

SI NO...04...DL...18 DEC 2025

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

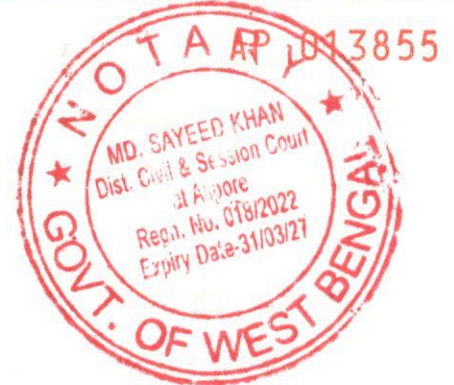


FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



AFFIDAVIT

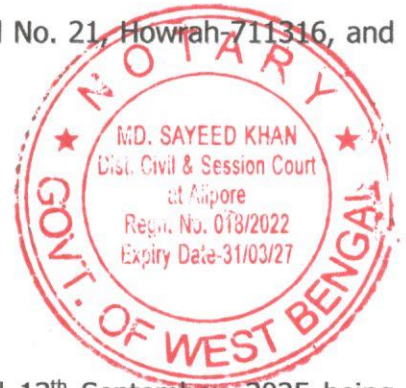
We, **HARSH BACHHAWAT (PAN BTTPB9562R), (Aadhaar No. 7749 8954 3339)**, son of Late Manoj Bachhawat, by faith Hindu, by nationality Indian, by occupation Business, residing 49A, Manmohan Banerjee Road, Block-4, Floor-12th, Flat-12B, Police Station Behala, Post Office Sahapur, Kolkata - 700038, West Bengal and **AQUA PARK GARDEN & RESORTS PRIVATE LIMITED (PAN AALCA0455F)** a Company registered under the Companies Act, 1956/2013 having its Registered Office at 152/3/5, Salkia School Road, 1st Floor, Post Office – Howrah, Police Station Golabari, Howrah - 711101, represented by its Director, **SMT. DISHA BACHHAWAT (PAN AJFPT9162Q), (Aadhaar No. 4382 2376 7326)** wife of Sri Harsh Bachhawat residing at 49A, Manmohan Banerjee Road, Block-4, Flat 12B, Post Office Sahapur, Police Station Behala, Kolkata - 700038, West Bengal hereby solemnly affirm and say as follows:

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1. That the deponents are law abiding citizens of India.
2. That the Aqua Park Garden & Resorts Private Limited is a law abiding company in India.
3. That originally one Development Agreement dated 24th December, 2022 was entered into between Manoj Bachhawat and Aqua Park Garden and Resorts Private Limited being Development Agreement dated registered before the Office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No. I, Volume No.1904-2022, Pages from 1180738 to 1180782, being No.190420889 for the year 2022.
4. Subsequently, the said Manoj Bachhawat died intestate on 26th November 2023 prior to his death the said Manoj Bachhawat made and published his Last Will & Testament dated 10th December 2022 and Probate to the said Last Will & Testament was granted by the Hon'ble Calcutta High Court in P.L.A. No. 52 of 2024. Thus, Harsh Bachhawat became the owner of the assets and properties originally belonging to Late Manoj Bachhawat.
5. The parties then decided to develop the property in phases and in the present phase the subject matter of development is **ALL THAT** the demarcated piece and parcel of land measuring **50.6 Decimals** approx. out of **76 Decimals** in R.S. Dag No. 3802, L.R. Dag No.3839 corresponding to L.R. Khatian Nos. 5996, District-Howrah, Police Station-Uluberia, within the Uluberia Municipality, Holding No. 1137A/102A, Ward No. 21, Howrah-711316, and butted and bounded

ON THE NORTH	:	By RS Dag No. 3684 & 3685;
ON THE SOUTH	:	By 6 feet Wide Road;
ON THE EAST	:	By Ferry Ghat Road;
ON THE WEST	:	By RS Dag No. 3688 & 3689;

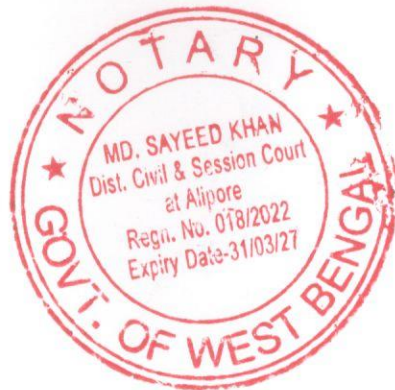
in terms of the Supplementary Development Agreement dated 13th September, 2025 being No. 190413786 registered before the Office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No. I, Volume No. 1904-2025, Pages from 599504 to 599527 for the year 2025.
6. It has been agreed that at the time of sale/transfer of any unit or entering into any Agreement for Sale wherever required the Landowner and the Developer shall sign



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individually without any Power of Attorney and for the same reason, no power of attorney has been registered in respect of the Development Agreement.

7. This is in clarification to the query raised by the RERA authorities with regard to new Power of Attorney which in the aforesaid circumstances, is not required to be executed and registered.



Net Saellhawet

AQUA PARK GARDEN & RESORTS (P) LTD.

Net Saellhawet

Director

DEPONENTS

Date :

Place : 18 DEC 2025

Identified by me
Subhendu Paul
Advocate
High Court Calcutta
Est. No. CB-2264/02

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME U/S 139CPC (P) CRPC

Net Saellhawet
MD. SAYEED KHAN
NOTARY
GOVT. OF WEST BENGAL
REGD. NO.-018/2022
4, K. S. ROY ROAD, KOL-1
G-2B, LATTIKAL 2ND LANE, KOL-24
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