

14245/2025

13786/2025

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



09AC 561658

13/9
12/48

Musa 2023/25
2309 86616/-

Additional Registrar of
Assurances-IV, Kolkata

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

Additional Registrar of
Assurances-IV, Kolkata

13 SEP 2025

SUPPLEMENTARY DEVELOPMENT AGREEMENT

This SUPPLEMENTARY AGREEMENT FOR DEVELOPMENT is
made on this the 13th day of September TWO THOUSAND AND
TWENTY FIVE (2025);

19/38781

22992

A. K. Chowdhary & Co
Advocates
10, Old Post Office Street
Room No. 21, 1st Floor, Kolkata

NAME _____
ADD. _____
Rs. _____
18 JUL 2025
SURANJAN MUKHERJEE
Licensed Stand. Agent
C. C. P. S.
2 & 3, K. S. Roy Road, Hutt-I

18 JUL 2025
18 JUL 2025

A. R. A.
7/8

স্বাক্ষরিত ও মোহরিত
স্বাক্ষরিত ও মোহরিত
স্বাক্ষরিত ও মোহরিত
স্বাক্ষরিত ও মোহরিত

স্বাক্ষরিত ও মোহরিত
স্বাক্ষরিত ও মোহরিত

সি 932/1/1



13 SEP 2025

BETWEEN

SRI 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 hereinafter referred to as the **LAND OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors, successors-in-interest and assigns) of the **FIRST PART**;

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 hereinafter referred to as **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest and assigns) of the **SECOND PART**;

WHEREAS:-

A. One Manoj Bachhawat (since deceased) entered into a Development Agreement dated 24th December, 2022 with Aqua Park Garden & Resorts Private Limited in respect of **ALL THAT** the piece



13 SEP 2026

and parcel of land admeasuring an area of **661.5 Decimal** in Mouza Fuleswar, J.L. No. 108, under L.R. Plot Nos. 3838, 3839, 3840, 3841, 3705, 3706, 3692, 3840 corresponding to L.R. Khatian Nos. 5995 and 5996, Holding No. 1137A/102A, Assessee No. 1307703247279 in the District of Howrah, Police Station Uluberia, within ~~the~~ Uluberia Municipality Ward No. 21, Howrah-711316 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.

B. 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, the First Party herein became the owner of the assets and properties originally belonging to Late Manoj Bachhawat, including the land described in the Second Schedule below.

C. It has now become incumbent to execute and register the present Development Agreement and to record such changes in the Development programme as has been mutually agreed upon.

D. Under the aforesaid Development Agreement the land measuring 5.705 Acres comprised in R.S. Dag Nos. 3801, 3802, 3803, 3804, 3681, 3682 corresponding to L.R.Dag Nos. 3838, 3839, 3840, 3841, 3705, 3706 in Mouza Fuleswar, J.L. No.108, under corresponding to L.R. Khatian Nos. 5996, District-Howrah, Police Station-Uluberia, within the Uluberia Municipality Ward No.21, Howrah-711316 belongs to the Second Party.



E. Under the aforesaid Development Agreement the land measuring 0.910 Acres comprised in R.S. Dag Nos. 3668, 3803, corresponding to L.R. Dag Nos. 3692, 3840 in Mouza Fuleswar, J.L. No. 108, corresponding to L.R. Khatian Nos. 5995, District-Howrah, Police Station-Uluberia, within the Uluberia Municipality Ward No.21, ~~Howrah~~-711316 belongs to the First Party.

F. The parties intend to amend the terms of the Development Agreement being No. 190420889 for the year 2022.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

A. Subject Matter of Agreement : -

Development of Present Phase:- The parties have duly arrived at Understandings between themselves with regard to Phase-wise development of lands measuring 0.506 Acres approx. out of 0.760 Acres in dag No R.S. Dag 3802 corresponding to L.R.Dag Nos. 3839 in Mouza Fuleswar, J.L. No.108, corresponding to L.R. Khatian Nos. 5996, District-Howrah, Police Station-Uluberia, within the Uluberia Municipality Ward No.21, Howrah-711316 and under the present phase of Development in respect of the land described in the **First Schedule below.**

B. Development of Future Phases in respect of the lands belonging to the First Party:- The parties have duly arrived at Understandings between themselves with regard to Phase-wise development of lands measuring 0.910 Acres in L.R. Dag nos. 3692, 3840 corresponding to R.S.Dag Nos. 3668 & 3803, under Mouza-





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



192025260266647938

GRN Details

GRN:	192025260266647938	Payment Mode:	SBI Epay
GRN Date:	12/09/2025 18:22:27	Bank/Gateway:	SBlePay Payment Gateway
BRN :	1720155864625	BRN Date:	12/09/2025 18:23:02
Gateway Ref ID:	1078662618	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	120920252026664792	Payment Init. Date:	12/09/2025 18:22:27
Payment Status:	Successful	Payment Ref. No:	2002592923/2/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms AQUA PARK GARDEN AND RESORTS PRIVATE LIMITED
Address:	152/3/5, SALKIA SCHOOL ROAD, 1ST FLOOR, HOWRAH - 711101
Mobile:	9748348476
EMAIL:	sales@mbgrouprealty.in
Period From (dd/mm/yyyy):	12/09/2025
Period To (dd/mm/yyyy):	12/09/2025
Payment Ref ID:	2002592923/2/2025
Dept Ref ID/DRN:	2002592923/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002592923/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2002592923/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2002592923/2/2025	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.

PAID

Fuleswar, J.L. No.108 in Mouza Fuleswar, J.L. No.108, and corresponding to L.R. Khatian Nos. 5995, District-Howrah, Police Station-Uluberia, within the Uluberia Municipality Ward No.21, Howrah-711316 whereby it is agreed that the lands described in the **Second Schedule** shall be developed by the First Party by itself or by entering into such other arrangement or joint venture with third parties as may be decided but upon entering separate Development Agreement in respect of part of the land or the entire land.

C. Development of Future Phases in respect of the lands belonging to the Second Party :- The parties have duly arrived at Understandings between themselves with regard to Phase-wise development of **ALL THAT** the piece and parcel of land admeasuring an area of **661.5 Decimal** in Mouza Fuleswar, J.L. No. 108, under L.R. Plot Nos. 3838, 3839, 3840, 3841, 3705, 3706, 3692, 3840 corresponding to L.R. Khatian Nos. 5995 and 5996, District-Howrah, Police Station-Uluberia, within the Uluberia Municipality Ward No.21, Howrah-711316 whereby it is agreed that the lands described in the Second Schedule shall be developed by the Second Party by itself or by entering into such other arrangement or joint venture with third parties as may be decided but upon entering separate Development Agreement in respect of part of the land or the entire land.

D. Allocation :

First Party's Allocation : The First Party shall be fully and completely entitled to an allocation of **10% (TEN percent)** of the total sales revenue in proportion to the land belonging to First Party to be received from the sale of constructed spaces in the Project/Building.

Not Noted



Second Party's Allocation : The Second Party shall be fully and completely entitled to an allocation of **90% (NINETY percent)** of the total sales revenue in proportion to the land belonging to First Party and the entire revenue in respect of the land owned by and/or belonging to the Second Party itself to be received from the sale of constructed spaces in the Project/Building.

E. The parties shall as and when required enter into separate Development Agreement in respect of their lands in part and/or in whole and/or in phases as may be decided by the parties.

F. Representations, Warranties and Background: : The Parties represented to each other as follows:

G. Financial Arrangement: The respective parties shall be entitled to avail Project Loan/Construction Finance in respect of their allocations by way of arranging construction finance, whether through mortgage of the Constructed Space under construction in the project and /or Allocation and /or revenue to be received on sale of constructed space in part or full in respect of the Said Property and/or construction to be made thereon.

H. Completion Time: With regard to time of completion of the Project, it has been agreed between the Parties, the Developer will complete the construction work of each phase within **36** months from the date of issuance of Sanction Plan with grace period of **6** months subject to conditions of Force Majeure. Time shall stand extended by mutual consent in the event the project is delayed due to conditions of force majeure.

I. Parties to co-operate with each other :



13 SEP 2026

I. The Parties shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the other Party.

J. Power of Attorney for Construction and Sale: The party entitled to the allocation in respect of its land shall be entitled to sell the same singularly without being required to make the other party join the Agreement for Sale or a Deed of Conveyance.

K. Tax Liabilities: All tax liabilities applicable in relation to the development, namely sales tax, value added tax, GST, works contract tax and other dues shall be paid by the party liable to pay such tax in accordance with law.

L. Future Phases/Construction : The party intending to develop further and other phases shall apply for sanction plan from the Uluberia Municipality for the said particular phase.

M. Indemnity : The Parties hereby agree to keep each other indemnified to keep Second Part saved harmless and indemnified of from and against any and all loss, damage or liability which may be suffered by Second Part in relation to the construction of the New Buildings or violation of any permission, rules regulations or bye-laws.

N. Mortgage: The Party entitled to a particular allocation arising out of ~~its~~ land shall be and is hereby permitted to mortgage the revenue attributable to the Allocation in the Subject Property with any bank, financial institution or other lending entity and raise finance therefrom by deposit of title deeds of the Subject Property (equitable mortgage) or by executing simple mortgage deed or



creating English mortgage, to secure project finance and further to execute any further document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of title deeds, deliver the title deeds and to receive back the title deeds and further to acknowledge the debt and security ~~in~~ terms of Sections 18 and 19 of Limitation Act, provided always such borrowing of finance and mortgage shall be deemed in respect of the revenue receivable. All documents executed shall be in connection with the Schedule Property shall be done in such manner which shall be in accordance with the terms of the Principal Lease granted by the Governor of the State of West Bengal.

O. Arbitration: Disputes: Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal, under the Arbitration and Conciliation Act, 1996. The place of arbitration shall be Kolkata only and the language of the arbitration shall be English. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

i. **Jurisdiction: Courts:** In connection with the aforesaid arbitration proceedings, the District Court having territorial jurisdiction over the Said Property and the High Court at Calcutta only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.



13 SEP 2026

THE FIRST SCHEDULE ABOVE REFERRED TO

Present Phase

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 No. 5996, , District-Howrah, Police Station-Uluberia, within the Uluberia Municipality, Holding No. 1137A/102A, Ward No. 21, Howrah-711316, and butted and bounded in the manner as follows:

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;

THE SECOND SCHEDULE ABOVE REFERRED TO

**Land earmarked for Future Phases on the land belonging to the
First Party**

All that piece and parcel of the land admeasuring an area of **0.910 Acre**, little more or less, together with structure thereon, in various R.S. & L.R. Dag No., under L.R. Khatian No., 5995 as detailed below:

SL. No	R.S. Dag No.	L.R. Dag No.	Mouza	J.L. No.	Area (in Acre)
1.	3668	3692	Fuleswar	108	0.160
2.	3803	3840	Fuleswar	108	0.750
Total Land					0.910



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
13 SEP 2026



Government of West Bengal
Office of the A.R.A. - IV KOLKATA, District: Kolkata
W.B. FORM NO. 1504

Query No / Year	19042002592923/2025	Serial No/Year	1904014245/2025
Transaction id	0002439332	Date of Receipt	13/09/2025 1:55PM
Deed No / Year	I - 190413786 / 2025		
Presentant Name	Mrs DISHA BACHHAWAT		
Land Lord	Mr HARSH BACHHAWAT		
Developer	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Total Setforth Value	Rs. 0/-	Market Value	Rs. 23,09,86,616/-
Stamp Duty Paid	Rs. 10/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 84/-	Fees Articles	E, I, M(a), M(b)
Standard User Charge	0/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp

Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Mukherjee	221942	18/07/2025	10/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	84/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Requisition Form Fee	50/-

***Total Amount Received by Cash Rs. 134/-**

(Mohul Mukhopadhyay)
ADDITIONAL REGISTRAR
OF ASSURANCE

Under Mouza- Fuleswar, J.L. No. 108, under P.S. - Uluberia within the local limits of Ward no. 21 of Uluberia Municipality.

THE THIRD SCHEDULE ABOVE REFERRED TO
Land earmarked for Future Phases on the land belonging to the
Second Party

All that piece and parcel of the land admeasuring an area of **5.199 Acres**, a little more or less, together with structure thereon, in various R.S. & L.R. Dag No., under L.R. Khatian No.5996, as detailed below:

SL. No	R.S. Dag No.	L.R. Dag No.	Mouza	J.L. No.	Area (in Acre)
1.	3801	3838	Fuleswar	108	2.680
2.	3802	3839	Fuleswar	108	0.254
3.	3803	3840	Fuleswar	108	1.210
4.	3804	3841	Fuleswar	108	0.870
5.	3681	3705	Fuleswar	108	0.095
6.	3682	3706	Fuleswar	108	0.090
Total Land					5.199

Under Mouza - Fuleswar, J.L. No. 108, under P.S. - Uluberia within the local limits of ward no.21 of Uluberia Municipality (Holding No. 1137A/102A, Assessee No. 1307703247279 in the district of Howrah, Pin - 711316).



✓

ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
13 SEP 2026

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specifications for Construction)

1. **FOUNDATION** : RCC Structure
2. **LIVING / DINING** Floor- Vitrified/Ceramic Tiles on the floor.
Walls & Ceiling- Primer/Putty Finish.
Main Door- BWP Grade Flush Door.
Windows/Glazing- Powder Coated Aluminium Windows
Electrical- Modular switches of a reputed make
3. **BEDROOMS**
Floor- Vitrified/Ceramic Tiles on the floor.
Walls & Ceiling- Primer/Putty Finish.
Door- BWP Grade Flush Door.
Windows/Glazing- Powder Coated Aluminium Windows
Electrical- Modular switches of a reputed make
4. **KITCHEN**
Flooring- Vitrified/Ceramic Tiles on the floor.
Walls & Ceiling- Primer/Putty Finish.
Counter- Granite counter top with stainless steel sink
Windows/Glazing- Powder Coated Aluminium Windows
Electrical- Modular switches of a reputed make
5. **TOILETS**
Floor- Anti Skid Vitrified/Ceramic Tiles on the floor.
Walls & Ceiling- Vitrified/Ceramic Tiles upto 7 ft height.
Door- BWP Grade Flush Door.
Windows/Glazing- Powder Coated Aluminium Windows
Sanitary Ware- Sanitary ware from a reputed make such as Hindware / Cera / Parryware / Jaquar or equivalent.
CP Fittings- CP Fittings from Essco / Jaquar or equivalent reputed make



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 SEP 2026

IN WITNESS WHEREOF the Parties have executed and delivered this Agreement on the date mentioned above

SIGNED SEALED AND DELIVERED

by **LANDOWNER** at Kolkata
in the presence of:

1. *S. Samanta*
10, old Post Office
Street, Kot-1.

2. *Sahas*
10, old Post Office St.
Kot-1

Net Soelhanet

LANDOWNER

SIGNED SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata
in the presence of:

1. *S. Samanta*

2. *Sahas*

AQUA PARK GARDEN & RESORTS (P) LTD.
Net Soelhanet
Director

DEVELOPER

Witness:-

1. *S. Samanta*

2. *Sahas*

Drafted by me
Sukhon Bar
Advocate
Calcutta High Court
Enl No:- F/182/175/2018

























✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

13 SEP 2026

SPECIMEN FORM FOR TEN FINGERS PRINT

SPECIMEN FORM FOR TEN FINGER PRINTS								
	<i>Hat Naalharat</i>	 Little	 Ring	 Middle	 Fore	 Thumb		
		(Left Hand)						
		 Thumb	 Fore	 Middle	 Ring	 Little		
		(Right Hand)						
			<i>Tina Tora vawar</i>	 Little	 Ring	 Middle	 Fore	 Thumb
				(Left Hand)				
				 Thumb	 Fore	 Middle	 Ring	 Little
(Right Hand)								
PHOTO								
				(Left Hand)				
		(Right Hand)						
		PHOTO						
				(Left Hand)				
(Right Hand)								



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 SEP 2026

Major Information of the Deed



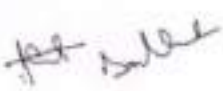
Deed No :	I-1904-13786/2025	Date of Registration	13/09/2025
Query No / Year	1904-2002592923/2025	Office where deed is registered	
Query Date	12/09/2025 12:57:22 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ARUN KUMAR SAHA 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003301158, 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. 23,09,86,616/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,030/- (Article:48(g))	Rs. 684/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Word No-21 By Road, Mouza: Fuleshwar, , Ward No: 21 JI No: 108, Pin Code : 711316

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-3839 (RS :-)	LR-5996	Bastu	Bastu	50.6 Dec		1,75,65,891/-	Property is on Road
L2	LR-3692 (RS :-)	LR-5995	Bastu	Bastu	0.16 Acre		69,00,000/-	Property is on Road
L3	LR-3840 (RS :-)	LR-5995	Bastu	Bastu	0.75 Acre		2,60,36,400/-	Property is on Road
L4	LR-3838 (RS :-)	LR-5996	Bastu	Bastu	2.68 Acre		9,30,36,736/-	Property is on Road
L5	LR-3839 (RS :-)	LR-5996	Bastu	Bastu	0.254 Acre		88,17,661/-	Property is on Road
L6	LR-3840 (RS :-)	LR-5996	Bastu	Bastu	1.21 Acre		4,20,05,392/-	Property is on Road
L7	LR-3841 (RS :-)	LR-5996	Bastu	Bastu	0.87 Acre		3,02,02,224/-	Property is on Road
L8	LR-3705 (RS :-)	LR-5996	Bastu	Bastu	0.095 Acre		32,97,944/-	Property is on Road
L9	LR-3706 (RS :-)	LR-5996	Bastu	Bastu	0.09 Acre		31,24,368/-	Property is on Road
		TOTAL :			661.5Dec	0 /-	2309,86,616 /-	
	Grand Total :				661.5Dec	0 /-	2309,86,616 /-	

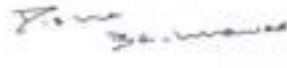
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr HARSH BACHHAWAT Son of Late MANOJ BACHHAWAT Executed by: Self, Date of Execution: 13/09/2025 , Admitted by: Self, Date of Admission: 13/09/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	13/09/2025		LTI 13/09/2025	13/09/2025
49A, MANMOHAN BANERJEE ROAD, Block/Sector: 4, City:- , P.O:- SAHAPUR, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: BTxxxxxx2R, Aadhaar No: 77xxxxxxxx3339, Status :Individual, Executed by: Self, Date of Execution: 13/09/2025 , Admitted by: Self, Date of Admission: 13/09/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED 152/3/5, SALKIA SCHOOL ROAD, City:- , P.O:- HOWRAH, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs DISHA BACHHAWAT (Presentant) Wife of Mr HARSH BACHHAWAT Date of Execution - 13/09/2025, , Admitted by: Self, Date of Admission: 13/09/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Sep 13 2025 1:46PM		LTI 13/09/2025	13/09/2025
49A, MANMOHAN BANERJEE ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AJxxxxxx2Q, Aadhaar No: 43xxxxxxxx7326 Status : Representative, Representative of : AQUA PARK GARDEN & RESORTS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAHEB SAMANTA Son of Mr UTTAM SAMANTA 10, OLD POST OFFICE STREET, City:- P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	13/09/2025	13/09/2025	13/09/2025
Identifier Of Mr HARSH BACHHAWAT, Mrs DISHA BACHHAWAT			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr HARSH BACHHAWAT	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED-50.6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr HARSH BACHHAWAT	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED-16 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr HARSH BACHHAWAT	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED-75 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr HARSH BACHHAWAT	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED-268 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr HARSH BACHHAWAT	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED-25.4 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr HARSH BACHHAWAT	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED-121 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr HARSH BACHHAWAT	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED-87 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr HARSH BACHHAWAT	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED-9.5 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mr HARSH BACHHAWAT	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED-9 Dec

Land Details as per Land Record

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Word No-21 By Road, Mouza: Fuleshwar, , Ward No: 21 JI No: 108, Pin Code : 711316

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3839, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3692, LR Khatian No:- 5995		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 3840, LR Khatian No:- 5995		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 3838, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 3839, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 3840, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 3841, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 3705, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 3706, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190413786 / 2025

On 13-09-2025

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.

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

Presented for registration at 12:48 hrs on 13-09-2025, at the Office of the A.R.A. - IV KOLKATA by Mrs DISHA BACHHAWAT ..

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 23,09,86,616/-

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

Execution is admitted on 13/09/2025 by Mr HARSH BACHHAWAT, Son of Late MANOJ BACHHAWAT, 49A, MANMOHAN BANERJEE ROAD, Sector: 4, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business

Indetified by Mr SAHEB SAMANTA, , Son of Mr UTTAM SAMANTA, 10, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 13-09-2025 by Mrs DISHA BACHHAWAT, DIRECTOR, AQUA PARK GARDEN & RESORTS PRIVATE LIMITED, 152/3/5, SALKIA SCHOOL ROAD, City:- , P.O:- HOWRAH, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101

Indetified by Mr SAHEB SAMANTA, , Son of Mr UTTAM SAMANTA, 10, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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 Cash Rs 84.00/-, by online = Rs 600/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/09/2025 6:23PM with Govt. Ref. No: 192025260266647938 on 12-09-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 1720155864625 on 12-09-2025, 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 10.00/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 221942, Amount: Rs.10.00/-, Date of Purchase: 18/07/2025, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/09/2025 6:23PM with Govt. Ref. No: 192025260266647938 on 12-09-2025, Amount Rs: 75,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1720155864625 on 12-09-2025, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 599504 to 599527

being No 190413786 for the year 2025.



[Handwritten signature]

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.09.19 18:32:03 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 19/09/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.