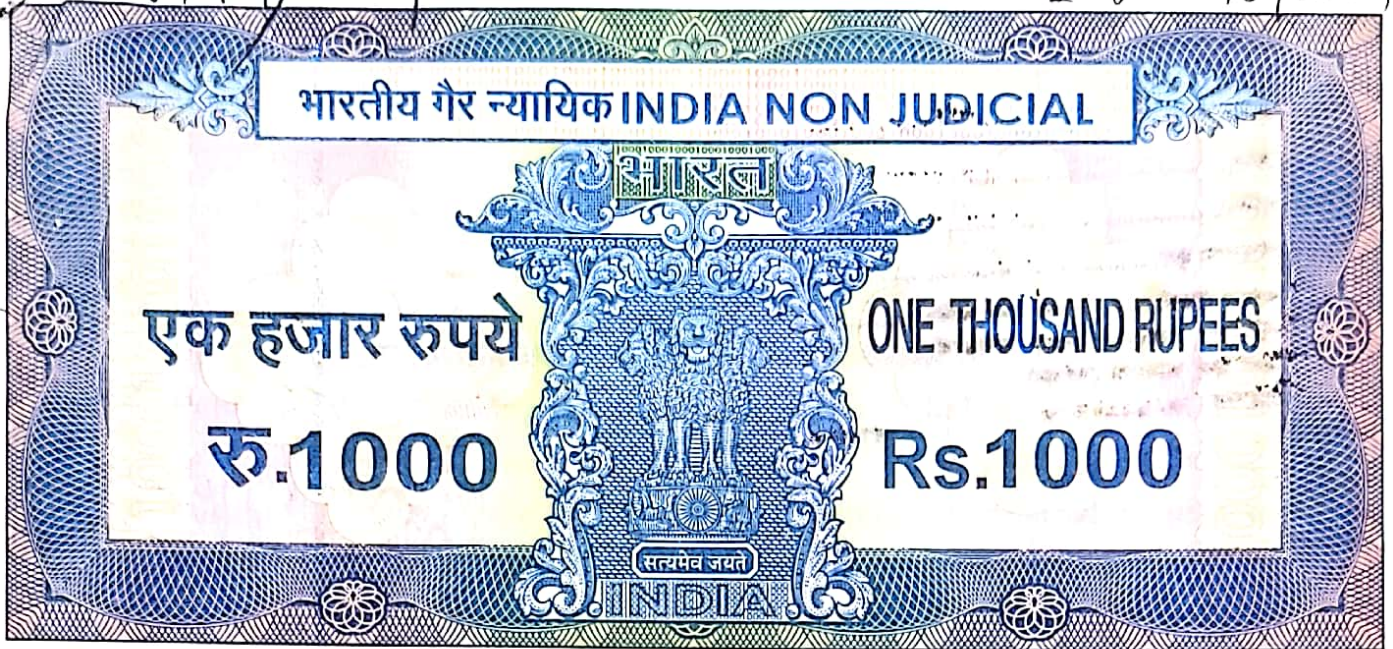


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पश्चिम बंगाल WEST BENGAL

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

Shampa Bose Trivedy
District Sub-Registrar-I
Purba Bardhaman

16 AUG 2024

Shampa Bose Trivedy
Shampa Bose

Purnima Bose

ANANYA DEVELOPERS

Ananya Karmakar
Proprietor

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT OR CONSTRUCTION AGREEMENT is made on this the 16th Day of August, 2024.

BETWEEN

- 1) MRS. SHAMPA BOSE TRIVEDY, Alias SHAMPA BOSE, (PAN- AHRPB4894P), wife of Arup Kumar Bose, daughter of Arun Kumar Trivedy, Nationality Indian, by faith Hindu, by occupation Business, resident of Gurap, P.O.- Gurap, P.S. - Gurap, District- Hooghly, Pin- 712303, (W.B.).**

Shampa Bose Trivedy
Bhampa Bose
Purnima Bose

ANANYA DEVELOPERS
Ananya Karmakar
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2) **Mrs. PURNIMA BOSE (PAN- ADUPB7387G)**, wife of Dipak Kumar Bose, daughter of Radha Gobinda Roy, Nationality Indian, by faith Hindu, by occupation Business, resident of Gurap, P.O.- Gurap, P.S. - Gurap, District- Hooghly, Pin - 712303, (W.B.), 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.- Sripally, P.S. - Bardhaman, District- Purba Bardhaman, Pin-713103, (W.B.) and having been **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. - Bardhaman, District Purba Bardhaman, Pin-713103, (W.B.), hereinafter referred to as the **DEVELOPER/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**.

Advocate
WHEREAS the immoveable property appertaining to R.S. Plot No. - 662 corresponding to L.R. Plot No. -1341, under R.S. Khatian No. - 254, L.R. Khatian No. - 7946 and 7947, respectively, of Mouza- Balidanga, J.L. No. - 35, measuring (1782 sq. ft. + 1800 sq. ft.) = 3582 sq. ft. equal to 8.20 decimal of land, be the same a little more or less within the territorial

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Sarada Bose

Purnima Bose

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jurisdiction of Burdwan Municipality, P.S.- Burdwan Sadar, District - Purba Bardhaman, Pin- 713103 and also described in the SCHEDULE herein below was long time ago lawfully owned and possessed (entire plot) by one Sarada Prasad Dey, he enjoyed the property without any interruption of others.

WHEREAS after his demise, Sri Gopal Krishna Dey and Binoy Krishna Dey, both are son of Late Sarada Prasad Dey, jointly became the owners of the said property sharing 50% each as the absolute legal heirs as per the Hindu Succession Act.

WHEREAS, during their lawful possession, said Sri Binoy Krishna Dey, gifted his undivided entire 50% share of the said property to his full-blooded sister, namely; Parulbala Dey, in the year 1943, and hence she became the 50% undivided owner of the said property. Thereafter, both the owners sharing 50% each of that property i.e. Sri Gopal Krishna Dey and Parulbala Dey, jointly sold 44 Decimal area of landed property out of their total ownership of 60 Decimal land to Sri Raicharan Ghosh and his both cousins Sakhicharan Ghosh and Bimalendu Ghosh by way of a Sale Deed registered on 12.12.1955 in the District and Sub-Registry Office, Burdwan, bearing Deed No.7314 and on that very date Sri Gopal Krishna Dey and Parulbala Dey jointly sold their rest 16 Decimal of landed property out of their total ownership 16 Decimal of land to Smt. Anupama Ghosh by way of a Sale Deed, in the District and Sub-Registry Office, Burdwan, bearing Deed No.7315.

Smt. Anupama Ghosh
Advocate

WHEREAS, during their lawful possession, Sakhicharan Ghosh and Bimalendu Ghosh, both being owners of 2/3 share of total 44 Decimal of landed property with 1/3 share of Sri Raicharan Ghosh as stated above,

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Ananya Karanvokar
Proprietor

they (Sakhicharan Ghosh and Bimalendu Ghosh) sold their 2/3 share i.e. more or less 29.33 Decimal land to Sri Raicharan Ghosh, by virtue of a Sale Deed, registered on 27.09.1956 in the District and Sub-Registry Office, Burdwan, bearing Sale Deed No. 5832. Thus, Sri Raicharan Ghosh became the absolute owner of 44 Decimal (by purchasing by way of Deed No.7314 & 5832) and Parulbala Dey became the absolute owner of 16 Decimal of the said land (by purchasing by way of Deed No. 7315).

WHEREAS, aforesaid Parulbala Dey gifted 9 Decimal land (marking Northern Side) out of her 16 Decimal land to her husband Sri Raicharan Ghosh by virtue of a registered Deed bearing No.5940 in the Office of DSR, Burdwan on 14.07.1979 and accordingly, Sri Raicharan Ghosh became the absolute owner of (44 decimal + 9 decimal) =53 Decimal Land (by purchasing by way of Deed No.7314 & 5832 and by way of Gift Deed No.5940).

WHEREAS, said Sri Raicharan Ghosh conveyed some portion of his properties to his three sons, namely - 1) Subir Kumar Ghosh, 2) Pradip Kumar Ghosh, 3) Prabir Kumar Ghosh and wife named 4) Anupama Ghosh by way of a registered Deed of Family Settlement bearing No.5989 dated 25.11.1980, in the Office of DSR, Burdwan, following a Rectification Deed for the same was registered bearing Deed No. 3653 in the Office of ADSR, Burdwan dated 06.07.1990 by said Sri Raicharan Ghosh. Thereafter, said Sri Raicharan Ghosh conveyed some portion of his properties to his two sons, namely - 1) Subir Kumar Ghosh and 2) Prabir Kumar Ghosh, by way of another registered Deed of Family Settlement, bearing No. 4512 dated 22.07.1991, registered in the Office of ADSR, Burdwan.

Advocate

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Proprietor

WHEREAS, said Prabir Kumar Ghosh becoming owner of 13 Decimal of land by way of different Deeds conveyed in favour of him as stated hereinabove from time to time and he exchanged his said (Kha Schedule) property with Sri Subir Kumar Ghosh by executing an Exchanged Deed bearing No.2321 in 1998 in the Office of ADSR, Burdwan and became absolute owner of 10 Decimal of property bearing Mouza – Balidanga, R.S. Kh No. 254, R.S. Plot No. 662, L.R. Plot No. 1341, L.R. Kh. No. 1339, Class of land - Bastu.

WHEREAS, said Prabir Kumar Ghosh sold his property measuring 1800 Sq. Ft. Land bearing Mouza – Balidanga, R.S. Khatian No. 254, R.S. Plot No. 662, L.R. Plot No. 1341, L.R. Khatian No. 1339, Class of land - Bastu to **Smt. Purnima Bose** by virtue of a Registered Sale Deed bearing No.5992, Book No. 1, Volume No. – 18, Pages – 4514 to 4542, dated 29.07.2009 in the Office of ADSR, Burdwan and thereafter, said Prabir Kumar Ghosh sold his property measuring 1782 Sq. Ft. Land bearing Mouza – Balidanga, J.L. No. 35, R.S. Khatian No. 254, R.S. Plot No. 662, L.R. Plot No. 1341, L.R. Khatian No. 1339, Class of land - Bastu to **Mrs. Shampa Bose Trivedy, Alias Shampa Bose** by virtue of a Registered Sale Deed, bearing No. 9152, Book No. 1, Volume No. 28, Pages – 911 to 940, dated 08.12.2009, which was registered in the Office of ADSR, Burdwan.

AND WHEREAS, said **Mrs. Shampa Bose Trivedy, Alias Shampa Bose and Smt. Purnima Bose** both being owners of the landed property duly marked and shown in their Purchased Deeds as stated hereinabove, have been enjoying their property for the long time without any hindrance and mutated their names in the Record of Rights under the L.R. Kh. No. 7946 & 7947 respectively.

Advocate

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Purnima Bose

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Ananya Karmakar
Proprietor

AND WHEREAS, said **Mrs. Shampa Bose Trivedy, Alias Shampa Bose and Smt. Purnima Bose** are lawfully owned and possessed the said land continuously for more than 12 years peacefully and without any interruption of others whatsoever thus they also acquired therein the schedule mentioned property a better title by way of peaceful possession.

AND WHEREAS, the First Part herein (**Mrs. Shampa Bose Trivedy, Alias Shampa Bose and Smt. Purnima Bose**), thus became the absolute owners and possessors of their said property and have got their name duly mutated and recorded in the finally published L.R. Settlement records of right of the Schedule plot of land on payment of its Rent towards the State Of West Bengal in their names, got their names lawfully recorded under the L.R. Khatian No. 7946 & 7947 respectively (in LRROR) and the owners of the First Part are absolutely seized and possessed of the said Bastu class, Mouza – Balidanga, J.L. No. 35, R.S. Khatian No. 254, R.S. Plot No. – 662, corresponding to L.R. Plot No. – 1341, measuring (1800 sq. ft. + 1782 sq. ft.) = 3582 sq. ft. equal to 8.20 decimal, also described in the SCHEDULE herein below lawfully owned and possessed by **Mrs. Shampa Bose Trivedy, Alias Shampa Bose and Smt. Purnima Bose**, they enjoyed the property without any interruption of others, under Burdwan Municipality, Road Name – Baranilpur Road, Ward No. 14, P.S.- Burdwan Sadar, Dist.- Purba Bardhaman 713103, free from all encumbrances whatsoever.

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

Adv. S. J. No.
Advocate

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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 multistoried building in accordance with the plan to be sanctioned by the Burdwan Municipality in this behalf.

2. That the OWNERS will get 50% Flats and Car Parking of the multi storied building to be constructed as per the Sanctioned Building Plan, issued by Burdwan Municipality TOGETHER WITH undivided proportionate share in land and common parts & facilities with sufficient modern fittings & fixtures AND the Developer will get rest 50% Flats and Car Parking space over the multistoried building to be constructed over the "A" schedule property as per sanctioned building plan issued by Burdwan Municipality, TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R. TOGETHER WITH right over the roof for its maintenance and fixing up overhead tank with water distribution line and other necessity of the building. Be it mentioned here that the Flats/Parking Spaces/Units/ Godown/Shops has been specifically demarcated in this Development Agreement.

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Proprietor

3. That the OWNERS will get the Flat no. 2A, 2B and 2C (situated in the 2nd Floor), Flat no. 3B and 3C (situated in the 3rd Floor) and Flat no. 4A (situated in the 4th Floor) of the Apartment, to be constructed, as Owner's Allocation and The Developers will get the Flat no. 1A, 1B and 1C (situated in the 1st Floor), Flat no. 3A (situated in the 3rd Floor) and the Flat no. 4B and 4C (situated in the 4th Floor, as Developers Allocation of the Apartment to be constructed.

4. That the Owners and the Developers will get 50% share of the total Car Parking, each. The Car Parking, situated in the Eastern Portion of the Ground Floor of the proposed Apartment to be allocated to the Owners and the rest 50% area of the Car Parking, situated in the Western portion of the Ground Floor of the proposed Apartment to be allocated to the Developers.

5. The Owner and the Developer shall be entitled to deal with sale. Transfer, grant lease and/or in any way dispose of their respective allotments and to receive, realize and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required. 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.

6. That is so far as necessary all dealings the construction and material by the Developer in respect of the proposed multi-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 Power of Attorney** in a form and manner fasten of creating any financial liability upon the OWNERS.

7. Further the OWNERS hereby also undertake if necessary to sign any such Building Plan to be sanctioned for the proposed

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Multistoried Building **and/or for any reduction 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.

8. 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 cast upon the Developer.

9. The Developer shall be solely liable for ensuring safety and strength of the structural, masonry, fittings & fixtures used in the construction of the building and the consequences of any deviation/breach/default in complying with any statutory/engineering requirements shall be to their account and they shall keep the Owner wholly indemnified against any claims/demands on this account.

10. The Developer shall be fully responsible for any deviation or unauthorized Construction or accident or mishap while making any

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construction and in no event the Owner shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owner against all losses, liabilities, costs or claims, actions or proceedings thus arising.

11. 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.

12. 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 proposed multistoried building.

13. 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.

14. 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 proposed multistoried building and for any legal necessity for the overall project.

Advocate

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Purnima Bose

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Proprietor

15. That the OWNERS shall handover the vacant possession entirely of the SCHEDULE property (after due mutation of their names with 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.

16. 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.

17. 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.

18. That the Developers shall obtained Sanctioned Building Plan from the Municipality of Burdwan for the purpose of construction of the proposed Multistoried Building.

19. 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 For Specific Allocations of the Parties, in accordance with their agreed share (i.e. 50%: 50%).

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Purnima Bose

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20. That the Developers will get the rest Flats of the proposed Multistoried building, as the Developer's Allocation specific allocations in the said Multi-storied Building to be constructed and the Developer shall be entitled to deal only the Developer's Allocation of the proposed multi storied building. To be constructed in the Scheduled property.

21. That if, in future, any additional floor/s is/are agreed to be constructed above the proposed Multistoried Building 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 proposed multistoried building shall be the same (50%:50%) as of for the proposed Multistoried Building 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.

22. That the Developers will install Lift in the Apartment to be constructed as per Sanctioned Building Plan.

23. That if any extra work is done or is required to be done by the Developer over the portion allotted in favour of the Owners the cost of such extra work shall be fixed by the Developer at his full discretion and it/he shall be entitled to such.

24. That the DEVELOPER shall at its/ his discretion shall enter into any agreement with third parties and/or enter into any

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agreement for sale of the Developer's 50% 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.

25. 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.

26. 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.

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

28. That the Developer with its/his every endeavour shall try to complete the overall project of construction of Multistoried Building within 2 (Three) years from the date of execution of the Development Agreement. But, if it/he is prevented to do so for the Act of God or for

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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 multi-storied building within the said time stipulated, the Developer shall be liable to compensate the owners, lawfully.

29. That the present agreement will be in force till the completion of the project and during pendency of the project if any party dies, his/her/their legal heirs/ successors/administrators will be bound to obey the terms & Conditions of the present agreement and will be bound to execute supplementary agreement with the other party. In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to Specific performance and also to recover damages, compensation from the party committing the breach. On the other hand if the Owners fails to remove the encumbrances regarding the schedule property, the Owners will solely be responsible & liable for all financial loss & injury of the Developer.

30. The Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owner's allocation will be borne by the Owner.

Advocate

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Proprietor

31. That all the government tax (i.e. Central and State) which will be applicable for this project, the developer shall do so at his full discretion and the entire tax of such amount shall be calculated in accordance with the relevant Act and be charged / fixed proportionately among all the flat owners and occupiers / allottees and Developer shall be entitled for fixing the same.

32. That after completing the building project, the Developer will obtain Completion Certificate (CC) from the concern authority at its own cost and supply copy of the same to the Owners, as well as all other Flat Owners. If the Owners desire to sale the flat of Owner's Allocation, before issuance of Completion Certificate (CC) from Burdwan Municipality and then developer shall have to put his/her signature on the all documents regarding sale of the particular flat (Owners Allocation) as confirming party.

33. That after the said building is completed and the Owner's Allocation is delivered, the Developer will form an Association with the Co-Owners and Co-Occupants of the various Flats/Parking Spaces/Units/Godown/Shops and form such Rules and Regulations as the Developer shall think fit and proper for the maintenance of the said building and the Owner shall be liable to make payment proportionate share of the maintenance charges payable in respect thereof.

34. That until such Association is formed, the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owner making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof.

35. That in case of any dispute arise regarding the Terms and Conditions and Breach of Agreement the Court at Burdwan shall have the jurisdiction to

Advocate

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@Stampa Bose
Purnima Bose

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Ananya Karanakar
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try and entertain all actions, suits and proceedings arising out of this Agreement.

THE SCHEDULE (OF LAND/PROPERTY)

All that the "**Bastu**" class of land comprised and contained at Mouza - Balidanga, J.L. No. 35, R.S. Khaitan No. 254, R.S. Plot No. - 662, corresponding to L.R. Plot No. - 1341, measuring $(1800 + 1782) = 3582$ sq. ft. equal to 8.20 decimal of land, bearing L.R. Khatian No. 7946 & 7947, respectively, be the same a little more or less within the territorial jurisdiction of Burdwan Municipality, P.S. Burdwan Sadar, District- Purba Bardhaman, 713103, Holding No. 322/F, Mahalla -Baranilpur, Road Name - Baranilpur Road, Ward No. 14.

Butted and bounded:

to the **North** by average 16 feet wide unnamed municipality Road.

to the **South** by House of Tarun Samanta.

to the **East** by House of Anup Dutta;

to the **West** by House of Amalesh Ghosh.

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

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Advocate

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@Stampa Bose

Purnima Bose

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3. PLASTER WORK

bricks will be used for 8" and 3" brick work, Motor ratio will be as per IS Code.

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" X 4" skirting will be provided.

6. DOOR FRAME

4" X 2.5" good quality wooden frames according to the door size will be provided.

7. DOORS

Main door and inside doors will be all flash doors with necessary fittings such as handle, tower-bolt-hinges, locking system, peep-hole etc.

8. WINDOWS

Aluminum Sliding Windows fitted with 3mm thick glass with necessary fittings.

9. SANITARY & PLUBING

Septic Tank will be as per the 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

Advocate

Shampa Bose Trivedy
Shampa Bose
Purnima Bose

ANANYA DEVELOPERS
Ananya karmakar
Proprietor

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 finished by plaster /putty,

13. PAINTING

External portion of the building will be finished with water proof cement-based Paint.

14. STAIRCASE

By 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,

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Shampa Bose

Shanfa Bose Trivedy
@ Shanfa Bose

Purnima Bose

ANANYA DEVELOPERS

Ananya Karmakar
Proprietor

- | | | |
|----|---------------|--|
| 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. |
| F) | KITCHEN | 01 Light and 01 Exhaust Fan Point. |
| G) | VERANDAH | 01 Light and 1 No. 5 AMP Plug point. |

Extra payment to be made by the Allottees/Purchasers/Owners for SGST, CGST and for other statutory levies for the purpose and also for any additional work in the Flat.

Sho. No.
Advocate

Meter, Bulbs, Tubes, Decoration Lamps, Fans, Exhaust Fan, Ceiling 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
at Burdwan in presence of:-

WITNESSES :

1. *Ashim Kumar Dey*
Chetomilpur, Choto Bali danga
Burdwan - 713103.

2. *Anup Kr Bose*

Anup Kr Bose
60, Baranilpur Ambagan
Colony Burdwan, 713103

Stampa Bose Trivedy
@Stampa Bose
Purnima Bose
Signature of the Owners

ANANYA DEVELOPERS
Ananya karmakar
Proprietor
Signature of the Developer

Drafted by me & Typed in my Office.

Santi Ranjan Das.
Advocate

District Judges Court, Burdwan
Enrollment no. *WB/281/2005*

Finger Print and Photo

Left Hand						 <i>Shampa Bose</i>
	Thumb	Index	Middle	Ring	Little	
Right Hand						

The above-mentioned Photo & Finger

Prints are attested by me

Signature

Shampa Bose

Left Hand						 <i>Purnima Bose</i>
	Thumb	Index	Middle	Ring	Little	
Right Hand						

The above-mentioned Photo & Finger

Prints are attested by me

Signature

Purnima Bose ✓

Left Hand						 <i>Ananya Karmakar</i>
	Thumb	Index	Middle	Ring	Little	
Right Hand						

The above-mentioned Photo & Finger

Prints are attested by me

Signature

Ananya Karmakar

Left Hand						Photo
	Thumb	Index	Middle	Ring	Little	
Right Hand						

The above-mentioned Photo & Finger

Prints are attested by me

Signature

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : ASHIM KUMAR DEY
2. FATHER/ HUSBAND NAME : ANIL KUMAR DEY
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : _____
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Chotonilpur, Chotobali Danga
POST OFFICE (পোস্ট অফিস) Saipally
POLICE STATION (থানা) Bardhaman PIN 713103
DISTRICT(জেলা) Purba Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 4313 6601 7723
PAN _____
EPIC NO _____
MOBILE NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Ashim Kumar Dey as identifier identifying the executants
of the concerned deed (Query No.) 2002179163/2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Ashim Kumar Dey
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

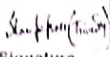
SHAMPA BOSE TRIVEDY

ARUN KUMAR TRIVEDY

08/08/1971

Permanent Account Number

AHRPB4894P


Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड या कॉपी पाए जाएं तो कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट, UTHSI,
प्लॉट नं. ३, सेक्टर ११, गो. यो. ई. बेलपुर,
नवी मुंबई- ४०० ६१४.

Shampa Bose Trivedy.



ভারত সরকার
Government of India



নাম / Name: Shamda Bose Trivedy
পিতা / Father: ARUN TRIVEDI
জন্ম তারিখ / DOB: 08/09/1971
লিঙ্গ / Gender: FEMALE



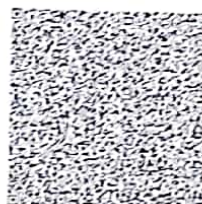
5813 7167 4603

আমার , আমার পরিচয়

Unique Identification Authority of India

ঠিকানা: গুড়াপ, হুগলী, পশ্চিমবঙ্গ,
712303

Address: Gurap, Hooghly, West Bengal,
712303



5813 7167 4603



1947



help@uidai.gov.in



www.uidai.gov.in

Shamda Bose Trivedy

সম্পদ সনাক্তকরণ / PERMANENT ACCOUNT NUMBER
ADUPB373870

নাম / NAME
PURNIMA ROSE

পিতা বা মাতা / FATHER'S NAME
RADHA GONHDA ROY

জন্ম তারিখ / DATE OF BIRTH
10-04-1970

স্বাক্ষর / SIGNATURE
PURNIMA ROSE

স্বাক্ষর / SIGNATURE
COMMISSIONER OF INCOME TAX, W.D. & J.

এই কার্ড হারিয়ে গেলে / মিলে গেলে পর যত্নসহ জারী করণে
মালিকানাধীন করে সুরক্ষিত / রাখা হবে
সিদ্ধান্ত অনুসারে (প্রমাণিত এবং সত্যীকৃত),
পে-৭,
চৌরঙ্গী বর্গ,
কলকাতা - ৭০০ ০৬৯,

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Purnima Bose



सत्यमेव जयते
Government of India



पौर्णिमा बोस
 Purnima Bose
 विलंबित/EXEM - 10/01/1970
 5438/11MMU

5438 5970 4829

VID : 9112 7589 4819 7540

संश्लेषित संश्लेषित संश्लेषित



भारतीय अनामक पहचान प्राधिकरण
 Unique Identification Authority of India

ठेका:
 गुराप, हुगली,
 पश्चिम बंगाल - 712103
 Address:
 Gurap, Hooghly,
 West Bengal - 712103

Download Date: 03/02/2023



5438 5970 4829

VID : 9112 7589 4819 7540

☎ 1917 | ✉ help@uidai.gov.in | 🌐 www.uidai.gov.in

Purnima Bose

आयकर विभाग
INCOME TAX DEPARTMENT
A KARMAKAR
TARAK KARMAKAR
14/03/1993
Permanent Account Number
EOPPK1079Q
Ananya Karma Kar
Signature

भारत सरकार
GOVT. OF INDIA



Ananya karmakar



Ananya karmakar



ভারত সরকার
Unique Identification Authority of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1058/20131/15017

To
অশীম কুমার দে
Ashim Kumar Dey
S/O Anil Kumar Dey
CHHOTONILPUR CHOTOBALI DANGA
Burdwan - I
Sripalli
Burdwan - I Bardhaman
West Bengal 713103
67947799
MN679477997FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4313 6601 7723

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অশীম কুমার দে
Ashim Kumar Dey
জন্মতারিখ / DOB : 05/01/1981
পুরুষ / Male



4313 6601 7723

আধার - সাধারণ মানুষের অধিকার

Ashim Kumar Dey

Major Information of the Deed

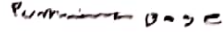
Deed No :	I-0201-07240/2024	Date of Registration	16/08/2024
Query No / Year	0201-2002179163/2024	Office where deed is registered	
Query Date	13/08/2024 2:22:02 PM	D.S.R. - I Purba Burdwan, District: Purba Bardhaman	
Applicant Name, Address & Other Details	ANUPAM SARKAR DIST JUDGES COURT BURDWAN,Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 8918101569, Status Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 56,71,508/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,010/- (Article:48(g))		Rs. 46/- (Article:E, E, M(b))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Baranilpur Road, Mouza: Balidanga, , Ward No: 14 JI No: 35, 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	LR-1341 (RS :-661)	LR-7946	Bastu	Bagan	1800 Sq Ft	1/-	28,50,004/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-1341 (RS :-661)	LR-7947	Bastu	Bagan	1782 Sq Ft	1/-	28,21,504/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			8.2088Dec	2 /-	56,71,508 /-	
		Grand Total :			8.2088Dec	2 /-	56,71,508 /-	

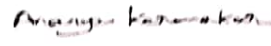
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name SHAMPA BOSE TRIVEDY, (Alias: SHAMPA BOSE) (Presentant) Wife of ARUP KUMAR BOSE Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	 16/08/2024	 Captured LTI 16/08/2024	Signature  16/08/2024
GURAP, City:- , P.O:- GURAP, P.S:-Gurap, District:-Hooghly, West Bengal, India, PIN:- 712303 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AHxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				
2	Name PURNIMA BOSE Wife of DIPAK KUMAR BOSE Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	 16/08/2024	 Captured LTI 16/08/2024	Signature  16/08/2024
GURAP, City:- , P.O:- GURAP, P.S:-Gurap, District:-Hooghly, West Bengal, India, PIN:- 712303 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ADxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				

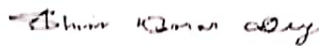
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANANYA DEVELOPERS 127/3 CHOTONII PUR, CHOTO BALIDANGA, 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 Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name ANANYA KARMAKAR Daughter of TARAK KARMAKAR Date of Execution - 16/08/2024, , Admitted by: Self, Date of Admission: 16/08/2024, Place of Admission of Execution: Office	Photo  Aug 16 2024 4:04PM	Finger Print  Captured L11 16/08/2024	Signature  16/08/2024
DHAMRAI ROAD, City:- Burdwan, P.O:- SRIPALLY, 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 DEVELOPER)				

Identifier Details :

Name	Photo	Finger Print	Signature
ASHIM KUMAR DEY Son of ANIL KUMAR DEY CHOTONILPUR, CHOTO DALIDANGA, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	 16/08/2024	 Captured 16/08/2024	 16/08/2024
Identifier Of SHAMPA BOSE TRIVEDY, PURNIMA BOSE, ANANYA KARMAKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SHAMPA BOSE TRIVEDY	ANANYA DEVELOPERS-4.12501 Doc

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	PURNIMA BOSE	ANANYA DEVELOPERS-4.08376 Doc

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Baranilpur Road, Mouza: Balidanga, , Ward No: 14 JI No: 35, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1341, LR Khatian No:- 7946	Owner:শ্রীমতী বসু, Gurdan:শ্রীমতী বসু, Address:শ্রীমতী, Classification:বসতি, Area:0.04000000 Acro,	SHAMPA BOSE TRIVEDY

[illegible]

On 16-08-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1902)

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) 40(1),W.B. Registration Rules,1962)

Presented for registration at 13 22 hrs on 16-08-2024, at the Office of the D.S.R. - I Purba Bardwan by SHAMPA BOSE TRIVEDY Alias SHAMPA BOSE, 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 56,71,508/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1902)

Execution is admitted on 16/08/2024 by 1. SHAMPA BOSE TRIVEDY, Alias SHAMPA BOSE, Wife of ARUP KUMAR BOSE, GURAP, P.O: GURAP, Thana: Gurap, , Hooghly, WEST BENGAL, India, PIN - 712303, by caste Hindu, by Profession Business, 2. PURNIMA BOSE, Wife of DIPAK KUMAR BOSE, GURAP, P.O: GURAP, Thana: Gurap, , Hooghly, WEST BENGAL, India, PIN - 712303, by caste Hindu, by Profession Business

Indetified by ASHIM KUMAR DEY, . . Son of ANIL KUMAR DEY, CHOTONILPUR, CHOTO DALIDANGA, 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 16-08-2024 by ANANYA KARMAKAR, DEVELOPER, ANANYA DEVELOPERS (Solo Proprietorship), 127/3 CHOTONILPUR, CHOTO DALIDANGA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by ASHIM KUMAR DEY, . . Son of ANIL KUMAR DEY, CHOTONILPUR, CHOTO DALIDANGA, 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 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2024 1:50PM with Govt. Ref. No: 192024250167533138 on 16-08-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 5110964762029 on 16-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14624, Amount: Rs.1,000.00/-, Date of Purchase: 12/08/2024, Vendor name: Sanjoy Acharyya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2024 1:50PM with Govt. Ref. No: 192024250167533138 on 16-08-2024, Amount Rs: 6,010/-, Bank: SBI EPay (SBIPay), Ref. No. 5110964762029 on 16-08-2024, Head of Account 0030-02-103-003-02



Ujjwal Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Bardwan
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0201-2024, Page from 165937 to 165973
Being No 020107240 for the year 2024.



Ujjwal Majumdar

Digitally signed by Ujjwal Majumdar
Date: 2024.08.23 17:03:31 +05:30
Reason: Digital Signing of Deed.

(Ujjwal Majumdar) 23/08/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Burdwan
West Bengal.