

05626/2026

P-05230/26



पश्चिम बंगाल WEST BENGAL



Handwritten in green ink: '2-17-2026/26' and some illegible scribbles.

Verified that the Document is admitted to
Registration The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document

Additional Registrar
of Assurances II Kolkata

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

1 JUL 2026

2ND SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this the 1st day of July Two

Thousand and Twenty Six

ন্যূনতম মূল্য ১০০.০০ টাকা

ক্রমিক নং ১২৪৬ ডাঃ

নাম

ঠিকানা

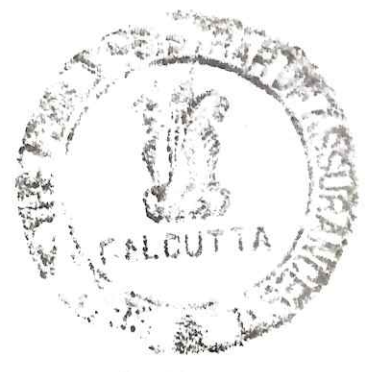
Umang More

4 MAY 2025

Umang More Advocate
Kolkata High Court

স্বাক্ষর - শ্রী অলোক মল্ল

মোকাফ- এ.ডি.এস.আর ঘাটেশ্বর, দঃ ২৪ পরগণা



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

1 JUL 2025

BETWEEN

BHAWANI ENCLAVES PRIVATE LIMITED (PAN: AADCB3033E) (CIN: U72900WB2007PTC119416), a company incorporated under Companies Act 1956, having its Registered office at 55 Bangur Avenue, Block -C, Post Office: Bangur Avenue, Police Station: Lake Town, Kolkata- 700055 represented by its Authorised Signatory, **MR. RAHUL OJHA (PAN:AAMPO6315Q) (Aadhar No.4784 5199 1878)** son of Sri Nirmal Kumar Ojha, by faith- Hindu, by Nationality- Indian, by occupation- Service residing at 21, Charuchandra Singha Lane, Ramkrishnapur, Police Station: Howrah, Post Office: Ramkrishnapur, Howrah – 711 101 authorised by Board of Resolution dated 25th June 2026 hereinafter referred to as “the **LAND OWNER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office, executors, administrators, legal representatives and/or assigns) of the **ONE PART**;

AND

TIRUPATI CONSTRUCTION (PAN: AAPFT1617F), a Partnership Firm having its office at Dharampur, Digambar Biswas Road, besides Income Tax office, Post Office and Police Station: Chinsurah, District- Hooghly (Pin Code: 712101), represented by its partners namely, **(1) SRI SUJIT KUMAR DEY (PAN: AGJPD4345E) (Aadhaar No. 4337 4705 7243)** son of Sukumar Dey, and **(2) (SMT.) SUSAMA DEY (PAN: APUPD0345L) (Aadhaar No.4361 6611 4882)** wife of Sri Sujit Kumar Dey, both by faith- Hindu, by Nationality- Indian, by occupation- Business, residing Dharampur, Digambar Biswas Road, opposite Rammohan Primary School, Post Office and Police Station: Chinsurah, Dist- Hooghly (Pin Code- 712101) hereinafter referred to as “the **DEVELOPER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners for the time being and their respective heirs executors administrators legal representatives and/or assigns) of the **OTHER PART**.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

24 JUL 2026

**THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED
BY AND BETWEEN THE PARTIES HERETO as follows:**

1. By a Development Agreement-cum-Power of Attorney dated 7th November 2022 (**the First Development Agreement**) made between the parties hereto and registered with the Additional Registrar of Assurances-II, Kolkata in Book I Being No.190213350 for the year 2022, the Land Owner agreed to contribute **ALL THAT** piece and parcel of land containing an aggregate area of 3 Bighas 11 Cottahs 4 Chittacks 12 Square Feet be the same little more or less situate lying at and being Holding No.961/7 Mahatma Gandhi Road [comprised of (1) R.S. Dag No.133 corresponding to L.R. Dag No.239 recorded in L.R. Khatian No.12318 (containing an area of 2 Bighas), (2) R.S. Dag No.132 corresponding to L.R. Dag No.238 recorded in L.R. Khatian No.12318 (containing an area of 1 Bigha 7 Cottahs 13 Chittacks 03 Square Feet) and (3) R.S. Dag No.149 corresponding to L.R. Dag No.250 recorded in L.R. Khatian No.12318 (containing an area of 03 Cottahs 07 Chittacks 09 Square Feet) all in Mouza: Chinsurah, J.L. No.20], Police Station: Chinsurah under Ward No.22 of the Hooghly-Chinsurah Municipality in the District of Hooghly (hereinafter referred to as "the **First Properties**) and to allow the same to be used exclusively and solely for the purpose of development of the same by the Developer.

2. By a Development Agreement-cum-Power of Attorney dated 6th March 2023 (**the Second Development Agreement**) made between the parties hereto and registered with the District Sub-Registrar-I, Hooghly in Book I Volume No.0601-2023 Pages 64068 to 64104 Being No.060103451 for the year 2023, the Land Owner agreed to contribute **ALL THAT** piece and parcel of containing an area of 0.186 Acres be the same little more or less situate lying at and being Holding No.977(New) Mahatma Gandhi Road (comprised of R.S. Dag No.126 corresponding to L.R. Dag No.231 recorded in R.S. Khatian No.56 corresponding to L.R. Khatian No.12559 in Mouza: Chinsurah, J.L. No.20),

Police Station: Chinsurah under Ward No.22 of the Hooghly-Chinsurah Municipality in the District of Hooghly (hereinafter referred to as ""the **Second Property**) and to allow the same to be used exclusively and solely for the purpose of development of the same by the Developer.

3. By another Development Agreement-cum-Power of Attorney also dated 6th March 2023 (**the Third Development Agreement**) made between the parties hereto and registered with the District Sub-Registrar-I, Hooghly in Book I Volume No.0601-2023 Pages 64029 to 64067 Being No.060103452 for the year 2023, the Land Owner agreed to contribute **ALL THAT** piece and parcel of land containing an area of 0.167 Acres be the same little more or less situate lying at and being Holding No.976(New) Mahatma Gandhi Road (comprised of R.S. Dag No.125 corresponding to L.R. Dag No.230 recorded in R.S. Khatian No.56 corresponding to L.R. Khatian No.12558 in Mouza: Chinsurah, J.L. No.20), Police Station: Chinsurah under Ward No.22 of the Hooghly-Chinsurah Municipality in the District of Hooghly (hereinafter referred to as ""the **Third Property**) and to allow the same to be used exclusively and solely for the purpose of development of the same by the Developer.
4. The First Development Agreement, the Second Development Agreement and the third Development Agreement shall be collectively referred to as 'the **Development Agreements**' and the First Properties, the Second Property and the Third Property shall be collectively referred to as 'the **said Properties**'.
5. The Land Owner converted the said Properties from their respective classifications to 'Housing Complex' in the records of the concerned Block Land & Land Reforms Office.
6. Thereafter, the Developer got the First Properties, the Second Property and the Third Property amalgamated in the records of the Hooghly-Chinsurah Municipality as a single Holding and the same was renumbered as Holding

No.961/7 Mahatma Gandhi Road, Police Station: Chinsurah under Ward No.22 of the Hooghly-Chinsurah Municipality, Hooghly (Pin Code: 712101).

7. By a Supplementary Development Agreement dated 4th October 2024 (**the 1st Supplementary Agreement**) made between the parties hereto and registered with the District Sub-Registrar-I, Hooghly in Book I Volume No.0601-2024 Pages 170429 to 170446 Being No.060109111 for the year 2024, the parties hereto revised some of the clauses of the Development Agreement.
8. In the Development Agreements, it was inter alia, agreed by and between the parties hereto that the Land Owner shall be entitled to 32.5% of the total constructed built-up area of the complex and 32.5% of the total car parking spaces together with undivided share in the land of the said Properties and also in the common areas and the Developer shall be entitled to 67.5% of the total constructed built-up area of the complex and 67.5% of the total car parking spaces together with undivided share in the land of the said Properties and also in the common areas.
9. The Developer got the prepared the building plans for construction of building at the said Properties consisting of 3 numbers of ground plus 5 upper storey buildings and the Developer got the said building plans duly sanctioned from the concerned Municipality vide Plan No.SWS-OBPAS/1808/2024/0091 dated 7th March 2024.
8. The parties hereto have allocated their respective Flats and the car parking spaces in the building at the said Properties and the same has been allotted in the following manner:

Land Owner

<u>SL. NO.</u>	<u>BLOCK</u>	<u>FLAT NO.</u>	<u>CAR PARKING NO.</u>	<u>FLOOR</u>	<u>AREA</u>
1	A		A-15	Ground	184
2	A		A-16	Ground	189
3	A		A-17	Ground	174
4	A		A-18	Ground	174
5	A		A-19	Ground	188
6	A		A-20	Ground	166
7	A		A-21	Ground	163
8	A	C-3		Third	817
9	A	D-3		Third	646
10	A	E-3		Third	646
11	A	F-3		Third	814
12	A	G-3		Third	661
13	A	H-3		Third	621
14	A	A-5		Fifth	608
15	A	B-5		Fifth	877
16	A	C-5		Fifth	817
17	A	D-5		Fifth	646
18	A	E-5		Fifth	646
19	B		B-4	Ground	230
20	B		B-5	Ground	184
21	B		B-6	Ground	178
22	B		B-14	Ground	165
23	B		B-15	Ground	192
24	B		B-16	Ground	186
25	B		B-17	Ground	152
26	B		B-18	Ground	243
27	B		B-19	Ground	158
28	B	E-0		Ground	566
29	B	I-1		First	617
30	B	J-1		First	603
31	B	K-1		First	655
32	B	L-1		First	671
33	B	M-1		First	608
34	B	A-2		Second	584
35	B	B-2		Second	597
36	B	C-2		Second	613
37	B	D-2		Second	586

38	B	E-2		Second	868
39	B	F-2		Second	833
40	B	G-2		Second	802
41	B	H-2		Second	610
42	B	I-2		Second	617
43	B	J-2		Second	603
44	B	K-2		Second	655
45	B	L-2		Second	671
46	B	M-2		Second	608
47	B	A-5		Fifth	584
48	B	B-5		Fifth	597
49	B	J-5		Fifth	603
50	B	K-5		Fifth	655
51	B	L-5		Fifth	671
52	B	M-5		Fifth	608
53	C		C-7	Ground	164
54	C		C-8	Ground	190
55	C		C-9	Ground	177
56	C		C-10	Ground	173
57	C		C-11	Ground	202
58	C		C-12	Ground	209
59	C		C-13	Ground	190
60	C		C-14	Ground	165
61	C		C-17	Ground	203
62	C	A-1		First	890
63	C	B-1		First	654
64	C	C-1		First	683
65	C	D-1		First	649
66	C	E-1		First	639
67	C	F-1		First	693
68	C	G-1		First	888
69	C	H-1		First	824
70	C	I-1		First	815
71	C	J-1		First	1020
72	C	K-1		First	398
73	C	L-1		First	821
74	C	M-1		First	829
75	C	J-3		Third	1020
76	C	K-3		Third	398
77	C	L-3		Third	821
78	C	M-3		Third	829
79	C	A-4		Fourth	890
80	C	F-4		Fourth	693

81	C	G-4		Fourth	888
82	C	H-4		Fourth	824
Total:					44649

Developer

<u>SL. NO.</u>	<u>BLOCK</u>	<u>FLAT NO.</u>	<u>CAR PARKING NO.</u>	<u>FLOOR</u>	<u>AREA</u>
1	A		A-1	Ground	210
2	A		A-2	Ground	176
3	A		A-3	Ground	174
4	A		A-4	Ground	177
5	A		A-5	Ground	170
6	A		A-6	Ground	170
7	A		A-7	Ground	186
8	A		A-8	Ground	188
9	A		A-9	Ground	157
10	A		A-10	Ground	158
11	A		A-11	Ground	166
12	A		A-12	Ground	151
13	A		A-13	Ground	181
14	A		A-14	Ground	170
15	A	A-1		First	608
16	A	B-1		First	877
17	A	C-1		First	817
18	A	D-1		First	646
19	A	E-1		First	646
20	A	F-1		First	814
21	A	G-1		First	661
22	A	H-1		First	621
23	A	A-2		Second	608
24	A	B-2		Second	877
25	A	C-2		Second	817
26	A	D-2		Second	646
27	A	E-2		Second	646
28	A	F-2		Second	814
29	A	G-2		Second	661
30	A	H-2		Second	621
31	A	A-3		Third	608
32	A	B-3		Third	877
39	A	A-4		Fourth	608

40	A	B-4		Fourth	877
41	A	C-4		Fourth	817
42	A	D-4		Fourth	646
43	A	E-4		Fourth	646
44	A	F-4		Fourth	814
45	A	G-4		Fourth	661
46	A	H-4		Fourth	621
52	A	F-5		Fifth	814
53	A	G-5		Fifth	661
54	A	H-5		Fifth	621
55	B		B-1	Ground	171
56	B		B-2	Ground	203
57	B		B-3	Ground	168
58	B		B-7	Ground	209
59	B		B-8	Ground	200
60	B		B-9	Ground	201
61	B		B-10	Ground	194
62	B		B-11	Ground	212
63	B		B-12	Ground	135
64	B		B-13	Ground	151
65	B		B-20	Ground	188
66	B		B-21	Ground	217
67	B		B-22	Ground	168
68	B		B-23	Ground	175
69	B		B-24	Ground	184
70	B		B-25	Ground	164
71	B		B-26	Ground	143
72	B		B-27	Ground	171
73	B		B-28	Ground	179
74	B		B-29	Ground	202
75	B	A-0		Ground	373
76	B	B-0		Ground	316
77	B	C-0		Ground	302
78	B	D-0		Ground	327
79	B	F-0		Ground	363
80	B	A-1		First	584
81	B	B-1		First	597
82	B	C-1		First	613
83	B	D-1		First	586
84	B	E-1		First	868
85	B	F-1		First	833
86	B	G-1		First	802
87	B	H-1		First	610

88	B	A-3		Third	584
89	B	B-3		Third	597
90	B	C-3		Third	613
91	B	D-3		Third	586
92	B	E-3		Third	868
93	B	F-3		Third	833
94	B	G-3		Third	802
95	B	H-3		Third	610
96	B	I-3		Third	617
97	B	J-3		Third	603
98	B	K-3		Third	655
99	B	L-3		Third	671
100	B	M-3		Third	608
101	B	A-4		Fourth	584
102	B	B-4		Fourth	597
103	B	C-4		Fourth	613
104	B	D-4		Fourth	586
105	B	E-4		Fourth	868
106	B	F-4		Fourth	833
107	B	G-4		Fourth	802
108	B	H-4		Fourth	610
109	B	I-4		Fourth	617
110	B	J-4		Fourth	603
111	B	K-4		Fourth	655
112	B	L-4		Fourth	671
113	B	M-4		Fourth	608
114	B	C-5		Fifth	613
115	B	D-5		Fifth	586
116	B	E-5		Fifth	868
117	B	F-5		Fifth	833
118	B	G-5		Fifth	802
119	B	H-5		Fifth	610
120	B	I-5		Fifth	617
121	C		C-1	Ground	243
122	C		C-2	Ground	162
123	C		C-3	Ground	201
124	C		C-4	Ground	170
125	C		C-5	Ground	179
126	C		C-6	Ground	149
127	C		C-15	Ground	150
128	C		C-16	Ground	162
129	C		C-18	Ground	188
130	C		C-19	Ground	225

131	C		C-20	Ground	146
132	C		C-21	Ground	258
133	C		C-22	Ground	166
134	C		C-23	Ground	181
135	C		C-24	Ground	146
136	C		C-25	Ground	149
137	C		C-26	Ground	192
138	C		C-27	Ground	179
139	C		C-28	Ground	153
140	C		C-29	Ground	186
141	C		C-30	Ground	187
142	C		C-31	Ground	171
143	C		C-32	Ground	188
144	C	A-2		Second	890
145	C	B-2		Second	654
146	C	C-2		Second	683
147	C	D-2		Second	649
148	C	E-2		Second	639
149	C	F-2		Second	693
150	C	G-2		Second	888
151	C	H-2		Second	824
152	C	I-2		Second	815
153	C	J-2		Second	1020
154	C	K-2		Second	398
155	C	L-2		Second	821
156	C	M-2		Second	829
157	C	A-3		Third	890
158	C	B-3		Third	654
159	C	C-3		Third	683
160	C	D-3		Third	649
161	C	E-3		Third	639
162	C	F-3		Third	693
163	C	G-3		Third	888
164	C	H-3		Third	824
165	C	I-3		Third	815
166	C	B-4		Fourth	654
167	C	C-4		Fourth	683
168	C	D-4		Fourth	649
169	C	E-4		Fourth	639
170	C	I-4		Fourth	815
171	C	J-4		Fourth	1020
172	C	K-4		Fourth	398
173	C	L-4		Fourth	821

174	C	M-4		Fourth	829
175	C	A-5		Fifth	890
176	C	B-5		Fifth	654
177	C	C-5		Fifth	683
178	C	D-5		Fifth	649
179	C	E-5		Fifth	639
180	C	F-5		Fifth	693
181	C	G-5		Fifth	888
182	C	H-5		Fifth	824
183	C	I-5		Fifth	815
184	C	J-5		Fifth	1020
185	C	K-5		Fifth	398
186	C	L-5		Fifth	821
187	C	M-5		Fifth	829
				Total:	93097

9. The Developer have obtained registration certificate from the West Bengal Real Estate Regulatory Authority vide registration No.WBRERA/P/HOO/2025/002311 and the parties will be able to sell/retain their respective allocations in the manner desired by each of the parties.
10. Land Owner will sell the share of their flats to the intending buyers on ongoing projects named as '**NIRMALAYA COMPLEX**' by virtue of tripartite agreement among the Land Owner, Developer and the intending buyers and Developer will be the confirming party in agreement of sale of flats by the Land Owner's allocation.
11. The Land Owner will issue the Allotment letter to the intending buyer of the Land Owner's allocation of the flats after receiving the booking amount as per the payment schedule of the projects.
12. The Land Owner will receive all the payments towards the booking of the flats directly from the buyer or by the bank approving the loan.
13. Developer will be responsible for timely delivery of possession of flats, quality of construction and all other specified by WBRERA to the buyers of the flats

whether the share of Developers flat or Land Owner's allocation of the flats concerned.

14. The respective allocations of the parties hereto shall be sold/retained/rented out as per the restrictions and covenants to be finalised by the Developer.
15. Taxes or outgoings, if any applicable, in respect of the Owner's Allocation shall be paid by the Land Owner and/or its proposed buyer.
16. Any further change in any of the terms of this Agreement shall be mutually decided by and between the parties hereto and the same shall be in writing.
17. All other terms and conditions of the Development Agreement, save what has been mentioned herein, shall remain in force until changed by the parties in writing.

IN WITNESS WHEREOF the parties hereto has hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by
the abovenamed LAND OWNER at
Kolkata in the presence of:

Ashwani Paswan
84/2 Pauchananpala Road,
Cilvach, Howrah - 711 204

Kalyan Kumar Dasmah
22/735- M.G. Road.
Aurobindo Pally
Chuchum Houghly,
Pin - 712101.

for Bhawan Enclaves Pvt. Ltd

Rahul Ojha

Authorised Signatory

14

SIGNED SEALED AND DELIVERED
on behalf of the abovenamed
DEVELOPER, by its Partners, (1)
SUJIT KUMAR DEY and (2) SUSAMA
DEY at Kolkata in the presence of:

1. Kalpana K. Dabral
22/735 M.S. Road.
Angabindopally
Chuchemtooghy
Pin-712101.

2. Umang More
Adv.
High Court, Calcutta.

TIRUPATI CONSTRUCTION

✓ Sujit Kumar Dey
PARTNER

✓ TIRUPATI CONSTRUCTION

Susama Dey
PARTNER

Drafted by:

Umang More

(UMANG MORE)

Advocate

High Court, Calcutta

WB/185/2003

		<i>Finger prints of the executant</i>				
 <i>Rahen Otha</i>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 <i>Srisid Kumar Dey</i>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 <i>Suman Dey</i>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

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



192026270129633678

GRN Details

GRN: 192026270129633678 Payment Mode: SBI Epay
GRN Date: 01/07/2026 10:56:55 Bank/Gateway: SBIEPay Payment Gateway
BRN : 0502922664419 BRN Date: 01/07/2026 10:57:22
Gateway Ref ID: 719002397 Method: State Bank of India WIBMO PG DC
GRIPS Payment ID: 010720262012963366 Payment Init. Date: 01/07/2026 10:56:55
Payment Status: Successful Payment Ref. No: 2001726951/4/2026
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr UMANG MORE
Address: 4/2, Agrasain Street, Liluah, Howrah
Mobile: 7044055666
Period From (dd/mm/yyyy): 01/07/2026
Period To (dd/mm/yyyy): 01/07/2026
Payment Ref ID: 2001726951/4/2026
Dept Ref ID/DRN: 2001726951/4/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	2001726951/4/2026	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2001726951/4/2026	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2001726951/4/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				75920

IN WORDS: SEVENTY FIVE THOUSAND NINE HUNDRED TWENTY ONLY.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



010720262012963366

GRIPS Payment Detail

GRIPS Payment ID: 010720262012963366 Payment Init. Date: 01/07/2026 10:56:55
Total Amount: 75920 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 0502922664419 BRN Date: 01/07/2026 10:57:22
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr UMANG MORE
Mobile: 7044055666

Payment(GRN) Details

Sl. No.	GRN	Department	Amount ()
1	192026270129633678	Directorate of Registration & Stamp Revenue	75920
Total			75920

IN WORDS: SEVENTY FIVE THOUSAND NINE HUNDRED TWENTY ONLY.

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



Major Information of the Deed

Deed No :	I-1902-05230/2026	Date of Registration	01/07/2026
Query No / Year	1902-2001726951/2026	Office where deed is registered	
Query Date	30/06/2026 3:55:38 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dipak Jana 10, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6296030799, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 16,50,51,636/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 684/- (Article:E, E)		
Remarks			

Land Details :

District: Hooghly, P.S:- Chinsurah, Municipality: BANSBERIA, Road: Mahatma Gandhi Road, Mouza: Chinsurah, ,
Holding No:961/7 JI No: 20, Pin Code : 712101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-239 (RS :-)	LR-12318	Special Housing Project	Shali	40 Katha	7,12,49,970/-	Width of Approach Road: 16 Ft.,
L2	LR-238 (RS :-)	LR-12318	Special Housing Project	Shali	1 Bigha 7 Katha 13 Chatak 3 Sq Ft	4,95,48,417/-	Width of Approach Road: 16 Ft.,
L3	LR-250 (RS :-)	LR-12318	Special Housing Project	Shali	3 Katha 7 Chatak 9 Sq Ft	61,45,310/-	Width of Approach Road: 16 Ft.,
		TOTAL :			117.59Dec	0 /-	1269,43,697 /-

District: Hooghly, P.S:- Chinsurah, Municipality: BANSBERIA, Road: Mahatma Gandhi Road, Mouza: Chinsurah, ,
Holding No:977 JI No: 20, Pin Code : 712101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-231 (RS :-)	LR-12559	Special Housing Project	Doba	0.186 Acre	2,00,79,537/-	Width of Approach Road: 16 Ft.,

District: Hooghly, P.S:- Chinsurah, Municipality: BANSBERIA, Road: Mahatma Gandhi Road, Mouza: Chinsurah, ,
Holding No:976 JI No: 20, Pin Code : 712101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	LR-230 (RS :-)	LR-12558	Special Housing Project	Bastu	0.167 Acre	1,80,28,402/-	Width of Approach Road: 16 Ft.,
		Grand Total :			152.89Dec	0 /-	1650,51,636 /-

Apartment Details:

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Bhawani Enclaves Private Limited 55, Bangur Avenue, Block C, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Date of Incorporation:XX-XX-2XX7 , PAN No.:: aaxxxxxx3e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Tirupati Construction Dharampur, Digambar Biswas Road, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Date of Incorporation:XX-XX-2XX9 , PAN No.:: aaxxxxxx7f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Rahul Ojha Son of Shri Nirmal Kumar Ojha Date of Execution - 01/07/2026, , Admitted by: Self, Date of Admission: 01/07/2026, Place of Admission of Execution: Office	Photo  Jul 1 2026 4:51PM	Finger Print  Captured LTI 01/07/2026	Signature  01/07/2026
	21, Charu Chandra Singh Lane, City:- , P.O:- Ramkrishnapur, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: aaxxxxxx5q, Aadhaar No: 47xxxxxxxx1878 Status : Representative, Representative of : Bhawani Enclaves Private Limited (as Director)			
2	Name Shri Sujit Kumar Dey (Presentant) Son of Sukumar Dey Date of Execution - 01/07/2026, , Admitted by: Self, Date of Admission: 01/07/2026, Place of Admission of Execution: Office	Photo  Jul 1 2026 4:52PM	Finger Print  Captured LTI 01/07/2026	Signature  01/07/2026
	Dharampur, Digambar Biswsa Road, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: agxxxxxx5e, Aadhaar No: 43xxxxxxxx7243 Status : Representative, Representative of : Tirupati Construction (as Partner)			

3	Name	Photo	Finger Print	Signature
	Smt Susama Dey Wife of Shri Sujit Kumar Dey Date of Execution - 01/07/2026, , Admitted by: Self, Date of Admission: 01/07/2026, Place of Admission of Execution: Office	 Jul 1 2026 4:52PM	 Captured LTI 01/07/2026	 01/07/2026
Dharampur, Digambar Biswas Road, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: apxxxxxx5I, Aadhaar No: 43xxxxxxxx4882 Status : Representative, Representative of : Tirupati Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kalyan Kumar Debnath Son of Jagadish Chandra Debnath 22/735, M G Road, Arabinda Pally, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101	 01/07/2026	 Captured 01/07/2026	 01/07/2026
Identifier Of Mr Rahul Ojha, Shri Sujit Kumar Dey, Smt Susama Dey			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Bhawani Enclaves Private Limited	Tirupati Construction-66 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Bhawani Enclaves Private Limited	Tirupati Construction-45.8975 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Bhawani Enclaves Private Limited	Tirupati Construction-5.6925 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Bhawani Enclaves Private Limited	Tirupati Construction-18.6 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Bhawani Enclaves Private Limited	Tirupati Construction-16.7 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: BANSBERIA, Road: Mahatma Gandhi Road, Mouza: Chinsurah, ,
Holding No:961/7 JI No: 20, Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 239, LR Khatian No:- 12318	Owner:মেসার্স ভবানী এনক্লেভ প্রাইভেট, Gurdian:লিমিটেড , Address:10 নং অবনী দত্ত রোড গোলাবাড়ী হাওড়া, Classification:শালি, Area:0.66300000 Acre,	Bhawani Enclaves Private Limited
L2	LR Plot No:- 238, LR Khatian No:- 12318	Owner:মেসার্স ভবানী এনক্লেভ প্রাইভেট, Gurdian:লিমিটেড , Address:10 নং অবনী দত্ত রোড গোলাবাড়ী হাওড়া, Classification:শালি, Area:0.46100000 Acre,	Bhawani Enclaves Private Limited
L3	LR Plot No:- 250, LR Khatian No:- 12318	Owner:মেসার্স ভবানী এনক্লেভ প্রাইভেট, Gurdian:লিমিটেড , Address:10 নং অবনী দত্ত রোড গোলাবাড়ী হাওড়া, Classification:শালি, Area:0.05700000 Acre,	Bhawani Enclaves Private Limited

District: Hooghly, P.S:- Chinsurah, Municipality: BANSBERIA, Road: Mahatma Gandhi Road, Mouza: Chinsurah, ,
Holding No:977 JI No: 20, Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No:- 231, LR Khatian No:- 12559		Seller is not the recorded Owner as per Applicant.

District: Hooghly, P.S:- Chinsurah, Municipality: BANSBERIA, Road: Mahatma Gandhi Road, Mouza: Chinsurah, ,
Holding No:976 JI No: 20, Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L5	LR Plot No:- 230, LR Khatian No:- 12558		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190205230 / 2026

On 01-07-2026

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 16:42 hrs on 01-07-2026, at the Office of the A.R.A. - II KOLKATA by Shri Sujit Kumar Dey ,.

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 16,50,51,636/-

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

Execution is admitted on 01-07-2026 by Mr Rahul Ojha, Director, Bhawani Enclaves Private Limited, 55, Bangur Avenue, Block C, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr Kalyan Kumar Debnath, , , Son of Jagadish Chandra Debnath, 22/735, M G Road, Arabinda Pally, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Others

Execution is admitted on 01-07-2026 by Shri Sujit Kumar Dey, Partner, Tirupati Construction, Dharampur, Digambar Biswas Road, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Indetified by Mr Kalyan Kumar Debnath, , , Son of Jagadish Chandra Debnath, 22/735, M G Road, Arabinda Pally, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Others

Execution is admitted on 01-07-2026 by Smt Susama Dey, Partner, Tirupati Construction, Dharampur, Digambar Biswas Road, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Indetified by Mr Kalyan Kumar Debnath, , , Son of Jagadish Chandra Debnath, 22/735, M G Road, Arabinda Pally, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 684.00/- (E = Rs 600.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 600/-, by POS = Rs 84/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 01/07/2026 10:57AM with Govt. Ref. No: 192026270129633678 on 01-07-2026, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 0502922664419 on 01-07-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 01/07/2026 5:00PM with Govt. Ref. No: 192026270130693076 on 01-07-2026, Amount Rs: 84/-, Bank: SBI, Ref. No. 19022001726951/01/2026 on 01-07-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1246, Amount: Rs.100.00/-, Date of Purchase: 14/05/2026, Vendor name: A MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 01/07/2026 10:57AM with Govt. Ref. No: 192026270129633678 on 01-07-2026, Amount Rs: 75,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0502922664419 on 01-07-2026, Head of Account 0030-02-103-003-02

Dilip Mondal

**Dilip Kumar Mondal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2026, Page from 256367 to 256392
being No 190205230 for the year 2026.



Dilip Mondal

Digitally signed by DILIP KUMAR MONDAL
Date: 2026.07.03 11:08:15 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 03/07/2026
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.