

20996/2022

20894/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 810618



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

Additional Registrar of
Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

27 DEC 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT SRI MANOJ BACHHAWAT (PAN ADEPB6787G, Aadhar, No. 8862 6837 2295) son of Sri Kundan Mal Bachhawat residing at 49A, Manmohan Banerjee Road, Block-4, Flat 12B, Post Office-Sahapur, Police Station-Behala, Kolkata-700038 do hereby **SEND GREETINGS**.

124327

A. K. Chowdhary & Co.
Advocates

10, Old Post Office Street,
Room No. 27, 1st Floor, Kolk.

NAME _____
AEC _____
R _____
21 OCT 2022
SURANJAN BUKMERWEE
Licentiate Stamp-Vandali
C. C. Court
2 & 3, K. S. Roy Road, Kolk.

21 OCT 2022

21 OCT 2022



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2022

WHEREAS I am the Lessee of ALL THAT the land measuring 0.910 Acres comprised in R.S. Dag Nos. 3668, 3803 corresponding to L.R. Plot Nos. 3692, 3840, in Mouza- Fuleswar 108, District-Howrah, Police Station- Uluberia.

AND WHEREAS the Developer is the Lessee in respect of land measuring 5.705 Acres comprised in R.S. Dag Nos. 3801, 3802, 3803, 3804, 3681, 3682 corresponding to L.R. Plot Nos. 3838, 3839, 3840, 3841, 3705, 3706, in Mouza- Fuleswar 108, District-Howrah, Police Station- Uluberia.

I have entered into a Development agreement with AQUA PARK GARDEN & RESORTS PRIVATE LIMITED, a Company registered under the Companies Act, 1956/2013 having its Registered Office at 152/3/5, Salkia School Road, 1st Floor, Post Office-Salkia, Police Station-Golabari, Howrah-711101, represented by its Director, Sri Harsh Bachhawat (PAN BTTPB9562R), (Aadhar, No. 7749 8954 3339) son of Sri Manoj Bachhawat residing at 49A, Manmohan Banerjee Road, Block-4, Flat 12B, Post Office-Sahapur, Police Station-Behala, Kolkata-700038, as DEVELOPERS/BUILDERS on this day, with a view to develop the SCHEDULE property by way of raising multi-storied building thereon under Joint Venture on All that piece and parcel of the land admeasuring an area of 6.615 Acres, being the schedule properties hereinafter referred to as "THE SAID PROPERTY" and more fully and particularly described in the SCHEDULE hereunder written.

AND WHEREAS to give effect to the Development Agreement dated 27.12.22 registered before ARA IV Kolkata, and recorded in Book No. 1, Volume No. 1404-2022, Pages from 1180738 to 1180782, being No. 20981 for the year 2022, it is necessary to give to the DEVELOPERS/BUILDERS a Power of Attorney to enable it to get the requisite exemption, permission, sanction and to go on and execute the construction work in the Schedule Property under the terms and conditions contained in the said Development Agreement etc., from the appropriate and/or competent authorities and for transfer/assignment of the constructed space to third parties.

AND WHEREAS the said Owner/Developer has requested me to execute and grant the said Power of Attorney in respect of the entire amalgamated land favour of the Owner/Developer which I hereby do. I am granting this power of attorney in

May 2022

Harsh Bachhawat

Harsh Bachhawat



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
27 DEC 2022

respected of the amalgamated project land pursuant to the terms of the Development agreement.

AND WHEREAS in terms of the said Development Agreement I SRI MANOJ BACHHAWAT being desirous of appointing AQUA PARK GARDEN & RESORTS PRIVATE LIMITED being the Owner/Developer, to be my true and lawful Attorneys as and for execution of Development works and purposes relating to my land and properties as described and contained hereunder :-

NOW THESE PRESENTS WITNESSES that I, Manoj Bachhawat do hereby nominate, constitute and appoint AQUA PARK GARDEN & RESORTS PRIVATE LIMITED as my true and lawful Attorney for me in my names and on my behalf with Power to act, to exercise, carry out, execute or perform any or all of the acts, deeds, things, powers or authorities jointly and/or severally in any way relating to the "Property" described in the **SCHEDULE** hereunder written including those, as contained hereafter as follows :-

1. To take all necessary steps and to do all such acts to get the said property surveyed by a qualified Surveyor and also to arrange testing of the soil of the said property that is to say the "**SCHEDULE PROPERTY**" and to pay their fees and remuneration and for the aforesaid purpose to enter into correspondence and to do all such other acts, matters and things as may be necessary or expedient in respect thereof.
2. To appoint Architects, Engineers, Agents and to pay their fee and remuneration as shall be necessary and for that purpose to make all correspondences from time to time and to do all other acts deeds and things as my said Attorney shall think fit and proper.
3. To sign, execute and submit all papers, applications, documents, statements, undertakings, declarations and building plans as may be required for having the building plan or plans for constructing multi-storied building or buildings having basement, ground and applicable floors' height on the said property to be sanctioned by the concerned Howrah Municipal Corporation and/or Howrah



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2022

Improvement Trust and/or local civic body and/or any other concerned Authority or Authorities.

4. To appear and represent me before the appropriate authorities or Authorities including in the concerned Uluberia Municipality , West Bengal Police/Kolkata Police and other concerned authorities, in connection with the sanction, modification and/or alteration or revision of the plan of the buildings on the said premises.
5. To pay fees to obtain sanction and such other orders and permission from the concerned Authorities as may be found expedient for sanction, modification and/or alteration of the plan and for the purpose to submit other papers and documents as may be required by the Authorizes.
6. To execute Vakalatnama, powers and authorities or any of them or retain and appoint Advocates, Agents etc. and terminate their appointment from time to time authorities hereinabove conferred and to entrust all or any of the powers, authorities and liberties hereunder vested to any person and/or its substitute or substitutes by executing a valid Board Resolution from the Board of Directors of the Attorney and/or in any manner as may be permitted by law.
7. To receive the excess amount of fees if any paid for the sanction and/or modification and/or alteration or revision of the said plan/plans to the Authority or Authorities and grant receipts and discharges therefore.
8. To bear and pay all taxes, expenses, fees, charges and to do all above acts in such manner as may be decided by the said Authority.
9. To appear, represent and sign on my behalf before all authorities including those under the concerned Uluberia Municipality and/or Howrah Improvement Trust and/or local civic body for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute, register and submit necessary



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2022

papers and documents and do all other acts, deeds and things as the said Attorney may deem fit and proper.

10. To file and submit declarations, statements applications and/or returns to the necessary Authorities or Authorities in connection with the matters herein contained including to file, initiate, defend and/or compromise any suit, legal proceeding and/or Appeal or Revision.
11. To apply before the concerned Authority of the concerned Electricity Supplying Corporation and/or W.B.S.E.D.C.L. or CESC for the new temporary and/or permanent electricity connections at the said property and also to convert the overhead connection to the underground connection and to apply for the disconnection of the said temporary and/or permanent electricity connections at the said building at the said property and for the purpose to pay the required fees and/or security deposit and withdraw the same when and if so required and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and proper by my said Attorney on my behalf as and when required from time to time.
12. To apply before the concerned Authority for the new temporary and/or permanent connection of gas, water, sewerage, drainage, telephone generator installation and/or other connection of any other utility to the said property from the concerned Authorities, if so required and/or to make alteration therein and to close down and/or have disconnected any of the above mentioned connections and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other act, deeds and things as may be deemed fit and proper by my said Attorney.
13. To sign, present and execute for and on my behalf and also enter to into any agreement including agreement for assignment, together with the power to amend, alter, drawn, approve and thereafter present, for registration and admit registration of papers, documents, contracts, agreements for lease, deed of



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2022

lease, applications, declarations, mortgage, deeds /registered mortgage and other documents in connection with the said premises or any part or portion thereof or any interest therein and/or any structure presently standing thereat or any part or portion thereof including executing and registering all documents of transfer assignment, transfer by deeds and documents and complete the same by registering before the concerned registered authority.

14. To appear before any Notary Public, Registrar of Assurance, District Registrar, Additional District Sub- Registrar, Metropolitan Magistrate and other Officer or Government Body or Department and to make submissions or affidavits on my behalf and also to sign and execute deeds documents and all such papers as and when required to do so, as if I am personally present.
15. To execute, the secretarial job on my behalf and to sign, issue, deliver, serve, receive and accept all notices letters and correspondences as may be required from time to time in connection with all or any of the matters contained herein.
16. To manage, maintain, protect and secure the Subject Property and to do all acts, deeds and things in connection therewith.
17. To construct temporary sheds and godowns for storage of building materials and running of site office and to construct any other structure for Development of the Subject Property or any part thereof.
18. For all or any purpose he is reinstated to apply for and obtain any certificate, clearance, no objection, permission, license, registration etc., from all concerned authorities in connection with the development works.
19. To apply for and obtain any permission, clearance and license to erect and run/operate and/or maintain lift and any other utility, input or facility in the new building and/or the Subject*Property.



REGISTRAR
OF COMPANIES
21 DEC 2022

20. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of Development at the Subject Property or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned.
21. To employ and appoint watchmen, guards and other security personnel for Development on the Subject Property.
22. To appoint, employ, engage or hire, architects, contractors, sub-contractors, structural engineers, civil engineers, overseers, consultants, vastu consultants, chartered accountants and/or such other persons or agents as may be required for effectually discharging the powers and authorities granted herein.
23. To prepare apply for sign and submit plans maps, sketches, structural building plans for sanctioning for the subject property to the concerned Uluberia Municipality and/or Howrah Improvement Trust and/or local civic body or other authorities and to have the same sanctioned and if required, to have the same modified revised altered and/or renewal and to pay fees and obtain sanction, modification, revision, alteration and/or renewal and/or such other orders and permissions as be expedient therefore, and to construct one or more multi storied buildings in the Schedule Property in accordance with the sanctioned building plan deliver physical possession of the allocated areas to be demarcated mutually between the Lessee/Owner and the attorney /Developer in terms of the Development Agreement executed by and between the parties in furtherance whereof the lessee landowner has executed this power of attorney in favour of the developer/attorney.
24. To sign and submit all declarations, undertakings and affidavits required by the sanctioning authority for the purpose of sanction/modification/alteration/renewal



THE REGISTRAR
OF COMPANIES, KOLKATA
21 DEC 2022

of the plan or revised plan for the building or buildings to be constructed in the Subject Property.

25. To appoint engineers, technicians, masons, labours and other workmen or collaborate with organizations and persons in connection with construction of multi-storied building or buildings in several phases in the Schedule property comprising of commercial spaces, shopping complex, residential flats, garage, parking space and other constructed areas and erections thereon strictly in accordance with the sanctioned building plan in terms of and in accordance with the Joint Venture or Collaboration Agreement executed by and between us as Landowners and the Company of the Attorney as being Owner/Developer being one of the Directors of the Owner/Developer . And to make it clear that my said Attorney being one of the Directors of the Owner/Developer Company and authorized person to go for construction work and other relevant acts and actions strictly in terms of the said Development Agreement having the Landowners' i.e. the allocation of the Land Owners/Executants along with proportionate share in land underneath.
26. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said Attorney or any other Director of the Company and/or Partner of the Firm wherein and where under the present appointed Attorney are the Directors may deem fit and proper.
27. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments and machineries against loss or damage by fire, earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said Attorney and to pay all premium thereof.
28. To obtain approvals from bank/ financial institution for approval of home loans for the prospective assignees.



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ADDITIONAL REGISTRAR
OF COMPANIES (V), KOLKATA
21 DEC 2022

29. To advertise and publicize and Development Project at the subject Property or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for executing and registering all documents of transfer, including, lease, sub-lease, assignment, transfer or otherwise transfer of the same.
30. To negotiate, take bookings and applications of whatsoever nature in respect of executing and registering all documents of transfer, including, assignment, transfer leasing out, letting out or otherwise transfer of the Allocation of the Owner/Developer or any part thereof and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of any transfer of any Allocation of the Owner/Developer and issue receipts, acknowledgements and discharges therefore and to fully exonerate the person or persons paying the same.
31. To prepare, sign, execute and/or deliver all papers, documents, agreements, executing and registering all documents of transfer, including agreement of assignment, transfer deeds, of Units together with its appurtenances and also declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorney in respect of the Allocation of the Owner/Developer .
32. To enforce any covenant in any agreements, deed or any other contracts or documents of transfer executed by the Principals and the Owner/Developer and to exercise all rights and remedies available to the Principals and the Owner/Developer thereunder.
33. To terminate any contract, agreement, right of occupancy user enjoyment with any person or persons intending to acquire the Allocation of the Owner/Developer or any part thereof for and on behalf of the Principals in such manner as the said Attorney may deem fit and proper.
34. To ask, demand, sue for, recover, realize and collect all moneys, earnest moneys, considerations, construction costs, extras, deposits, additional facility or other charges, charges for maintenance and/or facilities provided in the subject property, advances, compensations, interests, damages, statutory levies and/or duties, payments whatsoever etc., which are or may be due payable or



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ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
27 DEC 2022

recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

35. To have the Allocation of the Owner/Developer or any part thereof to be separately assessed and mutated in the name of the Owners/Purchasers/Transferees thereof and in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney may deem fit and proper.
36. To contest or challenge any proceeding relating to vesting or acquisition or relating to any encumbrance, obligation or liability, conversion mutation, assessment of valuation and fixation of rates or taxes by the Uluberia Municipality and/or Howrah Improvement Trust and/or local civic body including any affair regarding granting of sanction or approval of building plan, revised plan, project plan by the said Corporation or any part thereof and to attend hearings and object or settle with term or terms and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof. And that my said Attorney shall move in my names and on my behalf before all the Govt. Offices, Officers and Authorities including before the Hon'ble High Court at Calcutta under Article 226 of the Constitution of India for having due redressal.
37. To deal with any claim of any third party fully and in all manner and to oppose or settle the same either mutually or by operation of law.
38. To appear and represent the Principals before any Registrar of Assurance, District Registrar, Sub-Registrar, Additional Registrar, Magistrate both Executive and Judicial and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said Attorney by virtue of the powers hereby conferred.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2022

39. To produce and deposit and take back any title deeds or documents relating to the Subject Property or any part thereof from any office, tribunal and court of law.
40. To commence, prosecute, enforce, defend and oppose all actions, suits, writs, appeals, revisions, review, arbitration proceedings, and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officer, etc. and to sign, declare, verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of Attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said Attorney may think fit and proper.
41. To accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or other authorities and/or persons.
42. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
43. To accept or object to the assessments of valuations or taxes or land revenue in respect of the Subject Property or any part and to apply for amalgamation of the Schedule holding in the names of the Landowners or share thereof before the Uluberia Municipality and/or Howrah Improvement Trust and/or local civic body



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2022

and the Revenue Office and Department of the Govt. of West Bengal and to attend all hearings and have the same finalized.

44. To pay all rates, taxes, land revenue, charges, expenses and other outgoings whatsoever (including municipal corporation rates and taxes and other charges whatsoever) payable in respect of the said subject property or any part thereof or the buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid from the concerned authorities and to grant receipts and discharges in respect thereof.
45. To repair the existing boundary walls in and around the said Subject Property or portions thereof.
46. To apply for Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities including from Uluberia Municipality and/or Howrah Improvement Trust and/or local civic body Authority.
47. To execute any deed or executing and registering all documents of transfer including agreement for assignment, deed of assignment, transfer gift or any other instrument of transfer in respect of the allocated areas of the Owner/Developer along with proportionate share in the Schedule property in favour of any intending Purchaser(s) to settle consideration thereof and to receive earnest money or part of consideration money or consideration money in full and to present such document(s) of transfer before the concerned registration office, to admit execution and to perform all other acts, deeds and things to be required for effectual registration of a deed of assignment in favour of the intending purchaser or purchasers and to grant proper registration slip in favour of the intending purchaser or purchasers and following such execution and registration of any such deed or deeds of executing and registering all documents of transfer, including, assignment, agreement of assignment / deed of assignment and the parties have agreed that the final deed of assignment will be signed by the Attorney and/or its designated person (acting on the basis of Board Resolution to be adopted by the Board of Directors of the



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Owner/Developer) as the representative of the lessee/landowner and the developer will sign as a developer in every deed of assignment, and my said Attorney shall deliver physical and khas possession of the schedule property and the constructed areas, residential flats, shop rooms, garage or parking space thereon or any part thereof in favour of the intending purchaser or purchasers in my names and on my behalf and in respect of my said property and buildings or any part or portion thereon described in the Schedule hereunder written free from all encumbrances, lien, charges and attachment whatsoever..

48. To receive all letters parcels or other postal articles and documents in respect of the subject property and to grant proper and effectual receipt thereof.
49. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, solicitors, and to revoke such appointments, to commence and/or institute any suits, proceedings, appeals and revision before the competent court of law and to sign and execute all plaints, petitions, written statements, written objection, Memorandum of Appeals and to depose before any Court of Law in my names and on my behalf.
50. To appoint substitute and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.
51. I hereby declare that the powers and authorities hereby granted shall remain in force till the said property is fully and properly developed as per development agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyances of the land, buildings, flats, garage, parking space, commercial areas and other constructed areas are conveyed to the intending purchasers and handing over the entire complex to the Association of Apartment Owners is registered and starts functioning.

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the said premises aforesaid.



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
27 DEC 2022

THE FIRST SCHEDULE ABOVE REFERRED TO**(Description of the project land to be developed)**

All that piece and parcel of the land admeasuring an area of 6.615 Acres, a little more or less classified as Mini Township, together with structure thereon, comprised in various R.S. & L.R. Dag No., comprised in the various Khatian Nos., as detailed below:

SL. No	R.S. Dag No.	L.R. Dag No.	Mouza	J.L. No.	L.R. No.	Khatian	Area in Acre
1.	3801	3838	Fuleswar	108	5996		2.680
2.	3802	3839	Fuleswar	108	5996		0.760
3.	3803	3840	Fuleswar	108	5996		1.210
4.	3804	3841	Fuleswar	108	5996		0.870
5.	3681	3705	Fuleswar	108	5996		0.095
6.	3682	3706	Fuleswar	108	5996		0.090
7.	3668	3692	Fuleswar	108	5995		0.160
8.	3803	3840	Fuleswar	108	5995		0.750
Total Land Area							6.615

Under Mouza- Fuleswar, J.L. No. 108, under P.S. – Uluberia within the local limits of ward no.21 of Uluberia Municipality in the district of Howrah, Pin-711316, butted and bounded as follows :

On North by : 30' Wide Road
 On South by : LR Plot No. 3836, LR Plot No.3838 (Part), Land of Irrigation
 On East by : LR Plot No. 3841, LR Plot No.3838 & Land of Irrigation (Part)
 On West by : 30' Wide Road & LR Plot No. 3837, LR Plot No. 3713



ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA
27 DEC 2002

IN WITNESS WHEREOF I have executed these presents at Kolkata on the
27th day of December 2022.

SIGNED, SEALED AND DELIVERED by
the parties hereto at Kolkata in the
presence of :

1. *Gaurish Das*
18 Pitambar Bhattnagar
Lane Kol-09

2. *Suman Paul*
95/48, Kabi Sukanta
Sahani Kolkata-700085

May Dasgupta

SIGNATURE OF THE EXECUTANT

AQUA PARK GARDEN & RESORTS (P) LTD.

Harit Dasgupta
Director

SIGNATURE OF THE ATTORNEY

Drafted by me

Arup Kumar Dey

Arup Kumar Dey

Advocate

High Court, Calcutta

Enroll No. -WB/1515/03



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ADDITIONAL REGISTRAR
OF ASSURANCES-IN KOLKATA
27 DEC 2022

SPECIMEN FORM FOR TEN FINGERS PRINT



May Saadani

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



May Saadani

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
27 DEC 2022

Major Information of the Deed



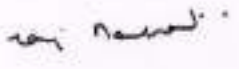
Deed No :	I-1904-20892/2022	Date of Registration	27/12/2022
Query No / Year	1904-8003648603/2022	Office where deed is registered	
Query Date	27/12/2022 12:47:36 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Manoj Bachhawat 49A, Manmohan Banerjee Road,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700038, Mobile No. : 9339964226, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 18,29,41,306/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 101/- (Article:E, E, M(a))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190420889/2022 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, 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-3838	LR-5996	Bastu	Bastu	2.68 Acre		7,36,85,056/-	Width of Approach Road: 30 Ft., , Project Name :
L2	LR-3839	LR-5996	Bastu	Bastu	0.76 Acre		2,08,95,762/-	Width of Approach Road: 30 Ft., , Project Name :
L3	LR-3840	LR-5996	Bastu	Bastu	1.21 Acre		3,32,68,253/-	Width of Approach Road: 30 Ft., , Project Name :
L4	LR-3841	LR-5996	Bastu	Bastu	0.87 Acre		2,39,20,149/-	Width of Approach Road: 30 Ft., , Project Name :
L5	LR-3705	LR-5996	Bastu	Bastu	0.095 Acre		26,11,970/-	Width of Approach Road: 30 Ft., , Project Name :
L6	LR-3706	LR-5996	Bastu	Bastu	0.09 Acre		24,74,498/-	Width of Approach Road: 30 Ft., , Project Name :
L7	LR-3692	LR-5995	Bastu	Bastu	0.16 Acre		54,64,800/-	Width of Approach Road: 30 Ft., , Project Name :
L8	LR-3840	LR-5995	Bastu	Bastu	0.75 Acre		2,06,20,818/-	Width of Approach Road: 30 Ft., , Project Name :
		TOTAL :			661.5Dec	0 /-	1829,41,306 /-	
	Grand Total :				661.5Dec	0 /-	1829,41,306 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MANOJ BACHHAWAT (Presentant) Son of Mr KUNDAN MAL BACHHAWAT Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	27/12/2022	LTI	27/12/2022	27/12/2022
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, PAN No.: ADxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office				

Attorney 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:- SALKIA, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101, 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 Mr HARSH BACHHAWAT Son of Mr MANOJ BACHHAWAT Date of Execution - 27/12/2022, , Admitted by: Self, Date of Admission: 27/12/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Dec 27 2022 12:55PM	LTI	27/12/2022	27/12/2022

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, , PAN No.:: BTxxxxxx2R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AQUA PARK GARDEN & RESORTS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GANESH DAS Son of SHIBNATH DAS 18, PITAMBAR BHATTACHARJEE LANE, City:- Kolkata, P.O:- RAJA RAM MOHAN SARANI, P.S:-Narkeldanga, District:- Kolkata, West Bengal, India, PIN:- 700009			
	27/12/2022	27/12/2022	27/12/2022
Identifier Of Mr MANOJ BACHHAWAT, Mr HARSH BACHHAWAT			

Transfer of property for L1

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

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr MANOJ BACHHAWAT	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED-76 Dec

Transfer of property for L3

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

Transfer of property for L4

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

Transfer of property for L5

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

Transfer of property for L6

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

Transfer of property for L7

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

Transfer of property for L8

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

Land Details as per Land Record

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

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

On 27-12-2022

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 12:15 hrs on 27-12-2022, at the Office of the A.R.A. - IV KOLKATA by Mr MANOJ BACHHAWAT ,Executant.

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 18,29,41,306/-

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

Execution is admitted on 27/12/2022 by Mr MANOJ BACHHAWAT, Son of Mr KUNDAN MAL 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 GANESH DAS, , Son of SHIBNATH DAS, 18, PITAMBAR BHATTACHARJEE LANE, P.O: RAJA RAM MOHAN SARANI, Thana: Narkeldanga, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Service

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

Execution is admitted on 27-12-2022 by Mr HARSH BACHHAWAT, DIRECTOR, AQUA PARK GARDEN & RESORTS PRIVATE LIMITED, 152/3/5, SALKIA SCHOOL ROAD, City:- , P.O:- SALKIA, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101

Indetified by Mr GANESH DAS, , Son of SHIBNATH DAS, 18, PITAMBAR BHATTACHARJEE LANE, P.O: RAJA RAM MOHAN SARANI, Thana: Narkeldanga, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Service

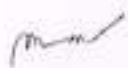
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 124327, Amount: Rs.100.00/-, Date of Purchase: 21/10/2022, Vendor name: S Mukherjee


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 1904-2022, Page from 1181281 to 1181305
being No 190420892 for the year 2022.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.12.27 14:07:26 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/12/27 02:07:26 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

