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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 516569

Kamal Baid
Nirmal Kumar Baid
Tyoti Baid.
Prigam Kumar Jain
Sanjay Baid

DRN DEVELOPER LLP
Rohit Kumar
Designated Partner
Nirmal Kumar Baid

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED

DEVELOPMENT AGREEMENT

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



Sub-Registrar

SL. NO. 30421 Date 31/1/2024

PURCHASER DRN Nandopur LP

Full Address Dalkhola

Total Value 50/-

Stamp Purchased from JPG Treasury-1

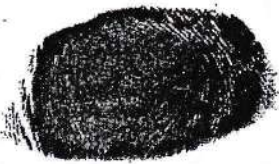
STAMP VENDOR

JAYA RANI DAS

Licence No. 1 of 99-2000

Addl. DSR Office, Rajganj, Jalpaiguri

Kamal Baid



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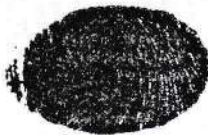
Kamal Baid



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2 Nirmal Kumar Baid



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Additional District Sub-Registrar
Dalkhola, Uttar Dinajpur

08 FEB. 2024

3 Jyoti Baid



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08/02/2024

4 Pankaj Kumar Jain

Kamal Baid

Nirmal Kumar B

Jyoti Baid.

Bikram Kumar Jain

Samta Baid

DRN DEVELOPER LLP

Sobram Baid

Designated Partner
Nirmal Kumar Baid

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
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) (Aadhar 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)(Aadhar 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)(Aadhar 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 **"PRINCIPALS"** (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

Tyoti Baid
Prigam Kumar Jain

Sande Baid

DRN DEVELOPER LLP

Designated Partner
Nirmal Kumar Baid

WHEREAS the PRINCIPAL 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, 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 P.S.-Dum Dum, Dist – North 24 Parganas in the State of West Bengal represented by his attorney, Sri. Mahesh Kumar Maskara S/o Shyam Sundar Maskara and shall ever since then the Principal 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, 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 Principal No.1 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or obstruction from anybody.

Kamal Baid
Nirmal Kumar Baid

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Prigam Kumar Jain

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DRN DEVELOPER LLP

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Designated Partner
Nirmal Kumar Baid

AND WHEREAS the Principal 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 Principal No.1 as per provision of W. B. L. R. Act 1955.

WHEREAS the Principal 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, situated at Mouza-Dalkhola, P.S.-Karandighi, within Dalkhola Municipality, 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 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 Principal No.2 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or obstruction from anybody.



Kamal Baid
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Prakash Kumar Baid

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DRN DEVELOPER LLP

Rahul Kumar
Designated Partner
Nirmal Kumar Baid

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, 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 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 Principal 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 Principal 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 Principal No.2 as per provision of W. B. L. R. Act 1955.

WHEREAS the Principal 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, 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 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



Kamal Baid
Nirmal Kumar Baid

Ayati Baid.
Pragati Kumar Baid

Santa Baid

DRN DEVELOPER LLP

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Designated Partner
Nirmal Kumar Baid

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 Principal 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, 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 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 Principal No.3 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or obstruction from anybody.

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, 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



Jamal Baid
Nirmal Kumar Baid

Tyoti Baid.

Pankaj Kumar Jain

Santa Baid

DRN DEVELOPER LLP

Rohant Baid.
Designated Partner
Nirmal Kumar Baid

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 Principal 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 Principal 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 Principal No.3 as per provision of W. B. L. R. Act 1955.

WHEREAS the Principal 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, Tin -Shed, 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, 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 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 Principal No.4 has been in exclusive and peaceful possession of the said land with structure without any act of hindrance or obstruction from anybody.

Pranab Baird
Pranab Kumar Baird

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Pranab Kumar Sain

Samtee Baird

DRN DEVELOPER LLP

Balwant Kumar
Designated Partner
Pranab Kumar Sain

AND WHEREAS the Principal 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 Principal No.4 as per provision of W. B. L. R. Act 1955.

WHEREAS the Principal 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, 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 Principal No.5 has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

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, 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,



Haral Baid
Nirmal Kumar Baid

Pyoti Baid
Pranav Kumar Jain

Sanjay Baid

DRN DEVELOPER LLP

Balraj Kumar
Designated Partner
Nirmal Kumar Baid

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 Principal 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 Principal 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 Principal No.4 as per provision of W. B. L. R. Act 1955.

AND WHEREAS by virtue of aforesaid 10(Ten) Deed of Conveyance the Principals (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.

AND WHEREAS above named owner in order to have optimum use of their Schedule "A" landed property they decided to develop the said land by constructing a Residential & Commercial building and were in look for a reputed developer to develop the said property.



Samal Baid
Nirmal Kumar Baid

Tyoti Baid.

Prigam Kumar Baid

Samta Baid

DRN DEVELOPER LLP

Rahunda Aggarwal.

Designated Partner
Nirmal Kumar Baid

AND WHEREAS accordingly after several rounds of discussions and after considering all aspects the above named Principals decided to enter into a registered development agreement with one **"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 **DEVELOPER/ATTORNEY** and the aforesaid development agreement containing mutually agreed terms and conditions was duly registered with the office of the **A.D.S.R. DALKHOLA**, recorded in Book No. **I**, being Document No. **180300872** for the year **2024**, registered at **A.D.S.R. DALKHOLA, dated 8/02/2024**.

AND WHEREAS as per the terms and conditions recited in the aforesaid agreement, **PRINCIPALS** are entitled to 34% of the entire sale proceeds and/or absolute right over 34% the saleable space of the proposed building together with the undivided proportionate right, title, and interest in the land.



Kamal Baid
Nirmal Kumar Baid

Jyoti Baid.
Bikram Kumar Jain

Samta Baid

DRN DEVELOPER L
Dakshinamurti
Designated Partner
Nirmal Kumar Baid

AND WHEREAS in the aforesaid development agreement the above named owner (PRINCIPALS/OWNERS therein) agreed to execute and register a general power of attorney where upon empowering the above named developer "DRN DEVELOPER LLP" to execute proper deed of conveyances or any other documents with respect to the sale of the developers allocation as decided and agreed by the parties of the aforesaid development agreement.

NOW KNOW ALL MEN BY THESE PRESENTS that

1) SHRI. KAMAL BAID S/O Sri Kanhaya Lal Baid (2) SHRI. NIRMAL KUMAR BAID S/O Sri Kanhaya Lal Baid (3) SMT. JYOTI BAID W/O Sri. Kamal Baid (4) SHRI. BIKRAM KUMAR JAIN S/O Sri Bimal Kumar Jain, (5) SMT. SAMTA BAID W/O Sri. Nirmal Kumar Baid, do hereby nominate, appoint and constitute "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, as our true and lawful Attorney to act for us and on our behalf and authorize it to do the following acts and things hereinafter

mentioned.



Kamal Baid
Nirmal Kumar Baid

Tyoti Baid.
Prakram Kumar Jadh

Samta Baid

DRN DEVELOPER LLP

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Designated Partner

Nirmal Kumar Baid

1. To cause and prepare, sign, submit necessary building plans, drawings, elevations plans to the appropriate authorities, Dalkhola Municipality and get the same sanctioned from the appropriate authorities.
2. To employ architects, engineers, labour contractors, site assistants, office staffs and other required employees for the development and construction of the Commercial cum residential building on the aforesaid landed property.
3. To enter into agreement with the suppliers of the building materials and other equipments as required for the construction of the same and to take all necessary steps, actions for the construction of the same.
4. To negotiate with the intended purchaser/s and finalize the consideration amount and enter in to agreement to sale in respect of the developer's allocation as determined in the aforesaid development agreement. To receive the advance amount, part of consideration money and or full consideration money of the sale consideration of the saleable space.
5. To appear before any District Registrar or Addl Dist -Sub - Registrar or any other Authority for the purpose of the said transfer and present the Deed Of Conveyance and any other Instrument before him/them for registration and to admit the execution of the deed or Instrument and to have the same registered according to law.
6. To put the Purchaser/s, Donee in possession of the said developer's allocation as determined in the aforesaid development agreement or any part thereof as the case may be.

Jamal Baid
Nirmal Kumar Baid

Tyoti Baid
Bikram Kumar Baid

Santa Baid

DRN DEVELOPER LLP

Salvatore Baid
Designated Partner
Nirmal Kumar Baid

7. To apply or complete the mutation & conversion wherever necessary, effected in the Revenue Office/Board and to make such statements personally or through pleader or other Agent to effectuate the aforesaid purpose.

8. The said Attorney shall also be entitled to prosecute or defend any suit, complaint or other proceeding in respect of the aforesaid property and for the aforesaid purpose or purposes, to appoint any pleader or advocate on our behalf and to prosecute and defend such legal proceeding in or before any Court, Civil, Criminal and Revenue, or Officer or Appellate or Revisional Court or Authority and for such purpose the said Attorney may accept service of summons or notice issued by any Lawful Authority and the said Attorney is also authorized to sign and verify plaints and written Statements for the aforesaid purpose and also to swear affidavits for the aforesaid purpose.

9. To execute and sign Deed of sale, Deed of Rectification or any instrument in respect of sale of developer's allocation as determined in the aforesaid development agreement in favor of intended purchaser/s.

10. To Execute Deed of sale or any other document necessary to effectuate the transfer in favor of purchaser/s or donee and for the aforesaid purpose or purposes and cause the same to be stamped registered or authenticated as the case may be.

11. To execute Promissory Note, Agreement(s) availing Home loans or any other types of loan from any Nationalized Bank/Financial Institution or any other documents as required by the same.



Kamal Baid
Nirmal Kumar Baid

Tyoti Baid.

Piogram Kumar Baid

Santa Baid

DRN DEVELOPER LLP

Balwant Kumar

Designated Partner
Nirmal Kumar Baid

12. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone and/or other connections of any other utility to the said premises and /or to make alterations thereon and to close down and or have disconnected the same and for that purpose to sign, execute and commit all the papers, applications, documents and plans and to do all other acts, deeds and things as may deemed fit and proper by the said attorney.

13. To appear and represent before Notary, Magistrate and other officials or authorities having jurisdiction and to present for authentication and to acknowledge the authentication of or have authenticated and perfected all deeds, instruments and writings and to be signed by the said Attorney in any manner concerning the below schedule premises subject to various clauses in the said deed of agreement for development of the said premises.

AND GENERALLY to do all lawful acts necessary for the aforesaid purpose.

AND WE HEREBY AGREE that all acts and things lawfully done by our said Attorney shall considered as acts, and things done by us and We undertake to ratify and confirm all and whatsoever our said Attorney will lawfully do and cause to be done by virtue of this **POWER OF ATTORNEY** relating to the aforesaid property as mentioned in the Schedule A Below.

SCHEDULE -A

SCHEDULE OF THE LANDED PROPERTY

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 Nos. 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

Dinaipur.

(National Highway

Plot 7, Rail Gate, Kailthapur)

Kamal Baid

Nirmal Kumar Baid

Jyoti Baid

Bikram Kumar Jain

Samta Baid

DRN DEVELOPER LLP

Salwant Baid

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



Jawal Baid

Nirmal Kumar Baid

Tyoti Baid

Poingam Kymor Baid

Santa Baid

SCHEDULE-B

ALLOCATION OF PRINCIPALS/OWNERS

ALL THAT 34% of the entire sale proceeds and /or absolute right over 34% of the saleable space of the proposed building together with the undivided Proportionate right, title, interest in the land as more fully described in the Schedule "A" above and attribute to the said area in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building including proportionate Car Parking Space at the Ground floor.

SCHEDULE-C

ALLOCATION OF ATTORNEY/ DEVELOPER

ALL THAT 66% of the entire sale proceeds and /or absolute right over 66% of the saleable space of the proposed building together with the undivided Proportionate right, title, interest in the land as more fully described in the Schedule "A" above and attribute to the said area in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building including proportionate Car Parking Space at the Ground floor.

DRN DEVELOPER LLP

Advocate

Designated Partner

Nirmal Kumar Baid



IN WITNESS WHERE OF, We the above named Principals and Attorney have signed this
Power of Attorney at Dalkhola On 8th day of February 2024.

WITNESSES:-

1.

Pradeep Dutta
Late. Gouy Hari Dutta
Mithapur
PO. Dalkhola
Dist. U/ Dinajpur
Pin - 733201

2) Tarun Borsani
Goswami Borsani
Srinagar

Jamal Baid
Nirmal Kumar Baid

Tyoti Baid
Pragyan Kumar Jain
Samta Baid

ATTESTED BY PRINCIPALS
DRN DEVELOPER LLP

Dakshinamurti
Designated Partner

DRN DEVELOPER LLP

Nirmal Kumar Baid
SIGNATURE OF ATTORNEY

Drafted by me as per instructions of the Parties hereto
Read over and Explained by me and
Prepared in my office: -

Abhinav Mittal
ABHINIT MITTAL

Advocate

Regn No. F/1039/1224 OF 2018

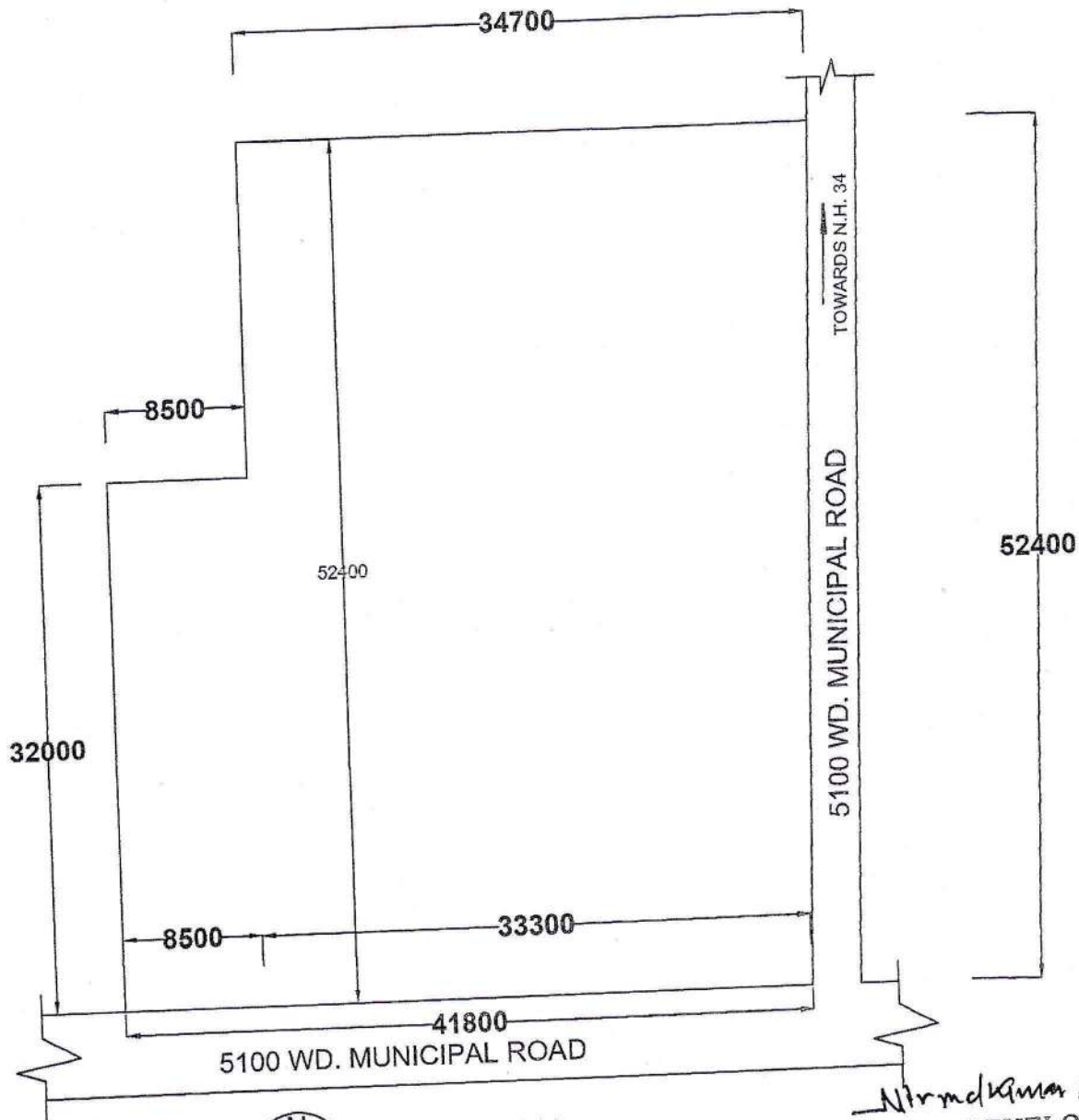


SITE PLAN



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 Bandyopadhyay
DRN DEVELOPER LLI

Rupam Deo

Designated Partner
DRAWN BY:

RUPAM DEY
LBS -II, DALKHOLA MUNICIPALITY
EMPANELMENT NO. 01/2017

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

NOTE : ALL DIMENSION ARE IN mm.

FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Kamal Bhai</i>	Left Hand					
	Right Hand					

Kamal Bhai

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Nirmal Kumar Bhai</i>	Left Hand					
	Right Hand					

Nirmal Kumar Bhai

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>[Signature]</i>	Left Hand					
	Right Hand					

FINGER PRINT SHEET



Bigram Kumar Jain

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

Bigram Kumar Jain

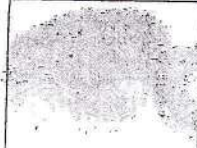
FINGER PRINT SHEET



Santa Beid

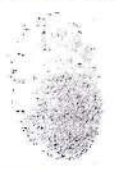
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Left Hand						
Right Hand						

FINGER PRINT SHEET

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	Left Hand					
	Right Hand					

Solomon G. Arnold.

FINGER PRINT SHEET

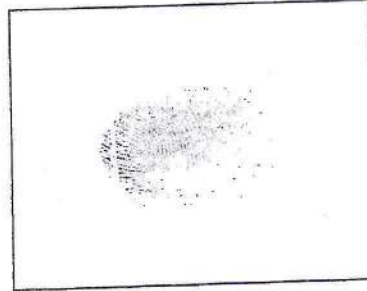
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	Left Hand					
	Right Hand					

IDENTIFIER FINGERPRINT SHEET

PHOTO

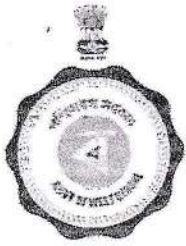


LEFT THUMB IMPRESSION



Prady Sutta

Signature of Identifier



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



192023240376341741

GRN Details

GRN:	192023240376341741	Payment Mode:	Online Payment
GRN Date:	08/02/2024 15:55:15	Bank/Gateway:	State Bank of India
BRN :	IK0CQDOBB4	BRN Date:	08/02/2024 15:55:55
GRIPS Payment ID:	080220242037634173	Payment Init. Date:	08/02/2024 15:55:15
Payment Status:	Successful	Payment Ref. No:	8000366210/7/2024
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	nitu adhikari
Address:	dalkhola
Mobile:	9474071462
Depositor Status:	Others
Query No:	8000366210
Applicant's Name:	Mr ABHINIT MITTAL
Address:	A.D.S.R. DALKHOLA
Office Name:	A.D.S.R. DALKHOLA
Identification No:	8000366210/7/2024
Remarks:	Sale, Development Power of Attorney after Registered Development Agreement Payment No 7
Period From (dd/mm/yyyy):	08/02/2024
Period To (dd/mm/yyyy):	08/02/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000366210/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				21

IN WORDS: TWENTY ONE ONLY.



Government of West Bengal

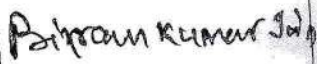
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. DALKHOLA, District Name :Uttar Dinajpur

Signature / LTI Sheet of Query No/Year 18038000366210/2024

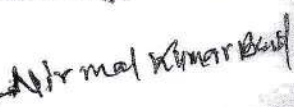
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with
1	Shri KAMAL BAID DALKHOLA, City:- Dalkhola, P.O:- DALKHOLA, P.S:- Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201	Principal			
2	Shri NIRMAL KUMAR BAID NH 34, Block/Sector:- DALKHOLA, City:- Dalkhola, P.O:- DALKHOLA, P.S:- Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201	Principal			
3	Smt JYOTI BAID NH34, Block/Sector:- DALKHOLA, City:- Dalkhola, P.O:- DALKHOLA, P.S:- Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201	Principal			

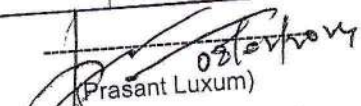
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri BIKRAM KUMAR JAIN DALKHOLA, City:- Dalkhola, P.O:- DALKHOLA, P.S:- Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201	Principal			
5	Smt SAMTA BAID NH34, Block/Sector: DALKHOLA, City:- Dalkhola, P.O:- DALKHOLA, P.S:- Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201	Principal			
6	Shri DALURAM AGARWAL 53 RANISATI MANDIR, Block/Sector: GANGA NAGAR, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Representative of Attorney [DRN DEVELOPER LLP]			

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Shri NIRMAL KUMAR BAID NH34, City:- Dalkhola, P.O:- DALKHOLA ROAD, P.S:-Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201	Representative of Attorney [DRN DEVELOPER LLP]			

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRADIP DUTTA Son of Gour Hari Dutta Mithapur, City:- Dalkhola, P.O:- Dalkhola, P.S:- Karandighi, District:- Uttar Dinajpur, West Bengal, India, PIN:- 733201	Shri KAMAL BAID, Shri NIRMAL KUMAR BAID, Smt JYOTI BAID, Shri BIKRAM KUMAR JAIN, Smt SAMTA BAID, Shri DALURAM AGARWAL, Shri NIRMAL KUMAR BAID			


 (Prasant Luxum)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 DALKHOLA
 Uttar Dinajpur, West
 Bengal

Major Information of the Deed

Deed No :	I-1803-00880/2024	Date of Registration	09/02/2024
Query No / Year	1803-8000366210/2024	Office where deed is registered	
Query Date	08/02/2024 3:38:28 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	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 2,18,21,207/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 21/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 180300872/2024 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, Pin Code : 733201

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-2890	LR-6446	Bastu	Gudam	2.17 Dec		12,68,148/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2896	LR-6787	Bastu	Chatal	11.3 Dec		36,47,056/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2890	LR-6680	Bastu	Gudam	3.11 Dec		18,17,485/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-2896	LR-6786	Bastu	Chatal	11.3 Dec		36,47,056/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-2890	LR-6785	Bastu	Gudam	7.12 Dec		41,60,930/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-2896	LR-6790	Bastu	Chatal	5.2 Dec		16,78,291/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-2896	LR-6788	Bastu	Chatal	4.2 Dec		13,55,543/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-2890	LR-6788	Bastu	Godown	4 Dec		23,37,601/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-2896	LR-6785	Bastu	Chatal	2 Dec		6,45,497/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
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 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri KAMAL BAID (Presentant) Son of Shri KANHAYA LAL BAID 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 Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence
2	Shri NIRMAL KUMAR BAID Son of Shri KANHAYA LAL BAID 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 Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence

3	Smt JYOTI BAID Wife of Shri KAMAL BAID 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 Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence
4	Shri BIKRAM KUMAR JAIN Son of Shri BIMAL KUMAR JAIN 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 Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence
5	Smt SAMTA BAID Wife of Shri NIRMAL KUMAR BAID 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 Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence

Attorney 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, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri DALURAM AGARWAL Son of Late BANWARI LALA AGARWAL 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 Not Provided Status : Representative, Representative of : DRN DEVELOPER LLP (as DESIGNATED PARTNER)
2	Shri NIRMAL KUMAR BAID Son of Shri KANHAYA LAL BAID 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 Not Provided Status : Representative, Representative of : DRN DEVELOPER LLP (as DESIGNATED PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP DUTTA Son of Gour Hari Dutta Mithapur, City:- Dalkhola, P.O:- Dalkhola, P.S:-Karandighi, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733201			
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, 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:কমল বৈদ, Gurdian:কানাইয়া শাল বৈদ, Address:নিজ , Classification:গুদাম, Area:0.09170000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2896, LR Khatian No:- 6787	Owner:কমল বৈদ, Gurdian:কানাইয়ালাল বৈদ, Address:নিজ , Classification:চাতাল, Area:0.11300000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2890, LR Khatian No:- 6680	Owner:নির্মল কুমার বৈদ, Gurdian:কানাইয়া শাল বৈদ, Address:নিজ , Classification:গুদাম, Area:0.10110000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 2896, LR Khatian No:- 6786	Owner:নির্মল কুমার বৈদ, Gurdian:কানাইয়ালাল বৈদ, Address:নিজ , Classification:চাতাল, Area:0.11300000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 2890, LR Khatian No:- 6785	Owner:জ্যোতী বৈদ, Gurdian:কমল বৈদ, Address:নিজ , Classification:গুদাম, Area:0.07120000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 2896, LR Khatian No:- 6790	Owner:বিক্রম কুমার জৈন, Gurdian:বিসল কুমার জৈন, Address:নিজ , Classification:চাতাল, Area:0.05200000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 2896, LR Khatian No:- 6788	Owner:সমতা বৈদ, Gurdian:নির্মল কুমার বৈদ, Address:নিজ , Classification:চাতাল, Area:0.04200000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 2890, LR Khatian No:- 6788	Owner:সমতা বৈদ, Gurdian:নির্মল কুমার বৈদ, Address:নিজ , Classification:গুদাম, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 2896, LR Khatian No:- 6785	Owner:জ্যোতী বৈদ, Gurdian:কমল বৈদ, Address:নিজ , Classification:চাতাল, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 180300880 / 2024

On 08-02-2024

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

Presented for registration at 18:10 hrs on 08-02-2024, at the Private residence 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

Indetified by Mr PRADIP DUTTA, , Son of Gour Hari Dutta, Mithapur, 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, 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

Indetified by Mr PRADIP DUTTA, , Son of Gour Hari Dutta, Mithapur, 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, 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

Indetified by Mr PRADIP DUTTA, , Son of Gour Hari Dutta, Mithapur, P.O: Dalkhola, Thana: Karandighi, , City/Town: DALKHOLA, Uttar Dinajpur, WEST BENGAL, India, PIN - 733201, by caste Hindu, by profession Private Service



Prasant Luxum

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

Uttar Dinajpur, West Bengal

On 09-02-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) 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 08/02/2024 3:55PM with Govt. Ref. No: 192023240376341741 on 08-02-2024, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOCQDOBB4 on 08-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 30421, Amount: Rs.50.00/-, Date of Purchase: 31/01/2024, Vendor name: JAYA RANI DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/02/2024 3:55PM with Govt. Ref. No: 192023240376341741 on 08-02-2024, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CQDOBB4 on 08-02-2024, Head of Account



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 19287 to 19323

being No 180300880 for the year 2024.



Digitally signed by PRASANT LUXUM
Date: 2024.02.22 13:37:35 +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.