

**Amitabha Ghoshal**

**LL.B. Advocate**

Regd. No. 1851 Dated 28 OCT 202

**Professional Address :**

Office - Judges' Court,  
Hooghly at Chinsurah  
P.O. & P.S. Chinsurah, Dist. Hooghly  
West Bengal, Pin : 712 101

**Residence :**

College Road, P.O. + P.S. Chinsurah  
District - Hooghly  
Pin Code - 712 101  
West Bengal  
Mobile No. : 9432067157

NOTARY

Government of West Bengal  
Chinsurah Subdivision  
(Sadar Division Sadar Hooghly)  
Judges' Court,  
Hooghly



# NOTARIAL CERTIFICATE

( Pursuant to section 8 of The Notaries Act. 1952)

ALL MEN THESE presents Shall come, I AMITABHA GHOSHAL, duly appointed by the Government of West Bengal as a NOTARY being authorised to practice as such subject to the provisions of The Notaries Act, 1952 (53 of 1952) and the Notaries Rules 1956 made thereunder in and around Chinsurah (Hooghly Sadar Sub-Division) in the District of Hooghly within the union of India do hereby certify attest as under the execution of the instrument annexed hereto collectively on its being executed, admitted & identified by the respective signatories as to the matters therein, presented before me.

According to that this is to certify authenticate and attest that the annexed instrument "A" is the

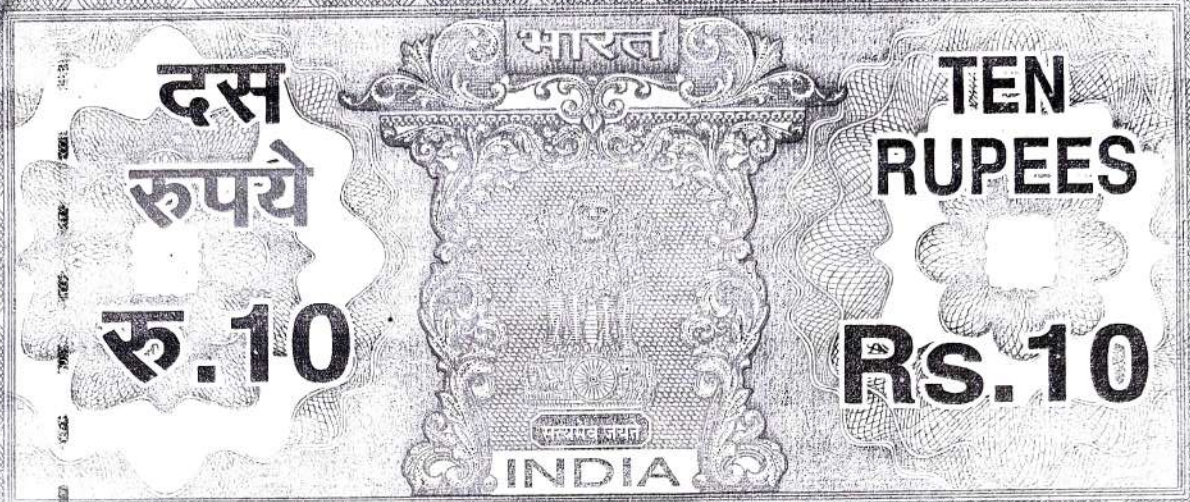
*Original Agreement executed by the parties to the deed in presence of the witnesses and an identification of the said Advocate Sanat Kumar, Hooghly District Judges' Court, Hooghly, and it contains six pages including Notarial Certificate and Sanat Kumar*

IN FAACIE the annexed instrument "A" appears to be in the usual procedure to serve and avail need on occasions shall or may require of the same



IN FAITH AND TESTIMONY WHEREOF I, the said Notary have hereunto set and subscribed my hand and affixed my Notarial Seal of office at Chinsurah, Dist. Hooghly on this

भारतीय नैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

96AB 714752



SUPPLEMENTARY DEVELOPMENT AGREEMENT

For BHAWANI ENCLAVES PVT. LTD.

TIRUPATI CONSTRUCTION  
F.M.I. (REGD. CHITRA)  
Sub-Division (Chittra)  
Regd. No. 89/2007  
Exp. 2022  
GOVT. OF WEST BENGAL  
PARTNER

Director  
Sub-Division (Chittra)  
Regd. No. 89/2007  
GOVT. OF WEST BENGAL

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made at on this  
the 28 day of September, 2024 (Two thousand Twenty-Four)  
October

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28/10/24  
AMTABHA GHOSHAL  
NOTARY  
Govt of W. B.  
Regd. No. 89/2007

28 OCT 2024

TIRUPATI CONSTRUCTION  
PARTNER  
TIRUPATI CONSTRUCTION  
PARTNER  
TIRUPATI CONSTRUCTION  
PARTNER

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BETWEEN



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 55, Bangur Avenue, Block-C, Bangur Avenue, District-North 24 Parganas, Pin - 700055, in the State of West Bengal, herein represented by it's present Director **MR. MANISHAGARWAL**, (AADHAAR NO: **6615 8529 3329**), (PAN:**AFLPA3512M**) son of Rajendra Prasad Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 24 Jora Bagar Street, Beadon Street, Kolkata-700006, 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 I'ts 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** the developer and the land owner herein entered into three separate registered Development Agreement with Power of Attorney Being No-

For BHAWANI ENCLAVES PVT. LTD.

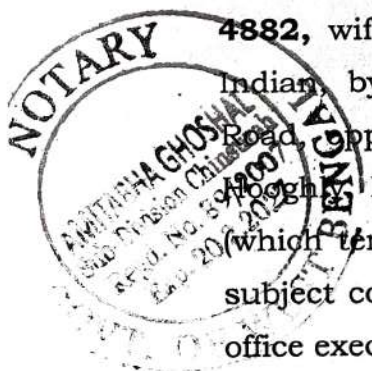
TIRUPATI CONSTRUCTION

TIRUPATI CONSTRUCTION

*Manishagarwal*

*Sri Sujit Kumar Dey*

*Susama Dey*



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50/2022, registered before ARA-II Kolkata, Being No- 3451/2023 registered before DSR-I Hooghly & 3452/2023 registered before DSR-I Hooghly and further the parties herein on executed an agreement for modification of the condition of the original Development agreement by executing one Supplementary Development Agreement being no for the year 2024 registered before D.S.R. - I, Hooghly, W. B. and now both the parties want to further modify the aforesaid development agreement along with power of attorneys by executing this Supplementary Development Agreement by declaring as follows: -

**AMENDMENT / ALTERATION OF THE AGREEMENT FOR DEVELOPEMNT**

**1. BUILDING PLAN:** shall mean such plan for construction of G+5 storied building vide Plan No- SWS-OBPAS/1808/2024/0091 dated 07.03.2024 prepared by the Architect/ Engineer/L.B.S. for the construction of the building and sanctioned by the concerned Municipality. The Building Plan is already sanctioned by the Municipal Authority and for that extra cost of Rs. 60,00,000.00 (Rupees Sixty Lakhs only) is incurred by the developer, i.e. 32.5 % equivalent to Rs. 19,50,000.00 (Rupees Nineteen Lakhs Fifty Thousand only) of the such cost have to refund by the landowner to the developer at the time of handing over of the allotment to the landowner without any interest defaulted the same shall be adjusted @ Rs. 2500.00/- per Sq. ft. by sale of landowner's allocation, which will be paid with Rs. 1,00,00,000/- (One Crore) taken as advance and Rs. 19,50,000/- (Nineteen Lakhs Fifty Thousand) at the time of occupancy.

**2. SECURITY DEPOSIT:** That the developer has already paid Security deposit amount Rs. 1,00,00,000.00/- (Rupees One Crore only) to the Land Owner in three parts and the same is already mentioned in the Original Development Agreement with Power of Attorney as mentioned above. The security deposit of Rs. 1,00,00,000.00/- (Rupees One Crore only) shall be refunded to the developer without any interest, after receiving the land owner's allocation with occupancy certificate. In case of any default from the landowner's end, the developer shall have the liberty to take back the landowner's share and to sell the same @ Rs. 2,500.00 (Rupees Two Thousand Five Hundred only) per sq. ft. for adjustment of the said security deposit and further the rest of the area shall be handed over to



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For BHAWANI ENCLAVES PVT. LTD.

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TIRUPATI CONSTRUCTION

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the owner by the developer within one month after recovery of the security deposit.



3. The amount for the Transformer and the Generator Set will be charged by the developer to the landowner @32.5% of actual cost and on completion of the same, the landowner shall transfer the said amount to the developer and if defaulted the same shall be adjusted @ Rs. 2500.00/- per Sq. ft. by the sale of landowner's allocation.
4. Both parties hereby agree that the Owner shall bear 32.5% of the costs associated with equipment and machineries for the following amenities i.e. Gym, Auditorium, Community Hall, Gaming Zone.
5. Balance all amenities provided by developer as per Sanction Plan.
6. The land owner shall have to pay the maintenance charges of their respective flats to the developer during hand over the entire project to the Ownership Association.
7. Time limit for completion of the entire project is 60 months i.e. from the date of execution of Supplementary Development agreement dated ....., for any reason if the Project is not completed within the period, then 18% per annum interest charged by the Land Owner on Market Value of Land Owner share.
8. It is mutually agreed by both the parties herein that after the developer is investing Rs. 10,00,00,000.00 (Rupees Ten Crores only) for construction of the project from it's own funds (apart from the funds generated from the sale of the land). If the developer required further funds to continue the project, then the developer will be eligible to avail loan from any Financial Institution, upon which the land owner shall have to hand over the original Deeds and documents to the Bank/Financial Institution.
9. The allocation of the land owner shall be 32.5% of constructed area of the building. The allocation of the DEVELOPER / PROMOTER is 67.5% of constructed area of the building, i.e. the entire building except the land owners allocation.

For BHAWANI ENCLAVES PVT. LTD.

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Srinivas Kumar



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8/28/2024  
GHOSHAL

the other condition of the Development Agreement with Power of Attorney Being No- 350/2022, registered before ARA-II Kolkata, Being No- 3451/2023 registered before DSR-I Hooghly & 3452/2023 registered before DSR-I Hooghly shall remain same.



**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

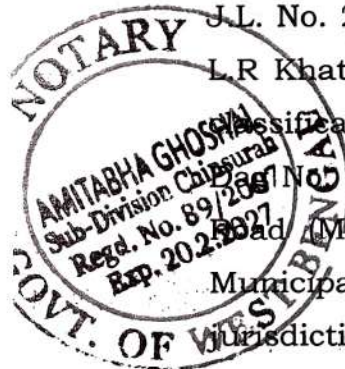
**(Part - II)**

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



For BHAWANI ENCLAVES PVT. LTD.

TIRUPATI CONSTRUCTION  
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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 :29 ft. wide Municipal Road.

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.

**(Part - IV)**

ALL THAT piece and parcel of Tank measuring about 0.186 Acres comprised in R.S Dag No. 126, L.R Dag No. 231, R.S Khatian No. 56, L.R Khatian No. 12559 within the Mouja and Police Station Chinsurah, J.L. No.- 20 in the District of Hooghly corresponding to Mahalla - 977, M. G. Road, under Ward No. 22 under the Hooghly-Chinsurah Municipality within the jurisdiction of District Sub Registrar, Hooghly and Additional District Sub Registrar Chinsurah TOGETHER WITH all sorts of privileges, easements rights attached thereto.

**AREA BUTTED & BOUNDED: -**

:- L.R Dag No. 239,

:- Drain.

:- Remaining land of L.R. Dag No. 230.

:- Remaining land of L.R. Dag No. 233.

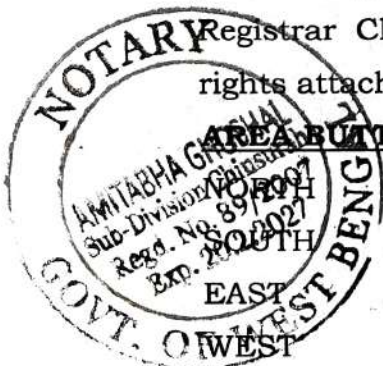
**(Part - V)**

ALL THAT piece and parcel of piece and parcel of bastu land measuring

For BHAWANI ENCLAVES PVT. LTD.

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about 0.167 Acres comprised in R.S Dag No. 125, L.R Dag No. 230, R.S Khatian No. 56, L.R Khatian No. 12558 within the Mouja and Police Station Chinsurah, J.L. No. 20 in the District of Hooghly corresponding to 976, M.G. Road under ward No. 22 under the Hooghly- Chinsurah Municipality TOGETHER WITH all sorts of privileges, easements rights attached thereto.

**AREA BUTTED & BOUNDED: -**

- NORTH :- Property of Bhawani Enclaves Pvt Ltd
- SOUTH :- Drain.
- EAST :- 16 feet wide Common Passage and thereafter remaining land of L.R. Dag No. 230
- WEST :- Remaining land of L.R. Dag No. 231.

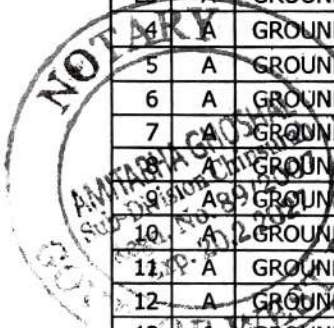


For BHAWANI ENCLAVES PVT. LTD.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**

Within the building constructed on the First Schedule land 32.5% constructed area of the building (Ground Plus Fifth Floor) with lift and other common facilities constructed over the First Schedule land with proportionate share of land of First Schedule. The allocation is as follows: -

<b>NIRMALAYA COMPLEX (BLOCK-A)</b>							
SL. NO.	BL CK NO.	FLOOR TYPE	DESCRIPTION	AREA (SQ.FT.)	LAND OWNER ALLOCATION	DEVELOPER ALLOCATN	
1	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-1	210		210	
2	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-2	176		176	
3	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-3	174		174	
4	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-4	177		177	
5	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-5	170		170	
6	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-6	170		170	
7	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-7	186		186	
8	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-8	188		188	
9	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-9	157		157	
10	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-10	158		158	
11	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-11	166		166	
12	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-12	151		151	
13	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-13	181		181	
14	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-14	170		170	
15	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-15	184	184		
16	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-16	189	189		
17	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-17	174	174		
18	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-18	174	174		
19	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-19	188	188		
20	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-20	166	166		



TIRUPATI CONSTRUCTION

TIRUPATI CONSTRUCTION

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	A	GROUND FLOOR	4 WHEELER CAR PARKING NO.-A-21	163	163	
22	A	FIRST FLOOR	FLAT NO. -A-1	608		608
23	A	FIRST FLOOR	FLAT NO. -B-1	877		877
24	A	FIRST FLOOR	FLAT NO. -C-1	817		817
25	A	FIRST FLOOR	FLAT NO. -D-1	646		646
26	A	FIRST FLOOR	FLAT NO. -E-1	646		646
27	A	FIRST FLOOR	FLAT NO. -F-1	814		814
28	A	FIRST FLOOR	FLAT NO. -G-1	661		661
29	A	FIRST FLOOR	FLAT NO. -H-1	621		621
30	A	SECOND FLOOR	FLAT NO. -A-2	608		608
31	A	SECOND FLOOR	FLAT NO. -B-2	877		877
32	A	SECOND FLOOR	FLAT NO. -C-2	817		817
33	A	SECOND FLOOR	FLAT NO. -D-2	646		646
34	A	SECOND FLOOR	FLAT NO. -E-2	646		646
35	A	SECOND FLOOR	FLAT NO. -F-2	814		814
36	A	SECOND FLOOR	FLAT NO. -G-2	661		661
37	A	SECOND FLOOR	FLAT NO. -H-2	621		621
38	A	THIRD FLOOR	FLAT NO. -A-3	608		608
39	A	THIRD FLOOR	FLAT NO. -B-3	877		877
40	A	THIRD FLOOR	FLAT NO. -C-3	817	817	
41	A	THIRD FLOOR	FLAT NO. -D-3	646	646	
42	A	THIRD FLOOR	FLAT NO. -E-3	646	646	
43	A	THIRD FLOOR	FLAT NO. -F-3	814	814	
44	A	THIRD FLOOR	FLAT NO. -G-3	661	661	
45	A	THIRD FLOOR	FLAT NO. -H-3	621	621	
46	A	FOURTH FLOOR	FLAT NO. -A-4	608		608
47	A	FOURTH FLOOR	FLAT NO. -B-4	877		877
48	A	FOURTH FLOOR	FLAT NO. -C-4	817		817
49	A	FOURTH FLOOR	FLAT NO. -D-4	646		646
50	A	FOURTH FLOOR	FLAT NO. -E-4	646		646
51	A	FOURTH FLOOR	FLAT NO. -F-4	814		814
52	A	FOURTH FLOOR	FLAT NO. -G-4	661		661
53	A	FOURTH FLOOR	FLAT NO. -H-4	621		621

FOR BHAWANI ENCLAVES PVT. LTD.

*magdawal*

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TIRUPATI CONSTRUCTION

54	A	FIFTH FLOOR	FLAT NO. -A-5	608	608	
55	A	FIFTH FLOOR	FLAT NO. -B-5	877	877	
56	A	FIFTH FLOOR	FLAT NO. -C-5	817	817	
57	A	FIFTH FLOOR	FLAT NO. -D-5	646	646	
58	A	FIFTH FLOOR	FLAT NO. -E-5	646	646	
59	A	FIFTH FLOOR	FLAT NO. -F-5	814		814
60	A	FIFTH FLOOR	FLAT NO. -G-5	661		661
61	A	FIFTH FLOOR	FLAT NO. -H-5	621		621
<b>TOTAL</b>				<b>32122</b>	<b>9037</b>	<b>23085</b>

**NIRMALAYA COMPLEX (BLOCK-B)**

SL. NO.	BL CK NO.	FLOOR TYPE	DESCRIPTION	AREA (SQ.FT.)	LAND OWNER ALLOCATION	DEVELOPER ALLOCATN
1	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-1	171		171
2	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-2	203		203

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NOTARY



3	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-3	168		168
4	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-4	230	230	
5	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-5	184	184	
6	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-6	178	178	
7	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-7	209		209
8	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-8	200		200
9	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-9	201		201
10	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-10	194		194
11	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-11	212		212
12	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-12	135		135
13	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-13	151		151
14	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-14	165	165	
15	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-15	192	192	
16	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-16	186	186	
17	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-17	152	152	
18	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-18	243	243	
19	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-19	158	158	
20	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-20	188		188
21	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-21	217		217
22	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-22	168		168
23	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-23	175		175
24	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-24	184		184
25	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-25	164		164
26	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-26	143		143
27	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-27	171		171
28	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-28	179		179
29	B	GROUND FLOOR	4 WHEELER CAR PARKING NO.-B-29	202		202
30	B	GROUND FLOOR	FLAT NO. -A-0	373		373
31	B	GROUND FLOOR	FLAT NO. -B-0	316		316
32	B	GROUND FLOOR	FLAT NO. -C-0	302		302
33	B	GROUND FLOOR	FLAT NO. -D-0	327		327
34	B	GROUND FLOOR	FLAT NO. -E-0	566	566	
35	B	GROUND FLOOR	FLAT NO. -F-0	363		363
36	B	FIRST FLOOR	FLAT NO. -A-1	584		584
37	B	FIRST FLOOR	FLAT NO. -B-1	597		597
38	B	FIRST FLOOR	FLAT NO. -C-1	613		613
39	B	FIRST FLOOR	FLAT NO. -D-1	586		586
40	B	FIRST FLOOR	FLAT NO. -E-1	868		868
41	B	FIRST FLOOR	FLAT NO. -F-1	833		833
42	B	FIRST FLOOR	FLAT NO. -G-1	802		802
43	B	FIRST FLOOR	FLAT NO. -H-1	610		610
44	B	FIRST FLOOR	FLAT NO. -I-1	617	617	
45	B	FIRST FLOOR	FLAT NO. -J-1	603	603	
46	B	FIRST FLOOR	FLAT NO. -K-1	655	655	
47	B	FIRST FLOOR	FLAT NO. -L-1	671	671	
48	B	FIRST FLOOR	FLAT NO. -M-1	608	608	
49	B	SECOND FLOOR	FLAT NO. -A-2	584	584	
50	B	SECOND FLOOR	FLAT NO. -B-2	597	597	
51	B	SECOND FLOOR	FLAT NO. -C-2	613	613	
52	B	SECOND FLOOR	FLAT NO. -D-2	586	586	



For BHAWANI ENCLAVES PVT. LTD.

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53	B	SECOND FLOOR	FLAT NO. -E-2	868	868	
54	B	SECOND FLOOR	FLAT NO. -F-2			
55	B	SECOND FLOOR	FLAT NO. -G-2	802	802	
56	B	SECOND FLOOR	FLAT NO. -H-2	610	610	
57	B	SECOND FLOOR	FLAT NO. -I-2	617	617	
58	B	SECOND FLOOR	FLAT NO. -J-2	603	603	
59	B	SECOND FLOOR	FLAT NO. -K-2	655	655	
60	B	SECOND FLOOR	FLAT NO. -L-2	671	671	
61	B	SECOND FLOOR	FLAT NO. -M-2	608	608	
62	B	THIRD FLOOR	FLAT NO. -A-3	584		584
63	B	THIRD FLOOR	FLAT NO. -B-3	597		597
64	B	THIRD FLOOR	FLAT NO. -C-3	613		613
65	B	THIRD FLOOR	FLAT NO. -D-3	586		586
66	B	THIRD FLOOR	FLAT NO. -E-3	868		868
67	B	THIRD FLOOR	FLAT NO. -F-3	833		833
68	B	THIRD FLOOR	FLAT NO -G-3	802		802
69	B	THIRD FLOOR	FLAT NO. -H-3	610		610
70	B	THIRD FLOOR	FLAT NO. -I-3	617		617
71	B	THIRD FLOOR	FLAT NO. -J-3	603		603
72	B	THIRD FLOOR	FLAT NO. -K-3	655		655
73	B	THIRD FLOOR	FLAT NO. -L-3	671		671
74	B	THIRD FLOOR	FLAT NO -M-3	608		608
75	B	FOURTH FLOOR	FLAT NO. -A-4	584		584
76	B	FOURTH FLOOR	FLAT NO. -B-4	597		597
77	B	FOURTH FLOOR	FLAT NO. -C-4	613		613
78	B	FOURTH FLOOR	FLAT NO. -D-4	586		586
79	B	FOURTH FLOOR	FLAT NO. -E-4	868		868
80	B	FOURTH FLOOR	FLAT NO. -F-4	833		833
81	B	FOURTH FLOOR	FLAT NO. -G-4	802		802
82	B	FOURTH FLOOR	FLAT NO. -H-4	610		610
83	B	FOURTH FLOOR	FLAT NO. -I-4	617		617
84	B	FOURTH FLOOR	FLAT NO. -J-4	603		603
85	B	FOURTH FLOOR	FLAT NO. -K-4	655		655
86	B	FOURTH FLOOR	FLAT NO. -L-4	671		671
87	B	FOURTH FLOOR	FLAT NO. -M-4	608		608
88	B	FIFTH FLOOR	FLAT NO. -A-5	584	584	
89	B	FIFTH FLOOR	FLAT NO. -B-5	597	597	
90	B	FIFTH FLOOR	FLAT NO. -C-5	613		613
91	B	FIFTH FLOOR	FLAT NO. -D-5	586		586
92	B	FIFTH FLOOR	FLAT NO. -E-5	868		868
93	B	FIFTH FLOOR	FLAT NO -F-5	833		833
94	B	FIFTH FLOOR	FLAT NO -G-5	802		802
95	B	FIFTH FLOOR	FLAT NO -H-5	610		610
96	B	FIFTH FLOOR	FLAT NO -I-5	617		617
97	B	FIFTH FLOOR	FLAT NO. -J-5	603	603	
98	B	FIFTH FLOOR	FLAT NO. -K-5	655	655	
99	B	FIFTH FLOOR	FLAT NO. -L-5	671	671	
100	B	FIFTH FLOOR	FLAT NO. -M-5	608	608	
TOTAL				50805	17773	33032

For BHAWANI ENCLAVES PVT. LTD.

TIRUPATI CONSTRUCTION

TIRUPATI CONSTRUCTION



**[NIRMALAYA COMPLEX (BLOCK-C)]**

SL NO.	BLOCK NO.	FLOOR TYPE	DESCRIPTION	AREA (SQ.FT.)	LAND OWNER ALLOCATION (SQ.FT.)	DEVELOPER S ALLOCATION (SQ.FT.)
1	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-1	243		243
2	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-2	162		162
3	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-3	201		201
4	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-4	170		170
5	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-5	179		179
6	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-6	149		149
7	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-7	164	164	
8	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-8	190	190	
9	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-9	177	177	
10	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-10	173	173	
11	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-11	202	202	
12	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-12	209	209	
13	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-13	190	190	
14	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-14	165	165	
15	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-15	150		150
16	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-16	162		162
17	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-17	203	203	
18	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-18	188		188
19	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-19	225		225
20	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-20	146		146
21	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-21	258		258
22	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-22	166		166
23	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-23	181		181
24	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-24	146		146
25	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-25	149		149
26	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-26	192		192
27	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-27	179		179
28	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-28	153		153
29	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-29	186		186
30	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-30	187		187
31	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-31	171		171
32	C	GROUND FLOOR	4 WHEELER CAR PARKING NO.-C-32	188		188
33	C	FIRST FLOOR	FLAT NO. -A-1	890	890	
34	C	FIRST FLOOR	FLAT NO. -B-1	654	654	
35	C	FIRST FLOOR	FLAT NO. -C-1	683	683	
36	C	FIRST FLOOR	FLAT NO. -D-1	649	649	
37	C	FIRST FLOOR	FLAT NO. -E-1	639	639	
38	C	FIRST FLOOR	FLAT NO. -F-1	693	693	
39	C	FIRST FLOOR	FLAT NO. -G-1	888	888	
40	C	FIRST FLOOR	FLAT NO. -H-1	824	824	
41	C	FIRST FLOOR	FLAT NO. -I-1	815	815	
42	C	FIRST FLOOR	FLAT NO. -J-1	1020	1020	
43	C	FIRST FLOOR	FLAT NO. -K-1	398	398	
44	C	FIRST FLOOR	FLAT NO. -L-1	821	821	
45	C	FIRST FLOOR	FLAT NO. -M-1	829	829	

For BHAWANI ENCLAVES PVT. LTD.

TIRUPATI CONSTRUCTION

TIRUPATI CONSTRUCTION





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46	C	SECOND FLOOR	FLAT NO. -A-2	890		890
47	C	SECOND FLOOR	FLAT NO. -B-2	654		654
48	C	SECOND FLOOR	FLAT NO. -C-2	683		683
49	C	SECOND FLOOR	FLAT NO. -D-2	649		649
50	C	SECOND FLOOR	FLAT NO. -E-2	639		639
51	C	SECOND FLOOR	FLAT NO. -F-2	693		693
52	C	SECOND FLOOR	FLAT NO. -G-2	888		888
53	C	SECOND FLOOR	FLAT NO. -H-2	824		824
54	C	SECOND FLOOR	FLAT NO. -I-2	815		815
55	C	SECOND FLOOR	FLAT NO. -J-2	1020		1020
56	C	SECOND FLOOR	FLAT NO. -K-2	398		398
57	C	SECOND FLOOR	FLAT NO. -L-2	821		821
58	C	SECOND FLOOR	FLAT NO. -M-2	829		829
59	C	THIRD FLOOR	FLAT NO. -A-3	890		890
60	C	THIRD FLOOR	FLAT NO. -B-3	654		654
61	C	THIRD FLOOR	FLAT NO. -C-3	683		683
62	C	THIRD FLOOR	FLAT NO. -D-3	649		649
63	C	THIRD FLOOR	FLAT NO. -E-3	639		639
64	C	THIRD FLOOR	FLAT NO. -F-3	693		693
65	C	THIRD FLOOR	FLAT NO. -G-3	888		888
66	C	THIRD FLOOR	FLAT NO. -H-3	824		824
67	C	THIRD FLOOR	FLAT NO. -I-3	815		815
68	C	THIRD FLOOR	FLAT NO. -J-3	1020	1020 <	
69	C	THIRD FLOOR	FLAT NO. -K-3	398	398	
70	C	THIRD FLOOR	FLAT NO. -L-3	821	821	
71	C	THIRD FLOOR	FLAT NO. -M-3	829	829	
72	C	FOURTH FLOOR	FLAT NO. -A-4	890	890	
73	C	FOURTH FLOOR	FLAT NO. -B-4	654		654
74	C	FOURTH FLOOR	FLAT NO. -C-4	683		683
75	C	FOURTH FLOOR	FLAT NO. -D-4	649		649
76	C	FOURTH FLOOR	FLAT NO. -E-4	639		639
77	C	FOURTH FLOOR	FLAT NO. -F-4	693	693	
78	C	FOURTH FLOOR	FLAT NO. -G-4	888	888	
79	C	FOURTH FLOOR	FLAT NO. -H-4	824	824	
80	C	FOURTH FLOOR	FLAT NO. -I-4	815		815
81	C	FOURTH FLOOR	FLAT NO. -J-4	1020		1020
82	C	FOURTH FLOOR	FLAT NO. -K-4	398		398
83	C	FOURTH FLOOR	FLAT NO. -L-4	821		821
84	C	FOURTH FLOOR	FLAT NO. -M-4	829		829
85	C	FIFTH FLOOR	FLAT NO. -A-5	890		890
86	C	FIFTH FLOOR	FLAT NO. -B-5	654		654
87	C	FIFTH FLOOR	FLAT NO. -C-5	683		683
88	C	FIFTH FLOOR	FLAT NO. -D-5	649		649
89	C	FIFTH FLOOR	FLAT NO. -E-5	639		639
90	C	FIFTH FLOOR	FLAT NO. -F-5	693		693
91	C	FIFTH FLOOR	FLAT NO. -G-5	888		888
92	C	FIFTH FLOOR	FLAT NO. -H-5	824		824
93	C	FIFTH FLOOR	FLAT NO. -I-5	815		815
94	C	FIFTH FLOOR	FLAT NO. -J-5	1020		1020
95	C	FIFTH FLOOR	FLAT NO. -K-5	398		398

For BHAWANI ENCLAVES PVT. LTD.

TIRUPATI CONSTRUCTION

TIRUPATI CONSTRUCTION



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96	C	FIFTH FLOOR	FLAT NO. -L-5	821		821
97	C	FIFTH FLOOR	FLAT NO. -M-5	829		829
TOTAL				54819	17839	36980

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

Within the building constructed on the First Schedule land 67.5% constructed area of the building (Ground Plus Fifth Floor) with lift and other common facilities constructed over 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 28<sup>th</sup> day of October, 2024 first above written

**THE SUPPLEMENTARY AGREEMENT FOR DEVELOPMENT IS EXPLAINED OVER US AND UNDERSTANDING ALL THE MEANING OF THE EXPRESSION USED IN THE AGREEMENT FOR DEVELOPMENT AND KNOWING FULLY WELL THE EFFECT OF THE SAME, WITHOUT ANY**



For BHAWANI ENCLAVES PVT. LTD.

TIRUPATI CONSTRUCTION

TIRUPATI CONSTRUCTION

**INSTRUCTION AND FEAR OF ANYONE SIGNED, SEALED & DELIVERED**



In presence of the WITNESS: -

**WITNESSES:**

1. *Kalyan B. Debata*  
M.S. Road,  
Chinichub, Hooghly  
Pin - 712101.

2. *Sunit K. Dey*  
Dharampur, Digambar Bazar Rd,  
Chudweah, Hooghly - 712101

For BHAWANI ENGINEERING LTD.

*Magrawal*

Director

**SIGNATURE OF THE FIRST PART / LAND OWNER**

TIRUPATI CONSTRUCTION TIRUPATI CONSTRUCTION

*Suman Dey*  
PARTNER

*Sarad Kumar Dey*  
PARTNER

**SIGNATURE OF THE DEVELOPER / PROMOTER**

*Identified*  
Drafted by me

*Suman K. Sif*  
Advocate, High Court Calcutta  
Enrollment no. F  
Typed by me *A. B. 752/72*



Instrument A Referred to in the National Certificate

*8/28/2023*

**GHOSHAL**  
Notary

Regd. No.- 89/2007 continued.....Page

*8/28/2023*  
**AMITABHA GHOSHAL**  
NOTARY  
Govt. of W. B.  
Regd. No. 89/2007



INSTRUMENTS "A" dated 28th day of Oct. 2024

With

**NOTARIAL CERTIFICATE**

Dated..... 28th day of Oct. 2024



**SRI AMITABHA GHOSHAL**

**NOTARY PUBLIC**

GOVT. OF WEST BENGAL  
CHINSURAH - SUB - DIVISION  
DISTRICT - HOOGHLY