

> SOUMITRA CHANDA Licensed Stamp Vendor 8/2, K. S. Roy Road, Kol-1





BETWEEN

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(CIN: LIMITED, ENCLAVES PRIVATE M/s. BHAWANI U72900WB2007PTC119416 (PAN: AADCB3033E) a private limited company incorporated under the Companies Act, 1956 and existing within the meaning of the Companies Act, 2013, having its Registered Office at 4/2, Agrasain Street, Howrah -711 204, P.O: Liluah, P.S: Belur, in the State of West Bengal, herein represented by it's present Director MR. MAHESH KUMAR SHARMA, (AADHAAR NO: 3063 0701 8720), (PAN: AKUPS8227K son of Late Keshar Deo Sharma, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 34 RNRC Ghat Road, P.O.-Howrah, P.S.- Shibpur, District-Howrah, Pin Code- 711102, West Bengal hereinafter referred to as LAND OWNER (which term or expression shall unless excluded by or be repugnant to the subject or context shall deem to mean and include It's successors - in - office, executors, administrators, legal representatives and / or assigns) of the FIRST PART.

AND

"TIRUPATI CONSTRUCTION" a Partnership Firm, PAN- AAPFT1617F, having its office at Dharampur, Digambar Biswas Road, besides Income Tax office, P.O & P.S-Chinsurah, District- Hooghly,712101, represented by partner namely 1. SRI SUJIT KUMAR DEY, PAN- AGJPD4345E, AADHAAR No- 4337 4705 7243, son of Sukumar Dey, and 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, P.O & P.S- Chinsurah, Dist- Hooghly, Pin Code- 712101, hereinafter referred to as "THE DEVELOPER" (which terms and expression shall unless excluded by or repugnant to the subject context be deemed to mean and include their heirs, successors, in office executors and assigns) of the SECOND PART.

WHEREAS One Kumud Nath Mukhopadhyay was the absolute owner of the Land admeasuring 04 (Four) Bigha 19 (nineteen) Cottahs 03 (Three) Chittacks and 23 (Twenty Three) Square Feet, in Mouza- Chinsura, J.L. No. 20, in C.S Dag No. 133, Khatian No. 43, P.S.- Chinsurah, District- Hooghly along with other properties being seized and possessed of the same by practicing cultivation and harvesting and

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his name was recorded in the final published C.S. Record of right and it was the reflection of his property title.

AND WHEREAS on introduction of the West Bengal Estate Acquisition Act the said Kumud Nath Mukhopadhyay became the absolute owner of the said land and his name was recorded in the Revisional Survey record of rights.

AND WHEREAS the said Kumud Nath Mukhopadhyay while enjoying the aforesaid properties died intestate leaving behind his only son Debendra Nath Mukhopadhyay as his only legal heir and successor. Be it mentioned that the wife of Late Kumud Nath Mukhopadhyay predeceased him.

AND WHEREAS by virtue of aforesaid inheritance the said Debendra Nath Mukhopadhyay thus became the absolute owner of the said property.

AND WHEREAS on introduction of Revisional Survey the aforesaid land was recorded as R.S. Dag No. 133 under R.S. Khatian No. 43, of Mouza-Chinsurah.

AND WHEREAS the said land was declared as the retained land of the then owner under the provision of Urban Land (Celling and Regulation) Act on enactment of the said Act.

AND WHEREAS the said Debendra Nath Mukhopadhyay authorized one Mr. Jugal Krishna Ghosh to look after and manage the affairs of the said Landed Property, the said Jugal Krishna Ghosh being the permanent employee of M/s. Tribeni Tissue Ltd.

AND WHEREAS on introduction of the Operation Barga as per provision of the West Bengal Land Reforms Act 1955 the name of the said Jugal Krishna Ghosh was recorded in the Revisional settlement records as a Bagadar under the Rayath Debendra Nath Mukhopadhyay for the Land at Mouza- Chinsura, J.L. No. 20, Ward No. 22, in R.S Dag No. 133, admeasuring 04 (Four) Bigha 19 (nineteen) Cottahs 03 (Three) Chittacks and 23 (Twenty Three) Square Feet, which fact was admitted by the said Jugal Krishna Ghosh also.

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AND WHEREAS the said Debendra Nath Mukhopadhyay died intestate, leaving behind him surviving his one son and two married daughters namely (i) Dilip Mukhopadhyay, (ii) Smt. Dolly Chattopadhyay and (iii) Smt. Manimal Bandopadhyay respectively, the wife of the said Debendra Nath Mukhopadhyay predeceased long before the said Debendra Nath Mukhopadhyay.

AND WHEREAS on introduction of Land and Land reforms Act the aforesaid land was recorded as L.R. Dag No 239 under L.R. Khatian No. 8263, of Mouza-Chinsura, J.L. No. 20,.

AND WHEREAS the aforesaid legal heirs of the said Debendra Nath Mukhopadhyay, jointly became the absolute owners of the entire land and each of them became the owner of undivided 1/3rd share, right, title and interest in the said Land in Mouza- Chinsura, J.L. No. 20, Ward No. 22, in R.S Dag No. 133, L.R Dag No. 239, admeasuring 04 (Four) Bigha 19 (nineteen) Cottahs 03 (Three) Chittacks and 23 (Twenty Three) Square Feet.

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AND WHEREAS the aforesaid legal heirs of Debendra NathMukhopadhyay (since deceased) namely (i) Dilip Mukhopadhyay, (ii) Smt. Dolly Chattopadhyay and (iii) Smt. Manimal Bandopadhyay, sold, transferred, conveyed, assigned and assured unto the said Jugal Krishna Ghosh – the Bargadar of the land, the entire said Land in Mouza- Chinsura, J.L. No. 20, Ward No. 22, in R.S Dag No. 133, L.R Dag No. 239, admeasuring 04 (Four) Bigha 19 (nineteen) Cottahs 03 (Three) Chittacks and 23 (Twenty Three) Square Feet by way of a Registered Deed of Sale Registered in the office of Additional District Sub – Registrar, Hooghly in Book No. I, Volume No. 16A, Pages from 240 to 247, Being No. 1198 for the year 1990.

AND WHEREAS as per provision of West Bengal Land Reforms Act 1955 the Barga right of said Jugal Krishna Ghosh was seized and he became the Rayath of the entire land and further no one inducted as Bargadar of the aforesaid land.

AND WHEREAS the said Jugal Krishna Ghosh being the absolute owner of the aforesaid land free from all encumbrances and otherwise being seized and sufficiently entitle to the said Land 04 (Four) Bigha 19 (nineteen) Cottahs 03 (Three) Chittacks and 23 (Twenty Three) Square Feet, sold, transferred, conveyed, assigned

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and assured 0.974 Acre of Land equivalent to about 02 (Two) Bighas 18 (Eighteen) Cottahs 14 (Fourteen) Chittacks 37 (Thirty Seven) Square Feet by way of Registered Deed of Sale out of the aforesaid total Land as comprised in R.S Dag No. 133, J.L No. 20, Sheet No. 2 in Mouza- Chinsura under P.S: Chinsura, District Hooghly.

AND WHEREAS the said Jugal Krishna Ghosh thus retained the balance of the remaining Land as comprised in R.S Dag No. 133, J.L No. 20, Sheet No. 2 in Mouza- Chinsura under P.S: Chinsura, District Hooghly, admeasuring about 02 (Two) Bighas 04 (Four) Chittacks 31 (Thirty One) Square Feet, but in physical measurement the said Land admeasured only 02 (Two) Bighas, (as morefully and particularly described in the Part - I of the First Schedule written hereunder below) and accordingly the said Jugal Krishna Ghosh caused to get his name mutated in the Settlement Records in LR. Khatian No. 8243 R.S Dag No. 133, L.R. Dag No. 239 in Mouza- Chinsura having the nature of land recorded as "Shali"

and whereas the said Jugal Krishna Ghosh being the absolute owner of the aforesaid remaining portion of the "Shali" land and otherwise being seized possessed and sufficiently entitle thereto, sold, transferred, conveyed, assigned and assured unto M/s. Bhawani Enclaves Private Limited, the Land admeasured only 13 Cottahs 15 Chittacks 15 Sq. ft. out of 02 (Two) Bighas or 40 (Forty) Cottahs, comprised in LR. Khatian No. 8243 R.S Dag No. 133, L.R. Dag No. 239 in Mouza- Chinsura under Chinsura Police Station, District Hooghly (as morefully and particularly described in the Part – I of the First Schedule written hereunder below) by way of Registered Deed of Sale, dated 25th Day of March, 2008 and registered in the Office of the District Sub – Registrar, Hooghly in Book No. I, Being No: 1353 of 2008.

and whereas the said Jugal Krishna Ghosh again sold, transferred, conveyed, assigned and assured unto M/s. Bhawani Enclaves Private Limited, the rest of Land admeasured only 13 Cottahs 15 Chittacks 15 Sq. ft. out of 02 (Two) Bighas or 40 (Forty) Cottahs, comprised in LR. Khatian No. 8243 R.S Dag No. 133, L.R. Dag No. 239 in Mouza- Chinsura under Chinsura Police Station, District Hooghly (as morefully and particularly described in the Part – I of the First Schedule written hereunder below) by way of another Registered Deed of Sale, dated 25th Day of March, 2008 and registered in the Office of the District Sub – Registrar, Hooghly in Book No. I, Being No: 1354 of 2008.

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and whereas the said Jugal Krishna Ghosh thereafter sold, transferred, conveyed, assigned and assured unto M/s. Bhawani Enclaves Private Limited, the rest of Land admeasured only 13 Cottahs 15 Chittacks 15 Sq. ft. out of 02 (Two) Bighas or 40 (Forty) Cottahs, comprised in LR. Khatian No. 8243 R.S Dag No. 133, L.R. Dag No. 239 in Mouza- Chinsura under Chinsura Police Station, District Hooghly (as morefully and particularly described in the Part – I of the First Schedule written hereunder below) by way of Registered Deed of Sale, dated 25th Day of March, 2008 and registered in the Office of the District Sub – Registrar, Hooghly in Book No. I, Being No: 1355 of 2008.

AND WHEREAS by virtue of aforesaid three separate deeds the said M/s. Bhawani Enclaves Private Limited thus became the absolute owner of the entire land measuring about 02 (Two) Bighas or 40 (Forty) Cottahs, comprised in LR. Khatian No. 8243 R.S Dag No. 133, L.R. Dag No. 239 in Mouza- Chinsurah under Chinsurah Police Station, District-Hooghly.

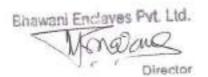
and whereas the Land Owner herein further caused to get their names also mutated in the Municipal Records with Chinsurah Municipality in respect of the aforesaid Land admeasured only 02 (Two) Bighas corresponding to 40 (Forty) Cottahs in Mouza- Chinsurah, P.S: Chinsurah comprised in R.S Dag No. 133, Corresponding to L.R Dag No. 239 further corresponding in L.R Khatian No. 12318 admeasuring about 0.6630 Acre having classification of "Housing Complex" being allotted a Holding No. 961/7 (New) M. G. Road (Mahatma Gandhi Road).

AND WHEREAS One Satish Chandra Ghosh was the absolute owner of the adjacent Land in Mouza- Chinsurah, J.L. No. 20, in C.S Dag No. 132 under C.S. Khatian No. 49, P.S: Chinsurah, in District Hooghly admeasuring 27 Cottahs 13 Chittacks 3 Sq. ft. equivalent to 0.461 Acre, being seized and possessed of the same by practicing cultivation and harvesting and his name was recorded in finally published C.S. Records of right and it was the reflection of his property title.

AND WHEREAS on introduction of the West Bengal Estate Acquisition Act the said Satish Chandra Ghosh became the absolute owner of the said land and his name was recorded in the Revisional Survey record of rights.

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AND WHEREAS on introduction of Revisional Survey the aforesaid land was recorded as R.S. Dag No. 132 of Mouza-Chinsurah.

AND WHEREAS the said land was declared as the retained land of the then owner under the provision of Urban Land (Celling and Regulation) Act on enactment of the said Act.

AND WHEREAS during the life time of Satish Chandra Ghosh, the said Satish Chandra Ghosh transferred, assigned, assured and gifted the aforesaid entire 0.461 Acre of Land in Mouza- Chinsurah, J.L. No. 20, Ward No. 22, in R.S Dag No. 132 hereinaftre referred to the said land along with other properties under P.S: Chinsurah in District Hooghly to his son absolutely and forever namely Jugal Krishna Ghosh by way of Registered Deed of Gift registered in the Office of Additional District Sub – Registrar, Chinsurah Hooghly in Book No. I, Pages from 133 to 135 Being No. 272 for the year 1996.

AND WHEREAS on introduction of Land and Land reforms Act the aforesaid land was recorded as L.R. Dag No 238 under L.R. Khatian No. 5472, of Mouza-Chinsura, J.L. No. 20.

AND WHEREAS the said Jugal Krishna Ghosh being the absolute owner thereof the said Land admeasuring 0.461 Acre of Land in Mouza- Chinsura, J.L. No. 20, Ward No. 22, comprised in R.S Dag No. 132, L.R Dag No. 238 under P.S: Chinsura in District Hooghly, (as morefully and particularly described in the Part – II of the First Schedule written hereunder below; and accordingly the said Jugal Krishna Ghosh caused to get his name mutated in the Settlement Records in LR. Khatian No. 5472 R.S Dag No. 133, L.R. Dag No. 238 in Mouza- Chinsurah having the nature of land recorded as "Shali"

AND WHEREAS the said Jugal Krishna Ghosh being the absolute owner of the aforesaid "Shali" land and otherwise being seized possessed and sufficiently entitle thereto, sold, transferred, conveyed, assigned and assured unto M/s. Bhawani Enclaves Private Limited, Land admeasuring 13 Cotaths 14 Chittacks 4 Sq. ft. out of 27 Cottahs 13 Chittacks 3 sq. ft. of Land in Mouza- Chinsurah, J.L. No. 20, Ward No. 22, comprised in R.S Dag No. 132, L.R Dag No. 238, L.R Khatian No. 5472 under

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P.S: Chinsurah in District Hooghly, (as morefully and particularly described in the Part – II of the First Schedule written hereunder below) by way of Registered Deed of Sale, both dated 30th Day of April, 2008 and registered in the Office of the District Sub – Registrar, Hooghly Sadar in Book No. I, Being No1678 of 2008

AND WHEREAS the said Jugal Krishna Ghosh again sold, transferred, conveyed, assigned and assured unto M/s. Bhawani Enclaves Private Limited, the rest of Land admeasuring 13 Cotaths 14 Chittacks 4 Sq. ft. out of 27 Cottahs 13 Chittacks 3 sq. ft. of Land in Mouza- Chinsurah, J.L. No. 20, Ward No. 22, comprised in R.S Dag No. 132, L.R Dag No. 238, L.R Khatian No. 5472 under P.S: Chinsurah in District Hooghly, (as morefully and particularly described in the Part – II of the First Schedule written hereunder below) by way of another Registered Deed of Sale, both dated 30th Day of April, 2008 and registered in the Office of the District Sub – Registrar, Hooghly Sadar in Book No. I, Being No:1680 of 2008.

AND WHEREAS by virtue of aforesaid two separate registered deeds the said M/s. Bhawani Enclaves Private Limited thus became the absolute owner of the entire lan measuring about 27 Cottahs 13 Chittacks 3 sq. ft. equivalent to 0.461 acre in Mouza- Chinsurah, J.L. No. 20, Ward No. 22, comprised in R.S Dag No. 132, L.R Dag No. 238, L.R Khatian No. 5472 under P.S: Chinsura in District Hooghly.

AND WHEREAS the said Kumud Nath Mukhopadhyay was the absolute owner of another Land in Mouza- Chinsurah, J.L. No. 20, in C.S Dag No. 149, under C.S. Khatian No. 43, admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet, hereinafter referred to as the said land along with other proeprties being seized and possessed of the same by practicing cultivation and harvesting and his name was recorded in the finally published C.S. Records of right and it was the reflection of his property title.

AND WHEREAS the said Kumud Nath Mukhopadhyay died intestate leaving behind his only son namely Debendra Nath Mukhopadhyay as his only legal heir and successor. Be it mentioned that the wife of Late Kumud Nath Mukhopadhyay predeceased him.

AND WHEREAS on introduction of the West Bengal Estate Acquisition Act the said Debendra Nath Mukhopadhyay became the absolute owner of the said land and

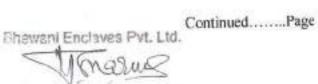
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his name was recorded in the Revisional Survey record of rights.

AND WHEREAS on introduction of Revisional Survey the aforesaid land was recorded as R.S Dag No. 149 under R.S. Khatian No. 4088, in Mouza- Chinsura, J.L. No. 20.

AND WHEREAS the said land was declared as the retained land of the then owner under the provision of Urban Land (Celling and Regulation) Act on enactment of the said Act.

AND WHEREAS the said Debendra Nath Mukhopadhyay authorized said Mr. Jugal Krishna Ghosh to look after and manage the affairs of the said Landed Property, the said Jugal Krishna Ghosh being the permanent employee of M/s. Tribeni Tissue Ltd.

AND WHEREAS on introduction of the Operation Barga as per provision of the West Bengal Land Reforms Act 1955 the name of the said Jugal Krishna Ghosh was recorded in the Revisional settlement records as a Bagadar under the Rayath Debendra Nath Mukhopadhyay of the Land in Mouza- Chinsura, J.L. No. 20, in R.S Dag No. 149, admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet, which fact was admitted by the said Jugal Krishna Ghosh also.

AND WHEREAS the said Debendra Nath Mukhopadhyay died intestate, leaving behind him surviving his one son and two married daughters namely (i) Dilip Mukhopadhyay, (ii) Smt. Dolly Chattopadhyay and (iii) Smt. Manimal Bandopadhyay respectively, the wife of the said Debrena Nath Mukhopadhyay predeceased long before the said Debendra Nath Mukhopadhyay.

AND WHEREAS by operation of law, the aforesaid legal heirs of the said Debendra Nath Mukhopadhyay, each of them became the absolute owners of undivided 1/3rd share, right, title and interest in the said Land in Mouza-Chinsurah, J.L. No. 20, in R.S Dag No. 149, admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet along with other properties and they also framed a scheme for plot of lands.

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AND WHEREAS the aforesaid legal heirs of Debendra Nath Mukhopadhyay (since deceased) namely (i) Smt. Dolly Chattopadhyay, (ii) Smt. Manimal Bandopadhyay, & (iii) Dilip Mukhopadhyay jointly sold, transferred, conveyed, assigned and assured unto the said Jugal Krishna Ghosh the entire land right, title, interest and liberties Land in Mouza- Chinsurah, J.L. No. 20, in R.S Dag No. 133, 135, 136, 139, 143 and 149, in admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet by way of a Registered Deed of Sale Registered in the office of Additional District Sub – Registrar, Hooghly in Book No. I, Volume No. 16A, Pages from 240 to 247, Being No. 1198 for the year 1990.

AND WHEREAS the said Jugal Krishna Ghosh being the absolute owner and otherwise being seized and sufficiently entitle to the entire land in J.L. No. 20, in R.S Dag No. 149, admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet, sold, transferred, conveyed, assigned and assured said land to the son of said Late Debendra Nath Mukhopadhyay namely Dilip Kumar Mukhopadhyay by way of Registered Deed of Sale Dated 14.02.1990 registered in the Office of Additional District Sub Registrar, Chinsurah, Hooghly registered in Book No. I, Volume No. 16A, Pages from 256 to 263 Being No. 1200 for the Year 1990.

AND WHEREAS by virtue of aforesaid events the said Dilip Kumar Mukhopadhyay thus became the absolute owner of ALL THAT piece and parcel of Land admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet, in Mouza-Chinsurah, J.L. No. 20, in R.S Dag No. 149, and while enjoying the same sold, transferred, conveyed, assigned and assured to one Smt. Kalyani Mondal and Others namely Sri Pradip Kumar Mondal, Sri Sanjib Kumar Mondal and Sri Bimal Kumar Mondal by way of a registered Deed of Sale dated 16.08.1990 registered in the Office of Additional District Sub Registrar, Chinsurah, Hooghly in Book No. I, Being No. 2888 for the year 1993.

absolute owners and otherwise sufficiently entitled to and being seized and possessed of ALL THAT piece and parcel of Land admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet, in Mouza- Chinsurah, J.L. No. 20, in R.S Dag No. 149, sold, transferred, conveyed, assigned and assured the same entirely to one Sri Debasis Das by way of a Registered Deed of Sale dated registered

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in the Office of the Additional District Sub Registrar, Chinsurah, Hooghly, in Book No. I, Volume No. 51, Pages from 165 to 174 Being No. 2543 for the year 2006.

AND WHEREAS the aforesaid Sri Debasis Das, being absolute owner and otherwise sufficiently entitled to and being seized and possessed of ALL THAT piece and parcel of Land in J.L. No. 20, consolidated in R.S Dag No. 149, L.R. Dag No. 250, admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet, sold, transferred, conveyed, assigned and assured the same entirely (as morefully and particularly described in the Part – III of the First Schedule written hereunder below) to M/s. Bhawani Enclaves Private Limited, the Land Owner herein, by way of a Registered Deed of Sale dated 30.04.2008 registered in the Office of the Additional District Sub Registrar, Chinsurah, Hooghly, in Book No. I, Volume No. 37, Pages from 69 to 82 Being No. 1679 for the year 2008.

AND WHEREAS the Land Owner herein caused to get their names mutated in the Settlement Records in respect of the aforesaid ALL THAT piece and parcel of Land in J.L. No. 20, consolidated in R.S Dag No. 132, 133 and 149, L.R. Dag No. 239, 238 and 250, in Mouza- Chinsurah, under P.S; Chinsura in District Hooghly and and further the land owner applied for conversion of the aforesaid land on observation of the formalities and upon inspection and satisfaction the authority concerned issued the Conversion certificate being no. IX-2/08/SDL/CON/CM/11 for the year 2011 issued by Land and Land Reforms Officer Hooghly and in the L.R. record of rights the change of classification from "Shali" to "Housing Complex" is recorded for the land (as morefully and particularly described in the Part – I, II and III of the First Schedule written hereunder below).

AND WHEREAS the Land Owners herein further caused to get their names also mutated in the Municipal Records with Chinsurah Municipality in respect of the aforesaid Land ALL THAT piece and parcel of Land in J.L. No. 20, consolidated in R.S Dag No. 149, L.R. Dag No. 250, admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet further corresponding in L.R Khatian No. 12318 having classification of "Housing Complex" being allotted a Holding No. 961/7 (New).

AND WHEREAS the Land Owners herein have already mutated and converted the below mentioned Part -I, Part - II and Part - III Lands (as morefully and

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particularly described in the First Schedule written hereunder below) in their names with the Revisional Survey from "Shali" to Housing Complex in L.R Khatian No. 12318 comprised and consolidated in L.R. Dag Nos: 238, 239 and 250 respectively together with having mutated their names in the records and demand register of the Municipal Records of the Chinsura Municipality to have a Holding No. 961/7 New) M.G. Road (Mahatma Gandhi Road) thereof.

AND WHEREAS the developer concern 'a partnership firm' under the name and style of "TIRUPATI CONSTRUCTION", is engaged in the business of developing and promoting and also sponsoring construction of building having its own financial resources to carry out any development scheme, including construction of building, taking up all the related responsibility of preparation and sanction of plan for construction of building and engage Engineers, Masons and Labours and also put in resources for procure prospective Flat Owners for the Flats, Apartments and other spaces to be built as per the Plan to be sanctioned by the concerned authority.

AND WHEREAS the Second party is the DEVELOPER CUM PROMOTER and has been carrying on the business of construction of ownership flats and shopping complex in different places at District Hooghly and the First Party approached the Second Part to construct multi-storied building over the First Schedule property by demolishing the old dilapidated building and removing the debris there from at their own cost, and the Second Party Developer / Promoter has also agreed to make construction of Multi storied building over the First Schedule property containing several residential flats, garages, shop rooms and other units and to sell the same to its intending purchaser or purchasers.

AND WHEREAS the owner contracted with the developer herein and both the parties herein aggress with each other to make construction of Multistoried building over the First Schedule.

AND WHEREAS the owner declares that the said land was not acquired /
required by the authority under the Land Acquisition act 1894 or Act II or any other
Act for the time being in force and not attached by any proceedings under Income
Tax Act, Sale Tax Act, Service Tax, or under THE SECURITISATION AND
RECONSTRUCTION OF FINANCIAL ASSESTS AND ENFORCEMENT OF SECURITY

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INTEREST ACT, 2002 or proceedings before National Company Tribunal and before any court of Law.

AND WHEREAS the owner is a Pvt Ltd Company and having Two Nos of directors namely Mahesh Kumar Sharma And Manish Kumar Maheswari and the shareholders unanimously on it's annual/ extra ordinary general meeting on dated 12.09.2022 authorized one of the director named Mahesh Kumar Sharma to execute development Agreement in favour of the developer herein for commercially exploit the land mentioned in the Schedule below.

AND WHEREAS the Developer / Promoter considering the proposal of the LAND OWNER have accepted the offer of the LAND OWNER for developing the First Schedule Property by erecting G+4 multi-storied building (subject to sanction of building plan by the sanctioning authority) over the First Schedule property and the Developer shall at his own cost and responsibility complete the construction and as a consideration for the First Schedule land and the Developer has agreed with the Land Owner to give 32.50% (THIRTY TWO POINT FIFTY) built up area of the completed construction area coupled with undivided proportionate share in the common area in the proposed Housing Complex/ Building details described in Second Schedule which will be declared as Land Owner's allocation.

ARTICLE - I - DEFINITIONS

In this present unless there is anything repugnant to or inconsistent with: -

1.1. OWNER: shall mean the aforesaid M/s. BHAWANI ENCLAVES PRIVATE LIMITED, (CIN: U72900WB2007PTC119416 (PAN: AADCB3033E) a private limited company incorporated under the Companies Act, 1956 and existing within the meaning of the Companies Act, 2013, having its Registered Office at 4/2, Agrasain Street, Howrah - 711 204, P.O: Liluah, P.S: Belur, in the State of West Bengal, herein represented by it's present Director MR. MAHESH KUMAR SHARMA, (AADHAAR NO: 3063 0701 8720), (PAN: AKUPS8227K son of Late Keshar Deo Sharma, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 34 RNRC Ghat Road, P.O. Howrah, P.S. Shibpur, District-Howrah, Pin Code- 711102, West Bengal and it's administrators, executors and assigns.

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1.3 TITLE DEEDS: shall mean all the documents of title relating to the said land and premises, which shall be handed over and/or handed over in original to the Developer at the time of execution of the agreement. It is further agreed between the parties that as soon as the developer completes and /or reaches to the investment of rupees equivalent to the present market value of the land i.e as on 02.11.2022 in the agreed project the land owner shall then hand over to the developer the entire original title deeds and related documents of the below schedule land to the developer.

- 1.4 PREMISES/PROPERTY: shall mean ALL THAT piece and parcel of land as described in the First schedule of this deed described herein below.
- 1.5 NEW BUILDING: shall mean the Multistoried Building (G+4) as per available sanctioned area, which is to be constructed over the said premises as per plan to be sanctioned by the Hooghly-Chinsurah Municipality.
- 1.6 COMMON AREA FACILITIES AND AMENITIES: shall mean and include, corridors stair ways, passage ways, drive ways, Common lavatories, tube well, overhead water tank, water pump and motor, roof and all other facilities which is to be attached with the proposed Building for better enjoyments Apartment Ownership Act or mutually agreed by and between the owners and the Developer.
- 1.7 COVERED AREA: shall mean the area covered with outer wall and constructed for the unit including fifty Percent area covered by the common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/other facilities etc. It is applicable for

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- 1.8 SALEABLE SPACE: shall mean the flat/units/Garage/space in the building available for independent use and occupation of the self-contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.
- 1.9 SUPER BUILT UP AREA OF THE FLAT/UNIT/SPACE/GARAGE: shall mean and include the total covered area of the unit plus minimum 25% service area, over the aforesaid total covered area, is applicable for individual unit.
- 1.10 BUILDING PLAN: shall mean such plan to be prepared by the Architect/ Engineer/L.B.S. for the construction of the building and to be sanctioned by the concerned Municipality. Be it mentioned here that the Building Plan will be sanctioned in the name of the Owners at the cost of the Developer with such addition, alteration or modification as prescribed and/or made afterwards by the Developer from time to time through the owners or by themselves.
- 1.11 OWNERS' ALLOCATION shall be 32.50% [THIRTY TWO POINT FIFTY] built up area of the completed construction area coupled with undivided proportionate share in the common area in the proposed Housing Complex/ Building.
- 1.12 SECURITY DEPOSIT: That the developer shall pay Rs. 45,00,00.00/- (Rupees Forty Five lakhs only) on the date of the agreement as part of the Security deposit and the developer further shall pay Rs. 45,00,00.00/- (Rupees Forty Five lakhs only) within 15 days after obtaining the sanction building plan total of which is Rs. 90,00,00.00/- (Rupees Ninety lakhs only) which shall be kept by land owners and after completion of the building handing over the land owners allotment, the entire security deposit of Rs. 90,00,00.00/- (Rupees Ninety lakhs only) shall be refunded to the developer without any interest, in default the developer shall have liberty to take back the land owner's share and to sell the same for adjustment of the said security deposit and further the rest of the area shall be handed over to the owner by the developer within one month after recovery of the security deposit.
- 1.13 DEVLOPERS'/PROMOTERS' ALLOCATION: shall mean the remaining constructed area after providing the Owners' allocation in the proposed building to

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be constructed on the said premises including proportionate share of the common facilities and amenities.

1.14 TRANSFER: shall mean and included transfer by delivered of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.

ARTICLE - II : COMMEENCEMENT & DURATION

2.1 This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter continue till sale out of all the flat/units/Garage/space to the intending purchasers and also after delivery of possession to the flat owners and land owners and after formation of the flat/unit owners' Association, if required, this Development Agreement will be coming to an end. The building shall be completed within 48 months from the date of sanction building plan.

ARTICLE - III: OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITIES

- 3.1 The owner hereby declare that it is the absolute owner of the First schedule property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrances charges, attachments, acquisition or requisition whatsoever or howsoever and the owners have good and marketable title over the said land.
- 3.2 That the owner hereby agreed that it will not grant lease, mortgage, charge or encumber the First schedule property in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.
- 3.3. That the owner hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Plaints, written objection, proposed site plan, Building plan, Completion Plan, Declaration of Amalgamation, Continued.......Page
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Deed of Amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developer or its Nominated person or persons for betterment of the construction over the First schedule land and adjacent land and betterment of project and also for the betterment of title over the Schedule property and the owner also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the owner herein.

- 3.4. That the owner shall be liable and responsible for litigation, if any arise due to defects on it's part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Developer will be entitled to get cost of litigation from the Landowner, which will be incurred by the developer during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern, then the delay in respect of delivery of possession of the owners' allocation shall not be considered the delay on the part of the Developer(s).
- 3.5. That the owner hereby undertake to deliver and/or handover all the Photostat copy, certified copy and Original of all the Deeds and documents to the Developer at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developer, then produce all the Original documents, whenever called for production of the same by the Developer.
- 3.6 That the Owner hereby giving exclusive license to the Developer to commercially exploit the same as per terms and condition contained in this Agreement and hereby authorized the Developer to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the owner will give necessary consent for betterment of this project without raising any objection to that effect save and expect the owners' allocation as mentioned.
- 3.7 TAX LIABILITY OF THE LAND OWNER: The Land owner shall have to pay the entire Government dues other than Municipal Tax and others till the date of execution of this agreement and if any dues arises in future for the said period the land owner shall be liable for that and further if any GST or other Tax liberty arises

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for the allotment of land owners allocation, then the land owner shall have to pay the same, as the aforesaid is mutually settled by the parties if any contrary provisions let down in any law the same shall not be attracted here.

3.8 The Owner hereby agree to execute a Registered Development Power of Attorney in favour of the Developer or its nominated person/s in respect of the Developer's Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on the Deed on or behalf of the owner and to present the same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents and if required owners will put their signature on the Agreement for Sale, Deed of conveyance after delivery of possession of the owner's allocation. It is also further agreed that for the purpose of betterment of the intending purchasers, if required, the owner herein will join in the Deed of Conveyance as owners for Transfer the Flat to the intending purchaser(s).

3.9 The owner hereby undertake not to do any act, deeds or things by which the Developer may prevent from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers of the Developer's Allocation. If the Developer fail to deliver possession of the owners' Allocation within the stipulated period, then the owner will be entitled to get compensation/damages from the Developer as deemed fit by the Developer. Be it mentioned here that the Time will be essence of the contract.

3.10 That the Owner hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer shall continue to construct the building exclusively in the name of the Developer/Development Firm and also by taking partner in the Firm at its own cost, arrangement and expenses as well as the Owner shall have no financial participation and or involvement. The Developer shall handover the complete habitable peaceful vacant possession of the Owner's Allocation within 48 months from the date of obtaining the sanction building plan and the time is the essence of this Contract and such time shall be enhanced and/or extended for another 12 months for any force-majeure, acts of God and/or other reasons which is or are or shall be beyond control of the Developer and if the Developer(s) will fail or neglect to handover the possession of Owners' Allocation Bhawanl Enclaves Pvt. Ltd. Continued........Page

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within the said stipulated time, then in that case the Owner(s) shall have every right to take legal steps with due process of law.

3.11 That LAND OWNER herein execute GENERAL POWER OF ATTORNEY in favour of "TIRUPATI CONSTRUCTION" a Partnership Firm, PAN- AAPFT1617F. having its office at Dharampur, Digambar Biswas Road, besides Income Tax office. P.O & P.S- Chinsurah, District- Hooghly,712101, represented by partner namely 1. SRI SUJIT KUMAR DEY, PAN- AGJPD4345E, AADHAAR No- 4337 4705 7243. son of Sukumar Dey, and SMT. SUSAMA DEY, PAN- APUPDO345L, 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, P.O & P.S- Chinsurah, Dist- Hooghly, Pin Code- 712101, conferring all powers together with the right of development and sale of the units/flats/car parking spaces/shops in the Developer's share together with proportionate share of land underneath of the proposed multi storied building on behalf of the owners, SO KNOW ALL WOMEN & MEN BY this Power - of - attorney executed today, the LAND OWNER / VENDOR herein do hereby nominate constitute and appoint "TIRUPATI CONSTRUCTION" a Partnership Firm, PAN- AAPFT1617F. having its office at Dharampur, Digambar Biswas Road, besides Income Tax office, P.O & P.S- Chinsurah, District- Hooghly, 712101, represented by partner namely 1. SRI SUJIT KUMAR DEY, PAN- AGJPD4345E, AADHAAR No- 4337 4705 7243, son of Sukumar Dev. and SMT. SUSAMA DEY, PAN- APUPDO345L, 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, P.O & P.S- Chinsurah, Dist- Hooghly, Pin Code- 712101, AS IT'S TRUE AND LAWFUL ATTORNEY, FOR IT'S NAME AND ON IT'S BEHALF, to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things:

- To work, manage, control and supervise the management and administration of the properties fully described in the schedule below and protect them from others.
- To enter into contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as it will think fit and proper.

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- III) To sign and give notice or notices to any tenant or tenants and other occupiers of the lands and buildings belonging to it's estate, and to negotiate with it, to quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies open to it in respect thereof and to enter into any such property or properties with a view to inspecting the same or exercising any right vested to us.
- IV) To make, sign and verify all applications for sanction of building plan or any application before the Court of Law, Tribunals, or such other places for conducting court cases or any other required by law in connection with the management of our property or properties.
- V) To appear for and represent it before the Board of Revenue, Collector of the District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff, and in all Government Offices, Commissioners, in all matters and things relating to our estate or its affairs.
- VI) To appoint, engage on our behalf pleaders, advocates or solicitors whenever it's said attorney will think proper to do so and to discharge and/or terminate it's appointment.
- VII) To compromise, compound or withdraw cases, or be none suited to refer to Reference Court or arbitration all dispute and differences.
- VIII) To develop it's property as per this developers agreement and to enter in the agreement for sale of flats, units of the multistoried building on it's behalf.
- IX) GENERALLY TO ACT as Attorney or agent in relation to the matter aforesaid and all other matters in which we may be interested or concerned and on it's behalf to execute and to do all deed, acts or things as fully and effectual in all respect as itself to do if personally present.
- X) To apply for electric connection and installation of transformer and water connection.
- XI) AND GENERALLY to act as it's Attorney or Agent in India in relation to all matters in respect of it's schedule land and building which it's now or may hereafter be interested or concerned and on it's behalf to execute and do all instruments, acts, matters and things as fully and effectually as we would do it personally present and

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We hereby agree to ratify and confirm whatsoever our said attorney will lawfully do or purport to do by virtue of these presents.

XII) TO EXECUTE AND REGISTER PROPER INSTRUMENT FOR DEED FOR SALE ON DULY STAMP CONVEYANCE FOR THE DEVELOPERS ALLOTMENT AS PER THIS SELF SAME DEVELOPER AGREEMENT ON O IT'S BEHALF AND WILL PRESENT THE SAME BEFORE THE REGISTERING AUTHORITY AND SHALL ADMIT EXECUTION AND REGISTRATION and also shall complete and observe all formalities in respect of it's schedule land for deed for sale and shall take all money and consideration and to grant receipt for acknowledge of payment.

XIII) AND WE HEREBY AGREE TO RATIFY AND CONFIRM all and whatsoever it's said attorney will lawfully do or cause to be done, under the power in that behalf herein before contained, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this deed and power granted herein, as if physically could have been done by the Land owners, if physically present.

ARTICLE - IV:

DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION

- 4.1 The Developer hereby agreed to complete the multi-storied (G+4 -storied) building over the property as per plan as sanctioned by the concerned Municipal Authority with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer/L.B.S. of the Developer. Be it pertinent to mention here that at present the Plan of G+4-storied Building will be submitted for sanction before the concerned Municipality.
- 4.2 The Developer hereby declares to take care of the local hazards or accident during the continuation of construction and the owner shall have no liability to that effect.
- 4.3 All applications plans papers and documents as may be required by the developer for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the developer with due signature of the owner or on behalf of the owners as may be required and all costs expenses and charges be paid by the developer and also for construction of the building thereon

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and the Developer will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.

The Developer hereby agreed to deliver possession of the owners' allocation in the proposed new building within aforesaid stipulated months from the date of execution and Registration of this Agreement, and if required, the owner will further allow aforesaid stipulated months for delivery of possession of the owners' allocation without claiming any damages. It is also agreed that the demarcation of the owners' allocation will be made first and after that the Developer will be entitled to transfer and handover possession of the Developer's Allocation and if required benefits of the parties hereto before or after completion of the building necessary supplementary Agreement will be executed. Be it pertinent to mention here that the Developer will obtain Completion Certificate (C.C.) at it's own cost expenses, if the authority permits and Xerox copy of the same will be given to all the owner/occupier of the units of the newly constructed building.

4.4 That the notice for delivery of possession of the owners' Allocation shall be delivered by the developer in writing or though the Advocate of the Developer either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the owner is bound to take possession within 30 days from the date of service of this letter. If the owner fail to take delivery of possession or neglected to do so, then it will be deemed that the owner's allocation already delivered and the Developer shall be entitled to transfer the Developer's Allocation without any further notice. If the land owner found any deviation or any unauthorized work of construction according to Building Plan, matter of taking hand over by Land Owner will be extended for further discussion, but the developer may handover its allocation during the period.

That the owner shall have to clear all the dues if any due is caused due to extra work other than the specification of flat as mentioned in the schedule as mentioned below.

4.5 That the Developer shall have every responsibility for the incidents occurred during the course of construction and the Owner shall have no responsibility for the same, if the Owner is not interfere during the construction and after completion of

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the building and handover the same to the Owner and Intending Purchaser(s), the Developer shall have no liability for any incident occurred in the said Building.

ARTICLE - V. CONSIDERATION & PROCEDURE

- 5.1 In consideration of the construction of the owners' allocation in the building and other consideration of any mentioned in the owners' allocation, the Developer is entitled to get remaining constructed area of the building and proportionate share of the land as Developer's allocation.
- 5.2 That if the Developer fails to complete the construction work in respect of the owner's allocation within the stipulated period as stated above, and then the Owner shall have liberty to rescind this Agreement on re-payment of the cost and expenses as well as the consideration money paid by the Developer as per mutual calculation of the parties. Be it mentioned here that time will be essence of the contract.

ARTICLE - VI. DEALINGS OF SPACE IN THE BUILDING

- 6.1 The Developer shall on completion of the building put the owner in undisputed possession in respect of the owners' allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/shops etc.
- 6.2 The Developer being the party of the Second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/ units/unit/ space together with right to proportionate share of land excluding the space/units/flat provided under the Developer's Allocation in the premises to any prospective buyer/s before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper.
- 6.3 The Developer shall at its own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time. The Developer shall on completion of the building shall obtain Completion Certificate from the Appropriate Authority concern at its own costs and expenses.

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6.4 That the developer shall install erect and shall provide standard pump set, overhead and underground reservoirs, electric wiring, sanitary fittings, and other facilities as are required to be provided in respect of building having self-contained apartment and constructed for sale of flats/shops/garages on ownership basis and as mutually agreed. Be it mentioned that the security money deposit for the new electric meter connection shall be paid by the owner or its transferee to the Developer for its respective meters in the individual name(s) of the Owner. It is also mentioned that the Developer will fix the sale rate for flat/garages etc. for Developer's allocation without consultation of the owner.

ARTICLE - VII. COMMON FACILITIES

7.1 The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement and after handing over the possession of the flats all the flats owner will pay due according to it's shares.

7.2 As soon as the respective self-contained flat is completed the developer shall give written notice to the owner requiring the owner to take possession of the owner's allocation in the newly constructed building and after 4 years from the date of service of such notice and at all times, thereafter the owner shall be exclusively responsible for payment of municipal and property taxes rates duties dues electric installation charges electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owners' allocation the said rates to be apportioned prorate with reference to the saleable space in the building if any are levied on the building as whole.

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7.3 The Owner and Developer shall punctually and regularly pay for their respective allocation the said rates and taxes (including service taxes and income taxes) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities or otherwise as may be mutually agreed upon between the Owner and the Developer. The owner hereby agreed that it shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceeding instituted by any third party or against the owner for the same the developer will be entitled to get damages.

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7.4 The owner or its agents or representatives or any third party of the owners' behalf shall not do any act deed or things wherein the developer shall be prevented from construction and completing of the said building or to sale out the flat/units to the intending purchaser/purchasers. If the developer is prevented by the owner without any reasonable and/or justified reason, then the owner or its legal representative(s) shall pay bound to indemnify the loss and pay damages with interest and such delay will not be calculated within the stipulated time.

ARTICLE - VIII. COMMON RESTRICTIONS

THE OWNERS' ALLOCATION AFTER POSSESSION IN THE PROPOSED BUILDING SHALL BE SUBJECT TO THE SAME RESTRICTION AND USE AS IT IS APPLICABLE TO THE DEVELOPER'S ALLOCATION RESPECTIVE POSSESSION IN THE BUILDING WHICH ARE FOLLOWS: -

- 8.1. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupies of the building.
- 8.2. Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owner, developer or from the competent authority or from municipal authority concern in this behalf.
- 8.3. Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.
- 8.4. The respective allotee or their transferees shall keep the interior walls, sewers, drains pipe and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from the against the consequence of any breach.

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- 8.5. No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement of user in the corridors and other places of common use in the building.
- 8.6. Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about be building or in the compounds corridors or any other portion or portions of the building.
- 8.7. Neither the parties or their transferees shall permit other agent with or without workmen and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains and water pipes and electric wires and for any similar purpose.

ARTICLE - IX. OWNER'S DUTY & INDEMNITY

- 9.1. The owner doth hereby agree and covenants with the Developer not to use cause any interference or hindrance in any manner during the construction and throughout the existence of this agreement of the said building at the said premises and if any such interference or hindrance is caused by the owner or their heirs, agents, servants, representatives causing hindrance or impediments to such construction the owner will be liable to repay entire amount invested by the developer amount will be settled by the parties amicably. It is also further agreed that if the developer is prevented for making construction due to any litigation cropped up or due to any restraining order passed by the competent court of a competent Authority Concern or any statutory body law or due to any boundary dispute amongst the contagious land owner, then owner will be liable to pay cost of litigation to the Developer, which will be incurred by the Developer.
- 9.2. The owner or their legal representative(s) herein will have no right/ authority power to terminate and/or determinate this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the

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flats/shops/units of the Developer's allocation or without the violation of the terms and conditions of this Agreement. If tried to do so then the owner shall pay firstly total market price of the constructed area with damage together with interest on investment intimation for such intention.

- 9.3. It is agreed that the owner will not involve any of their workmen, contractor, agent or representative etc. or stag any constructional materials in the building for any type of constructional work if required in respect of the owners' allocation in the building without any written consent from the Developer.
- 9.4. That the owner and their legal heirs hereby declare and undertake that upon the demise of the owner/one of the owner, the legal heir of the said owner will join the Development Agreement and also execute fresh Power of Attorney and also other required documents in favour of the Developer and also for the betterment of the project on the same terms and conditions mentioned herein.

ARTICLE - X. DEVELOPER'S DUTY

- 10.1. That the Developer hereby agree and covenants with the Owner not to do any act, deed or things whereby the Owner is prevented from enjoying selling disposing of the owners' allocation in the building at the said premises after delivery of Repossession thereof to the owner(s) and also obtain Completion Certificate (C.C.)/Occupancy Certificate from the competent Authority at its own costs and expenses.
- 10.2. The Developer hereby undertake to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or omissions of the Developer in relating to the making of construction of the said building. The developer shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the owners' share or allocation and also not to claim any amount from the sale proceeds of the owners' allocation.

ARTICLE - XI. MISCELLANEOUS

11.1The Owner and Developer hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.

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11.2 As and from the date of getting Completion Certificate of the building the developer and/or its transferees and the owner and/or it's transferees shall be liable to pay and bear proportionate charges on account of ground rents and service tax and other taxes, charged by the Govt. or Semi Govt. or local authority concern. And the proportionate cost towards regular maintenance charges.

11.3 The building to be constructed by the developer shall be made in accordance with the specification more fully and particulars mentioned and described in the schedule annexed in separate sheet which will be treated part of the agreement.

11.4 **ASSOCIATION FORMATION:** The developer shall formed the apartment owners association after sell of 75 % of the flat including the land owners allotment and hand over the necessary documents to the flat owners association till the date of formation of association the respective flat owners or the owners obtain the flat by allotment or it's transferee shall pay the maintenance amount month by month to the developer which shall justifiably fixed by the developer.

11.5 The Land owner and developer shall jointly select the name of the housing Complex and each of the blocks and the lad owner shall not have any right to object the same.

11.6 The project shall be guided RERA, as notified and may be in force for time being.

ARTICLE - XII. FORCE MAJEURE

12. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

ARTICLE - XIII. ARBITRATION CLAUSE

It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with Bhawani Enclayer Pvt. Ltd. Continued.......Page

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the flats and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and conciliation Act, 1996, or any amendment thereon as may be applicable, the seat of Arbitration shall be at Calcutta.

In case agreement unless it is contrary or repugnant to the context.

- a) Singular shall include the plural and vice-versa.
- b) Masculine shall include the feminine and vice-versa.

SPECIFICATION OF THE BUILDING AND FLAT

STRUCTURE:

Earthquake resistant RCC framed construction within fill brick wall.

WALLS: 8" Thick Walls On External Faces, 5" thick Brick Partition walls between flats and Internal Partitions.

BED ROOM & LIVING Vitrified Tiles flooring with 4" High Skirting on all side of walls.

KITCHEN: Vitrified Tiles flooring with 4" high Skirting On all side of walls, Black Stone Cooking Platform, 2'-0" high Glazed Tiles Over Coking Platform, One Steel Sink with Tap (C.P). Electric & Plumbing provision. (If open kitchen then floor must be Vitrified tiles and separated kitchen will be Marbella floor)

TOILET:

Marble Flooring, Glazed Titles Upto 6'-0" high From Floor Level On all Sides Two Taps (CP). One European or Indian type W.C. Pan with Low Down Rushing cistern will be provided.

DOOR: Door will be commercial flush doors Sal wood Frames & P.V.C. Door will be provided in toilet.

WINDOW:

Aluminum Window with Glass & M.S. Grills will be provided.

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INTERNAL FINISH: Putty On all the walls & Ceiling

EXTERNAL FINISH:

Latest water proof non fading exterior finish of the highest quality. EXTERNAL PLUMBING & SANITARY: All External Soil, vent & Waste water pipes are P.V.C.

WATER SUPPLY:

24 hours water supply, distribution line from overhead tank.

ELECTRICAL:

Concealed Wiring with F.R.W. with branded quality switches musterbed a/c provision (not wearing)

BALCONY:

FLOOR: Vitrified Tiles.

WALLS & CEILING: Exterior Paint

FIRST SCHEDULE

DESCRIPTION OF LAND

(Part - I)

ALL THAT piece and parcel of Land in J.L. No. 20 admeasured only 02 (Two) Bighas corresponding to 40 (Forty) Cottahs in Mouza- Chinsurah, comprised in R.S Dag No. 133, Corresponding to L.R Dag No. 239, having classification of "Housing Complex" in L.R Khatian No. 12318 corresponding to 0.6630 Acre, at Holding No. 961/7 (New) M. G. Road (Mahatma Gandhi Road), within the ambit of Hooghly Chinsurah Municipality, Ward No. 22, P.S: Chinsurah, District- Hooghly, within the jurisdiction of A.D.S.R. Chinsurah, Hooghly, West Bengal (as described in the Definitions written hereinabove), butted and bounded as follows:

ON THE NORTH : L.R. Dag No. 239 (Part)

ON THE SOUTH : L.R. Dag No. 238

ON THE EAST : L.R. Dag No. 239 (Part)

ON THE WEST : 16'-0" wide Road and L.R. Dag No. 230

(Part - II)

ALL THAT piece and parcel of Land admeasuring 0.461 Acre equivalent to 01 Bigha

Bhawani Enclaves Pvt. Ltd.

Swit Burn Det

Summer Suy.

07 Cottahs 13 Chittacks 03 sq. ft. of Land in Mouza- Chinsurah, J.L. No. 20, Ward No. 22, comprised in R.S Dag No. 132, L.R Dag No. 238, L.R Khatian No. 5472 under P.S: Chinsurah, in District- Hooghly, having classification of "Housing Complex" recorded in L.R Khatian No. 12318, L.R Dag No. 238 for total area of 0.461 Acre at Holding No. 961/7 (New) M. G. Road (Mahatma Gandhi Road), within the ambit of Hooghly Chinsurah Municipality, Ward No. 22, P.S: Chinsurah, District- Hooghly, within the jurisdiction of A.D.S.R. Chinsurah, Hooghly, West Bengal (as described in the Definitions written hereinabove), butted and bounded as follows:

ON THE NORTH : L.R. Dag No. 250

ON THE SOUTH : Municipal Drain

ON THE EAST : L.R. Dag No. 239 (Part)

ON THE WEST : Municipal Drain

(Part - III)

ALL THAT piece and parcel of Land in J.L. No. 20, consolidated in R.S Dag No. 149, L.R. Dag No. 250, admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet recorded in L.R Khatian No. 12318 in Mouza- Chinsurah, at Holding No. 961/7 (New) M. G. Road (Mahatma Gandhi Road), within the ambit of Hooghly Chinsurah Municipality, Ward No. 22, P.S: Chinsurah, District- Hooghly, within the jurisdiction of A.D.S.R. Chinsurah, Hooghly, West Bengal (as described in the Definitions written hereinabove), butted and bounded as follows:

ON THE NORTH : 16'-0" wide Common Passage

ON THE SOUTH : Property of M/S. Bhawani Enclave (L.R. Dag No. 238)

ON THE EAST : Part of L.R. Dag No. 250

ON THE WEST : Municipal Drain

ALL the properties described under Part-I, I and III are adjacent to each other having common boundary wall and amalgamated in to a single property.

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

That as consideration of the First Schedule land developer shall give 32.50% (THIRTY TWO POINT FIFTY) of the complete construction area coupled with undivided proportionate share in the common area in the proposed Housing Complex/ Building which is described is OWNER'S ALLOCATION.

Bhawani Enclaves Pvt. Ltd.

Continued.....Page

PARTNER PARTNER

NOTE: Any extra work, which is not mentioned in the specification, will be charged extra as per market rate and fixed up by the Developer. No outside contractors will be allowed to execute any work till the possession of the space is taken.

THE THIRD SCHEDULE ABOVE REFERRED TO (DEVELOPER'S ALLOCATION)

Within the building constructed on the First Schedule land the DEVELOPER / PROMOTER will get entire constructed area except the effect of Second Schedule on the proposed multistoried building with lift facilities on the First Schedule land with proportionate share of land of First Schedule.

THE FOURTH SCHEDULE ABOVE REFERRED TO (COMMON AREAS)

Shall mean all areas which are common to the flats or Units, e.g. common passage, stair case, lobbies, lift, lift room, water pump, electricity, transformer, meter room, passage, underground water reservoir, septic tank, overhead water tank, drain and other common spaces to be available for the common use.

IN WITNESSES WHEREOF THE PARTIES hereto have set and subscribed their respective hands and seals the 07th day of November, 2022 first above written.

THE AGREEMENT FOR DEVELOPMENT ALONG OF POWER WITH IS ATTORNEY EXPLAINED OVER US AND UNDERSTANDING ALL THE MEANING OF THE EXPRESSION USED AGREEMENT THE DEVELOPMENT ALONG WITH POWER ATTORNEY KNOWING FULLY WELL THE EFFECT OF SAME, WITHOUT ANY INSTRUCTION AND ANYONE FEAR SEALED SIGNED,

Bhawani Enclaves Pvt. Ltd.

Continued.....Page

SANSAND CALL DAS

DELIVERED.

In presence of the WITNESS:-

WITNESSES:

1. Kolema versor Datali M. G. Road, Ausobindofalg Chinsusuh, Hooghly

Bheweni Englaves Pvl. Ltd.

SIGNATURE OF THE FIRST

PART/LAND OWNER

STATE DAME DOG.

PARTNER

TIRUPATI CONSTRUCTION

Sunga Duy

PARTNER

SIGNATURE OF THE DEVELOPER/ PROMOTER

2. Pawan Kanda S/O Late Dwaroka Pracad. -- Kando: 92, B.K. Paul Avenue. Kolkata - 700005

3. Pinte chanda.

Dharampur,

Chinseran,

Hooghly.

FILIDI

Finger Prints Of Both Hands

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Wereszung

Finger Prints Of Both Hands

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BHAWANI ENCLAVES PRIVATE LIMITED

CIN NO. U72900WB2007PTC 119416 4/2 AGRASAIN STREET, LILUAH HOWKAH-711204

Board Resolution

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF BHAWANI ENCLAVES PRIVATE LIMITED HELD ON 12⁵¹ OF SEPTEMBER 2022, 10:00 A.M. A.I. HIS REGISTERED OFFICE ADDRESS 4/2 AGRASAIN STREET, LILL AH, HOWRAH-711204

RESOLVED THAT the company has decided to authorize. Mr. Mahesh Kumur Shamsa (Aadhaar St., 3063-0701-8720) son of Keshar Deo Shama residing at 34 R.N.R.C. Ghat Road. Shibpur, Howrah-711102 working in the capacity of Director in our company and is hereby authorized to sign and submit all the necessary papers, agreements, letters, etc related to company and to be submitted by the company in connection with the company. The acts done and documents shall be binding on the company, until the same is withdrawn by giving written notice thereof Specimen.

Signatures of Authorized Signatory

Mahesh Kumar Sharma

RESOLVED FURTHER THAT, a copy of the above resolution duly certified as true by designated director, suthorized signatory of the company.

For Bhawani Enclaves Pvt. Ltd.

Director

Name. Manish Kumar Maheshwari

Lawst

Designation: Director

Bhawani Endaves Pyr. Ltd.

Director



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ভারত সরকার Unique Identification Authority of India Government of India

ভাশিকাভূডিন আই ডি / Enrollment No.: 2010/19173/00319

To many gener with Mehcesh Kumar Sharma Si O Kesherdeo Sharma 34 R N R C GHAT ROAD Habra Corporation Stopur

West Bengal 711102



আপনার আধার সংখ্যা / Your Aadhaar No. :

3063 0701 8720

আধার - সাধারণ মানুষের অধিকার



Sound streets

Government of India



Mahesh Kumar Sherma Prat : ceretina mil Fether: KESHARDEO SHARMA Set 1997 / Year of Birth: 1962

वाषा जान / Year of Birth नूजन / Male



3063 0701 8720

আধার – সাধারণ মানুষের অধিকার

Afonoding

आयकर विभाग INCOMETAX DEPARTMENT



भारत सरकार GOVE OF INDIA

स्थाधी लेखा सराया कार Permanent Account Number Card

AAPFT1617F

TIRUPATI CONSTRUCTION



1608,018

निवस्त्र/गत्न म की तारीक्ष Date Of Incorporationships 11/06/2019

THUPATI CONSTRUCTION

PARTNER

EIRUPATI CONSTRUCTION

PARTNER

कुल कार्ड के खोने/कार्य पर कुमदा सुविता करें/खोटाएं: सारकार पैन तेया उकार्ड, इन राज डी एउन चोटी विकेत, मंत्री अटीटील, प्लीट में, 541, वर्ष से 997/8, मोडल कारोजों, टीम संस्ता चीका के पास, पुले - 411 016.

If this card is last / sameone's last eard is found, please inform / return to :

thoone Tax PAN Services Unit, NSDI 4th Floor, Marrin Sterling, Plot No. 341: Survey No. 9976, Model Calony, Nair Deep Huspalaw Chrosk, Page: 411-016.

Tel: 91-20-2721 MBO, Fex. 91-30-2771 Wiki o-mail: timofe@isedi.co.in

आयकर विभाग INCOME TAX DEPARTMENT



मारत सरकार GOVT OF INDIA



स्थापी लेखा संख्या कार्ड Permanent Account Number Cord AGJPD4345E

TH /Norse SOUT KUMAR DEY

पिश को नाम (Fater's Some BUKUMAR ORY

क्ष्म की उपरीक्ष Date of Birth orrowss72 Soul Low Set.



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ভারত সরকার

Unique Identification Authority of India.

ভাগিকাভুক্তির আই ডি / Enrollment No.: 0658/05293/01035

To
দুবিত কুমার (ম
Sujit Kumar Dey
C/O Sukumar Dey
Dharampur Digambar Biswes Poed
Opposite Rammohan Primary School Chinsuran
Hugi-Chinsurah(M)
Chinsurah
Hooghly Hooghly
West Bengal 712101

ME654973505FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

4337 4705 7243

আমার আধার, আমার পরিচয়



BISS BROIS





সুজিত কুমর বে Sujt Kumar Dey জন্মভানিশ / DOB: 07/01/1972 পুলপ / Male



4337 4705 7243

আমার আধার, আমার পরিচয়



Sergental control



ভখ্য

- আধার পরিচ্যের প্রমাণ, লাগরিকত্বের প্রমাণ ল্য়।
- পরিচ্যের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online .
- আখার সারা দেশে মান্য !
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রস্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভাষতীর বিশিষ্ট পরিচ্য প্রথিকরণ Unique Identification Authority of India

তিকালা: C/O সূকুমার (দ. ধরমপুর, নিগম্বর বিশ্বাস রোড, বিপরীতি রাম্নাহন প্রইমারী বিদ্যালয়, চিন্দুরাহ, বংগী-চুঁচুড়া (এম), চিন্দুরাহ, হগদী, পশ্চিম বস, 712101

Address: CrO Susumer Day, Charampur, Digamber Bisses Road, Opposite Rammohan Primary School, Chinaurah, Hugi-Chinaurah (N), Chinaurah, Hooghly, West Bengal, 712101



4337 4705 7243







Swind Mun Dog

आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA



स्थावी लेखा संख्या कार्ड Permanent Account Number Card APUPD0345L

YOU I NAME SUSAMA DEY

दिला का नाम / Father's Name SUKUMAR KUNDU

जन्म की समीख Date of Blets 28/11/1879 Spen Dr. FREIGHT Signature



09082019

Lusoma Duy.





ভারত সরকার

ভাশিকাভড়ির আই ডি / Enrollment No.: 0656/05293/01034

To मंत्रमा (प Susama Day C/O Sujt Kumar Day Oharampur Digambar Biswas Road Opposite Rammohan Primary School Chinsurah Hugii-Chinsurah(M) Chinaurah Hooghly Hooghly West Bengal 712101 9007880329 - **



ME654973479FH

আপনার আধার সংখ্যা / Your Aadhaar No.: 4361 6611 4882

আমার আধার, আমার পরিচয়



ভারত সরকার Government of India



Susama Day जन्नकारिय / DOB : 28/11/1979

महिला / Female



4361 6611 4882

আমার আধার, আমার পরিচয়









তথ্য

- আধার পরিচয়ের প্রমাণ, লাগরিকছের প্রমাণ লয়।
- পরিচমের প্রমাণ অনলাইন প্রমালীকরণ ছারা লাভ क्क्रम ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- আখার সারা (দশে মালা।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিবেবা প্রাম্ভির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future .



प्राचित्रकारिक**म प्रा**चिकतन Unique Identification Authority of India

ঠিকাৰা: C/O মুজিৎ কুমার দে, ধরমপুর, নিগম্মর বিশ্বাস রোড, বিপরীত রামানাহন প্রাইমারী বিদ্যালয়, চিন্দুরায়, হণলী-চুচুড়া (১ম), চিনদুরাহ, হণলী, পশ্চিম বস, 712101

Address: C/D Sujit Kamar Day, Oharamput Digamber Blowse Road, Opposite Rammokan Primary School, Chinsurah, Hugi-Chinsurah(M), Chinsurah, Hooghly, West Bengal, 712101



4361 6611 4882











भारत सरकार Government of India

भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No : 0647/00256/90909

N To argen citigate RAHLL CHOUCHURY 174/E, REGENT COLONY. REGENT PARK. VTC Regent Park S.O. District; Kolkata, State: West Bongal, PIN Code: 700040, Mobile: 7003434632 REAL PROPERTY OF THE PROPERTY OF THE PARTY O



MF140592105FI

आपका आधार क्रमांक / Your Aadhaar No. :

7729 2776 7239

मेरा आधार, मेरी पहचान



आरल सरकार Government of India





রাছ্রল চৌধুরি RAHUL CHOUDHURY जन्म तिथि / DOB : 20/11/1994 पुरुष / Male

7729 2776 7239

मेरा आधार, मेरी पहचान



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





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GRN:

BRN:

192022230156316078

GRN Date:

02/11/2022 12:37:11

021120222015631606

4280974792719

Gateway Ref ID:

0527369547

GRIPS Payment ID:

Payment Status:

Successful

Payment Mode:

Bank/Gateway:

SBI Epay

SBIePay Payment Gateway

02/11/2022 12:37:33 BRN Date:

Method:

ICICI Bank - Corporate

NB

Payment Init. Date:

02/11/2022 12:37:11

Payment Ref. No:

2003117091/2/2022

[Query No¹⁸/Query Year]

Depositor Details

Depositor's Name:

Mr SUJIT KUMAR DEY

Address:

CHINSURAH, HOOGHLY

Mobile:

9038817642

Period From (dd/mm/yyyy):

02/11/2022

Period To (dd/mm/yyyy):

02/11/2022

Payment Ref ID:

2003117091/2/2022

Dept Ref ID/DRN:

2003117091/2/2022

Payment Details

SI. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003117091/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	70051
2	2003117091/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	90014
		A Total		50.000000

Total

160065

IN WORDS:

ONE LAKH SIXTY THOUSAND SIXTY FIVE ONLY.



Government of West Bengal **GRIPS 2.0 Acknowledgement Receipt Payment Summary**





GRIPS Payment Detail	GRI	PS	Pay	ment	Detail
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GRIPS Payment ID:

021120222015631606

Payment Init. Date:

02/11/2022 12:37:11

Total Amount:

160065

No of GRN:

- Bank/Gateway:

SBI EPay

Payment Mode:

SBI Epay

BRN:

4280974792719

BRN Date:

02/11/2022 12:37:33

Payment Status:

Successful

Payment Init. From:

Department Portal

Depositor Details

Depositor's Name:

Mr SUJIT KUMAR DEY

Mobile:

9038817642

Payment(GRN) Details

Sl. No.

GRN

Department

Amount (₹)

192022230156316078

Directorate of Registration & Stamp Revenue

160065

Total

160065

IN WORDS:

ONE LAKH SIXTY THOUSAND SIXTY FIVE ONLY.

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

pages below.

Major Information of the Deed

Deed No :	1-1902-13350/2022	Date of Registration	09/11/2022		
Query No / Year	1902-2003117091/2022	Office where deed is registered			
Query Date	02/11/2022 10:27:37 AM	A.R.A II KOLKATA, District: Kolkata			
Applicant Name, Address & Other Details	Priyanka Mukherjee Delta House Room No 3B Third F Kolkata, WEST BENGAL, PIN - 7				
Transaction		Additional Transaction			
[0110] Sale, Development a agreement	Agreement or Construction	[4002] Power of Attorne Attorney [Rs : 3/-], [431: Property, Receipt [Rs : 1	1] Other than Immovable		
Set Forth value	NA A RELEASE	Market Value			
Rs. 3/-		Rs. 10,58,62,800/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 75,051/- (Article:48(g))	12	Rs. 90,098/- (Article E, E, B)			
Remarks Received Rs. 50/- (FIFTY only) from the applicant for area)			the assement slip.(Urban		

Land Details:

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Mahatma Gandhi Road, Mouza: Chinsurah, , Ward No: 22, Hoiding No:961/7 Jl No: 20, Pin Code: 712101

Sch	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
NAME OF TAXABLE PARTY.	LR-239 (RS :-)	The state of the s	Special Housing Project	Bastu	40 Katha	1/-	5,95,62,020/-	Property is on Road Adjacent to Metal Road,
L2	LR-238 (RS)	LR-12318	Special Housing Project	Bastu	1 Bigha 7 Katha 13 Chatak 3 Sq F1	1/-	4,14,20,421/-	Property is on Road Adjacent to Metal Road,
L3	LR-250 (RS :-)	LR-12318	Special Housing Project	Bastu	3 Katha 7 Chatak 9 Sq Ft	1/-	48,80,359/-	Width of Angle State Road: 16 Adjacent I I Road,
		TOTAL	:		117.59Dec	3/-	1058,62,800 /-	
	Grand				117.59Dec	3/-	1058,62,800 /-	

Land Lord Details:

SI No	Name,Address,Photo,Finger print and Signature	
	BHAWANI ENCLAVES PRIVATE LIMITED 4/2. Agrasain Street, City:- P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711201 No.:: AAxxxxxx3E, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative Executed by: Representative	. PAIL

Identiller Details :

Name	Photo	Finger Print	Signature
Shri Rahul Chowdhury Son of Mrs Madhabi Chowdhury(Mother) City:- Not Specified, P.O Regent Park, P.S:-Jadavpur, DistrictSouth 24- Parganas, West Bengal, India, PIN:- 700040			(Sale of son)
	09/11/2022	09/11/2022	09/11/2022

Identifier Of Mr Mahesh Kumar Sharma, Shri Sujit Kumar Dey, Smt Susama Dey

Trans	fer of property for L1	在			
SI.No	From	To. with area (mame-Area)			
1	BHAWANI ENCLAVES PRIVATE LIMITED	TIRUPATI COLL TRUCTION-66 Dec			
Trans	fer of property for L2				
SI.No	From	To, with area (Fame-Area)			
1	BHAWANI ENCLAVES PRIVATE LIMITED	TIRUPATI CONTIRUCTION 45.8975 Dec			
Trans	fer of property for L3				
SI.No	From	To, with area (dame-Area)			
1	BHAWANI ENCLAVES PRIVATE LIMITED	TIRUPATI CONSTRUCTION-5.6925 Dec			

Land Details as per Land Record

District: Hooghly, P.S.: Chinsurah, Municipality: HOUGHLY-CHINSURAH, Road: Mahatma Gandhi Road, Mouzus Chinsurah, , Ward No. 22, Holding No.961/7 Jl No. 22, Pin Code, 712101

Sch	Plot & Khatian Number	Details Of Land	Owner name in Engli as selected by Applic.
L1	LR Plot No 239, LR Khatian No 12318	Owner বৰ্ণী একছে গাইচা, Gurdian ৰঙঃ , Address:10 ৰ কাণী দুৱ লোক প্ৰতি হাজা, Classification পদি, Area 0. ১ 100000 Acre,	BHAWANI ENCLAVES PRIV/ LIMITED
L2	LR Plot No 238, LR Khatian No 12318	Owner ে নাল ওকৰী এনজন গাইনেই, Gurdian নামিডিত , Address:10 क ভানী দত্ত আছে কোনোৱা কছেন, Christification পদি, Area:0 এর 100000 Acre.	BHAWANI ENCLAVES PRIV.
L3	LR Plot No:- 250, LR Khatian No:- 12318	Cwner I চৰামী গৰকে গাইছেই, Gurdian little , Address:10 নং অবদী দা লাভ I নি মাজন, Classification:পদি, নেতে:0 ০০০00 Acre,	BHAWANI ENCLAVES PRIV LIMITED

Certificate of Registration under section and Lade 69.

Registered in Book - I

Volume number 1902-2022, Page from 1 3018 to 453063 being No 190213350 for the year 2022.



202 11.11 13:40:31 -08:00 accor: D jital Signing of Deed.

Hay

(Satyajit Biswas) 2022/11/11 01:40:51 ADDITIONAL REGISTRAR OF ASSURA GEOFFICE OF THE A.R.A. - II KOLKATA
Wast Bengal.

(Tels ducum and Ligital: signed.)

