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21/11/25
D. 81/11/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2.35
D. 31/6/1969/m
13/12/24

Certified that the Endorsement
sheet's and the Signature Sheet's
attached to this document
are part of the Document

Additional District Sub-Registrar
BURDWAN

13 DEC 2024

14.01.25

DEVELOPMENT OR CONSTRUCTION AGREEMENT

Anupam Choudhury
Dipankar Choudhury
chandana choudhury
Anita Banerjee @ Kolkata
Banerjee

D. 21/11/25
Z 239231
Anand Kusum Choudhury
ANANYA DEVELOPERS
Ananya Karmakar
Proprietor

THIS DEVELOPMENT OR CONSTRUCTION AGREEMENT is made on this
the 13th day of December, 2024.

BETWEEN

Contd....2

Anupam Chaudhury
 Dipankar Choudhuri
 Chandana Choudhuri
 Anita Banerjee @ Krishna Banerjee
 Anlan Kusum Chaudhury
 ANANYA DEVELOPERS
 Ananya Karmakar
 Proprietor

1) **MR. ANUPAM CHAUDHURY, PAN : AHGPC4866P**, son of Sailaja Bhusan Chaudhury, Nationality Indian, by faith Hindu, by occupation Business, resident of 555, 25 Chotonilpur Road, P.O.Sripally, P.S. – Burdwan Sadar, Dist. Purba Bardhaman - 713103, (W.B.) AND 2) **MR. DIPANKAR CHOUDHURI, PAN : AEOPC6791A**, son of Ambuja Bhusan Choudhury, Nationality Indian, by faith Hindu, by occupation Business, resident of 555, 25 Chotonilpur Road, P.O.Sripally, P.S. – Burdwan Sadar, Dist. Purba Bardhaman - 713103, (W.B.), 3) **MR. AMLAN KUSUM CHAUDHURY, PAN : AHPC5381K**, son of Sasthidas Chaudhury, Nationality Indian, by faith Hindu, by occupation Business, resident of Flat No. 2, Plot NO. 62, Progressive Villa – B, Belapur Gaon, Sector 19, CBD Belapur, Pin 400614, Navi Mumbai, Thane, Maharastra – 400615, 4) **MRS. CHANDANA CHAUDHURI, PAN : AJDPC1149A**, daughter of Sasthidas Chaudhury, Nationality Indian, by faith Hindu, by occupation Business, resident of Chotonilpur Subhas Para, P.O.Sripally, P.S. – Burdwan Sadar, Dist. Purba Bardhaman - 713103, (W.B.) AND 5) **MRS. ANITA BANERJEE @ KRISHNA BANERJEE, PAN : BENPB2727K**, daughter of CHAUDHURY DAS SASTHI Alias Sasthidas Chaudhury, Nationality Indian, by faith Hindu, by occupation Business, resident of B No.-4892, Near Gyan Mandir, Aryapuri, Ratu Road, Ranchi, Jharkhanda -834001, hereinafter referred to as the **LAND OWNER/ OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the **“FIRST PART”**

AND

ANANYA DEVELOPERS, a business in the nature of DEVELOPER, CONTRACTOR AND GENERAL ORDER SUPPLIER and by constitution Proprietorship Concern having its Office at 127/3 Chotonilpur, Chotobalidanga, P.O. Sripalli, P.S. – Burdwan Sadar, Dist. Purba Bardhaman - 713103, (W.B.) and having been promoted and represented by **ANANYA KARMAKAR, PAN: EOPPK1079Q**, daughter of Tarak Karmakar, aged about 31 years, by occupation – Business, by citizen Indian and resident of Dhamrai Road, P.O. Sripally, P.S. – Burdwan Sadar, Dist. Purba Bardhaman - 713103, (W.B.), hereinafter referred to as the DEVELOPER /

Contd....3

Anupam Chaudhury
Dipankar Chaudhuri
Chandana Chaudhuri
Anita Banerjee @ Krishna
Banerjee
Amlan Kusum Chaudhuri
ANANYA DEVELOPERS
Ananya Karmakar
Proprietor

CONFIRMING PARTY (which term or expression shall unless excluded by or repugnant to the context or subject shall be deemed to include her legal heirs, executors, assign and successor-in-interest) of the **SECOND PART**.

WHEREAS the immoveable property appertaining to R.S. Plot No. - 449 & 450 corresponding to L.R. Plot No. - 1285 & 1286, under R.S. KH. No. - 797, L.R. Khatian No. - 3878 (Anupam Chaudhury under L.R. Plot No. - 1286), L.R. Khatian No. - 3721 (Dipankar Choudhury under L.R. Plot No. - 1286), L.R. Khatian No. - 61/1 (Amlan Kusum Chaudhury under L.R. Plot No. - 1286), L.R. Khatian No. - 312/1 (Chandana Chaudhuri under L.R. Plot No. - 1285), L.R. Khatian No. - 219/3 (Anita Banerjee Alias Krishna Banerjee under L.R. Plot No. - 1285) of Mouza - Sankharipukur, J.L. No. - 38, measuring 3619 sq.ft. equal to 8.30 Decimal physical possession instead of ROR measuring 9.00 decimal of land, be the same a little more or less within the territorial jurisdiction of Burdwan Municipality, P.S. Burdwan Sadar, Dist.- Purba Bardhaman 713103 and also described in the SCHEDULE herein below was long time ago lawfully owned and possessed (entire plot measuring 7.50 Kathha) by one Nrisingha Murari Kundu and Others who sold 7.50 Kathha of Land by way of a Sale Deed registered on 05.07.1951 in the District Sub-Registry Office, Burdwan bearing Deed No.4894 to Kamalabala Debi, wife of Mahananda Chattopadhyay and Durgeshnandini Debi, wife of Manmathanath Mukhopadhyay, both jointly enjoyed the property without any interruption of others. Whereas said Kamalabala Debi and Durgeshnandini Debi sold 5 (Five) Kathha out of 7.50 Kathha of Land by way of a Sale Deed registered on 24.03.1956 in the District Sub-Registry Office, Burdwan bearing Deed No.2146 to Sasthi Das Chaudhuri, he recorded his name in the R. S. Settlement Record and where the previous R.S. Plot No. 449 had been converted as 449/886, but the another R. S. Plot No. 450 remained same. After his demise, Sasthi Das Chaudhuri left behind his four sons 1) Amlan Kusum Chaudhury, 2) Ambuja Bhusan Choudhury, 3) Nirmal Kusum Chaudhuri and 4) Sailaja Bhusan Chaudhuri from his First Wife named Ashalota Chaudhuri who passed away before Sasthi Das Chaudhuri and four daughters 1) Kalpana Banerjee, 2) Chandana Chaudhuri, 3) Anita Banerjee @ Krishna Banerjee and 4) Bebi Chaudhuri from his Second Wife Dhira Chodhury who passed away on 19.11.2006, total 8 numbers of legal heirs as per the Hindu Succession Act.

Contd....4

Anupam Chaudhury
 Dipankar Chaudhury
 Chandana Chaudhuri
 Anita Banerjee @ Krishna Banerjee
 Amlan Kusum Choudhury
 ANANYA DEVELOPERS
 Ananya Karwa-Kar
 Proprietor

During their lawful possession, Sailaja Bhushan Chowdhury passed away on 28.10.1988 leaving behind his 3 numbers of legal heirs i.e. Anjali Chaudhury (Wife), Anupam Chaudhury (Son) and Madhu chanda Chowdhury (Daughter). Thus, Amlan Kusum Chaudhury became the owner and possessor 1/8 share, Ambuja Bhushan Chowdhury became the owner and possessor 1/8 share, Nirmal kusum Chaudhuri became the owner and possessor 1/8 share AND similarly four daughters owned and possessed 1/8 share each of the said property as per the Hindu Succession Act.

WHEREAS, during their lawful possession, Ambuja Bhushan Chowdhury gifted his undivided entire 1/8 share of the said property to his full-blooded son Sri Dipankar Chaudhury by virtue of a Gift Deed registered in the Office of A.D.S.R., Purba Bardhaman on 22.01.2020 bearing Deed No. 488., Nirmal Kusum Chaudhuri gifted his undivided entire 1/8 share of the said property to his Nephew Sri Anupam Chaudhury by virtue of a Gift Deed registered in the Office of A.D.S.R., Purba Bardhaman on 04.06.2012 bearing Deed No. 4159. AND Anjali Chaudhury, mother of Anupam Chaudhury & Madhu chanda Chowdhury full blooded sister of Anupam Chaudhury jointly gifted their share in the said property as both of them got from Late Sailaja Bhushan Chaudhury as per the Hindu Succession Act to Anupam Chaudhury by virtue of a Gift Deed registered in the Office of A.D.S.R., Purba Bardhaman on 15.11.2011 bearing Deed No. 8224. AND Kalpana Banerjee gifted her undivided entire 1/8 share of the said property to her full blooded three sisters namely Chandana Chaudhuri, Krishna Banerjee (Chaudhury) and Bebi Chaudhuri by virtue of a Gift Deed registered in the Office of A.D.S.R., Purba Bardhaman on 05.03.2012 bearing Deed No.1773.

Thus, **Amlan Kusum Chaudhury** became 0.2500 per cent owner and possessor of the said landed property measuring 1.10 Decimal under L.R. Plot No. 1286 bearing L.R. Khatian No.61/1 as written hereinabove, **Dipankar Chaudhury** became 0.2500 per cent owner and possessor of the said landed property measuring 1.10 Decimal under L.R. Plot No. 1286 bearing L.R. Khatian No.3721 as written hereinabove, **Anupam Chaudhury** became 0.5000 per cent owner and possessor of the said landed property measuring 2.30 Decimal under L.R. Plot No. 1286 bearing L.R. Khatian No.3878 as written hereinabove, **Anita Banerjee @ Krishna Banerjee** became 0.3334 per cent

Contd....5

Anupam Chaudhury
Dipankar Chaudhuri

5

Chandana Chaudhuri
Anita Banerjee @ Krishna
Banerjee

Amlan Kusum Chaudhury
ANANYA DEVELOPERS
Ananya Karimkar
Proprietor

owner and possessor of the said landed property measuring 1.50 Decimal under L.R. Plot No. 1285 bearing L.R. Khatian No.219/3 as written hereinabove and Chandana Chaudhuri became 0.3333 per cent owner and possessor of the said landed property measuring 1.50 Decimal under L.R. Plot No. 1285 bearing L.R. Khatian No.312/1 as written hereinabove and recorded their respective names in the L.R. Record as mentioned hereinabove. Thereafter Babi Chaudhuri, who was unmarried, expired on 31.07.2022 leaving behind her 3 full blooded sisters namely Kalpana Banerjee, Chandana Chaudhuri and Anita Banerjee as legal heirs as per the Hindu Succession Act.

Thus, finally **Amlan Kusum Chaudhury** became the owner and possessor of the said landed property measuring **1.10** Decimal under L.R. Plot No. 1286 bearing L.R. Khatian No.61/1 as written hereinabove, **Dipankar Chaudhuri** became the owner and possessor of the said landed property measuring **1.10** Decimal under L.R. Plot No. 1286 bearing L.R. Khatian No.3721 as written hereinabove, **Anupam Chaudhuri** became the owner and possessor of the said landed property measuring **2.30** Decimal under L.R. Plot No. 1286 bearing L.R. Khatian No.3878 as written hereinabove, **Anita Banerjee @ Krishna Banerjee** became the owner and possessor of the said landed property measuring **2.50** Decimal under L.R. Plot No. 1285 bearing L.R. Khatian No.219/3 as written hereinabove and **Chandana Chaudhuri** became the owner and possessor of the said landed property measuring **2.00** Decimal under L.R. Plot No. 1285 bearing L.R. Khatian No.312/1 as written hereinabove and recorded their respective names in the L.R. Record as mentioned hereinabove. It is to be noted that Babi Chaudhuri, who was unmarried, expired on 31.07.2022 leaving behind her 3 full blooded sisters namely Kalpana Banerjee, Chandana Chaudhuri and Anita Banerjee as legal heirs as per the Hindu Succession Act.

AND WHEREAS the said owners/Land Owners were jointly desirous of constructing multi storied building (G+4) consisting of several flats and car parking spaces on the portion of their aforesaid landed property all together, but want of finance, technical know-how, skills and other abilities and facilities, they could not afford to materialize the said project themselves/ herself and have approached the developer herein to get

Contd....6

Anupam Chaudhary
Dipankar Choudhary

6

Chandana Choudhary
Amit Banerjee @ Krishna
Banerjee

Anam Kumar Chaudhary
ANANYA DEVELOPERS
Ananya Kishorekar
Proprietor

their said property developed and get residential building to be constructed thereon at the developer's costs and expenses on agreed terms and conditions hereinafter appearing.

AND WHEREAS in order to avoid future disputes, disagreements, legal hurdles and / or other discrepancies relating to the said project, conditions written which are mentioned hereinafter appearing.

TERMS AND CONDITIONS :

1. The owners hereby grant subject to what have been provided an exclusive right to the Developer to build upon and to exploit residential building on the said property and to construct several storied building (G+4) in accordance with the plan to be sanctioned by the Burdwan Municipality in this behalf.
2. The **OWNERS** jointly shall be exclusively entitled to have 40% (Forty percent) Super built up area of the said Building to be constructed, including the 4 (four) number of parking space measuring about 110 Sq. Ft. each in the Ground floor, with exclusive right to sell / transfer or otherwise deal or dispose of the said flats and parking spaces in the building.

The super built up area for the purpose, to be considered and to be calculated upon the built up area, as per the prevailing market norms.

3. The Developer shall be exclusively entitled to the rest of the building i.e. to say all the other 60% (Sixty percent) Super built up area of the said Building to be constructed, including the rest parking space in the Ground floor, with exclusive right to sell / transfer or otherwise deal or dispose of the said flats & parking spaces.
- The super built up area for the purpose, to be considered and to be calculated upon the built up area, as per the prevailing market norms.

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Anurag Chaudhary
 Dipankar Chaudhary
 Chandan Chaudhary
 Anita Banerjee @ Krishna Banerjee
 Anurag Chaudhary
 ANANYA DEVELOPERS
 Ananya Karwar
 Proprietor

4. That is so far as necessary all dealings by the Developer in respect of the new several storied building shall be in the name of the OWNERS and for which the OWNERS undertake to give and/or execute & register in favour of the Developer a **Development Agreement, a Power of Attorney and a Supplementary Development Agreement, if necessary**, in a form and manner fasten of creating any financial liability upon the DEVELOPER.
- Further the OWNERS hereby also undertake if necessary to sign any such Building Plan to be sanctioned for the proposed Building (G+4) and/or for any lesser and/or any additional floor/s as stated earlier & even undertake to execute and register any Development / Construction Agreement, deed of conveyance or any Deed of transfer in respect of the Developer's allocation as aforesaid of the said multi - storied building (to be constructed) along with all its amenities, or any part thereof in favour of the Developer or in favour of any intended purchaser/s nominated for the purpose by the Developer.
5. That the Developer shall at its/their own costs construct erect and complete the building on the schedule land (if necessary upon demolishing the existing entire structures or any of its part) in accordance with the building plan to be sanctioned in the name of the Owners . Further the Developer shall not make any deviation of the sanctioned plan while constructing the building on the schedule land and even if they deviate such or if any accident occurs while such construction, the owners shall not be responsible for the same and all such liabilities will caste upon the Developer.
6. That the decision of the Developer regarding the quality of the materials (for the overall project) shall be final and binding between the parties hereto but the developer shall execute all the construction works as per Indian Standard Code of practices and also as per sanctioned plan/s (to be sanctioned by the local Burdwan

Contd....8

Hempan Choudhury
 Dipankar Choudhury
 Chandana Choudhury
 Anita Banerjee @ Krishna
 Banerjee
 Anam Kumar Choudhury.
 ANANYA DEVELOPERS
 Ananya Karimkar
 Proprietor

Municipal authority) for the purpose of developing the said land/property. Further if any accident occurs for the materials used in such Construction or for negligence on the part of the Developer and / or for any act of its Engineer, in such case/s the owners shall not be liable in any way and all such liabilities shall caste upon only the Developer.

7. That the Developer shall be authorized in the names of the owners in so far as is necessary to apply for and obtain sanctioned building plan / addition or alteration plan/s from the Burdwan Municipality; similarly apply for to obtain temporary and permanent connection of water, electricity, power, drainage, sewerages and/or gas to the construction or enjoyment of the building & for these purposes, the OWNERS shall execute in favour of the Developer a Development Power of Attorney and other authorities as shall be required by the Developer.
8. That the Developer shall at its/his own costs and expenses and without creating any financial or other liability on the owners, construct and complete the said newly several storied building.
9. That all costs, charges and expenses for the purpose shall be discharged by the Developer and the OWNERS shall have no responsibility in this context. Even the Developer only shall bear all the costs in the matter of construction and all other matters concerning and /or arising out of the construction of the said building.
10. That the Developer shall be at liberty to engage any workers VIZ. Masons, Carpenters, Electricians, Plumbers and Engineer/s, Advocate/s, which it/he shall think deem fit and proper with a view to complete the several storied building and for any legal necessity for the overall project.
11. That the OWNERS shall handover the vacant possession entirely of the SCHEDULE property (after due mutation of their names with

Contd....9

Anupam Chowdhury
 Dipankar Choudhury
 Chandana Chowdhury
 Anita Banerjee @ Krishna Banerjee
 Anand Kumar Chowdhury.
 ANANYA DEVELOPERS
 Ananya Karmakar
 Proprietor

the State authority and the Burdwan Municipality at their cost) and all the concerned original documents to the Developer simultaneously with the execution of this Development / Construction Agreement, for construction of the building on the said property is a term of this agreement. Otherwise, this agreement shall stand rescinded only at the option of the Developer.

12. That the OWNERS hereby agreed and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from developing the building and/or selling, assigning and/or disposing if any of the Developer's Allocation in the building at the said property.
13. That the OWNERS shall not let out, grant lease, mortgage and/ or charge the SCHEDULE property or any portion thereof without the consent in writing of the Developer during the period of construction and/or within the mean time.
14. That all allocations and/or allotments of the building (with regard to the Developer's allocations) to the intended buyers etc. shall be made only at the Developer's full discretion in accordance with their agreed share (i.e. 40% : 60%). Now, in pursuance of these presents, the parties of this agreement have agreed to prepare, execute & register this Development Agreement with their specific allocations as written herein in the said Multi-storied Building to be constructed and then only the Developer shall be entitled to commence execution of his Development / Construction works in the Scheduled property.

Owners' Allocation :

Flats :

- 1) Dipankar Chowdhury – Flat No. B, Second Floor, Super Built Up Area more or less 762.46 Sq. Ft., Carpet Area - 490.53 Sqft ✓
- 2) Chandana Chowdhury & Anita Banerjee – Flat No. A, Second Floor, Super Built Up Area more or less 1000.23 Sq. Ft., Carpet Area - 646.82 Sqft ✓

Contd....10

10

Anupam Chowdhury
Dipankar Choudhury
Chandana Choudhury
Anita Banerjee (a.k.a. Krishna Banerjee)
Anil Kumar Choudhury
ANANYA DEVELOPERS
Ananya Kumar Kar
Proprietor

- 3) Anupam Chowdhury – Flat No. A, Third Floor, Super Built Up Area more or less 1000.23 Sq. Ft., Carpet Area - 646.82 Sq.ft ✓
- 4) Amlan Kusum Chowdhury – Flat No. B, Third Floor, Super Built Up Area more or less 762.46 Sq. Ft., Carpet Area - 490.53 Sq.ft ✓

Dependable Car Parking Space :

4 (four) number of parking space measuring about 110 Sq. Ft. each in the Ground floor – 2 number in the front side (South-West) and 2 number in the back side (South-East) of the said Building,

Developer's Allocation :

Rest of the Flats & Car Parking Spaces after the Owners Allocation as written above will be the Developer's Allocation.

If, the Owners' Allocation exceeds the agreed ratio (i.e. 40 %) of this Agreement, in that case the Owners will be bound to adjust the same and will make good the same with monetary transaction with the Developer or adjusting Car Parking Space.

Saharaj

15. That if any additional floor/s is/are agreed to be constructed above the G+4 storied as agreed herein, the same can be constructed by the Developer upon sanction of such additional Building plan for the purpose and the same can only be executed only upon execution and registration of a further Supplementary Agreement to that effect. However, it is agreed that the ratio of allocations of the Owners and the Developer in the further Floor/s beyond G+4 storied shall be the same (40%: 60%) as of for the G+4 storied and the other stipulations (save & except the stipulation of time period of such additional constructions) shall also be the same as enumerated in the clauses herein.
16. That for the purpose the Developer may install a lift or may keep any provision for the same.

Contd....11

Anupam Chaturvedi
 Dipankar Chaudhari
 Chandana Chaudhari
 Anil Barinjeda Krishna
 Barinjee
 Anand Kumar Chaturvedi
 ANANYA DEVELOPERS
 Ananya Kadamkar
 Proprietor

17. That if any extra work is done or is required to be done by the Developer, the cost of such extra work shall be fixed by the Developer at his full discretion and it/he shall be entitled to such.
18. That it is agreed in between the parties that the Developer for the purpose shall always be at liberty to borrow loan from any Bank or financial institution at its/his own risk and liabilities and in such case the OWNERS shall have no any liability and the Developer only shall be liable, for such financial transactions.
19. That the DEVELOPER shall at its/ his discretion enter into any agreement with third parties and/or enter into any agreement for sale/mortgage/lease/let out on rent (of the Developer's 60% allocation) of the flats including parking / garage spaces and super built up area & for the purpose the DEVELOPER only shall fix the cost of such flat/s at its/ his full discretion & even shall be at liberty to accept any consideration money from them.
20. That if it becomes necessary for the overall project to install a Transformer for electrification of the said building and/or for convenience of the occupants of the proposed premises, the developer shall do so at his full discretion and the entire costs of such installations shall be calculated and be charged / fixed proportionately among all the flat owners and occupiers / allottees and Developer shall be entitled for fixing the same.
21. That it is hereby declared that the OWNERS are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the SCHEDULE property & none other than the OWNERS has any right, title, interest, claim and/ or demand over and in respect of the same.
22. That the SCHEDULE property is free from all encumbrances, charges, liens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever. Moreover, the OWNERS hereby undertake to compensate the DEVELOPER for any future complication, if arises in respect of

Contd....12

Anupam Chaudhury
 Dipankar Chatterjee
 Chandana Chatterjee
 Anita Banerjee @ Krishna Banerjee
 Anshu Kusum Chaudhury
 ANANYA DEVELOPERS
 Ananya Karanakar
 Proprietor

their title, possessions, Record of Rights, in respect of the Schedule property.

23. That the Developer with its/his every endeavour shall try to complete the overall project (G+4) within 3 (Three) years from the date of Sanction of the Building Plan by the Burdwan Municipality. But, if it/he is prevented to do so for the Act of God or for such other natural calamity and for local or any political disturbances or for any legal problem, the tenure may be extended on mutual discussion between the Owners and the Developer. However, if the Developer is not prevented under the grab of any such circumstances and even then he neglects and fails to complete the said G+4 storied building within the said time stipulated, the Developer shall be liable to compensate the owners, lawfully.
24. That it is agreed that all the cost for preparation & registration of the concern Development Agreement, Development Power of Attorney (including stamp duty, Registration fees and fees for the counsel) shall be borne by both the Owners & Developer in equal shares and that this Agreement shall be deemed to have commenced on and with effect from the date of its execution.
25. That all the government tax (i.e. Central and State) which will be applicable for this project, the developer shall be liable to pay such tax at his full discretion and the entire tax of such amount shall be calculated in accordance with the relevant Act charging / fixing proportionately among all the flat owners and occupiers / allottees and Developer shall be entitled for doing/fixing/collecting the same.

THE SCHEDULE (OF LAND/PROPERTY)

All that the "Bastu" class of land comprised and contained at C.S. Plot Nos. 449 & 450, R.S. Plot No. - 449/886 & 449/887, L.R. Plot No. - 1285 & 1286, under C.S. Kh. No. 245, R.S. KH. No. - 797, L.R. Khatian No. - 3878 (Anupam Chaudhury under L.R.

Anupam Choudhury
 Dipankar Choudhury
 Chandana Choudhury
 Anita Banerjee @ Krishna Banerjee
 Anam Kusum Choudhury
 ANANYA DEVELOPERS
 Ananya Karmakar
 Proprietor

Plot No. – 1286), L.R. Khatian No. – 3721 (Dipankar Choudhury under L.R. Plot No. – 1286), L.R. Khatian No. – 61/1 (Amlan Kusum Choudhury under L.R. Plot No. – 1286), L.R. Khatian No. – 312/1 (Chandana Choudhuri under L.R. Plot No. – 1285), L.R. Khatian No. – 219/3 (Krishna Banerjee Alias Anita Banerjee under L.R. Plot No. – 1285) of Mouza – Sankharipukur, J.L. No. - 38, measuring 3619 sq.ft. equal to 8.30 Decimal physical possession instead of ROR measuring 9.00 decimal of land, be the same a little more or less within the territorial jurisdiction of Burdwan Municipality, Ward No.14, UMR - 14, P.S. Burdwan Sadar, Dist.- Purba Bardhaman 713103.

Butted and bounded : to the North R.S. Plot No.449/886 & 450; to the South R.S. Plot No.449/885; to the East House of Manoj Sarkar; to the West Municipal Road 12 feet wide more or less.

SCHEDULE OF SPECIFICATION OF CONSTRUCTION WORKS

1. STRUCTURE	Reinforcement for columns, beams, slabs etc, as per the approved design by the BMC. Concrete (M-15/ M-30 as per requirement) with stone-chips, full course / medium course sand Cement As per IS code.
2. BRICK WORK	1st class or burnt clay bricks / fire clay bricks will be used for 8" and 3" brick work, Motor ratio will be as per IS code.
3. PLASTER WORK	All wall plaster (inside or outside) 6: 1 and all ceiling plaster will be irrespective of only 5:1 Ratio, Ceiling will be 5:1 ratio.
4. FLOOR WORK	All flooring work by Vitrified Tiles.
5. SKIRTING	6"x4" Skirting will be provided.

Contd....14

Anurag Chaudhary
 Dipankar Choudhary
 Chandana Choudhary
 Anika Banerjee @ Krishna
 Banerjee
 Anshu Kumar Chaudhary
 ANANYA DEVELOPERS
 Ananya Karimkhar
 Proprietor

6. DOOR FRAME	4"x2.5" good quality wooden frames according to the door size will be provided.
7. DOORS	Main door and inside doors will be all flush doors with necessary fittings such as handle, tower-bolt-hinges, locking system, peephole etc.
8. WINDOWS	Aluminium Sliding Windows fitted with 3mm thick glass with necessary fittings.
9. SANITARY AND PLUMBING	Septic Tank will be as per the C. C. Specification connected to the main Sewerage line of the BMC as and when this system is introduced. All the sewerage pipes of 4" Dia G.I. Pipes, properly mounted, on the wall and connected to the septic Tank.
10. BATHROOM	Western Commode Pan (as per choice) with low level plastic cistern, 02 Taps, 01 Shower to be provided in the Bath room, bath room flooring by skirting fitted with glazed tiles on the wall up to a height 6-0" from the floor level
11. BASIN	2/ 2/ 3 Standard Basin/s will be provided in the Dining room with necessary fittings.
12. WALLS	Internal portion will be

Contd....15

Anupam Choudhary
 Dipankar Choudhary
 Chandana Choudhary
 Anita Banerjee @ Krishna Banerjee
 Anam Kusum Choudhary
 ANANYA DEVELOPERS
 Ananya Karimkhar
 Proprietor

	finished by plaster /putty,
13. PAINTING	External portion of the building will be finished with water proof cement based Paint.
14. STAIRCASE	By plaster of paris / putty
15. MAIN GATE	Made by M.S. Patti Rod, designed with locking arrangement.
16. KITCHEN	Flooring by glazed' tiles on the wall with height of 3'x5" over the Cooking platform, Kitchen Sink made of black Stone and Granite will be provided. One drinking water point and 01 Tap Water point on the Sink will be provided.
17. ELECTRICAL POINTS :	For Common Passage,
a) COMMON POINTS	Stairs, Main gate, Roof, Pump Room and Meter room.
b) BED ROOM	02 light, 01 Fan, 1 N'O. 5 Amp. Plug on board will be provided. One A/C point 15 Amp. at the master Bed Room.
c) DRAWING	02 light, 01 Fan, 1 No. 5/15 Amp. Plug Point, 1 No. 15 Amp. Plug.
d) DINNING ROOM	Two Points on board for T.V., Cable and Refrigerator etc.
e) BATHROOM	01 Light and 01 Exhaust Fan Point & 01 Geyser Point.

Contd....16

Anupam Choudhury
 Dipankar Choudhury
 Chandana Choudhury
 Anita Banerjee @ Krishna Banerjee
 Anur Kumum Choudhury
 ANANYA DEVELOPERS
 Ananya Karma Kar
 Proprietor

f) KITCHEN	01 Light and 01 Exhaust Fan Point.
g) VERANDAH	01 Light and 1 No. 5Amp Plug point.
h) ELECTRICAL WIRES	Finolex/Havells/ISI Marked

18. Lift

: As per Developer's choice.

Extra payment to be made by the Allottees / Purchasers for any additional work in the Flat.

Meter, Bulbs, Tubes, Decoration Lamps, Fans, Exhaust fan, Calling Bell etc. will be Allottee's/ Purchaser's expenses.

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

SIGNED SEALED AND DELIVERED

conrigendum

at Burdwan in presence of:-

page NO-12, in the last paragraph of the page 2nd line "Plot no 449, having 9.5 decimal, having 9.6 decimal, C.S" has been written by pen

WITNESSES:

1. Anil Kumar Dey
S/o Anil Kumar Dey
Chotomilpur, Choto Bari, Danga
Purba Bardhaman - 713103.

Anupam Choudhury
Dipankar Choudhury

2. Surajmoy Choudhury
S/o Anur Kumum Choudhury
Pragatree Vile - B,
Plot no - 62 Pch no - 2
Sector - 19, CBD B Dey
Neha Nagar,

Chandana Choudhury
Anita Banerjee @ Krishna Banerjee
Anur Kumum Choudhury
Signature of the Owners

Contd....17

ANANYA DEVELOPERS
Ananya Karimakar
Signature of the Developer
Proprietor

Drafted by me & Typed in my Office.

Drafted by me as per the instruction of the parties & typed by me in my office.

SUPRITY MAHARAJ

Suprity Maharaj
Advocate

Suprity Maharaj 3/12/24.
Advocate

Dist. Judges' Court, Burdwan
Enrl. No.-F/326/256/17

Left & Right hands Thumb Impression and Signature of **MR. ANUPAM CHAUDHURY**:

Left hand impression	Little finger	Ring finger	Middle finger	Index finger	Thumb
					
Right hand impression	Thumb	Index finger	Middle finger	Ring finger	Little finger
					



Signature : *Anupam Chaudhury*

Left & Right hands Thumb Impression and Signature of **MR. DIPANKAR CHOUDHURI**:

Left hand impression	Little finger	Ring finger	Middle finger	Index finger	Thumb
					
Right hand impression	Thumb	Index finger	Middle finger	Ring finger	Little finger
					



Signature : *Dipankar Choudhuri*

Left & Right hands Thumb Impression and Signature of MR. AMLAN KUSUM CHAUDHURY:

Left hand impression	Little finger	Ring finger	Middle finger	Index finger	Thumb
					
Right hand impression	Thumb	Index finger	Middle finger	Ring finger	Little finger
					



Amlan Kusum Chaudhury

Signature : *Amlan Kusum Chaudhury*

Left & Right hands Thumb Impression and Signature of MRS. CHANDANA CHAUDHURI:

Left hand impression	Little finger	Ring finger	Middle finger	Index finger	Thumb
					
Right hand impression	Thumb	Index finger	Middle finger	Ring finger	Little finger
					



Chandana Chaudhuri

Signature : *Chandana Chaudhuri*

Left & Right hands Thumb Impression and Signature of **MRS. ANITA BANERJEE @ KRISHNA BANERJEE** :

Left hand impression	Little finger	Ring finger	Middle finger	Index finger	Thumb
					
Right hand impression	Thumb	Index finger	Middle finger	Ring finger	Little finger
					



Signature : *Anita Banerjee @ Krishna Banerjee*

IDENTIFIER : Left & Right hands Thumb Impression and Signature of **MR. ASIM KUMAR DEY**:

Left hand impression	Little finger	Ring finger	Middle finger	Index finger	Thumb
					
Right hand impression	Thumb	Index finger	Middle finger	Ring finger	Little finger
					



Signature : *Asim Kumar Dey*

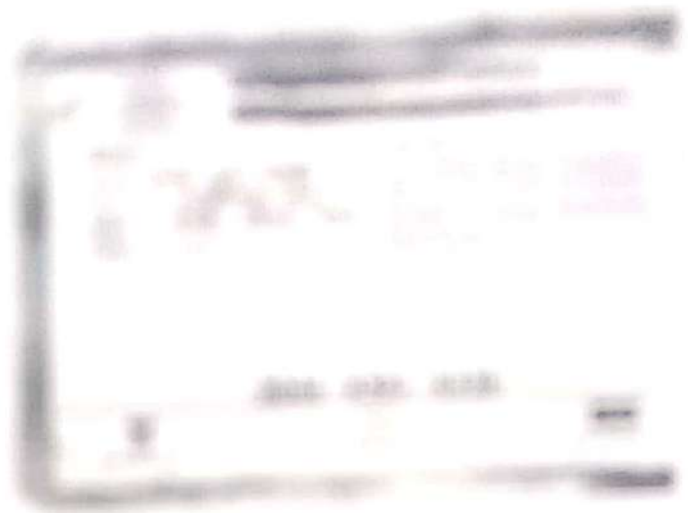
DEVELOPER : Left & Right hands Thumb Impression and Signature of MRS. ANANYA KARMAKAR :

Left hand impression	Little finger	Ring finger	Middle finger	Index finger	Thumb
					
Right hand impression	Thumb	Index finger	Middle finger	Ring finger	Little finger
					



Ananya Kar

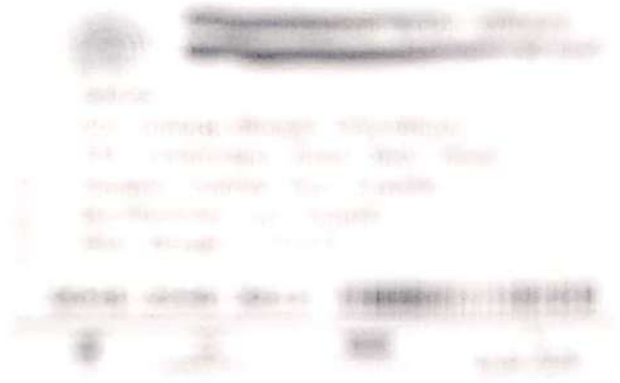
Signature : Ananya Kar



Eugene Anthony



Just as I am



Handwritten signature or text in red ink.

आयकर विभाग

INCOME TAX DEPARTMENT

DIPANKAR CHOUDHURI

AMBUJA BHUSAN CHOUDHURY

08/01/1969

Permanent Account Number

AEOPC6791A

Dipankar
Choudhury

Signature



भारत सरकार

GOVT. OF INDIA



14072016

Dipankar Choudhury



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याना क्रमांक / Enrollment No 1190/11453/00189

To

अम्बान कुसुम चौधुरी

Amilan Kusum Chaudhury

S/O Sasthidas Chaudhury

Flat NO-2, Plot No-62, Progressive Villa-B, Belapur Gaon

Near Gaon Devi Mandir Sector-19, C B D Belapur, Pin

Code-400614

Navi Mumbai

Thane

Maharashtra 400615

9323116433

Ref. 37 / 29F / 73489 / 73815 / P



UE637970591IN



आपला आधार क्रमांक / Your Aadhaar No. :

2100 3260 1591

आधार — सामान्य माणसाचा अधिकार



भारत सरकार

GOVERNMENT OF INDIA

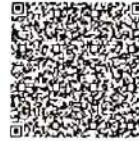


अम्बान कुसुम चौधुरी

Amilan Kusum Chaudhury

जन्म वर्ष / Year of Birth : 1941

पुरुष / Male



2100 3260 1591

आधार — सामान्य माणसाचा अधिकार

Amilan Kusum Chaudhury

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMLAN KUSUM CHAUDHURY
SASTHIDAS CHAUDHURY
28/01/1941
Permanent Account Number
AHCPC5381K

A.K. Chaudhury



Amlan Kusum Chaudhury



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1058/20108/16326

To
চন্দনা চৌধুরী
Chandana Chaudhuri
CHOTONILPUR
SUBHAS PARA
Burdwan - I
Sripalli
Burdwan - I Bardhaman
West Bengal 713103
9832183069

31/10/2013
67949400



MN679494006FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8162 4087 0121

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



চন্দনা চৌধুরী
Chandana Chaudhuri
পিতা : সস্ঠী দাস চৌধুরী
Father : Sashti Das Chaudhuri
জন্মতারিখ / DOB : 22/01/1953
মহিলা / Female



8162 4087 0121

আধার - সাধারণ মানুষের অধিকার

Chandana Chaudhuri

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANDANA CHAUDHURI
SASTHIDAS CHAUDHURI

22/01/1953
Permanent Account Number

AJDPC1149A

Chandana Chaudhuri
Signature

14022008

Chandana Chaudhuri



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नम्यांकन क्रम/ Enrolment No.: 1093/51028/01870

To
अनीता बनर्जी
Anita Banerjee
W O Saranjeeb Banarjee
H.No-4892
Aryapuri
Near Gyatri Mandir
RATU ROAD
Ranchi Jharkhand - 834001
8797620446

Download Date: 24/1/2017

Generation Date: 10/08/2011

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

3259 3484 1011

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



अनीता बनर्जी
Anita Banerjee
जन्म तिथि: DOB: 24/04/1956
महिला: FEMALE

3259 3484 1011



मेरा आधार, मेरी पहचान

Anita Banerjee @ Krishna Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT

ANITA BANERJEE
CHAUDHURY DAS SASTHI

24/04/1956

Permanent Account Number

BENPB2727K

Anita Banerjee

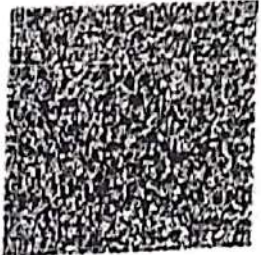
Signature

भारत सरकार
GOVT. OF INDIA



28062011

Anita Banerjee @ Krishna Banerjee

भारत सरकार Government of India	राष्ट्रीय पहचान प्राधिकरण Unique Identification Authority of India
 ANANYA KARMAKAR Date of Birth/DOB: 14/03/1993 Female/FEMALE	Address: D/O: Tarak Karmakar, DHAMRAJ ROAD, SRI PALLY, Bardhaman (m), Bardhaman, West Bengal - 713103 
4460 0110 4622 VID : 9161 8995 9601 4093	4460 0110 4622 VID : 9161 8995 9601 4093
मेरा आधार, मेरी पहचान	1847 help@uidai.gov.in www.uidai.gov.in

Ananya Karmakar

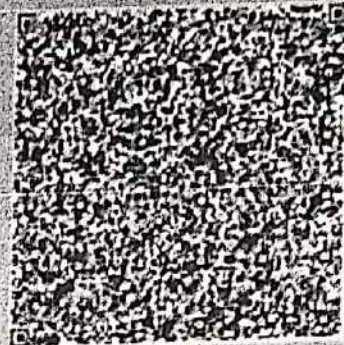
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EOPPK1079Q



नाम / Name
ANANYA KARMAKAR

पिता का नाम / Father's Name
TARAK KARMAKAR

जन्म की तारीख /
Date of Birth
14/03/1993

Ananya Karmakar
हस्ताक्षर / Signature

Ananya Karmakar



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



121220242031402242

8178/26

211/25

GRIPS Payment Detail

GRIPS Payment ID: 121220242031402242 Payment Init. Date: 12/12/2024 22:26:35
Total Amount: 6007 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 9437488742846 BRN Date: 12/12/2024 22:27:13
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mrs ANANYA KARMAKAR
Mobile: 9434004301

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250314022438	Directorate of Registration & Stamp Revenue	6007
Total			6007

IN WORDS: SIX THOUSAND SEVEN ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192024250314022438

GRN Details

GRN: 192024250314022438 Payment Mode: SBI Epay
GRN Date: 12/12/2024 22:26:35 Bank/Gateway: SBIEPay Payment Gateway
BRN : 9437488742846 BRN Date: 12/12/2024 22:27:13
Gateway Ref ID: 2943453330 Method: IDBI Bank-Retail NB
GRIPS Payment ID: 121220242031402242 Payment Init. Date: 12/12/2024 22:26:35
Payment Status: Successful Payment Ref. No: 2003161969/3/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mrs ANANYA KARMAKAR
Address: DHAMRAI ROAD, P.O. - SRIPALLY PURBA BARDHAMAN -713103, WEST BENGAL
Mobile: 9434004301
Email: nitaimaharaj@yahoo.co.in
Period From (dd/mm/yyyy): 12/12/2024
Period To (dd/mm/yyyy): 12/12/2024
Payment Ref ID: 2003161969/3/2024
Dept Ref ID/DRN: 2003161969/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003161969/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	6000
2	2003161969/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				6007

IN WORDS: SIX THOUSAND SEVEN ONLY.

Major Information of the Deed

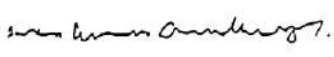
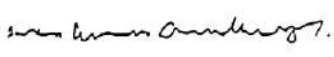
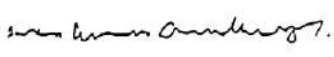
Deed No :	I-0203-00211/2025	Date of Registration	14/01/2025
Query No / Year	0203-2003161969/2024	Office where deed is registered	
Query Date	12/12/2024 4:29:11 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Suprity Maharaj 5, ICHLABAD OLAICHANDITALA NEAR POLICE LINE BAZAR PO: SRIPALLY, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713103, Mobile No. : 8250731793, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
		Rs. 51,81,822/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks			

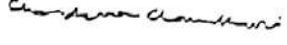
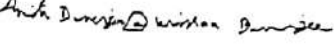
Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Sankharipukur, JI
No: 38, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-449/886	RS-797	Bastu	Bastu	2.3 Dec		13,24,243/-	Width of Approach Road: 12 Ft.,
L2	RS-449/886	RS-797	Bastu	Bastu	1.1 Dec		6,33,334/-	Width of Approach Road: 12 Ft.,
L3	RS-449/886	RS-797	Bastu	Bastu	1.1 Dec		6,33,334/-	Width of Approach Road: 12 Ft.,
L4	RS-449	RS-797	Bastu	Bastu	2 Dec		11,51,516/-	Width of Approach Road: 12 Ft.,
L5	RS-449	RS-797	Bastu	Bastu	2.5 Dec		14,39,395/-	Width of Approach Road: 12 Ft.,
		TOTAL :			9Dec	0 /-	51,81,822 /-	
		Grand Total :			9Dec	0 /-	51,81,822 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ANUPAM CHAUDHURY Son of Mr Sailaja Bhusan Chaudhury Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>13/12/2024</td> <td></td> <td>LTI 13/12/2024</td> <td>13/12/2024</td> </tr> </tbody> </table> 555, 25 Chotonilpur Road, City:- Burdwan, P.O:- Sripalli, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: ahxxxxxx6p, Aadhaar No: 50xxxxxxxx8339, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr ANUPAM CHAUDHURY Son of Mr Sailaja Bhusan Chaudhury Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office		 Captured		13/12/2024		LTI 13/12/2024	13/12/2024
Name	Photo	Finger Print	Signature										
Mr ANUPAM CHAUDHURY Son of Mr Sailaja Bhusan Chaudhury Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office		 Captured											
13/12/2024		LTI 13/12/2024	13/12/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Dipankar Choudhuri Son of Mr Ambuja Bhusan Choudhury Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>13/12/2024</td> <td></td> <td>LTI 13/12/2024</td> <td>13/12/2024</td> </tr> </tbody> </table> 555, 25 Chotonilpur Road, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: aexxxxxx1a, Aadhaar No: 60xxxxxxxx3813, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Dipankar Choudhuri Son of Mr Ambuja Bhusan Choudhury Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office		 Captured		13/12/2024		LTI 13/12/2024	13/12/2024
Name	Photo	Finger Print	Signature										
Mr Dipankar Choudhuri Son of Mr Ambuja Bhusan Choudhury Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office		 Captured											
13/12/2024		LTI 13/12/2024	13/12/2024										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Amlan Kusum Chaudhury (Presentant) Son of Mr Sasthidas Chaudhury Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>13/12/2024</td> <td></td> <td>LTI 13/12/2024</td> <td>13/12/2024</td> </tr> </tbody> </table> Flat No 2, Plot No.62, Progressive Villa B, Block/Sector: Belapur Gaon Mandir Sector 19, City:- Not Specified, P.O:- Belapur, P.S:-THANE TOWN, District:-Thane, Maharashtra, India, PIN:- 400615 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ahxxxxxx1k, Aadhaar No: 21xxxxxxxx1591, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Amlan Kusum Chaudhury (Presentant) Son of Mr Sasthidas Chaudhury Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office		 Captured		13/12/2024		LTI 13/12/2024	13/12/2024
Name	Photo	Finger Print	Signature										
Mr Amlan Kusum Chaudhury (Presentant) Son of Mr Sasthidas Chaudhury Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office		 Captured											
13/12/2024		LTI 13/12/2024	13/12/2024										

4	Name Mrs CHANDANA CHAUDHURI Daughter of Mr SASTHIDAS CHAUDHURI Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	Photo  13/12/2024	Finger Print  Captured LTI 13/12/2024	Signature  13/12/2024
Chotonilpur Subhas Para, City:- Burdwan, P.O:- Sripalli, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AJxxxxxx9A, Aadhaar No: 81xxxxxxx0121, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office				
5	Name Mrs Anita Banerjee, (Alias: Mrs Krishna Banerjee) Daughter of Mr Chaudhury Das Sasthi Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	Photo  13/12/2024	Finger Print  Captured LTI 13/12/2024	Signature  13/12/2024
B No.4892 Gyan Mandir Aryapuri Ratu Road, City:- Not Specified, P.O:- Ranchi, P.S:-Ranchi, District:-Ranchi, Jharkhand, India, PIN:- 834001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: bxxxxxx7k, Aadhaar No: 32xxxxxxx1011, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANANYA DEVELOPERS Dhamrai Road, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Date of Incorporation:XX-XX-1XX3 , PAN No.:: eoxxxxxx9q, Aadhaar No: 44xxxxxxx4622, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name ANANYA KARMAKAR Daughter of Mr TARAK KARMAKAR Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	Photo  Dec 13 2024 5:09PM	Finger Print  Captured LTI 13/12/2024	Signature  13/12/2024
DHAMRAIROAD BURDWAN, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: EOxxxxxx9Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANANYA DEVELOPERS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ashim Kumar Dey Son of Late Anil Kumar Dey Chotonilpur Chotobalidanga, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	 13/12/2024	 Captured 13/12/2024	 13/12/2024
Identifier Of Mr ANUPAM CHAUDHURY, Mr Dipankar Choudhuri, Mr Amlan Kusum Chaudhury, Mrs CHANDANA CHAUDHURI, Mrs Anita Banerjee, ANANYA KARMAKAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ANUPAM CHAUDHURY	ANANYA DEVELOPERS-2.3 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Dipankar Choudhuri	ANANYA DEVELOPERS-1.1 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr Amlan Kusum Chaudhury	ANANYA DEVELOPERS-1.1 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mrs CHANDANA CHAUDHURI	ANANYA DEVELOPERS-2 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mrs Anita Banerjee	ANANYA DEVELOPERS-2.5 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Sankharipukur, JI No: 38, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	RS Plot No:- 449/886, RS Khatian No:- 797		
L2	RS Plot No:- 449/886, RS Khatian No:- 797		
L3	RS Plot No:- 449/886, RS Khatian No:- 797		
L4	RS Plot No:- 449, RS Khatian No:- 797		
L5	RS Plot No:- 449, RS Khatian No:- 797		

Endorsement For Deed Number : I - 020300211 / 2025

On 13-12-2024

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

Presented for registration at 14:35 hrs on 13-12-2024, at the Office of the A.D.S.R. Bardhaman by Mr Amlan Kusum Chaudhury, 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 51,81,822/-

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

Execution is admitted on 13/12/2024 by 1. Mr ANUPAM CHAUDHURY, Son of Mr Sailaja Bhusan Chaudhury, 555, 25 Chotonilpur Road, P.O: Sripalli, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 2. Mr Dipankar Choudhuri, Son of Mr Ambuja Bhusan Choudhury, 555, 25 Chotonilpur Road, P.O: Sripalli, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 3. Mr Amlan Kusum Chaudhury, Son of Mr Sasthidas Chaudhury, Flat No 2, Plot No.62, Progressive Villa B, Sector: Belapur Gaon Mandir Sector 19, P.O: Belapur, Thana: THANE TOWN, Thane, MAHARASHTRA, India, PIN - 400615, by caste Hindu, by Profession Business, 4. Mrs CHANDANA CHAUDHURI, Daughter of Mr SASTHIDAS CHAUDHURI, Chotonilpur Subhas Para, P.O: Sripalli, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 5. Mrs Anita Banerjee, Alias Mrs Krishna Banerjee, Daughter of Mr Chaudhury Das Sasthi, B No.4892 Gyan Mandir Aryapuri Ratu Road, P.O: Ranchi, Thana: Ranchi, Ranchi, JHARKHAND, India, PIN - 834001, by caste Hindu, by Profession Business

Indetified by Mr Ashim Kumar Dey, , , Son of Late Anil Kumar Dey, Chotonilpur Chotobalidanga, P.O: Sripally, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

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

Execution is admitted on 13-12-2024 by ANANYA KARMAKAR, PROPRIETOR, ANANYA DEVELOPERS, Dhamrai Road, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr Ashim Kumar Dey, , , Son of Late Anil Kumar Dey, Chotonilpur Chotobalidanga, P.O: Sripally, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2024 10:27PM with Govt. Ref. No: 192024250314022438 on 12-12-2024, Amount Rs: 7/-, Bank: SBI
EPay (SBIPay), Ref. No. 9437488742846 on 12-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4071, Amount: Rs.1,000.00/-, Date of Purchase: 12/12/2024, Vendor name: M DUTTA

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2024 10:27PM with Govt. Ref. No: 192024250314022438 on 12-12-2024, Amount Rs: 6,000/-, Bank: SBI EPay (SBlePay), Ref. No. 9437488742846 on 12-12-2024, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 14-01-2025

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.



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2025, Page from 8711 to 8753
being No 020300211 for the year 2025.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2025.01.16 12:25:35 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 16/01/2025

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