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I-6039/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 878571

12-10 p.m

06/10/2023

## DEVELOPMENT AGREEMENT

QUERY NO. : 2002361405/2023  
 GRN NO. : 192023240226683781  
 DISTRICT : Paschim Bardhaman  
 MOUZA : Dignala  
 P.S. : Andal  
 AREA OF LAND : 15 (Fifteen) Decimal

Certified that the Endorsement  
 Sheet and the Signature Sheet  
 attached to this documents  
 are part of the Document

Additional District Sub-Registrar  
 Raniganj, Paschim Bardhaman

06 OCT 2023

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 06<sup>TH</sup> DAY OF  
OCTOBER, 2023; AT A.D.S.R. OFFICE RANIGANJ;

BETWEEN

(1) **SRI. JADAV MONDAL [PAN- ANIPM6274H]** Son of Sri. Kali Pada Mondal, by faith Hindu, by occupation Business, by nationality Indian, resident of Dignala, P.O.- Andal, P.S. Andal, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713321, (2) **SRI. RAJ KUMAR GUPTA [PAN- AHZPG3083D]** Son of Late Ram Kishan Gupta, by faith Hindu, by occupation Business, by nationality Indian, resident of Thana Road, Andal, P.O.- Andal, P.S. Andal, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713321, (3) **SMT. BITHIKA PANDIT [PAN- EHXPP0170A]** Wife of Sri. Jayanta Pandit, by faith Hindu, by occupation House wife, by nationality Indian, resident of 1/9, Benachity West, J.K. Paul Lane, Jain Temple, City: Durgapur, P.O.- Benachity, P.S. Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, (4) **SMT. RINKI PAUL [PAN- BAPPG5949C]** Wife of Sri. Uttam Kumar Paul, by faith Hindu, by occupation House wife, by nationality Indian, resident of 2C/27, Harshabardhan Road, City: Durgapur, P.O.- A-Zone, P.S. Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713204, hereinafter referred to and called as "LANDOWNER", (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND



**"ORCHID REALTORS" [PAN:- AAHFO9317M] (a Partnership firm)** having its office at N/1, Padma Pukur, Benachity, Holding I.D. No-0071586, Circle/ Ward No-21, P.O. Benachity, P.S. Durgapur, Dist.: Paschim Bardhaman, W.B., India, PIN: 713213, represented by its **Partners namely (1) SRI. SOUMITRA DUTTA [PAN- EBUPD2156K]** Son Sri. Goutam Dutta, by faith Hindu, by nationality Indian, by occupation Business, residing at Nikita Apartment, 54 Feet Road, Natural Heights, Padma Pukur, P.O.-Benachity, P.S.- Durgapur, Dist- Paschim Bardhaman, W.B., India, PIN- 713213, **(2) SRI. UTTAM DAS [PAN- ARIPD6567A]** Son of Mr. Gopinath Das, by faith- Hindu, by nationality Indian, by occupation-Business, resident of D-1/1, Vidyasagar Pally, P.O.- Benachity, P.S.- Durgapur, District- Paschim Bardhaman, W.B., India, PIN- 713213, hereinafter referred to and called the **"DEVELOPER"**, (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**

**WHEREAS** the property mentioned in the Schedule below had been purchased by Anil Kumar Mukhopadhyaya Alias Anil Kumar Mukherjee & Subodh Kumar Mukhopadhyaya jointly purchased 15 decimal land vide deed No. 243 for the year 1964 of Joint Sub Registrar of Raniganj at Durgapur and thereafter Subodh Kumar Mukhopadhyaya transferred his share i.e. 7.5 decimal land in favour of Anil Kumar Mukhopadhyaya Alias Anil Kumar Mukherjee vide deed No 4912 for the year 1975 of Joint Sub Registrar of Raniganj at Durgapur and also recorded his name in L.R. Record by Mutation under Khatian No. 5805 and the said Anil Kumar Mukhopadhyaya Alias Anil Kumar Mukherjee died

  
Sr.

leaving behind four sons namely Dipak Mukherjee, Swapan Kumar Mukherjee Tarun Kumar Mukherjee & Tanoy Mukherjee and four daughters namely Mala Banerjee, Karabi Dey, Mukti Banerjee and Tapati Majumder as his only legal heirs and later on the said Dipak Mukherjee died leaving behind the his wife Anima Mukherjee and son Somnath Mukherjee and daughter Mamoni Maji as his legal heirs and Tanoy Mukherjee died unmarried and the said Tapati Majumder died leaving behind his only son Tanmoy Majumder as her only legal heirs and thereafter Swapan Kumar Mukherjee Tarun Kumar Mukherjee, Mala Banerjee, Karabi Dey, Mukti Banerjee, Anima Mukherjee, Somnath Mukherjee, Mamoni Maji and Tanmoy Majumder become joint owner of the schedule mentioned property as per law of inheritance and they jointly sold the same to present Landowners vide deed No. 2824 for the year 2023 of ARA-II, Kolkata and after purchasing the land present landowners mutated their name in L.R.R.O.R.

**AND WHERE AS** the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Andal Gram Panchyat but the owner has not the sufficient fund for the development work and for this reason First Part is in search of a Developer for the said development work.

**AND WHEREAS** the First Part herein has approached to the Second Part and whereas the Second Part after considering the various aspects of execution of the project and proposal of the landowner has decided to construct multistoried building there at consisting of apartments and flat with the object of selling such flats/apartments to

  
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the prospective purchasers and the Second Part has accepted the proposal of First Part.

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

**I-DEFINITION**

**1.1 OWNER/LANDLORD:-** Shall mean (1) **SRI. JADAV MONDAL** Son of Sri. Kali Pada Mondal, by faith Hindu, by occupation Business, by nationality Indian resident of Dignala, P.O.- Andal, P.S. Andal, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713321, (2) **SRI. RAJ KUMAR GUPTA** [Son of Late Ram Kishan Gupta, by faith Hindu, by occupation Business, by nationality Indian resident of Thana Road, Andal, P.O.- Andal, P.S. Andal, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713321, (3) **SMT. BITHIKA PANDIT** Wife of Sri. Jayanta Pandit, by faith Hindu, by occupation House wife, by nationality Indian resident of 1/9, Benachity West, J.K. Paul Lane, Jain Temple, City: Durgapur, P.O.- Benachity, P.S. Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, (4) **SMT. RINKI PAUL** Wife of Sri. Uttam Kumar Paul, by faith Hindu, by occupation House wife, by nationality Indian resident of 2C/27, Harshabardhan Road, City: Durgapur, P.O.- A-Zone, P.S. Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713204.

**1.2 DEVELOPER:-** Shall mean "**ORCHID REALTORS**" (a Partnership firm) having its office at N/1, Padma Pukur, Benachity, Holding I.D. No- 0071586, Circle/ Ward No-21, P.O.



Benachity, P.S. Durgapur, Dist.: Paschim Bardhaman, W.B.,  
India, PIN: 713213.

- 1.3 LAND:-** Shall mean Danga land measuring about 15 (Fifteen) Decimal under Mouza- Dignala, J.L.No-43, R.S. & L.R. Plot No-1816, L.R. Khatian No-5825, 5832, 5826 & 5831, P.S. Andal, under the jurisdiction of Andal Gram Panchyat Dist-Paschim Bardhaman.
- 1.4 BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 PANCHAYAT:-** Shall mean the Andal Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.6 PLAN:-** Mean the sanctioned and/or approved plan of the building/s sanctioned by the Andal Gram Panchyat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any;
- 1.7 OWNERS AREA:-** Shall mean One 2BHK Flat on the 1st floor of the proposed building together with the undivided impartiable proportionate interest in the First Schedule mentioned land and the common portions and One car parking space in the ground floor of the building.

  
for.

- 1.8 DEVELOPER'S AREA:** Shall mean entire building together with the undivided impartiable proportionate interest in the First Schedule mentioned land and the common portions. After providing land owners allocation as mentioned in the Clause 1.7 of this agreement.
- 1.9 BENEFIT ARISING OUT OF PROJECT :** Shall mean **Rs. 1,08,00,000/- (Rupees One Crore Eight Lakh) Only** shall be paid by Developer to Land Owners out of which Rs. 48,00,000/- will get Jadav Mondal i.e. Rs. 6,00,000/- & Raj Kumar Gupta i.e. Rs. 42,00,000/- and Rs. 60,00,000/- will get Bithika Pandit & Rinki Paul i.e. Rs. 30,00,000/- each and said amount shall be paid by the Developer to the Landowners within 36 month from the date of this agreement.
- 1.10 UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- 1.11 PROJECT:** Shall mean the work of development undertake and to be done by the Owner herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking



Space/s/ and Others be taken over by the Unit/Flat and occupiers.

**1.12 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

**1.13 PURCHASER/S** shall mean and include:

A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.





**1.14 MASCULINE GENDER:** Shall include the feminine and neuter gender and vice versa.

**1.15 SINGULAR NUMBER:** Shall include the plural and vice-versa.

**II- COMENCMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.

**III- EFFECTIVENESS:-** This agreement shall became effective from the date of sanction of plan from Andal Gram Panchyat.

**IV:- DURATION:-** This agreement is made for a period of 36 month from the date of it become effective with a grace period of 6 month.

**V:- SCOPE OF WORK:-** The Developer shall construct a multistoried building according to sanctioned plan of Andal Gram Panchyat over and above the First Schedule Land.

**VI:- OWENER DUTY & LIABILITY:-**

1. The Owner has offered total land of 15.00 Decimal for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That a land survey shall conducted by them if it is found that original land is less than the land offered by the land owners then the same shall be rectified at the time of registration of Development Agreement.
3. That all the land related dispute shall be resolved by the land owners
4. The Owner hereby declared that :-



- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
  - c) There is no agreement between the Owner and any other party (except **ORCHID REALTORS**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
  - d) That all the land related dispute shall be resolved by the landowner by his own cost and effort (if any).
5. That the Owner also agreed to give full authority & power to Second Part to do & execute all lawful acts, deeds things for the Owner and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e. receive sanctioned plan from the Andal Gram Panchyat, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings, which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done on that behalf and sale of flats/apartments to the prospective buyer(s) and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the



Owner and the Owner shall agree to ratify all acts and things lawfully done by the developer.

**VII- DEVELOPER DUTY, LIABILITY & responsibility:-**

1. The developer **ORCHID REALTORS** Confirms, accepts and assure the Owner that they are fully acquainted with, aware of the process/formalities related to similar project in Panchayat area and fully satisfied with the papers / documents related to the Ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer confirms and assures the Owner that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the Owner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Panchayat /Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the Owner & the Architect before submission to the Panchayat /appropriate authority for subsequent revision. In case of any dispute in design, construction



and quality of material used, the architect's decision will be final and binding on both the Owner and developer. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the Owner and Developer.

4. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer(s) of the proposed flats.
5. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Owner shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
6. That the Developer shall complete the Development work/Construction of building/flat at his own cost and expenses within 36months from the date of sanctioned of plan with further additional period of 6 months if needed both the cases the time shall be computed on and from the date of agreement.
7. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver



correctly the same to the intending purchasers and in case of failure in such cases the Developer shall be entirely responsible.

8. That Developer shall agreed to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local authorities form his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the Flats to the prospective buyers then the Developer himself shall be responsible and answerable for the same. In case for any default in the part of Developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the Owner are not responsible for the same.
9. That Developer shall arrange for two alternative accommodation for landowners.

#### **VIII-Developer Allocation:-**

Developer Allocations shall mean all entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the land Owner' allocation as mentioned in this deed.

#### **IX-Cancellation**

The Owner have every right to cancel and/or rescind this agreement after 42 months from date of sanctioned plan, if the Developer shall unable to hand over owners allocation to the

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Owner and for the same owner has to give a one month clear notice to the Developer.

**X-Miscellaneous :-**

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developer to the Owner time to time.
- e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt Or interrupt the construction work. However, any unusual and non-permissible actions/operations



observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or borrow money and /or take advance from any individual/ bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts, if any to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be paid and discharged by the Developer exclusively.



- k) The landowner and the developer have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.
- m) Referral to Arbitration: If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.
- b) Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following Two Arbitrators:
- c) Appointment by Owner: 1 (one) Arbitrator to be appointed by the Owner.
- d) Appointment by Developer: 1 (one) Arbitrator to be appointed by the Developer.





e) Conduct of Arbitration Proceeding: The Parties irrevocably agree that:

i) Place: The place of arbitration shall be Durgapur.

ii) Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

n) That both the parties can seek specific performance of this agreement through Court.

o) **Declaration** :- This is an agreement as per Indian Contract Act, 1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

All that piece of parcel of "Danga" land admeasuring about **15 (Fifteen) Decimal** under **Mouza- Dignala**, J.L. No- 43, **P.S. Andal**, under the jurisdiction of Andal Gram Panchayat, Dist-Paschim Bardhaman, P.S.: Andal,

R.S. & L.R. Plot	L.R. Khatian No	Area in Decimal
1816	5825	2.00 Decimal
1816	5832	4.86 Decimal
1816	5826	4.00 Decimal
1816	5831	4.14 Decimal

entire land is Butted and Bounded -  
NORTH - R.S. Plot No-1816  
SOUTH - R.S. Plot No-1814  
EAST - R.S. Plot No-1817  
WEST - 17 Feet Wide road



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.  
SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

Jadar Mondal

Raj Kumar gupta

Bithika Pandit

Rinki Paul.

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESS

ORCHID REALTORS  
Soumitra Dutta  
Partner

① Dibyajit Paul S/O - Mr. Dileep Kumar Paul  
54 road, Padmapukur, Durgapur

ORCHID REALTORS  
Uttam Das  
Partner

② Tapan Das S/O Mr. Gopinath Das  
Berachity, Durgapur - 713213

Drafted and Typed by me & I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

Subrata Mukherjee  
SUBRATA MUKHERJEE  
ADVOCATE  
Durgapur Court  
Enroll No. - WB/506/2007

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



192023240226683781

GRN Details

GRN: 192023240226683781  
GRN Date: 19/09/2023 20:35:24  
BRN: IK0CLOBP3  
GRIPS Payment ID: 190920232022668377  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 19/09/2023 20:38:11  
Payment Init. Date: 19/09/2023 20:35:24  
Payment Ref. No: 2002361405/2/2023  
[Query No/\*Query Year]

Depositor Details

Depositor's Name: ORCHID REALTORS  
Address: Benachity, Durgapur, PIN:- 713213, West Bengal, 713213  
Mobile: 8768547715  
Depositor Status: Buyer/Claimants  
Query No: 2002361405  
Applicant's Name: Mr SUBRATA MUKHERJEE  
Identification No: 2002361405/2/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 19/09/2023  
Period To (dd/mm/yyyy): 19/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002361405/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2002361405/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	108014
			<b>Total</b>	<b>110025</b>

IN WORDS: ONE LAKH TEN THOUSAND TWENTY FIVE ONLY.

# DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম)

DIBYAJIT PAUL ✓

2. FATHER/ HUSBAND NAME  
(পিতা/ স্বামীর নাম)

Dilip Kumar Paul ✓

3. OCCUPATION (পেশা)

Business

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম) 54 Ft Road, Padma Pukur

POST OFFICE (পোস্ট অফিস) Benacity

POLICE STATION (থানা) Durgapur

PIN 713213

DISTRICT (জেলা) Burdhaman STATE (রাজ্য) West Bengal

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Other

6. AADHAR NO 981014495121

PAN ETYPPI681K

EPIC NO \_\_\_\_\_

আমি (শনাক্তকারী) Development Agreement অত্র দলিলের (Query No.)  
Tadav Mondal বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Dibyajit Paul as identifier identifying the executants  
of the concerned deed (Query No.) 2002361405/2023

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Dibyajit Paul

IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)

# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



*Jadar Mondal*

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Jadar Mondal*

Signature of the Executants/presentation



*Raj Kumar Gupta*

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Raj Kumar Gupta*

Signature of the Executants/presentation



*Bithika Pandit*

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Bithika Pandit*






# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation








Rinki Paul.

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
				

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
				

Signature:- Rinki paul. ✓

Signature of the Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Signature of the Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Uttam Das* ✓

Signature of the Executants/presentation



(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Saumitra Dutta* ✓

Signature of the Executants/presentation

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:-