOLA

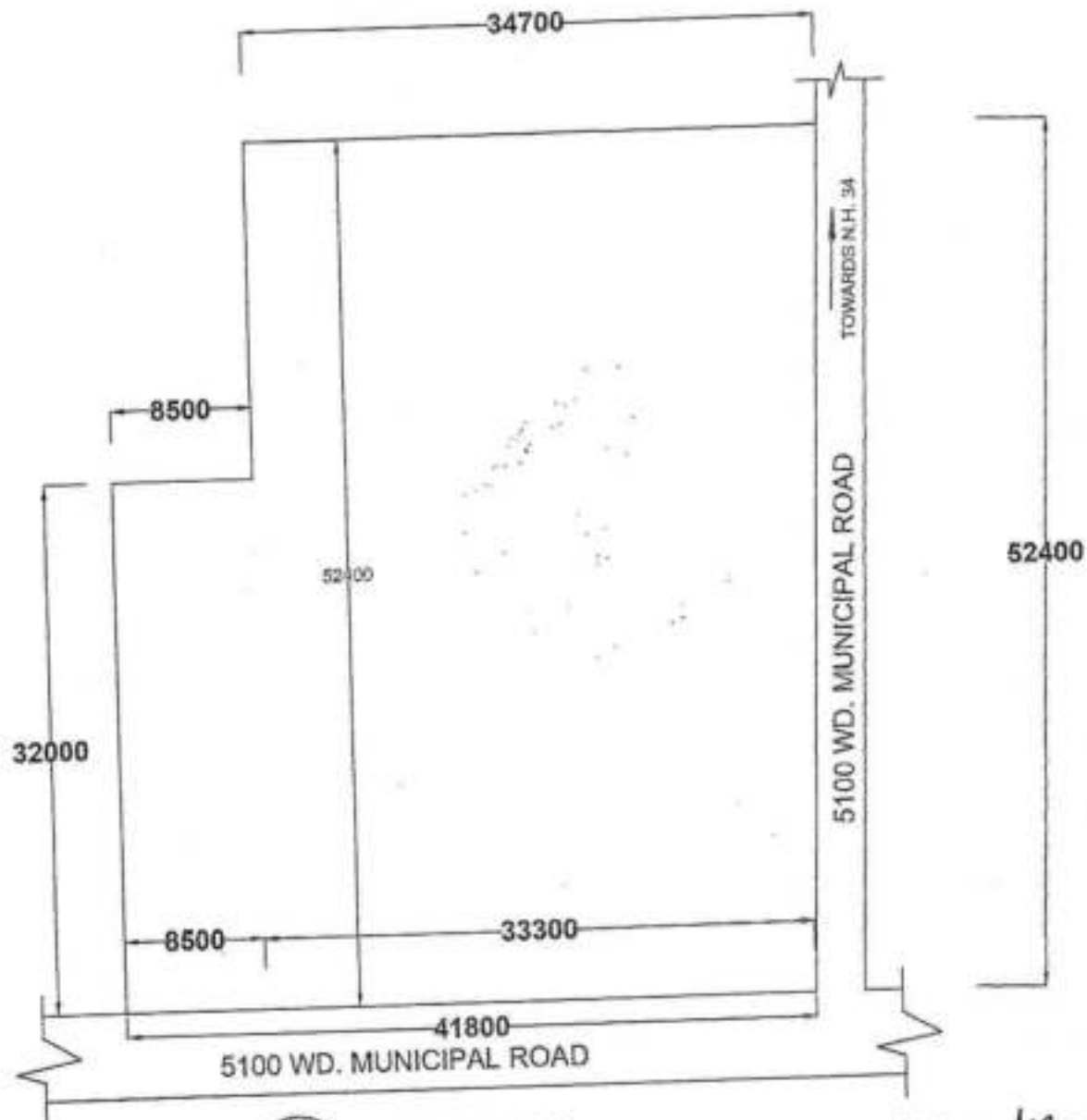
JL NO. 20

PLOT NO. LR2890,2896

KHATIAN NO. LR6790,6788,6785,6446,6787,6680&6786

TOTAL LAND AREA AS PER KHATIAN = 50.44 DEC.

AREA (PHYSICALY) = 50.7 DEC.



SITE PLAN

(SCALE = 1 : 400)

Nirmal Kumar Baid
DRN DEVELOPER LLP

Dattatraya
DRAWN BY:

RUPAM DEY
LBS - II, DAKSHIN KIRKPACTY
EMPANELMENT NO. 01/2017

NOTE : ALL DIMENSION ARE IN mm.

Ph no. 9547733395 , 9679227722 email : rupamdeydl@gmail.com

FINGER PRINT SHEET



Kamal Baid

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Kamal Baid



Uttam Kumar Baid

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Uttam Kumar Baid



Rishi Baid

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

FINGER PRINT SHEET

 <i>Prigram Kumar Jain</i>		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Prigram Kumar Jain

FINGER PRINT SHEET

 <i>Sankha Baijal</i>		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

FINGER PRINT SHEET

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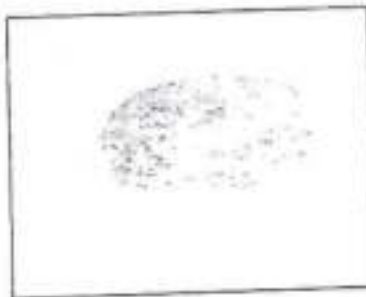
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	Left Hand					
	Right Hand					

IDENTIFIER FINGERPRINT SHEET

PHOTO



LEFT THUMB IMPRESSION



Prudip Dutta

Signature of Identifier



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



192023240374687278

GRN Details

GRN:	192023240374687278	Payment Mode:	SBI Epay
GRN Date:	07/02/2024 18:07:46	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8567643200519	BRN Date:	07/02/2024 18:09:05
Gateway Ref ID:	202403804773274	Method:	State Bank of India New PG CC
GRIPS Payment ID:	070220242037468726	Payment Init. Date:	07/02/2024 18:07:46
Payment Status:	Successful	Payment Ref. No:	2000294298/4/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ABHINIT MITTAL
Address:	SLG
Mobile:	9832342320
Period From (dd/mm/yyyy):	07/02/2024
Period To (dd/mm/yyyy):	07/02/2024
Payment Ref ID:	2000294298/4/2024
Dept Ref ID/DRN:	2000294298/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000294298/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	39020
2	2000294298/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				39041

IN WORDS: THIRTY NINE THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1803-00872/2024	Date of Registration	08/02/2024
Query No / Year	1803-2000294298/2024	Office where deed is registered	
Query Date	01/02/2024 5:24:05 PM	A.D.S.R, DALKHOLA, District: Uttar Dinajpur	
Applicant Name, Address & Other Details	ABHINIT MITTAL KURSEONG, Thana : Kurseong, District : Darjeeling, WEST BENGAL, Mobile No. : 9832342320, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 2,18,21,207/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Uttar Dinajpur, P.S:- Karandighi, Municipality: DALKHOLA, Road: National Highway, Road Zone : (Mithapur Bridge – Railgate) , Mouza: Dalkhola, JI No: 20, Pin Code : 733201

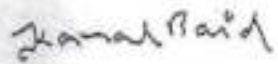
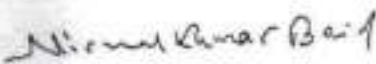
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2890 (RS :-2890)	LR-6446	Bastu	Gudam	2.17 Dec		12,68,148/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1803-I -04972-2021
L2	LR-2896 (RS :-)	LR-6787	Bastu	Chatal	11.3 Dec		36,47,056/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1803-I -00606-2020
L3	LR-2890 (RS :-)	LR-6680	Bastu	Gudam	3.11 Dec		18,17,485/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1803-I -04979-2021
L4	LR-2896 (RS :-2896)	LR-6786	Bastu	Chatal	11.3 Dec		36,47,056/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,

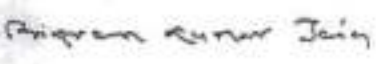
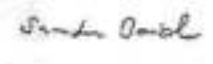
L5	LR-2890 (RS :-2890)	LR-6785	Bastu	Gudam	7.12 Dec		41,60,930/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1803-I -04977-2021
L6	LR-2896 (RS :-)	LR-6790	Bastu	Chatal	5.2 Dec		16,78,291/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1803-I -00607-2020
L7	LR-2896 (RS :-)	LR-6788	Bastu	Chatal	4.2 Dec		13,55,543/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1803-I -00604-2020
L8	LR-2890 (RS :-2890)	LR-6788	Bastu	Godown	4 Dec		23,37,601/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1803-I -01289-2021
L9	LR-2896 (RS :-2896)	LR-6785	Bastu	Chatal	2 Dec		6,45,497/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
		TOTAL :			50.4Dec	0 /-	205,57,607 /-	
		Grand Total :			50.4Dec	0 /-	205,57,607 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	5200 Sq Ft.	0/-	12,63,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 5200 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	5200 sq ft	0 /-	12,63,600 /-	

Land Lord Details :

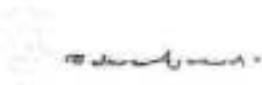
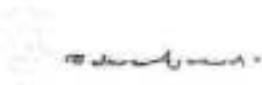
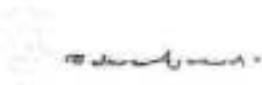
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri KAMAL BAID (Presentant) Son of Shri KANHAYA LAL BAID Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office		 Captured	
	08/02/2024	LTI	08/02/2024	08/02/2024
DALKHOLA, City:- Dalkhola, P.O:- DALKHOLA, P.S:-Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx1C, Aadhaar No: 33xxxxxxxx2477, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office				
2	Shri NIRMAL KUMAR BAID Son of Shri KANHAYA LAL BAID Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office		 Captured	
	08/02/2024	LTI	08/02/2024	08/02/2024
NH 34, Block/Sector: DALKHOLA, City:- Dalkhola, P.O:- DALKHOLA, P.S:-Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0J, Aadhaar No: 74xxxxxxxx1114, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office				
3	Smt JYOTI BAID Wife of Shri KAMAL BAID Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office		 Captured	
	08/02/2024	LTI	08/02/2024	08/02/2024
NH34, Block/Sector: DALKHOLA, City:- Dalkhola, P.O:- DALKHOLA, P.S:-Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx4E, Aadhaar No: 21xxxxxxxx5075, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office				

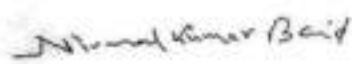
4	Name	Photo	Finger Print	Signature
	Shri BIKRAM KUMAR JAIN Son of Shri BIMAL KUMAR JAIN Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office		 Captured	
	DALKHOLA, City:- Dalkhola, P.O:- DALKHOLA, P.S:-Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5R, Aadhaar No: 35xxxxxxxxx2025, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office	08/02/2024	LTI 08/02/2024	08/02/2024
5	Name	Photo	Finger Print	Signature
	Smt SAMTA BAID Wife of Shri NIRMAL KUMAR BAID Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office		 Captured	
	NH34, Block/Sector: DALKHOLA, City:- Dalkhola, P.O:- DALKHOLA, P.S:-Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx3D, Aadhaar No: 64xxxxxxxxx8210, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office	08/02/2024	LTI 08/02/2024	08/02/2024

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DRN DEVELOPER LLP MITHAPUR, Block/Sector: WARD NO IV, Flat No: NEAR ICICI BANK, NH 34, City:- Dalkhola, P.O:- DALKHOLA ROAD, P.S:-Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri DALURAM AGARWAL Son of Late BANWARI LALA AGARWAL Date of Execution - 08/02/2024, , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Feb 8 2024 2:37PM</td> <td>LTI 08/02/2024</td> <td>08/02/2024</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri DALURAM AGARWAL Son of Late BANWARI LALA AGARWAL Date of Execution - 08/02/2024, , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office		 Captured		Feb 8 2024 2:37PM	LTI 08/02/2024	08/02/2024	
Name	Photo	Finger Print	Signature										
Shri DALURAM AGARWAL Son of Late BANWARI LALA AGARWAL Date of Execution - 08/02/2024, , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office		 Captured											
Feb 8 2024 2:37PM	LTI 08/02/2024	08/02/2024											

53 RANISATI MANDIR, Block/Sector: GANGA NAGAR, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9L, Aadhaar No: 68xxxxxxxx7618 Status : Representative, Representative of : DRN DEVELOPER LLP (as DESIGNATED PARTNER)				
2	Name Shri NIRMAL KUMAR BAID Son of Shri KANHAYA LAL BAID Date of Execution - 08/02/2024, , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
		Feb 8 2024 2:57PM	LTI 08/02/2024	08/02/2024
NH34, City:- Dalkhola, P.O:- DALKHOLA ROAD, P.S:-Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx0J, Aadhaar No: 74xxxxxxxx1114 Status : Representative, Representative of : DRN DEVELOPER LLP (as DESIGNATED PARTNER)				

Identifier Details :

Name Mr PRADIP DUTTA Son of Mr GOURHARI DUTTA UTTAR MITHAPUR, Block/Sector: BALDORIA, City:- Dalkhola, P.O:- DALKHOLA, P.S:-Karandighi, District:- Uttar Dinajpur, West Bengal, India, PIN:- 733201	Photo 	Finger Print  Captured	Signature 
	08/02/2024	08/02/2024	08/02/2024
Identifier Of Shri KAMAL BAID, Shri NIRMAL KUMAR BAID, Smt JYOTI BAID, Shri BIKRAM KUMAR JAIN, Smt SAMTA BAID, Shri DALURAM AGARWAL, Shri NIRMAL KUMAR BAID			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL BAID	DRN DEVELOPER LLP-2.17 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL BAID	DRN DEVELOPER LLP-11.3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri NIRMAL KUMAR BAID	DRN DEVELOPER LLP-3.11 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri NIRMAL KUMAR BAID	DRN DEVELOPER LLP-11.3 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Smt JYOTI BAID	DRN DEVELOPER LLP-7.12 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri BIKRAM KUMAR JAIN	DRN DEVELOPER LLP-5.2 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Smt SAMTA BAID	DRN DEVELOPER LLP-4.2 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Smt SAMTA BAID	DRN DEVELOPER LLP-4 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Smt JYOTI BAID	DRN DEVELOPER LLP-2 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL BAID	DRN DEVELOPER LLP-1200.00000000 Sq Ft
2	Shri NIRMAL KUMAR BAID	DRN DEVELOPER LLP-1050.00000000 Sq Ft
3	Smt JYOTI BAID	DRN DEVELOPER LLP-950.00000000 Sq Ft
4	Shri BIKRAM KUMAR JAIN	DRN DEVELOPER LLP-500.00000000 Sq Ft
5	Smt SAMTA BAID	DRN DEVELOPER LLP-1500.00000000 Sq Ft

Land Details as per Land Record

District: Uttar Dinajpur, P.S:- Karandighi, Municipality: DALKHOLA, Road: National Highway, Road Zone : (Mithapur Bridge – Railgate) , Mouza: Dalkhola, JI No: 20, Pin Code : 733201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2890, LR Khatian No:- 6446	Owner:कमल बैद, Gurdian:कमलेश्वर कमल बैद, Address:मिर्जा, Classification:कृषि, Area:0.09170000 Acre,	Shri KAMAL BAID
L2	LR Plot No:- 2896, LR Khatian No:- 6787	Owner:कमल बैद, Gurdian:कमलेश्वर कमल बैद, Address:मिर्जा, Classification:कृषि, Area:0.11300000 Acre,	Shri KAMAL BAID
L3	LR Plot No:- 2890, LR Khatian No:- 6680	Owner:निरमल कुमार बैद, Gurdian:कमलेश्वर कमल बैद, Address:मिर्जा, Classification:कृषि, Area:0.10110000 Acre,	Shri NIRMAL KUMAR BAID
L4	LR Plot No:- 2896, LR Khatian No:- 6786	Owner:निरमल कुमार बैद, Gurdian:कमलेश्वर कमल बैद, Address:मिर्जा, Classification:कृषि, Area:0.11300000 Acre,	Shri NIRMAL KUMAR BAID
L5	LR Plot No:- 2890, LR Khatian No:- 6785	Owner:ज्योती बैद, Gurdian:कमल बैद, Address:मिर्जा, Classification:कृषि, Area:0.07120000 Acre,	Smt JYOTI BAID
L6	LR Plot No:- 2896, LR Khatian No:- 6790	Owner:बिक्रम कुमार बैद, Gurdian:निरमल कुमार बैद, Address:मिर्जा, Classification:कृषि, Area:0.05200000 Acre,	Shri BIKRAM KUMAR JAIN
L7	LR Plot No:- 2896, LR Khatian No:- 6788	Owner:समता बैद, Gurdian:निरमल कुमार बैद, Address:मिर्जा, Classification:कृषि, Area:0.04200000 Acre,	Smt SAMTA BAID
L8	LR Plot No:- 2890, LR Khatian No:- 6788	Owner:समता बैद, Gurdian:निरमल कुमार बैद, Address:मिर्जा, Classification:कृषि, Area:0.04000000 Acre,	Smt SAMTA BAID
L9	LR Plot No:- 2896, LR Khatian No:- 6785	Owner:ज्योती बैद, Gurdian:कमल बैद, Address:मिर्जा, Classification:कृषि, Area:0.02000000 Acre,	Smt JYOTI BAID

Endorsement For Deed Number : I - 180300872 / 2024

On 08-02-2024

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

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

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

Presented for registration at 14:00 hrs on 08-02-2024, at the Office of the A.D.S.R. DALKHOLA by Shri KAMAL BAID, 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 2,18,21,207/-

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

Execution is admitted on 08/02/2024 by 1. Shri KAMAL BAID, Son of Shri KANHAYA LAL BAID, DALKHOLA, P.O: DALKHOLA, Thana: Karandighi, , City/Town: DALKHOLA, Uttar Dinajpur, WEST BENGAL, India, PIN - 733201, by caste Hindu, by Profession Business, 2. Shri NIRMAL KUMAR BAID, Son of Shri KANHAYA LAL BAID, NH 34, Sector: DALKHOLA, P.O: DALKHOLA, Thana: Karandighi, , City/Town: DALKHOLA, Uttar Dinajpur, WEST BENGAL, India, PIN - 733201, by caste Hindu, by Profession Business, 3. Smt JYOTI BAID, Wife of Shri KAMAL BAID, NH34, Sector: DALKHOLA, P.O: DALKHOLA, Thana: Karandighi, , City/Town: DALKHOLA, Uttar Dinajpur, WEST BENGAL, India, PIN - 733201, by caste Hindu, by Profession Business, 4. Shri BIKRAM KUMAR JAIN, Son of Shri BIMAL KUMAR JAIN, DALKHOLA, P.O: DALKHOLA, Thana: Karandighi, , City/Town: DALKHOLA, Uttar Dinajpur, WEST BENGAL, India, PIN - 733201, by caste Hindu, by Profession Business, 5. Smt SAMTA BAID, Wife of Shri NIRMAL KUMAR BAID, NH34, Sector: DALKHOLA, P.O: DALKHOLA, Thana: Karandighi, , City/Town: DALKHOLA, Uttar Dinajpur, WEST BENGAL, India, PIN - 733201, by caste Hindu, by Profession Business

Identified by Mr PRADIP DUTTA, , Son of Mr GOURHARI DUTTA, UTTAR MITHAPUR, Sector: BALDORIA, P.O: DALKHOLA, Thana: Karandighi, , City/Town: DALKHOLA, Uttar Dinajpur, WEST BENGAL, India, PIN - 733201, by caste Hindu, by profession Private Service

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

Execution is admitted on 08-02-2024 by Shri DALURAM AGARWAL, DESIGNATED PARTNER, DRN DEVELOPER LLP (LLP), MITHAPUR, Block/Sector: WARD NO IV, Flat No: NEAR ICICI BANK, NH 34, City:- Dalkhola, P.O:- DALKHOLA ROAD, P.S:-Karandighi, District-Uttar Dinajpur, West Bengal, India, PIN:- 733201

Identified by Mr PRADIP DUTTA, , Son of Mr GOURHARI DUTTA, UTTAR MITHAPUR, Sector: BALDORIA, P.O: DALKHOLA, Thana: Karandighi, , City/Town: DALKHOLA, Uttar Dinajpur, WEST BENGAL, India, PIN - 733201, by caste Hindu, by profession Private Service

Execution is admitted on 08-02-2024 by Shri NIRMAL KUMAR BAID, DESIGNATED PARTNER, DRN DEVELOPER LLP (LLP), MITHAPUR, Block/Sector: WARD NO IV, Flat No: NEAR ICICI BANK, NH 34, City:- Dalkhola, P.O:- DALKHOLA ROAD, P.S:-Karandighi, District-Uttar Dinajpur, West Bengal, India, PIN:- 733201

Identified by Mr PRADIP DUTTA, , Son of Mr GOURHARI DUTTA, UTTAR MITHAPUR, Sector: BALDORIA, P.O: DALKHOLA, Thana: Karandighi, , City/Town: DALKHOLA, Uttar Dinajpur, WEST BENGAL, India, PIN - 733201, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2024 6:09PM with Govt. Ref. No: 192023240374687278 on 07-02-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 8567643200519 on 07-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 39,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 18650, Amount: Rs.1,000.00/-, Date of Purchase: 06/10/2023, Vendor name:

JAYA RANI DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/02/2024 8:09PM with Govt. Ref. No: 192023240374687278 on 07-02-2024, Amount Rs: 39,020/-, Bank:
SBI EPay (SBIPay), Ref. No, 8567643200519 on 07-02-2024, Head of Account 0030-02-103-003-02



Prasant Luxum

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DALKHOLA

Uttar Dinajpur, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1803-2024, Page from 19324 to 19368
being No 180300872 for the year 2024.



Digitally signed by PRASANT LUXUM
Date: 2024.02.22 13:53:38 +05:30
Reason: Digital Signing of Deed.

(Prasant Luxum) 22/02/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DALKHOLA
West Bengal.