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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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02/06/26
02:00 P.M.
2-1406572/26
Addl. Dist. Sub Registrar
Kalyani, Nadia

Aniswar Dutta
Samita Saravades
Raj Kumar Tanti

Biswjit Konar

Uttal Saha

Bipul Kumar De

Chhabi Chakrabarty

Rubi Saha
Santosh Kumar

Chiranjit Saha

Maina Chakrabarty

DEVELOPMENT AGREEMENT

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

1 | Page

02/06/26

Addl. Dist. Sub Registrar
Kalyani, Nadia

10 2 JUN 2026

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'02 JUN 2026

Sl. No. _____ Date _____

Name _____ Value _____

Address _____

Rounak construction
Kalyani

STAMP VENDER

Sujit Kumar Sen

A.D.S.R. Office

Kalyani, Nadia

Kalyan Sen

Addl. Dist. Sub Registrar
Kalyani, Nadia

'02 JUN 2026

Anisha Dutta
 Samita Tarafder
 Raj Kumar Tanti
 Biswajit Karmakar
 Utpal Saha
 Bipul Kumar Dutta
 Suparna Chakraborty
 Chhabi Chakraborty
 Rubi Saha
 Sumit Kumar Saha
 Chiranjit Saha
 Mahe-Chakraborty

This Development Agreement is made and executed on this 22nd day of June, 2026 A.D.

1. **MISS. ANISHA DUTTA**, daughter of Shri Ashish Dutta, by faith Hindu, by Nationality Indian, by occupation Self-employed, residing at village: Chanduria, P.O. Simurali, under P.S. Chakdaha, District: Nadia, State of West Bengal, Pin-741248, having **PAN FQAPD6441P, AADHAAR-5689 0908 1708**,
2. **SMT. SAMITA TARAFDER**, Daughter of Late Arun Tarafder, by faith Hindu, by Nationality Indian, by occupation Retired from service, residing at Satendra Co-operative Housing Society, A-9/145, Kalyani under P.O and P.S Kalyani, Dist. Nadia, state of West Bengal, Pin-741235, having **PAN AEEPT0088B, AADHAAR-6101 3282 1602**,
3. **SHRI RAJKUMAR TANTI**, Son of Rabilal Tanti, by faith Hindu, by Nationality Indian, by occupation Business, residing at No. 1 Siddheswari Lane, Kanchrapara, P.O. Kanchrapara, P.S. Bizpur, District: North 24-Parganas, State West Bengal, Pin-743145, having **PAN-ATEPT3482A, AADHAAR- 6812 7263 1044**,
4. **SHRI BISWAJIT KARMAKAR**, Son of Tapan Karmakar, by faith Hindu, by Nationality Indian, by occupation Business, residing at 5/1040, Gayeshpur, P.O Gayeshpur, Under P.S Kalyani, Dist. Nadia, state of West Bengal, Pin-741234, having **PAN AQRPK5564C, AADHAAR-9803 8250 4823**,
5. **SHRI UTPAL SAHA**, Son of Lata Shailendra Nath Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at Pabna Colony, Under P.O and P.S. Chakdah, District- Nadia, State of West Bengal, Pin-741222, having **PAN GJLPS5548P, AADHAAR-6184 9032 5635**,

Anisha Dutta

[Signature]

Anisha Dutta
 Samita Tarafder
 Roj Kumar Tanti
 Binodini Karmakar
 Utpal Saha
 Bipul Kumar Dutta
 Suparna Chakraborty
 Chhabi Chakraborty
 Rubi Saha
 10 Sumit Kumar Das
 11 Chiranjit Saha
 12 Mainak Chakraborty

6. SHRI BIPUL KUMAR DUTTA, Wife of Binay Kumar Dutta, by faith Hindu, by Nationality Indian, by occupation Business, residing at No. 1 Gobindanagar, P.O Madanpur, Under P.S Chakdaha Dist. Nadia, State of West Bengal, Pin- 743145, having **PAN ATLPD5057E**, **AADHAAR-4890 6576 9377**,

7. SMT. SUPARNA CHAKRABORTY, Wife of Shri Mainak Chakaraborty, by faith Hindu, by Nationality Indian, by occupation Business, residing at A-8/404, Kayani under P.O and P.S. Kalyani, Dist. Nadia, West Bengal, Pin- 741235, having **PAN AJQPT8114P**, **AADHAAR-66788306 8858**,

8. SMT. CHHABI CHAKRABORTY, Wife of Late Amalendu Chakraborty, by faith Hindu, by Nationality Indian, by occupation Business, residing at A-8/406, Kalyani Town, under P.O. and P.S. Kalyani, Dist. Nadia, State of West Bengal, Pin-741235, having **PAN AUJPC7125R**, **AADHAAR-4123 7910 8201**,

9. SMT. RUBI SAHA, Wife of Utpal Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at Pabna Colony, Chakdaha under P.O. and P.S. Chakdaha, District: Nadia, State of West Bengal, Pin-741222, having **PAN GJLPS5581J**, **AADHAAR-6488 0436 1449**,

10. SHRI SUMIT KUMAR DAS, Son of Ajit Kumar Das, by faith Hindu, by Nationality Indian, by occupation Business, residing at B-2/216, Kalyani under P.O. and P.S. Kalyani, District- Nadia, State of West Bengal, Pin-741235, having **PAN AKIPD1495L**, **AADHAAR-6388 6232 4661**,

11. SHRI CHIRANJIT SAHA, Son of Utpal Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at Pabna Colony, under P.O. and P.S. Chakdaha, Dist. Nadia, State of West

Anirudh Dutta
Samita Tarafdar
Raj Kumar T.A.
Biswajit Karmaker

Utpal Saha
Bipul Kumar Datta
Sudarna Chakraborty
Chhabi Chakraborty
Rubi Saha

Smit Kumar Das
Chiranjit Saha
Mainak Chakraborty

Bengal, Pin-741222, having **PAN EJTPS0014J, AADHAAR-4976 9725 9774,**

- 12. SHRI MAINAK CHAKRABORTY,** Son of Late Amalendu Chakraborty, by faith Hindu, by Nationality Indian, by occupation Business, residing at A-8/406, Kalyani Town, under P.O. and P.S. Kalyani, District- Nadia, State of West Bengal, Pin-741235, having **PAN AFIPC9543D, AADHAAR-3554 98881 6554,** herein after collectively/jointly referred to as the "**LAND OWNERS**" (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their respective heirs, successors, executors, administrators, representatives and assigns) of the Parties of the **FIRST PART.**

AND

'ROUNAK CONSTRUCTION' a proprietorship Firm represented by its sole Proprietor **Mr. MAINAK CHAKRABORTY,** Son of Late Amalendu Chakraborty, having **PAN AFIPC9543D, AADHAAR-3554 98881 6554,** by faith Hindu, by Nationality Indian, by occupation Business, residing at A-8/406, Kalyani Town, under P.O. and P.S. Kalyani Town, District- Nadia, State of West Bengal, Pin-741235, hereinafter called the "**PROMOTER/DEVELOPER**" (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include its successors in interest, executors, administrators, representatives and assigns) of the **SECOND PART.**

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Rou
Datta

Anisha Dutta
 Samita Tarafdar
 Roy Kumar -
 Biswajit Karmakar
 Utpal Saha
 Bipul Kumar Datta
 Surarna Chakraborty
 Chakij Chakraborty
 9 Rubel Saha
 10 Sumit Kumar Das
 11 Chiranjit Saha
 12 Mainak Chakraborty

WITNESSETH AS FOLLOWS:

WHEREAS the party of the SECOND PART is a reputed PROMOTER/DEVELOPER having vast experience in developing land and constructing multi-storied Buildings and Flats in several parts of West Bengal.

AND WHEREAS the parties of the FIRST PART are the absolute owners and possessors of the properties mentioned and described in the Schedule below, which they have acquired in the manner described in the subsequent paragraphs.

WHEREAS Miss. Anisha Dutta and Samita Tarafdar, above-named, have jointly purchased a total area of 18.5 decimals of land in R.S & L.R Plot No. 1523 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Shri Mainak Chakraborty, son of Late Amalendu Chakraborty, vide a deed of sale, being No. 130300928 for the year 2026, recorded in Book No. I, Volume No. 1303-2026, pages from 24839 to 24854, registered in the office of the A.D.S.R. Kalyani, District: Nadia, wherein Miss Anisha Dutta has acquired an area of 10 decimals of land and Smt. Samita Tarafdar has acquired 8.5 decimals of land pursuant to the said purchase deed. They have recorded their names in the present L.R. & R.O.R and also mutated their names in the office record of the Haringhata Municipality in respect of their purchased land. Thus, Miss Anisha Dutta is entitled ALL THAT piece and parcel of land measuring 10 decimals lying and situated in R.S. & L.R. Plot No. 1523, appertains to L.R. Khatian No. 2139 of Mouza

Anirudh Dutta
 Samita Tarafdar
 Raj Kumar Tanti
 Biswajit Karmakar
 Utpal Saha
 Rup Kumar Debbar
 Suparna Chakraborty
 Chhabi Chakraborty
 Rubi Saha
 Sumit Kumar
 Chiranjit Saha
 Mainak Chakraborty

Balindi, J.L. No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia and Smt. Samita Tarafdar is entitled to ALL THAT piece and parcel of land measuring 8.5 decimals lying and situated in R.S. & L.R. Plot No. 1523, appertains to L.R. Khatian No. 2134 of Mouza Balindi, J.L. No. 7, within the local limit of Haringhata Municipality, in Ward No. 6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District-Nadia.

AND WHEREAS, Shri Rajkumar Tanti, Shri Biswajit Karmakar and Shri Utpal Saha, above named, have jointly purchased a total area of 24 decimals of land in R.S & L.R Plot No. 1538 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Shri Mainak Chakraborty, son of Late Amalendu Chakraborty, vide a deed of sale, being No. 130300929 for the year 2026, recorded in Book No. I, Volume No. 1303-2026, pages from 24807 to 24822, registered in the office of the A.D.S.R. Kalyani, District: Nadia, wherein the said Shri Rajkumar Tanti has acquired an area of 4 decimals of land and Shri Biswajit Karmakar has acquired 10 decimals of land and Shri Utpal Saha has acquired an area of 10 decimals of land by way of said purchase. They have recorded their names in the present L.R. & R.O.R and also mutated their names in the office record of the Haringhata Municipality in respect of their purchased land. Thus, Shri Rajkumar Tanti is entitled to ALL THAT piece and parcel of land measuring 4 decimals lying and situated in R.S. & L.R. Plot No. 1538, appertains to

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Anirudh Dutta
 Samita Tarafdar
 Raj Kumar Tanti
 Biswajit Karmakar
 Utpal Saha
 Bipul Kumar Dutta
 Suparna Chakraborty
 Chhabu Chakraborty
 Rubi Saha
 Smt. Kuntal Saha
 Chiranjit Saha
 Mainak Chakraborty

L.R. Khatian No. 2135 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Shri Biswajit Karmakar is entitled to ALL THAT piece and parcel of land measuring 10 decimals of land lying and situated in R.S. & L.R. Plot No. 1538, appertains to L.R. Khatian No. 2136 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Shri Utpal Saha is entitled to ALL THAT piece and parcel of land measuring 10 decimals of land lying and situated in R.S. & L.R. Plot No. 1538, appertains to L.R. Khatian No. 2137 of Mouza Balindi, J.L No. 7, with in the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia.

AND WHEREAS, Smt. Samita Tarafdar, Shri Bipul Kumar Dutta and Shri Rajkumar Tanti, have jointly purchased a total area of 20 decimals of land in R.S & L.R Plot No. 1524 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Shri Mainak Chakraborty, son of Late Amalendu Chakraborty, vide a deed of sale, being No. 130300930 for the year 2026, recorded in Book No. I, Volume No. 1303-2026, pages from 24775 to 24790, registered in the office of the A.D.S.R. Kalyani, District: Nadia, wherein the Smt. Samita Tarafdar has acquired an area of 2.5 decimals of land, and Shri Bipul Kumar Dutta has acquired 11.5 decimals of land,


 Bipul Kumar Dutta

Anura Dutta
 Samita Tarafdar
 Raj Kumar Tanti
 Biswajit Kumar
 Utpal Saha
 Bipul Kumar Dutta
 Suparna Chakrabarty
 Chhabi Chakrabarty
 Rubi Saha
 Sumit Kumar Sen
 Chiranjit Saha
 Jayanta Chakrabarty

and Shri Rajkumar Tanti has acquired an area of 6 decimals of land by way of said purchase. They have recorded their names in the present L.R. & R.O.R and also mutated their names in the office record of the Haringhata Municipality in respect of their purchased land vide said deed of sale. Thus, Smt. Samita Tarafdar is entitled to ALL THAT piece and parcel of land measuring 2.5 decimals lying and situated in R.S. & L.R. Plot No. 1524, appertains to L.R. Khatian No. 2134 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Bipul Kumar Dutta is entitled to ALL THAT piece and parcel of land measuring 11.5 decimals of land lying and situated in R.S. & L.R. Plot No. 1524, appertains to L.R. Khatian No. 2141 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Shri Rajkumar Tanti is entitled to ALL THAT piece and parcel of land measuring 6 decimals of land lying and situated in R.S. & L.R. Plot No. 1524, appertains to L.R. Khatian No. 2135 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District: Nadia.

AND WHEREAS, Smt. Suparna Chakrabarty, Smt. Chhabi Chakrabarty and Smt. Ruby Saha has jointly purchased a total area of 25.6 decimals of land in R.S & L.R Plot No. 1518 of Mouza: Balindi, J.L. No. 7, under P.S.


 Anura Dutta

Anirban Dutta
 Samita Tarafdar
 Roy Kumar Tanti
 Biswajit Konimukherjee
 Utpal Saha
 Bipul Kumar Datta
 Suparna Chakraborty
 Chhabi Chakraborty
 Rubi Saha
 Smt. Kumari
 Chiranjit Saha
 Mainak Chakraborty

Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Shri Mainak Chakraborty, son of Late Amalendu Chakraborty, vide a deed of sale, being No. 130300931 for the year 2026, recorded in Book No. I, Volume No. 1303-2026, pages from 24759 to 24774, registered in the office of the A.D.S.R. Kalyani, District: Nadia, wherein Smt. Suparna Chakraborty has acquired an area of 5.6 decimals of land, and Smt. Chhabi Chakraborty has acquired 10 decimals of land and Smt. Rubi Saha has acquired an area of 10 decimals of land by way of said purchase. They have recorded their names in the present L.R. & R.O.R and also mutated their names in the office record of the Haringhata Municipality in respect of their purchased land vide said deed of sale. Thus, Smt. Suparna Chakraborty is entitled to ALL THAT piece and parcel of land measuring 5.6 decimals lying and situated in R.S. & L.R. Plot No. 1518, appertains to L.R. Khatian No. 2143 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No. 6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Chhabi Chakraborty is entitled to ALL THAT piece and parcel of land measuring 10 decimals of land lying and situated in R.S. & L.R. Plot No. 1518, appertains to L.R. Khatian No. 2144 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No. 6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Ruby Saha is entitled to ALL THAT piece and parcel of land measuring 10 decimals of land lying and situated in R.S. & L.R. Plot No. 1518, appertains to L.R. Khatian No. 2145 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in

[Signature]
 [Signature]

Aminu Dutta

Samita Jaiswal

Raj Kumar Tiwari

Biswajit Kumar

Utpal Saha

Bipul Kumar Datta

Suparna Chakraborty

Chhabi Chakraborty

Rubi Saha

Sumit Kumar Das

Chiranjit Saha

Mahesh Chatterjee

Ward No. 6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District: Nadia.

AND WHEREAS, Shri Sumit Kumar Das and Shri Chiranjit Saha have jointly purchased a total area of 20 decimals of land in R.S & L.R Plot No. 1537 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Shri Mainak Chakraborty, son of Late Amalendu Chakraborty, vide a deed of sale, being No. 130300933 for the year 2026, recorded in Book No. I, Volume No. 1303-2026, pages from 24743 to 24758, registered in the office of the A.D.S.R. Kalyani, District: Nadia, wherein the said Shri Sumit Kumar Das acquired an area of 10 decimals of land and the said Shri Chiranjit has acquired 10 decimals of land by way of said purchase. They have recorded their names in the present L.R. & R.O.R and also mutated their names in the office record of the Haringhata Municipality in respect of their purchased land. Thus, Shri Sumit Kumar Das is entitled to ALL THAT piece and parcel of land measuring 10 decimals lying and situated in R.S. & L.R. Plot No. 1537, appertains to L.R. Khatian No. 2142 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia. The said Shri Chiranjit Saha is entitled to ALL THAT piece and parcel of land measuring 10 decimals lying and situated in R.S. & L.R. Plot No. 1537, appertains to L.R. Khatian No. 2138 of Mouza Balindi, J.L No. 7, within the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the

Anirudh Dutta
 Samita Tarafdar
 Prabir Kumar
 Biswajit Karmakar
 Utpal Saha
 Bipul Kumar Datta
 Suparna Chakrabarty
 Chhabi Chakrabarty
 Rubi Saha
 Smt. Kuntal
 Chiranjit Saha
 Mainak Chakrabarty

Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District-Nadia.

AND WHEREAS, Smt. Suparna Chakrabarty herein above was alone purchased an area of 6 decimals of land in R.S & L.R Plot No. 1516 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Islam Mondal & Others, vide a deed of sale, being No. 130300192 for the year 2016, recorded in Book No. I, Volume No. 1303 - 2016, pages from 7250 to 7269, registered in the office of the A.D.S.R. Kalyani, District: Nadia. She has recorded his name in the present L.R. & R.O.R, in Khatian No. 1206 and also mutated her name in the office record of the Haringhata Municipality in respect of her purchased land. Thus, said Suparna Chakrabarty is also entitled ALL THAT piece and parcel of land measuring 6 decimals lying and situated in R.S. & L.R. Plot No. 1516, appertains to L.R. Khatian No.1206 of Mouza Balindi, J.L No. 7, with in the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District: Nadia.

AND WHEREAS, Shri Mainak Chakrabarty has purchased an area of 10 decimals of land in R.S & L.R Plot No. 1517 of Mouza: Balindi, J.L. No. 7, under P.S. Haringhata, within the local limit of Haringhata Municipality, District: Nadia, from one Md. Rafikul Mondal, vide a deed of sale, being No. 1234 for the year 2016, recorded in Book No. I, Volume No. 1303 - 2016, pages from 23980 to 23991, registered in the office of the A.D.S.R.


 [Signature]

Anirban Dutta
 Samita Tarafdar
 Roy Kumar
 Biswajit Karmakar
 Utpal Saha
 Bipu Kumar Debbar
 Surana Chakraborty
 Chhabi Chakraborty
 Rubi Saha
 Sant Kumar Das
 Chiranjit Saha
 Mainak Chakraborty

Kalyani, District: Nadia. He has recorded his name in the present L.R. & R.O.R, in Khatian No. 1203 and also mutated his name in the office record of the Haringhata Municipality in respect of his purchased land. Thus, said Mainak Chakraborty is entitled ALL THAT piece and parcel of land measuring 10 decimals lying and situated in R.S. & L.R. Plot No. 1517, appertains to L.R. Khatian No.1203 of Mouza Balindi, J.L No. 7, with in the local limit of Haringhata Municipality, in Ward No.6, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, District: Nadia.

AND WHEREAS the parties of the **FIRST PART** being the aforesaid Land Owners have good and marketable title to the said properties which is free from all encumbrances. All the LAND OWNERS with the view to developed their respective properties have unanimously decided to develop their lands and amalgamated their respective lands into one Plot and executed one Deed of Amalgamation on 10/03/2026, which was registered in the office of the A.D.S.R of Kalyani, District: Nadia, being No. 130301291 for the year 2026, recorded in Book No. I, Volume No. 1303-2026 pages 39193 to 39256. The said amalgamated properties are properties not subject to any mortgage, charge or any other encumbrance.

AND WHEREAS the above-named parties are entitled to below schedule properties, specifically mentioned in the schedule below and they became the absolute owners of the said amalgamated properties, having their respective shares therein. Names of all the LAND OWNERS have been

[Signature]
 [Signature]

Anindya Dutta
 Samita Sarafder
 Raj Kumar
 Biswajit Kumar
 Utpal Saha
 Bipul Kumar Datta
 Suparna Chakraborty
 Chhabi Chakraborty
 Rubi Saha
 Sant Kumar Das
 Chiranjit Saha
 Mani Chatterjee

recorded in the L.R Settlement Record and also mutated their names in the Assessment Register of Haringhata Municipality in respect of the below schedule amalgamated properties into one holding, being No.175C of Ward No.6. Thus, the above-named Parties of the FIRST PART have become the absolute owners and possessors of their respective areas of purchased land, which is specifically mentioned in the schedule below.

AND WHEREAS the aforesaid Land Owners have good and marketable title to the below schedule properties, which are free from all encumbrances, lien and charges. The properties below are not subject to any mortgage, charge or any other encumbrances to any persons or any financial institutions or any Bank.

AND WHEREAS due to scarcity of funds as well as lack of experience, the parties of the FIRST PART have approached to the Party of the Second Part which is a proprietary firm for developing the scheduled properties as specifically mentioned below by erecting/constructing several multistoried building consisting of residential flat units, commercial units, shopping complex, car parking spaces, swimming pool, community hall, Gymnasium, multiplex etc. and the parties have agreed to enter into these presents by engaging the party of the SECOND PART, as the Promoter/Developer in respect of the below Scheduled properties.



Anisha Dutta
 Samita Tarafder
 Raj Kumar Tanti
 Biswajit Karmakar
 Utpal Saha
 Bipul Kumar Dutta
 Suparna Chakraborty
 Chhabi Chakraborty
 Rubi Saha
 Sumit Das
 Chiranjit Saha
 Mainak Chakraborty

AND WHEREAS, in pursuance of the understandings arrived at in between the parties herein and to avoid all future complications and hazards, the parties of the FIRST PART and the party of the SECOND PART herein have mutually decided to execute one Development Agreement containing all the settled terms and conditions agreed by and between themselves and as such entered into these presents.

AND WHEREAS the parties of the FIRST PART, i.e. the Land Owners, have demanded 5(five) Flat Units, out of which 3 (three) numbers of 2BHK flat units on the THIRD FLOOR of any Tower and 2(two) numbers of 2BHK flat unit on the SECOND FLOOR of any Tower jointly for Smt. Suparna Chakraborty, Smt. Chhabi Chakraborty, Shri Mainak Chakraborty, Shri Sumit Das, and Shri Bipul Kumar Dutta, Shri Utpal Kumar Saha, Smt. Rubi Saha, Shri Chiranjit Saha, Shri Raj Kumar Tanti and ~~Mainak Chakraborty~~ each flat will consists of 2(Two) Bedrooms, 1(One) Kitchen, 1(One) Drawing-cum-Dining, 1(One) Balcony, 2(Two)Toilets of the proposed project, from the Party of the SECOND PART, i.e. the Developer, in the Land Owners' Allocation, and also demanded 3(three) numbers of Four wheeler car parking Garage on the ground floor of any tower along with a sum of Rs. 12,00,000/- (Rupees Twelve Lakhs) only for Miss. Anisha Dutta, Smt. Samita Tarafder and Shri Biswajit Karmakar, who will get the same jointly for their allocation as Land Owners from the Party of the SECOND PART.

Anisha Dutta

Utpal Saha

Anirban Dutta
Samita Jaisankar
Raj Kumar Tati
Biswajit Kumar
Utpal Saha
Bipul Kumar Reddy
Sudarna Chakraborty
Chhabichakraborty

Sun Kumar
Chiranjit Saha
Manish Saha

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE- I: DEFINITIONS

Definitions of the terminologies articulated in this Agreement are as follows:

LAND OWNERS:- Shall mean the parties of the First Part jointly.

DEVELOPER:- Shall mean the party of the Second Part which is proprietorship Firm.

FOUNDATION PREMISES:- Shall mean and include ALL THAT piece and parcel of Land measuring about 124.1 decimals at Mouza- Balindi, J.L No.7, comprised in R.S. & L.R. Plot Nos. 1516, 1517, 1518, 1523, 1524, 1537, 1538, appertains to L.R Khatian Nos. 1203, 1206, 2134, 2135, 2136, 2137, 2138, 2139, 2141, 2142, 2143, 2144, 2145 within the local limit of Haringhata Municipality, Ward No. 6, Holding Nos.175C, under Police Station-Haringhata, within the District of Nadia, which has butted and bounded by:

On the North : 60 feet wide Concrete Road.
On the South: Property of Kartick Paul,
On the East: Property of Kartick Paul & Others.
On the West: Property of Paresh Ghosh & Others.



Anisha Dutta
Samita Tarafder
Raj Kumar Tanti
Biswajit Karmakar
Utpal Saha
Bipul Kumar Dutta

Chhabi Chakraborty
Rubi Saha
Sumit Kumar Das
Chiranjit Saha
Mainak Chakraborty

BUILDING:- Shall mean the multi-storied building to be constructed by Party of the Second Party, i.e. the DEVELOPER/PROMOTER on the below-scheduled land in accordance with the plan, to be sanctioned by the appropriate authority.

COVERED AREA:- Shall mean constructed space as per the sanctioned building plan, other than super built-up area. Super built-up area shall be calculated by adding 25% on the covered area.

COMMON FACILITIES & AMENITIES:- Shall mean entrance, staircase, Passage, Ways, Water pump, Overhead tank, Underground Reservoir, Electric Transformer and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and/or management of the building to be constructed.

SALEABLE SPACE:- Shall mean the space in the building available for independent use and occupation for residential use as per specifications of the sanctioned building Plan after making the provisions for common facilities and space, as required.

OWNERS' ALLOCATION:- The LAND OWNERS namely Smt. Suparna Chakraborty, Smt. Chhabi Chakraborty, Shri Mainak Chakraborty, Shri Sumit Das, ~~Shri Biswajit Karmakar~~ and Shri Bipul Kumar Dutta, Shri Utpal Kumar Saha, Smt. Rubi Saha, Shri Chiranjit Saha, will jointly get total numbers of 5(five) self contained Flat Units, out of which 3 (Three) numbers of 2BHK flat units on the THIRD FLOOR of any Tower and 2(Two) numbers of 2BHK flat unit on the SECOND FLOOR of any Tower,

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Anisha Dutta

Anisha Dutta
Samita Tarafder
Raj Kumar
Biswajit Karmakar

Utpal Saha
Bipul Kumar Datta
Suparna Chakraborty
Chhabi Chakraborty
Rubi Saha

Smt. Kumar
Chiranjit Saha
Maini Chatterjee

SECOND FLOOR of any Tower, each flat consists of 2(Two) Bedrooms, 1(One) Kitchen, 1(One) Drawing-cum-Dining, 1(One) Balcony, 2(Two) Toilets of the proposed project, and Miss. Anisha Dutta, Smt. Samita Tarafder, Shri Biswajit Karmakar shall also jointly get 3(three) numbers of Four wheeler Car Parking Garage along with a sum of Rs. 12,00,000/- (Rupees Twelve Lakhs) only, along with proportionate, undivided, un-demarcated and impartible share in the land of the aforesaid plot of land with right of enjoyment of all the common portions and common facilities to be set in the building proposed to be constructed upon the schedule property described herein above in the same proportion for their allocation as Land Owners.

DEVELOPER'S ALLOCATION:- Shall mean that the Developer, in terms of this agreement, All other constructed flats/units of each floor of Buildings/Towers and other construction including commercial spaces, except the OWNER'S allocation mentioned above, shall belong to Developer in DEVELOPER'S ALLOCATION, along with proportionate, undivided, un-demarcated and impartible share in the land of the said property with right of enjoyment of all the common portions and common facilities to be set in the building proposed to be constructed upon the schedule property described herein above in the same proportion.

ARCHITECT:- Shall mean the person or persons who may be appointed by the Developer for designing and planning of the said building.



Anirban Dutta
Samita Tarafder
Raj Kumar
Biswajit Karmaker

Utpal Saha
Bipul Kumar Datta
Sudarna Chakraborty
Chabi Chakraborty
Rubi Saha

Leet Kumar Das
Chiranjit Saha
Maheer Zaver

BUILDING PLAN:- Shall mean the building plan to be sanctioned by the appropriate authority with such alteration or modifications as may be made by the Developer from time to time with the sanction of the said competent authority.

TRANSFER:- With its grammatical variations shall include transfer by registered instruments and delivery of possession and by any other lawful means adopted or effecting, what is understood and recognized as a transfer under the provision of the Transfer of property Act, of Commercial and non-Commercial spaces, Flat units in the proposed building to the intending Purchaser(s) thereof by the party of the SECOND PART in respect of the Developer's share and by the parties of the FIRST PART in respect of the Owners' share.

TRANSFeree:- Shall mean the person, firm, limited company, association or persons to whom any space or flat or apartment in the building will be transferred.

WORDS IMPARTING:- singular shall include plural & vice-versa and Masculine Gender shall include feminine and neuter gender, likewise words imparting feminine gender shall include masculine & neuter gender.

ARTICLE-II: COMMENCEMENT:- This agreement shall be deemed to have commenced on and with effect from the 2nd day of June, 2026.

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Anima Dutta

Somita Tarafder

Rajkumar

Biswajit Kumar

Utpal Saha

Bipul Kumar Datta

Suparna Chakraborty

Chhabi Chakraborty

Rubi Saha

Sant Kumar Das

Chiranjit Saha

Mahim Zuhra

ARTICLE: III : OWNERSHIP REPRESENTATIONS: -

The Land Owners herein declare, undertake and affirm as follows:

That the Land Owners are jointly seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 142.1 decimals, which is specifically described in the schedules below, lying and situated at Mouza Balindi, J.L No. 7, under P.S Haringhata, within the local limit of Haringhata Municipality (hereinafter shall be referred to as the said properties) belong to the Parties of the FIRST PART, who acquired the same by way of deed of purchase, mentioned above, and the parties of the First Part paid Holding Tax to the said Municipality for the said property till this date of Agreement, which is free from all encumbrances, attachments, and liens whatsoever.

1. That the Developer has paid a sum of Rs. 5,00,000/- (Rupees Five Lakhs) only, to the Land Owners towards Security Deposit, on different dates vide 'Memo of Payment of refundable security money', enclosed herewith, to the said Land Owners, which are hereby admitted and acknowledged by the Parties of the FIRST.

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Anirban Dutta
 Samita Jaiswal
 Raj Kumar Tati
 Binayit Karmakar
 Utpal Saha
 Bipul Kumar Datta
 Suparna Chakraborty
 Chhabi Chakraborty
 Rubi Saha
 Sumit Kumar Das
 Chiranjit Saha
 Maini Ghosh

2. That there is no legal bar for the Land Owners to grant consent and permission that may be required in the due course of the construction and to enter into this Development Agreement.
3. That the said land is not vested or acquired by any acquisition or requisition proceeding of the Government, nor has it been noticed for causing acquisition.
4. That the Land Owners shall deliver all deeds and papers relating to the said property and are liable to pay the outgoings, if any, and also undertake to hand over the correct and flawless documents to the Developer.
5. That the Land Owners hereby undertake to cooperate with the Developer to the fullest extent for the sanction of the building plan and execution thereof.

ARTICLE: IV-DEVELOPER'S RIGHT:-

The Land Owners hereby grants jointly and severally, subject to what has been hereinafter provided, the exclusive right to the Developer to build, construct, erect and complete the said multi-storied Towers/buildings comprising of flats of various sizes and designs to sell the said flat units, commercial spaces, Car parking spaces, amusement spaces, etc. for the intending purchasers and to enter into agreement for the said sell and or transfer only in respect of the Developer's Allocation and to grant General Power of Attorney in favour of the Developer annexing the building plan, to be sanctioned by the Haringhata Municipality, with or without


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Anina Dutta
 Samita Sanyal
 Raj Kumar Tati
 Bismit Karmakar
 Utpal Saha
 Bipul Kumar Datta
 Suparna Chakraborty
 Chhabhi Chakraborty
 Rubi Saha
 Sumit Kumar Das
 Chiranjit Saha
 Maini Chatterjee

amendment and/or modification made or cause to be made by the Developer.

The Land Owners hereby undertake further to handover to the Developer all the original copies of the Deeds and documents relating to the properties i.e. the above referred foundation premises for processing and managing the development project on the said property and to obtain sanction of the building plan etc. with the execution of these presents their respective and/or amalgamated properties/holdings at Haringhata Municipality so that the building plan of the proposed project may be sanctioned by the said Municipality.

ARTICLE - V: DEVELOPER'S REPRESENTATION

The Developer hereby declares, undertakes, and affirms as follows:

That Developer will prepare and modify and if required, alter the building plan and will submit the same before the appropriate authority at the cost of the Developer and the Developer shall pay and bear all the expenses required to be paid or deposited, including the taxes subsequent to this present and all other relevant fees, for obtaining the sanction of the building plan or the revised or altered plan, as the case may be, from the said authority which will be required for the construction of the buildings at the said premises, provided that the Developer shall be exclusively entitled to all sorts of refunds of any payment and/or deposits paid by the Developer for the same. Be it noted that all arrear taxes and mutation fees shall have to be borne by the Land Owners herein, and the Owners hereby


 [Signature]

Arina Dutta
 Samita Tarafder
 Roj Kumar
 Biswajit Kumar
 Utpal Saha
 Bipul Kumar Datta
 Subarna Chakraborty
 Chabi Chakraborty
 Rubi Saha
 Sumit Kumar Das
 Chiranjit Saha
 Maini Chatterjee

undertake to cooperate with the Developer to the fullest extent for the sanction of the building plan and execution thereof.

That nothing in these presents shall be construed as a demise or assignment or transfer by the Land Owners of the said premises or any part thereof to the Developer nor will create any right, title or interest in respect of the said premises in favour of the Developer other than an exclusive license to the Developer to sell the flat spaces within the Developer's Allocation in the building, to be constructed at the said premises in the manner and subject to the terms stated herein. Be it mentioned that the Developer is permitted to retain any portion of the construction in his allocation for his own use and occupation.

ARTICLE: VI: APARTMENT CONSIDERATION:-

In consideration of the Land Owners having agreed to permit the Developer to sell the flats/units/shop rooms/commercial spaces within and out of Developer's allocation in the proposed multi-storied Towers/Buildings at such consideration to be solely settled by the Developer, (except the flats, space allocated within the Owners' allocation) the Developer herein agrees to do, act and perform or cause to be done, acted upon and performed all the following acts, deeds and things:

1. The Developer Shall obtain all necessary permissions, sanction of the building plan and/or revised or altered building plan and all approvals, consents for effective implementation of the terms of this Agreement and completion of the building at the cost of the Developer.

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Anirban Dutta
Samita Tarafder
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Biswajit Kumar

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Bipul Kumar Datta
Suarna Chakraborty
Chaki Chakraborty
Rubi Saha

Smit Kumar Das
Chiranjit Saha
Maini Chatterjee

2. To pay all necessary cost and expenses under the supervision of the Developer in respect of the construction of the entire multi-storied Towers/Buildings, including the Owners' Allocation, without having any claim of reimbursement from the Land Owners and to reimburse the entire cost and expenses of the Developer along with profit of the Developer out of sale proceeds of the flats/units/shop rooms/commercial spaces allocated in Developer's Allocation.
3. To bear all costs, charges and expenses for the construction of all Towers/Buildings, at the below-scheduled premises and the said cost shall include the cost of subsequent taxes together with that of the altered or revised charges, if any.
4. To allocate and handover the flat units, allocated to the share of the Land Owners in respect of the said proposed multi-storied building, to be constructed at the said premises, within 48 months from the date of sanction of the building plan by the Municipal Authority, which period shall be the essence of the present contract, subject to exemption due to any Force majeure consequences.
5. That the Land Owners, in terms of this Agreement, shall get flat units, allocated to them as per the building plan or in the revised plan, if any, along with proportionate, un-divided, un-demarcated and impartible share of the land of the said property with right of enjoyment of all the common portions and common facilities to be set in the Towers/Buildings, proposed to be constructed upon the schedule property.



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 Samita Sanyal
 Roj Kumar Tanti
 Biswajit Karmakar
 Utpal Saha
 Bipul Kumar Datta
 Suparna Chakraborty
 Chhabi Chakraborty
 Rubi Saha
 Sant Kumar Das
 Chiranjit Saha
 Mainul Chatterjee

6. That the Developer shall complete the construction at its own costs, including all the common facilities and amenities needed for the said Towers/Buildings. It is specifically agreed that the actual time limit for the entire project shall be 48 months from the date of sanction of the plan by the Municipal Authority, subject to exemption due to any Force majeure consequences.

7. The Developer shall have no right, title or interest, whatsoever, in the Land Owners' allocation of the building and undivided proportionate share beneath therein.

8. The Developer shall have no right or claim for any money or for reimbursement of any costs, expenses or charges incurred towards construction of Owners' allocation (unless it exceeds the area in excess of their share) and in respect of the undivided proportionate share in common facilities and amenities.

ARTICLE :VII : DEVELOPER'S ALLOCATION:-

In consideration of the aforesaid stipulation, the Developer shall be entitled to Developer's allocation to the entire proposed multi-storied Towers/Building, save and except Land Owners' Allocation, together with the proportionate, undivided, un-demarcated and impartible share in the land of the aforesaid property together with proportionate undivided share in the common facilities and amenities including other rights to use


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 Samita Sarafdar
 Raj Kumar
 Biswajit Karmakar
 Utpal Saha
 Deepak Kumar Datta
 Suparna Chakraborty
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 Sumit Kumar Das
 Chiranjit Saha
 Mainak Saha

thereof which will be available at the said premises upon construction of the building, except Owners' Allocation and the Developer shall be entitled to enter into agreement for sale and transfer any Flat Unit in any tower/building of any floor of the buildings or Shop Room or Commercial Space or Car Parking spaces etc., out of its allocation with any intended purchaser(s)/transferee(s) and to receive and collect entire consideration money in respect thereof, which shall absolutely belong to the Developer and all such acts of entering into agreement for sale and transfer out of its share and allocation as well as collection of booking money or final consideration money shall commence after execution of this presents and on subsequent execution of General Power of Attorney, to be executed by the Land Owners, which would give those special rights to the Developer to effectually and smoothly perform all acts, deeds, things as per these present.

ARTICLE: VIII: CONSTRUCTION:-

That the Developer shall be solely and exclusively responsible for construction and for completion of the project by constructing the proposed multi-storied Towers/Building as per the present Development Agreement.

ARTICLE: IX: SPACE ALLOCATION:

1. After completion of the building the Land Owners shall be entitled to get their respective allocations as detailed in the Owners' allocation paragraph, they will also obtain physical possession of the OWNERS'


 Date
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Arvind Dutta
 Samita Sarafder
 Raj Kumar
 Bismit Karmakar
 Iti Pal Saha
 Bipul Kumar Ojha
 Suparna Chakraborty
 Chhabi Chakraborty
 Rubi Saha
 Sant Kumar
 Chiranjit Saha
 Manish Zube

ALLOCATION, as stated above and the remaining constructed area within the towers/buildings shall belong to the DEVELOPER and with regard to the common portions and areas the parties shall have joint and equal rights as per her share.

2. The Land Owners shall be entitled to transfer or otherwise deal with the Land Owners' allocation in the said building without any claim whatsoever of the Developer.

3. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to obtain transfer from the owner and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein, whatsoever, of the land Owners and the Land Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

ARTICLE: X: BUILDING:-

1. The Developer shall, at its cost, complete the building and common facilities and amenities at the below Scheduled Premises in accordance with the plan to be sanctioned by the appropriate authority, with good and standard materials as may be specified by the architect from the time to time. Such construction of the building shall be complete in its entirety by the Developer within 48 months from the date of this Development Agreement, subject to exemption due to any Force majeure consequences.

[Signature]
 Date:

Anirban Dutta
Samita Tarafder
Raj Kumar
Biswajit Karmaker

Tithal Saha
Bipul Kumar Datta
Sudhakar Chakraborty
Chabi Chakraborty
Rubi Saha

Sunil Kumar Saha
Chiranjit Saha
Mainak Chatterjee

2. The Developer shall erect the said all Towers/Buildings at its cost as per specification and drawings provided by the architect together with that of water connections, storage of water on the overhead tank, deep tube well, electric connection and also the temporary electric connection till permanent electric connections are obtained from the WBSEDCL, together with that of the facilities as are required to be setup in the residential building for self-contained flat units and apartments and shop rooms/commercial space within the said property, which will be dealt with by the parties on ownership basis as per their allocated portions.
3. The Developer is hereby empowered to do or cause to be done all the acts relating to the said proposed construction.
4. The Developer shall, at its own costs and expenses and without creating any financial or other liabilities on the Land Owners, construct and complete the building and various units and/or apartments in accordance with the building plan and amendment thereto or modification thereof, made or caused to be made by the Developer.
5. All costs charges and expenses including Architect's fees, Advocate's fees shall be paid, discharged and borne by the Developer and the Land Owners shall have no liability in this connection.
6. The Developer shall provide, at its own cost, electrical wiring, water courses, pipelines, septic tank, sewerage line along with its connection in



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Sunil Kumar Das
Chiranjit Saha
Manish Kumar

the entire building and to all the flats and units, including the Land Owners' allocated portions.

ARTICLE: XI: COMMON FACILITIES AND PAYMENT OF TAXES:-

1. The Developer shall pay and bear the taxes and other dues in respect of the entire property on and from the date of taking possession of the same and the Developer undertakes to pay and bear the same till the Owners' Allocation is delivered in the new constructions, which shall include the aberrance of the tax also during the period of construction.
2. As soon as the building is complete and the Owners' share is delivered within the said building together with all sorts of right in respect of common portions and common facilities, the Owner there from shall be responsible to pay the proportionate taxes only in respect of her allocated portions, till the same is separately assessed and separate tax is levied upon them in respect of their allotted portions, the expenses towards payment of Taxes will be shared by the parties as per her share of allocation.
3. That the Developer will also be liable to pay its share of taxes and share of other charges till its portions are sold out unto and in favour of different purchasers/transferees subsequent to giving delivery of possession of sold units out of the allocated portion of the Developer and after such Sale and/or transfer, the respective purchasers/transferees

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Bipul Kumar Datta

Suparna Chakravarty

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Sumit Kumar Das

Chiranjit Saha

Manish Chatterjee

shall be liable to bear the proportionate taxes and charges of their acquired properties.

4. The Land Owners and the Developer shall punctually and regularly pay the taxes and other applicable charges to the concerned authority for their respective allocation or otherwise, as may be mutually agreed upon between them and both the parties shall keep each other indemnified against all claims, actions, demand, cost, charges and expenses and proceeding whatsoever directly or indirectly instituted against or suffered by or paid by either of them, as the case may be, consequent upon a default by the Owner or by the Developer in this behalf.

5. As and from the date of notice of taking delivery of possession the Owners and the Developer shall also be responsible to pay and to bear proportionate share of the service charges of the common facilities in the said towers/buildings in respect of Land Owners' allocation and Developer's allocation respectively and the said allocation shall include proportionate share of insurance premium for the building including its water lines, scavenging charges, maintenance, repair, renovation, replacement of common installation including pipes, wiring, pump, motor, septic tank and other electrical and mechanical installations and equipment, stairways, landing, corridors, passage ways and such other and further common facilities whatsoever which shall be set and used by all in common with all the others.

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 Sumit Kumar Das
 Chiranjit Saha
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6. The parties will enjoy the common facilities of the Project and will pay the maintenance charges, including electricity, cleaning, repairing etc. of the said common portion of the building and vacant land and garden and lift facilities in proportion of their respective shares in the Project.

ARTICLE XII: LEGAL PROCEEDING AND LOCAL ISSUES, IF ANY:-

1. It is hereby expressly agreed by and between the parties here to that it shall be the responsibility of the Developer, as agent and constituted attorney of the Land Owners, to defend all the actions, suits and proceeding which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose shall be borne and paid by the Developer which will be appropriated from Land Owners' account and to that effect if the Developer needs authority, the Owner will provide the same and will execute the applications and other documents which shall be required to be placed by the Land Owners. The Land Owners herein thus hereby undertake to do all such acts, deeds, matters and other things those may be reasonably required to be done in the matter stated above and the Land Owners shall execute all such other and further additional papers including Power of Attorney and/ or authorizations as may be required by the Developer for the purpose and the Land Owners further undertake to sign the documents and deeds and things provided that all such acts, deeds and things shall not in any way infringe the right of the parties and will not go against the spirit of this Agreement.

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Samita Dasgupta
Raj Kumar
Biswajit Karmakar

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Bipal Kumar Datta
Suparna Chakraborty
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Sant Kumar Das
Chiranjit Saha
Mainu Chatterjee

2. If any local issues arise relating to implementation of the Project and its day to day work, the Land Owners and the Developer will handle the same jointly and any expenses incurred for the purpose will be shared by the Parties equally.

3. Any notice required to be given by the Developer shall, without prejudice to any other mode of service available, be deemed to have been served to the Owners if delivered by hand or by registered post with acknowledgement.

4. Both the Developer and the Land Owners agreed that after the completion of the building they will frame a scheme for management and administration of the said building and /or common portions including the common facilities and both the parties hereto declare and accept the proposition that all the rule and regulations on account of such management shall be maintained by them and for the same, if needed, they shall form one Association and/or Society in accordance with law.

5. Nothing in this Agreement shall be construed as a demise or assignments or conveyance in law by the Land Owners of the below scheduled property or any part thereof to the Developer or as creating any right, title or interest in respect of the property unto the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof provided however, that the Developer shall be at liberty to accept loans and to borrow sums from Banks or other financial institutions for causing such development, it is being expressly agreed and understood that in no event the Land Owners or any of their estate shall

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be responsible and/or made liable for payment of any dues to the said Banks/financial institution and for that the Developer herein undertakes to keep the Land Owners indemnified against all actions, suits, proceedings, costs, expenses, charges of whatsoever nature together with that to keep the Owner free from all liabilities and responsibilities against all third party claims and demands.

6. That the Land Owners herein declare that prior to this they did never enter into any agreement for sale or any development agreement with any person or organization and the below Scheduled property is free from all encumbrances of whatsoever nature and the Owners have full right and absolute authority to enter into this Agreement.

7. That the Land Owners undertake and agree to execute and register one Power of Attorney unto the Developer, which will enable the Developer to register the documents unto the intending purchasers in respect of the Developer's allocated share of the Towers/Buildings without any interruption thereby.

8. That with the execution of these presents the Land Owners do hereby hand over all the original documents relating to their below-scheduled property unto the Developer, and it has been agreed that the said original documents shall be retained by the Developer till the entire construction is completed.

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Sarmita Sarafder

Raj Kumar
Biswajit Karmakar

Utpal Saha
Bipul Kumar Datta

Suparna Chakraborty
Chhabi Chakraborty

Rubi Saha

Sant Kumar Sen

Chiranjit Saha

Manish Zaver

9. The Developer shall have all the rights to execute agreements for sale of any flat, shop, units, commercial spaces, parking spaces within Developer's allocated share with any intending purchaser/or purchasers and to receive the earnest money and/or full consideration amount discharging money receipt unto and in favour of the purchaser or purchasers there to, after the General Power of Attorney is executed by the Land Owners in favour of the Developer.

10. That during the process of work, the Land Owners shall not interfere to the work to be carried out therein, but the Owner shall have the right of access to the work site.

11. Save and except the specification written hereunder, if any extra work is executed at the written direction of the Land Owners in that case Owner shall be liable to pay cost for the said extra work only.

ARTICLE:-XIII:-ARBITRATION:-

That all the differences and disputes arising out of the present Agreement relating to the said construction of the building at the below scheduled property and the meaning thereof together with the purposes thereof, including the respective liabilities of the parties along with all other matters in which differences may arise, shall be referred for arbitration to avoid litigation according to the provisions of the Arbitration and Conciliation Act, 1996 and in that case the appointment of the Arbitrator from either side shall be made as per the provision of the Arbitration and conciliation Act 1996 (as amended).

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 Samita Tarafder
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 Biswajit Karmakar
 Utpal Saha
 Bipul Kumar Datta
 Suparna Chakraborty
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 Sumit Kumar
 Chiranjit Saha
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ARTICLE: XIV: JURISDICTION:-

That the jurisdiction of the parties hereto shall be within the bounds of ordinary jurisdiction of Kalyani Sub-Divisional Courts and Nadia District Courts, as the case may be, including that of the Hon'ble High Court at Calcutta.

FORCE MAJURE:-

The Agreement shall cease to be operative only upon happenings beyond the control of human being, such as Fire, Flood, Tempest, Earth quake, riot, Terrorist activities, Lockdown situation, Pandemic etc.

DESCRIPTION OF THE STRUCTURE, FIXTURES AND FITTINGS

General

1.	REINFORCEMENT (ROD)	8 mm. in Slabs and 16 mm. in Pillars & Beams.
2.	Cement	ISI mark
3.	Bricks	Red Bricks/ACE Block
4.	Flooring with fittings	Vitrified 2x2 stain free tiles, kitchen- Anti skid Floor Tiles, Kitchen Slab- Black Stone Platform of 6 feet with 2 feet height glazed tiles with steel sink. Bathroom- 1. Anti-skid Floor tiles 2. Wall tiles up to 6 feet height. 3. ISI Marked WC/Commode


 Date
 By

Anirudh Dutta
 Samita Jaiswal
 Raj Kumar
 Biswajit Kumar
 Utpal Saha
 Bipul Kumar Das
 Suparna Chakraborty
 Chabi Chakraborty
 Rubi Saha
 Sumit Kumar
 Chiranjit Saha
 Manu Kumar

		4. ISI Mark or Fittings
		5. One wash basin in dining space
5.	Windows	Aluminum sliding window/ Grill (optional with extra cost)
6.	Doors	Flash Doors with Sal wood frame.
7.	Electrical fittings	i) ISI marked wire, ii) Modular Switches iii) Points for T.V., Fridge, Geyser, Mixer Grinder, Light, Fan.
8.	Wall	Putty finish
9.	Balcony	M.S. Railing up to or brick wall.
10.	Lift	Available (4 passenger capacity)
11.	Water	Pumping arrangement will be provided from underground reservoir to overhead tank.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of "Viti/Bastu" land measuring 124.1 (One Hundred Twenty Four point One) decimals of vacant land, be the same a little more or less of L.R. Plot Nos. 1516, 1517, 1518, 1523, 1524, 1537, 1538, appertains to L.R Khatian Nos. 2134, 2135, 2136, 2137, 2138, 2139, 2141, 2142, 1203, 1206 of Mouza- Balindi, under Haringhata Municipality, Ward No. 6, Holding Nos. 175/C, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station



Anisha Dutta
 Samita Tarafder
 Roj Kumar
 Biswajit Verma
 Utpal Saha
 Bipul Kumar Datta
 Suarna Chakraborty
 Chhaki Chakraborty
 Rubi Saha
 Sant Kumar Saha
 Chiranjit Saha
 Manish Zubeen

Anisha Dutta

Kalyani, Dist. Nadia, West Bengal, along with common facilities and amenities, which is butted and bounded by:

On the North : 60 feet wide Concrete Road. (Balindi Arterial Village Road)
 On the South: Property of Kartick Paul,
 On the East: Property of Kartick Paul & Others.
 On the West: Property of Paresh Ghosh & Others.

The Annexed sheet containing coloured photographs and signatures along with finger impressions of all the Land Owners, as also a part of this Document.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, months and year first above written.

MEMO OF PAYMENT RECEIPT

Payment of Security Deposit of Rs. 5,00,000/- (Rupees Five Lakhs) Only, paid by the Developer to the Land Owners by way of cash and bank transfer, which is hereby acknowledged by the Land Owners.

SIGNED AND DELIVERED BY THE LAND OWNERS

1. Anisha Dutta

 (Smt. Anisha Dutta)

[Handwritten signature]

2. Samita Tarafdar.....
(Smt. Samita Tarafdar)

3. Raj Kumar Tanti.....
(Shri Rajkumar Tanti)

4. Biswajit Karmakar.....
(Biswajit Karmakar)

5. Utpal Saha.....
(Shri Utpal Saha)

6. Bipul Kumar Dutta.....
(Shri Bipul Kumar Dutta)

7. Suparna Chakrabarty.....
(Smt. Suparna Chakrabarty)

[Handwritten signature]

8. Chhabi Chakraborty
(Smt. Chhabi Chakraborty)

9. Rubi Saha
(Smt. Ruby Saha)

10. Sumit Kumar Das
(Shri Sumit Kumar Das)

11. Chiranjit Saha
(Shri Chiranjit Saha)

12. Mainak Chakraborty
(Shri Mainak Chakraborty)

IN PRESENCE OF THE WITNESSES:

1. Asoka Kumar Biswas
Sukhsagar Road, Talpara West
PO & PS: Chakdaha, Dist Nadia

2. Sankita Bapari, Kalyani, Nadia

[Handwritten signature]

SIGNED AND DELIVERED BY THE PROPRIETOR OF DEVELOPER
FIRM

ROUNAK CONSTRUCTION
Mainak Chakrabarty
Proprietor

(MAINAK CHAKRABARTY, PROPRIETOR OF 'ROUNAK CONSTRUCTION')

IN PRESENCE OF THE WITNESSES:

1. *Asore Kumar Basu*
Sukhsagar Road Talpura West, P.O. & P.S. Chokkalah. Nadia
2. *Sanhita Bapari*, Kalyani, Nadia

Drafted, prepared and printed by:

Kabita Debnath

KABITA DEBNATH, ADVOCATE

KABITA DEBNATH
Advocate Kalyani Court
E. No: 619/228 of 2002

SPECIMEN FROM FOR TEN FINGERPRINTS

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



Above given finger impression of me and attested by me Anisha Dutta

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



Above given finger impression of me and attested by me Samita Tarafder

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



Above given finger impression of me and attested by me Raj Kumar Tiwari

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



Above given finger impression of me and attested by me Biswajit Karmakar

SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand						 Rishi Saha
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Rishi Saha

Left Hand						 Sant Kumar Das
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

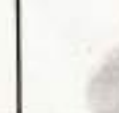
Above given finger impression of me and attested by me

Sant Kumar Das

Left Hand						 Chiranjit Saha
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Chiranjit Saha

Left Hand						 Mainak Chakraborty
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Mainak Chakraborty

SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand						 <i>Ut Pal Saha</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Ut Pal Saha*

Left Hand						 <i>Bipul Kumar Deka</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Bipul Kumar Deka*

Left Hand						 <i>Suparna Chakraborty</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Suparna Chakraborty*

Left Hand						 <i>Chhabi Chakraborty</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Chhabi Chakraborty*

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



192026270074334308

GRN Details

GRN:	192026270074334308	Payment Mode:	SBI Epay
GRN Date:	02/06/2026 13:47:41	Bank/Gateway:	SBIPay Payment Gateway
BRN :	6921929988127	BRN Date:	02/06/2026 13:48:25
Gateway Ref ID:	701295841	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	020620262007433429	Payment Init. Date:	02/06/2026 13:47:41
Payment Status:	Successful	Payment Ref. No:	2001406572/1/2026 [Query No*Query Year]

Depositor Details

Depositor's Name:	Mr ROUNAK CONSTRUCTION
Address:	KALYANI
Mobile:	7501685399
Period From (dd/mm/yyyy):	02/06/2026
Period To (dd/mm/yyyy):	02/06/2026
Payment Ref ID:	2001406572/1/2026
Dept Ref ID/DRN:	2001406572/1/2026

Payment Details

SL No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001406572/1/2026	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	2001406572/1/2026	Property Registration- Registration Fees	0030-03-104-001-16	5400
3	2001406572/1/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				40711

IN WORDS: FORTY THOUSAND SEVEN HUNDRED ELEVEN ONLY.

Major Information of the Deed

Deed No :	I-1303-02572/2026	Date of Registration	02/06/2026
Query No / Year	1303-2001406572/2026	Office where deed is registered	
Query Date	02/06/2026 1:45:08 PM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	K K GHOSH Kalyani, Thana : Kalyani, District : Nadia, WEST BENGAL, PIN - 741235, Mobile No. : 7501685399, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1] [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 12,00,000/-	Rs. 2,66,72,105/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article-48(g))	Rs. 5,400/- (Article:E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Nadia, P.S:- Haringhata, Municipality: Haringhata Municipality, Road: Balindi Arterial Road (Village), Mouza: Balindi, Holding No:175C JI No: 7, Pin Code : 741245

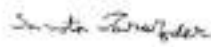
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1523 (RS :-)	LR-2139	Viti	Aman	10 Dec	1,00,000/-	16,58,790/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	LR-1523 (RS :-)	LR-2134	Viti	Aman	8.5 Dec	1,00,000/-	14,09,972/-	Width of Approach Road: 60 Ft.,
L3	LR-1524 (RS :-)	LR-2134	Viti	Aman	2.5 Dec	1,00,000/-	4,14,698/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	LR-1538 (RS :-)	LR-2135	Viti	Aman	4 Dec	1,00,000/-	12,16,836/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L5	LR-1524 (RS :-)	LR-2135	Viti	Aman	6 Dec	1,00,000/-	9,95,274/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L6	LR-1538 (RS :-)	LR-2136	Viti	Aman	10 Dec	1,00,000/-	30,42,090/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L7	LR-1538 (RS :-)	LR-2137	Viti	Aman	10 Dec	1,00,000/-	30,42,090/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,

L8	LR-1524 (RS :-)	LR-2141	Viti	Aman	11.5 Dec	1,00,000/-	19,07,609/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L9	LR-1518 (RS :-)	LR-2143	Viti	Aman	5.6 Dec	1,00,000/-	9,28,922/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L10	LR-1516 (RS :-)	LR-1206	Viti	Aman	6 Dec	1,00,000/-	9,95,274/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L11	LR-1518 (RS :-)	LR-2144	Viti	Aman	10 Dec	1,00,000/-	16,58,790/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L12	LR-1518 (RS :-)	LR-2145	Viti	Aman	10 Dec	1,00,000/-	16,58,790/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L13	LR-1537 (RS :-)	LR-2142	Viti	Aman	10 Dec		30,42,090/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L14	LR-1537 (RS :-)	LR-2138	Viti	Aman	10 Dec		30,42,090/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L15	LR-1517 (RS :-)	LR-1203	Viti	Aman	10 Dec		16,58,790/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
TOTAL :					124.1Dec	12,00,000 /-	266,72,105 /-	
Grand Total :					124.1Dec	12,00,000 /-	266,72,105 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Miss Anisha Dutta (Presentant) Daughter of Mr. Asish Dutta Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	 02/06/2026	 LTI 02/06/2026	 02/06/2026

Chanduria, City:- Not Specified, P.O:- Simurali, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741248 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: fqxxxxxx1p, Aadhaar No: 56xxxxxxxx1708, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office

	Name	Photo	Finger Print	Signature
2	Mrs Samita Tarafder Daughter of Late Arun Taradder Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	 02/06/2026	 LTI 02/06/2026	 02/06/2026

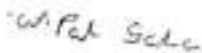
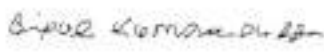
A-9/145 Kalyani, City:- Not Specified, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: aexxxxxx8b, Aadhaar No: 61xxxxxxxx1602, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office

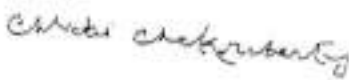
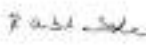
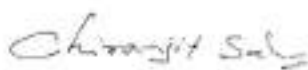
	Name	Photo	Finger Print	Signature
3	Mr Rajkumar Tanti Son of Rabilal Tanti Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	 02/06/2026	 LTI 02/06/2026	 02/06/2026

1 No Siddheswari Lane, Kanchrapara, City:- Not Specified, P.O:- Kanchrapara, P.S:-Bijpur, District:- North 24-Parganas, West Bengal, India, PIN:- 743145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: atxxxxxx2a, Aadhaar No: 68xxxxxxxx1044, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office

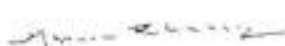
	Name	Photo	Finger Print	Signature
4	Mr Biswajit Karmakar Son of Mr Tapan Karmakar Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	 02/06/2026	 LTI 02/06/2026	 02/06/2026

5/1040 GAYESHPUR, City:- Not Specified, P.O:- GAYESHPUR, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741234 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AQxxxxxx4C, Aadhaar No: 88xxxxxxxx4823, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office

	Name	Photo	Finger Print	Signature
5	Mr UTPAL SAHA Son of Late SAILENDRA NATH SAHA Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	 02/06/2026	 LTI 02/06/2026	 02/06/2026
PABNA COLONY, City:- Not Specified, P.O:- CHAKDAH, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: GJxxxxxx4P, Aadhaar No: 61xxxxxxxx5635, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office				
6	Mr BIPUL KUMAR DUTTA Son of BINAY KUMAR DUTTA Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	 02/06/2026	 LTI 02/06/2026	 02/06/2026
1 NO COBINDANAGAR, City:- Not Specified, P.O:- MADANPUR, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741245 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ATxxxxxx7E, Aadhaar No: 48xxxxxxxx9377, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office				
7	Mrs SUPARNA CHAKRABORTY, (Alias: Mrs SUPARNA TAMLI CHAKRABORTY) Wife of Mr MAINAK CHAKRABORTY Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	 02/06/2026	 LTI 02/06/2026	 02/06/2026
A-B/404 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AJxxxxxx4P, Aadhaar No: 66xxxxxxxx8858, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office				

	Name	Photo	Finger Print	Signature
8	Mrs CHHABI CHAKRABORTY Wife of Late AMALENDU CHAKRABORTY Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	 02/06/2026	 Captured LTI 02/06/2026	 02/06/2026
A-8/406 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: AUxxxxxx5R, Aadhaar No: 41xxxxxxxx8201, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office				
9	Mrs RUBI SAHA Wife of UTPAL SAHA Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	 02/06/2026	 Captured LTI 02/06/2026	 02/06/2026
PABNA COLONY, City:- Not Specified, P.O:- CHAKDAH, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741222 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: GJxxxxxx1J, Aadhaar No: 64xxxxxxxx1449, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office				
10	Mr SUMIT KUMAR DAS Son of AJIT KUMAR DAS Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	 02/06/2026	 Captured LTI 02/06/2026	 02/06/2026
B-2/216 KALAYNI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AKxxxxxx5L, Aadhaar No: 63xxxxxxxx2466, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office				
11	Mr CHIRANJIT SAHA Son of UTPAL SAHA Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	 02/06/2026	 Captured LTI 02/06/2026	 02/06/2026

PABNA COLONY, City:- Not Specified, P.O:- CHAKDAHA, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3, PAN No.: EJxxxxxx4J, Aadhaar No: 49xxxxxxxx9774, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026
 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office

12	Name	Photo	Finger Print	Signature
	Mr Mainak Chakraborty Son of Late Amalendu Chakraborty Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	 02/06/2026	 LTI 02/06/2026	 02/06/2026
A-8/406 Kalyani, City:- Not Specified, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9, PAN No.: afxxxxxx3d, Aadhaar No: 35xxxxxxxx6554, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ROUNAK CONSTRUCTION A-8/406 Kalyani, City:- Not Specified, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr MAINAK CHAKRABORTY Son of Late AMALENDU CHAKRABORTY Date of Execution - 02/06/2026, , Admitted by: Self, Date of Admission: 02/06/2026, Place of Admission of Execution: Office		 Jan 2 2026 2:50PM	 Captured LTI 02/06/2026	 02/06/2026
A-8/406 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No.: AFxxxxxx3D, Aadhaar No: 35xxxxxxxx6554 Status : Representative, Representative of : ROUNAK CONSTRUCTION (as PROMOTER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Kabita Debnath Wife of Mr. Jayanta Majumder Kalyani Court, City:-, P.O:- Kalyani, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235		 Captured	
	02/06/2026	02/06/2026	02/06/2026
Identifier Of Miss Anisha Dutta, Mrs Samita Tarafder, Mr Rajkumar Tanli, Mr Biswajit Karmakar, Mr UTPAL SAHA, Mr BIPUL KUMAR DUTTA, Mrs SUPARNA CHAKRABORTY, Mrs CHHABI CHAKRABORTY, Mrs RUBI SAHA, Mr SUMIT KUMAR DAS, Mr CHIRANJIT SAHA, Mr Mainak Chakraborty, Mr MAINAK CHAKRABORTY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.909091 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.909091 Dec
3	Mr Rajkumar Tanli	ROUNAK CONSTRUCTION-0.909091 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.909091 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.909091 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.909091 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.909091 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.545455 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.545455 Dec
3	Mr Rajkumar Tanli	ROUNAK CONSTRUCTION-0.545455 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.545455 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.545455 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.545455 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.545455 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.545455 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.545455 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.545455 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.545455 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.909091 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.909091 Dec

3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-0.909091 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.909091 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.909091 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.909091 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.909091 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.909091 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.909091 Dec
3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-0.909091 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.909091 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.909091 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.909091 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.909091 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.909091 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.909091 Dec
3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-0.909091 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.909091 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.909091 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.909091 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.909091 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.909091 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.909091 Dec

3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-0.909091 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.909091 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.909091 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.909091 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.909091 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.909091 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.909091 Dec
3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-0.909091 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.909091 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.909091 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.909091 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.909091 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.772727 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.772727 Dec
3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-0.772727 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.772727 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.772727 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.772727 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.772727 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.772727 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.772727 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.772727 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.772727 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.227273 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.227273 Dec

3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-0.227273 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.227273 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.227273 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.227273 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.227273 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.227273 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.227273 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.227273 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.227273 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.363636 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.363636 Dec
3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-0.363636 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.363636 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.363636 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.363636 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.363636 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.363636 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.363636 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.363636 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.363636 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.545455 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.545455 Dec
3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-0.545455 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.545455 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.545455 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.545455 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.545455 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.545455 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.545455 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.545455 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.545455 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.909091 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.909091 Dec

3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-0.909091 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.909091 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.909091 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.909091 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.909091 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.909091 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.909091 Dec
3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-0.909091 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.909091 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.909091 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.909091 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.909091 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.909091 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.909091 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-1.04545 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-1.04545 Dec
3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-1.04545 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-1.04545 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-1.04545 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-1.04545 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-1.04545 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-1.04545 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-1.04545 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-1.04545 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-1.04545 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Miss Anisha Dutta	ROUNAK CONSTRUCTION-0.509091 Dec
2	Mrs Samita Tarafder	ROUNAK CONSTRUCTION-0.509091 Dec

3	Mr Rajkumar Tanti	ROUNAK CONSTRUCTION-0.509091 Dec
4	Mr Biswajit Karmakar	ROUNAK CONSTRUCTION-0.509091 Dec
5	Mr UTPAL SAHA	ROUNAK CONSTRUCTION-0.509091 Dec
6	Mr BIPUL KUMAR DUTTA	ROUNAK CONSTRUCTION-0.509091 Dec
7	Mrs SUPARNA CHAKRABORTY	ROUNAK CONSTRUCTION-0.509091 Dec
8	Mrs CHHABI CHAKRABORTY	ROUNAK CONSTRUCTION-0.509091 Dec
9	Mrs RUBI SAHA	ROUNAK CONSTRUCTION-0.509091 Dec
10	Mr SUMIT KUMAR DAS	ROUNAK CONSTRUCTION-0.509091 Dec
11	Mr CHIRANJIT SAHA	ROUNAK CONSTRUCTION-0.509091 Dec

Land Details as per Land Record

District: Nadia, P.S:- Haringhata, Municipality: Haringhata Municipality, Road: Balindi Arterial Road (Village), Mouza: Balindi, Holding No:175C Ji No: 7, Pin Code : 741245

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1523, LR Khatian No:- 2139	Owner:অনিষা দা, Gurdian:অনিষা দা, Address:রা, Classification:অন্য, Area:0.10000000 Acre,	Miss Anisha Dutta
L2	LR Plot No:- 1523, LR Khatian No:- 2134	Owner:সমিতা তারাদেবী, Gurdian:সমিতা তারাদেবী, Address:রা, Classification:অন্য, Area:0.08500000 Acre,	Mrs Samita Tarafder
L3	LR Plot No:- 1524, LR Khatian No:- 2134	Owner:সমিতা তারাদেবী, Gurdian:সমিতা তারাদেবী, Address:রা, Classification:অন্য, Area:0.02500000 Acre,	Mrs Samita Tarafder
L4	LR Plot No:- 1538, LR Khatian No:- 2135	Owner:রাজকুমার তান্তি, Gurdian:রাজকুমার তান্তি, Address:রা, Classification:অন্য, Area:0.04000000 Acre,	Mr Rajkumar Tanti
L5	LR Plot No:- 1524, LR Khatian No:- 2135	Owner:রাজকুমার তান্তি, Gurdian:রাজকুমার তান্তি, Address:রা, Classification:অন্য, Area:0.06000000 Acre,	Mr Rajkumar Tanti
L6	LR Plot No:- 1538, LR Khatian No:- 2136	Owner:বিস্বজিত কর্মাকার, Gurdian:বিস্বজিত কর্মাকার, Address:রা, Classification:অন্য, Area:0.10000000 Acre,	Mr Biswajit Karmakar
L7	LR Plot No:- 1538, LR Khatian No:- 2137	Owner:উত্পল সাহা, Gurdian:উত্পল সাহা, Address:রা, Classification:অন্য, Area:0.10000000 Acre,	Mr UTPAL SAHA
L8	LR Plot No:- 1524, LR Khatian No:- 2141	Owner:বিপুল কুমার দত্তা, Gurdian:বিপুল কুমার দত্তা, Address:রা, Classification:অন্য, Area:0.11500000 Acre,	Mr BIPUL KUMAR DUTTA
L9	LR Plot No:- 1518, LR Khatian No:- 2143	Owner:সুপার্না চক্রবর্তী, Gurdian:সুপার্না চক্রবর্তী, Address:রা, Classification:অন্য, Area:0.05600000 Acre,	Mrs SUPARNA CHAKRABORTY

L10	LR Plot No:- 1516, LR Khatian No:- 1206	Owner:ସୁମିତ୍ରା ଚକ୍ରବର୍ତ୍ତୀ, Gurdian:ଉତ୍ତମ ଚକ୍ରବର୍ତ୍ତୀ, Address:ମିଳା, Classification:ଗରମ, Area:0.06040000 Acre,	Mrs SUPARNA CHAKRABORTY
L11	LR Plot No:- 1518, LR Khatian No:- 2144	Owner:ସୁମିତ୍ରା ଚକ୍ରବର୍ତ୍ତୀ, Gurdian:ଉତ୍ତମ ଚକ୍ରବର୍ତ୍ତୀ, Address:ମିଳା, Classification:ଗରମ, Area:0.10000000 Acre,	Mrs CHHABI CHAKRABORTY
L12	LR Plot No:- 1518, LR Khatian No:- 2145	Owner:ସୁମିତ୍ରା ଚକ୍ରବର୍ତ୍ତୀ, Gurdian:ଉତ୍ତମ ଚକ୍ରବର୍ତ୍ତୀ, Address:ମିଳା, Classification:ଗରମ, Area:0.10000000 Acre,	Mrs RUBI SAHA
L13	LR Plot No:- 1537, LR Khatian No:- 2142	Owner:ସୁମିତ୍ରା ଚକ୍ରବର୍ତ୍ତୀ, Gurdian:ଉତ୍ତମ ଚକ୍ରବର୍ତ୍ତୀ, Address:ମିଳା, Classification:ଗରମ, Area:0.10000000 Acre,	Mr SUMIT KUMAR DAS
L14	LR Plot No:- 1537, LR Khatian No:- 2138	Owner:ସୁମିତ୍ରା ଚକ୍ରବର୍ତ୍ତୀ, Gurdian:ଉତ୍ତମ ଚକ୍ରବର୍ତ୍ତୀ, Address:ମିଳା, Classification:ଗରମ, Area:0.10000000 Acre,	Mr CHIRANJIT SAHA
L15	LR Plot No:- 1517, LR Khatian No:- 1203	Owner:ଉତ୍ତମ ଚକ୍ରବର୍ତ୍ତୀ, Gurdian:ଉତ୍ତମ ଚକ୍ରବର୍ତ୍ତୀ, Address:ମିଳା, Classification:ଗରମ, Area:0.10000000 Acre,	Miss Anisha Dutta

On 02-06-2026

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 02-06-2026, at the Office of the A.D.S.R. KALYANI by Miss Anisha Dutta , 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 2,66,72,105/-

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

Execution is admitted on 02/06/2026 by 1. Miss Anisha Dutta, Daughter of Mr Asish Dutta, Chanduria, P.O: Simurali, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741248, by caste Hindu, by Profession Advocate, 2. Mrs Samita Taralder, Daughter of Late Arun Taralder, A-9/145 Kalyani, P.O: Kalyani, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Retired Person, 3. Mr Rajkumar Tanti, Son of Rabilal Tanti, 1 No Siddheswari Lane, Kanchrapara, P.O: Kanchrapara, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743145, by caste Hindu, by Profession Business, 4. Mr Biswaji Karmakar, Son of Mr Tapan Karmakar, 5/1040 GAYESHPUR, P.O: GAYESHPUR, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741234, by caste Hindu, by Profession Business, 5. Mr UTPAL SAHA, Son of Late SAILENDRA NATH SAHA, PABNA COLONY, P.O: CHAKDAHA, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741222, by caste Hindu, by Profession Business, 6. Mr BIPUL KUMAR DUTTA, Son of BINAY KUMAR DUTTA, 1 NO COBINDANAGAR, P.O: MADANPUR, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741245, by caste Hindu, by Profession Business, 7. Mrs SUPARNA CHAKRABORTY, Alias Mrs SUPARNA TAMILI CHAKRABORTY, Wife of Mr MAINAK CHAKRABORTY, A-8/404 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Business, 8. Mrs CHIHABI CHAKRABORTY, Wife of Late AMALENDU CHAKRABORTY, A-8/406 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Business, 9. Mrs RUBI SAHA, Wife of UTPAL SAHA, PABNA COLONY, P.O: CHAKDAHA, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741222, by caste Hindu, by Profession Business, 10. Mr SUMIT KUMAR DAS, Son of AJIT KUMAR DAS, B-2/216 KALAYNI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Business, 11. Mr CHIRANJIT SAHA, Son of UTPAL SAHA, PABNA COLONY, P.O: CHAKDAHA, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741222, by caste Hindu, by Profession Business, 12. Mr Mainak Chakraborty, Son of Late Amalendu Chakraborty, A-8/406 Kalyani, P.O: Kalyani, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Business

Indetified by Mrs Kabita Debnath, , Wife of Mr Jayanta Majumder, Kalyani Court, P.O: Kalyani, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-06-2026 by Mr MAINAK CHAKRABORTY, PROMOTER, ROUNAK CONSTRUCTION, A-8/406 Kalyani, City:- Not Specified, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Indetified by Mrs Kabita Debnath, , Wife of Mr Jayanta Majumder, Kalyani Court, P.O: Kalyani, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,400.00/- (B = Rs 5,000.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 5,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2026 1:48PM with Govt. Ref. No: 192026270074334308 on 02-06-2026, Amount Rs: 5,400/-, Bank: SBI EPay (SBIEPay), Ref. No. 6921929988127 on 02-06-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 35,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 83, Amount: Rs.5,000.00/-, Date of Purchase: 02/06/2026, Vendor name: S K Sen

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/06/2026 1:48PM with Govt. Ref. No: 192026270074334308 on 02-06-2026, Amount Rs: 35,011/-, Bank: SBI EPay (SBIPay), Ref. No. 6921929988127 on 02-06-2026, Head of Account 0030-02-103-003-02



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2026, Page from 71966 to 72026

being No 130302572 for the year 2026.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2026.06.05 12:49:15 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 05/06/2026

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