

8432/24

I-9111/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 887082

Q.m-2-2432959/2024

04/10/24

**SUPPLEMENTARY DEVELOPMENT AGREEMENT**

**THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made at on this**  
the 4<sup>th</sup> day of October, 2024 (Two thousand Twenty-Four)

Signature Sheet and  
Endorsement Sheet are  
the Part & Parcel of the  
Document

  
12/11/24

District Sub-Registrar-I  
Hooghly

M/s. BHAV  
2007,  
com

নং 445  
সন- 2024 | 4 October

স্বাক্ষতার নাম Manish Agarwal.

সং Jora Bagan street, Beadon street, Kol- 700006.

মূল্য Five thousand, Rupee

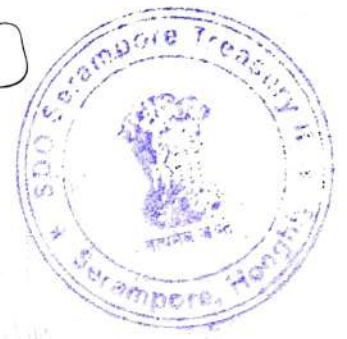
স্ট্যাম্প ডেভার

শ্রী অনিমেষ রক্ষিত

সাং. শ্রীরামপুর হুগলী



*Manish Agarwal*



88788 H



INFORMAL SETTLEMENT AGREEMENT

THIS INFORMAL SETTLEMENT AGREEMENT is made on this

day of October 2024 at Serampore, Hooghly

District Sub-Registrar-  
Hooghly

04 OCT 2024

**BETWEEN**

**M/s. BHAWANI ENCLAVES PRIVATE LIMITED, Date of Incorporation 10/10/2007, (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. MANISH AGARWAL, D.O.B. 09.11.1981, (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 Bagan 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 it's successors - in - office, executors, administrators, legal representatives and / or assigns) of the **FIRST PART.**

**AND**

**"TIRUPATI CONSTRUCTION"** Date of Incorporation - ~~11.6.2019~~, 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, D.O.B. 07.11.1972, PAN- AGJPD4345E, AADHAAR No- 4337 4705 7243**, son of Sukumar Dey, and **SMT. SUSAMA DEY, D.O.B. 28.11.1979, 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- 13350/2022, registered before ARA-II Kolkata, Being No- 3451/2023 registered before DSR-I Hooghly & 3452/2023 registered before DSR-I Hooghly and now both the parties want to 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 already sanctioned by the concerned Municipal Authority.
  
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 and the revenue for the same is already paid in the aforesaid documents.
  
3. Outside Contractor is allowed to execute Additional work after handover the Owner's Allocation area, prior to the handover outside contractor is not allowed to do extra work. It is also mentioned here that the Developer shall appoint their own Engineer for construction work and the Owner shall have also right to appoint the Engineer for only supervision work and the Engineer appointed by the Owner or the Owner did not have any right to make objection regarding the material of the construction work, if the same is standard and is approved by the engineer of the Developer.
  
4. Time limit for completion of the entire project is 60 months i.e. from the date of execution of this supplementary agreement.
  
5. The allocation of the land owner shall be 32.5% constructed area of the building (Ground Plus Five storied). The allocation of the DEVELOPER / PROMOTER is 67.5% constructed area of the building, (Ground Plus Five storied), i.e. the entire building except the land owners allocation

That the other condition of the Development Agreement with Power of Attorney Being No-13350/2022, 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 : 25'-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 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 : 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 :-**

NORTH :- L.R Dag No. 239,

SOUTH :- Drain.

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

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

**(Part - V)**

**ALL THAT** piece and parcel of piece and parcel of bastu land measuring 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 :- 25 feet wide Common Passage and thereafter remaining land of L.R.

Dag No. 230.

WEST :- Remaining land of L.R. Dag No. 231.

**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 Five storied), including the proportioned common area with lift and other common facilities constructed over the First Schedule land with proportionate share of land of First Schedule.

**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 Five storied), including the proportioned common area 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 4<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 INSTRUCTION AND  
FEAR OF ANYONE SIGNED, SEALED &  
DELIVERED**

In presence of the WITNESS:-

**WITNESSES:**

1. *Raj Kumar Koley*  
*Serampore, Hooghly*

2. *Kalyan Kr. Debbar*  
*22/735, M.G. Road.*  
*Aurobindopally,*  
*Chowmah, Hooghly*  
*71401.*

Drafted by me

*Raja Dutta*

Advocate, High Court Calcutta

Enrollment no F - WB 1127 of 2022.

Typed by me

*Raj Kumar Koley*  
Raj Kumar Koley, Serampur, Hooghly

Bhawani Enclaves Pvt. Ltd

*Madan*

Director

**SIGNATURE OF THE FIRST**

**PART / LAND OWNER**

~~TIRUPATI CONSTRUCTION~~

*Surbid Kumar De*

*Serampore*

PARTNER

**SIGNATURE OF THE DEVELOPER/**

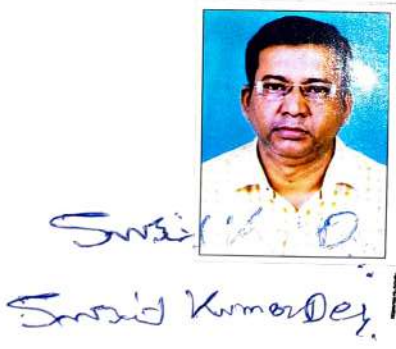
**PROMOTER**



# Finger Prints Of Both Hands



| Thumb<br>finger | Fore<br>finger | Middle<br>finger | Ring<br>finger | Little<br>finger |
|-----------------|----------------|------------------|----------------|------------------|
|                 |                |                  |                |                  |
|                 |                |                  |                |                  |



| Thumb<br>finger | Fore<br>finger | Middle<br>finger | Ring<br>finger | Little<br>finger |
|-----------------|----------------|------------------|----------------|------------------|
|                 |                |                  |                |                  |
|                 |                |                  |                |                  |



| Thumb<br>Finger | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|-----------------|----------------|------------------|----------------|------------------|
|                 |                |                  |                |                  |
|                 |                |                  |                |                  |



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



192024250240078408

GRN Details

GRN: 192024250240078408 Payment Mode: SBI Epay  
GRN Date: 03/10/2024 20:53:12 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 1307069874327 BRN Date: 03/10/2024 20:53:43  
Gateway Ref ID: 51086707 Method: State Bank of India WIBMO PG DC  
GRIPS Payment ID: 031020242024007838 Payment Init. Date: 03/10/2024 20:53:12  
Payment Status: Successful Payment Ref. No: 2002433959/1/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Koushik Chatterjee  
Address: High Court, Calcutta  
Mobile: 9831097130  
Period From (dd/mm/yyyy): 03/10/2024  
Period To (dd/mm/yyyy): 03/10/2024  
Payment Ref ID: 2002433959/1/2024  
Dept Ref ID/DRN: 2002433959/1/2024

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹)   |
|---------|-------------------|--|--------------------|--------------|
| 1       | 2002433959/1/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 70000        |
| 2       | 2002433959/1/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 7            |
|         |                   |  | <b>Total</b>       | <b>70007</b> |

IN WORDS: SEVENTY THOUSAND SEVEN ONLY.

PAID

## Major Information of the Deed

|  |  |                                       |            |
|--|--|---------------------------------------|------------|
| Deed No :  | I-0601-09111/2024  | Date of Registration                  | 12/11/2024 |
| Query No / Year  | 0601-2002433959/2024   | Office where deed is registered       |            |
| Query Date   | 12/09/2024 8:18:30 PM  | D.S.R. - I HOOGHLY, District: Hooghly |            |
| Applicant Name, Address & Other Details                      | Utpal Bera<br>Baneswarpur, Gujarpur, Shyampur,, Thana : Shyampur, District : Howrah, WEST BENGAL, PIN - 711314, Mobile No. : 9123380270, Status :Deed Writer |                                       |            |
| Transaction  | Additional Transaction   |                                       |            |
| [0110] Sale, Development Agreement or Construction agreement |  |                                       |            |
| Set Forth value  | Market Value   |                                       |            |
| Rs. 5/-  | Rs. 13,98,15,241/-   |                                       |            |
| Stampduty Paid(SD)   | Registration Fee Paid  |                                       |            |
| Rs. 75,000/- (Article:48(g))                                 | Rs. 39/- (Article:E, M(b),)  |                                       |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |                                       |            |

### Land Details :

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

| Sch No         | Plot Number    | Khatian Number | Land Use Proposed ROR   | Area of Land | SetForth Value (In Rs.)           | Market Value (In Rs.) | Other Details         |                                 |
|----------------|----------------|----------------|-------------------------|--------------|-----------------------------------|-----------------------|-----------------------|---------------------------------|
| L1             | LR-239 (RS :-) | LR-12318       | Special Housing Project | Shali        | 40 Katha                          | 1/-                   | 6,03,55,850/-         | Width of Approach Road: 16 Ft., |
| L2             | LR-238 (RS :-) | LR-12318       | Special Housing Project | Shali        | 1 Bigha 7 Katha 13 Chatak 3 Sq Ft | 1/-                   | 4,19,72,464/-         | Width of Approach Road: 16 Ft., |
| L3             | LR-250 (RS :-) | LR-12318       | Special Housing Project | Shali        | 3 Katha 7 Chatak 9 Sq Ft          | 1/-                   | 52,05,692/-           | Width of Approach Road: 16 Ft., |
| <b>TOTAL :</b> |                |                |                         |              | <b>117.59Dec</b>                  | <b>3 /-</b>           | <b>1075,34,006 /-</b> |                                 |

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Mahatma Gandhi Road, Mouza: Chinsurah, , Holding No:977 JI No: 20, Pin Code : 712101

| Sch No | Plot Number    | Khatian Number | Land Use Proposed ROR   | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |                                 |
|--------|----------------|----------------|-------------------------|--------------|-------------------------|-----------------------|---------------|---------------------------------|
| L4     | LR-231 (RS :-) | LR-12559       | Special Housing Project | Shali        | 0.186 Acre              | 1/-                   | 1,70,09,376/- | Width of Approach Road: 16 Ft., |

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Mahatma Gandhi Road, Mouza: Chinsurah, , Holding No:976 JI No: 20, Pin Code : 712101

| Sch No               | Plot Number    | Khatian Number | Land Use Proposed ROR   | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details         |                                 |
|----------------------|----------------|----------------|-------------------------|--------------|-------------------------|-----------------------|-----------------------|---------------------------------|
| L5                   | LR-230 (RS :-) | LR-12558       | Special Housing Project | Bastu        | 0.167 Acre              | 1/-                   | 1,52,71,859/-         | Width of Approach Road: 16 Ft., |
| <b>Grand Total :</b> |                |                |                         |              | <b>152.89Dec</b>        | <b>5 /-</b>           | <b>1398,15,241 /-</b> |                                 |



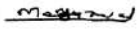



**Land Lord Details :**


| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>BHAWANI ENCLAVES PRIVATE LIMITED</b><br>55, Bangur Avenue, Block-C,, City:- Kolkata, P.O:- Bangur Avenue, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700055 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx3e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

**Developer Details :**




| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>TIRUPATI CONSTRUCTION</b><br>Digambar Biswas Road, Dharampur, Beside Income Tax Office, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Date of Incorporation:XX-XX-2XX7 , PAN No.:: aaxxxxxx7f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No  | Name,Address,Photo,Finger print and Signature  |   |  |  |
|--|--|---|--|--|
| 1  | Name   | Photo   | Finger Print   | Signature  |
|  | <b>Mr Manish Agarwal (Presentant)</b><br>Son of Rajendra Prasad Agarwal<br>Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office | <br>Oct 4 2024 12:55PM  | <br>Captured<br>LTI<br>04/10/2024  | <br>04/10/2024  |
| 24 Jora Bagan Street,, City:- Kolkata, P.O:- Beadon Street, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.:: AFxxxxxx2M, Aadhaar No: 66xxxxxxxx3329 Status : Representative, Representative of : BHAWANI ENCLAVES PRIVATE LIMITED (as Director ( Land Owner ))                                  |  |   |  |  |
| 2  | Name   | Photo   | Finger Print   | Signature  |
|  | <b>Shri Sujit Kumar Dey</b><br>Son of Sukumar Dey<br>Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office                       | <br>Oct 4 2024 12:54PM | <br>Captured<br>LTI<br>04/10/2024 | <br>04/10/2024 |
| Dharampur, Digambar Biswas Road Opposite Rammohan Primary School, Olai Chanditala, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.:: agxxxxxx5e, Aadhaar No: 43xxxxxxxx7243 Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as Partner (Developer)) |  |   |  |  |

| Name   | Photo  | Finger Print   | Signature  |
|--|--|--|--|
| <b>Smt Susama Dey</b><br>Wife of Shri Sujit Kumar Dey<br>Date of Execution -<br>04/10/2024, , Admitted by:<br>Self, Date of Admission:<br>04/10/2024, Place of<br>Admission of Execution: Office   | <br><small>Oct 4 2024 12:54PM</small> | <br><small>LTI<br/>04/10/2024</small> | <br><small>04/10/2024</small> |
| Dharampur, Digambar Biswas Road Opposite Rammohanj Primary School, City:- , P.O:- Chinsurah,<br>P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Female, By Caste: Hindu,<br>Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.:: apxxxxxx5I, Aadhaar No:<br>43xxxxxxxx4882 Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as Partner<br>(Developer)) |  |  |  |

**Identifier Details :**

| Name   | Photo  | Finger Print   | Signature   |
|--|--|--|---|
| <b>Shri Rajkumar Koley</b><br>Son of Late Madan Mohan Koley<br>Serampore, City:- , P.O:- Serampore,<br>P.S:-Serampur, District:-Hooghly, West<br>Bengal, India, PIN:- 712201 | <br><small>04/10/2024</small> | <br><small>04/10/2024</small> | <br><small>04/10/2024</small> |
| Identifier Of Mr Manish Agarwal, Shri Sujit Kumar Dey, Smt Susama Dey  |  |  |   |

| Transfer of property for L1 |                                  |                                   |
|-----------------------------|----------------------------------|-----------------------------------|
| Sl.No                       | From                             | To. with area (Name-Area)         |
| 1                           | BHAWANI ENCLAVES PRIVATE LIMITED | TIRUPATI CONSTRUCTION-66 Dec      |
| Transfer of property for L2 |                                  |                                   |
| Sl.No                       | From                             | To. with area (Name-Area)         |
| 1                           | BHAWANI ENCLAVES PRIVATE LIMITED | TIRUPATI CONSTRUCTION-45.8975 Dec |
| Transfer of property for L3 |                                  |                                   |
| Sl.No                       | From                             | To. with area (Name-Area)         |
| 1                           | BHAWANI ENCLAVES PRIVATE LIMITED | TIRUPATI CONSTRUCTION-5.6925 Dec  |
| Transfer of property for L4 |                                  |                                   |
| Sl.No                       | From                             | To. with area (Name-Area)         |
| 1                           | BHAWANI ENCLAVES PRIVATE LIMITED | TIRUPATI CONSTRUCTION-18.6 Dec    |
| Transfer of property for L5 |                                  |                                   |
| Sl.No                       | From                             | To. with area (Name-Area)         |
| 1                           | BHAWANI ENCLAVES PRIVATE LIMITED | TIRUPATI CONSTRUCTION-16.7 Dec    |

## Details as per Land Record

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

| Sch No | Plot & Khatian Number                   | Details Of Land  | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1     | LR Plot No:- 239, LR Khatian No:- 12318 | Owner:মেসার্স ভবানী এনক্লেভ প্রাইভেট, Gurdian:লিমিটেড , Address:10 নং অবনী দত্ত রোড গোলাবাড়ী হাওড়া, Classification:শাপি, Area:0.66300000 Acre, | BHAWANI ENCLAVES PRIVATE LIMITED               |
| L2     | LR Plot No:- 238, LR Khatian No:- 12318 | Owner:মেসার্স ভবানী এনক্লেভ প্রাইভেট, Gurdian:লিমিটেড , Address:10 নং অবনী দত্ত রোড গোলাবাড়ী হাওড়া, Classification:শাপি, Area:0.46100000 Acre, | BHAWANI ENCLAVES PRIVATE LIMITED               |
| L3     | LR Plot No:- 250, LR Khatian No:- 12318 | Owner:মেসার্স ভবানী এনক্লেভ প্রাইভেট, Gurdian:লিমিটেড , Address:10 নং অবনী দত্ত রোড গোলাবাড়ী হাওড়া, Classification:শাপি, Area:0.05700000 Acre, | BHAWANI ENCLAVES PRIVATE LIMITED               |

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Mahatma Gandhi Road, Mouza: Chinsurah, , Holding No:977 JI No: 20, Pin Code : 712101

| Sch No | Plot & Khatian Number                   | Details Of Land | Owner name in English as selected by Applicant     |
|--------|---|-----------------|--|
| L4     | LR Plot No:- 231, LR Khatian No:- 12559 |                 | Seller is not the recorded Owner as per Applicant. |

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Mahatma Gandhi Road, Mouza: Chinsurah, , Holding No:976 JI No: 20, Pin Code : 712101

| Sch No | Plot & Khatian Number                   | Details Of Land | Owner name in English as selected by Applicant     |
|--------|---|-----------------|--|
| L5     | LR Plot No:- 230, LR Khatian No:- 12558 |                 | Seller is not the recorded Owner as per Applicant. |

**Endorsement For Deed Number : I - 060109111 / 2024**

04-10-2024

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

Presented for registration at 12:40 hrs on 04-10-2024, at the Office of the D.S.R. - I HOOGHLY by Mr Manish Agarwal .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 13,98,15,241/-

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

Execution is admitted on 04-10-2024 by Mr Manish Agarwal, Director ( Land Owner ), BHAWANI ENCLAVES PRIVATE LIMITED (Private Limited Company), 55, Bangur Avenue, Block-C,, City:- Kolkata, P.O:- Bangur Avenue, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Shri Rajkumar Koley, , , Son of Late Madan Mohan Koley, Serampore, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Business

Execution is admitted on 04-10-2024 by Shri Sujit Kumar Dey, Partner (Developer), TIRUPATI CONSTRUCTION (Partnership Firm), Digambar Biswas Road, Dharampur, Biside Income Tax Office, City:- , P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Identified by Shri Rajkumar Koley, , , Son of Late Madan Mohan Koley, Serampore, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Business

Execution is admitted on 04-10-2024 by Smt Susama Dey, Partner (Developer), TIRUPATI CONSTRUCTION (Partnership Firm), Digambar Biswas Road, Dharampur, Biside Income Tax Office, City:- , P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Identified by Shri Rajkumar Koley, , , Son of Late Madan Mohan Koley, Serampore, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2024 8:53PM with Govt. Ref. No: 192024250240078408 on 03-10-2024, Amount Rs: 7/-, Bank: SBI EPay ( SBlePay), Ref. No. 1307069874327 on 03-10-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 445, Amount: Rs.5,000.00/-, Date of Purchase: 04/10/2024, Vendor name: A R
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2024 8:53PM with Govt. Ref. No: 192024250240078408 on 03-10-2024, Amount Rs: 70,000/-, Bank: SBI EPay ( SBlePay), Ref. No. 1307069874327 on 03-10-2024, Head of Account 0030-02-103-003-02

*Jayanti Mukhopadhyay*

**Jayanti Mukhopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I HOOGHLY**  
**Hooghly, West Bengal**

2-11-2024

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48  
(g) of Indian Stamp Act 1899.

*Jmshukh*

**Jayanti Mukhopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I HOOGHLY**  
**Hooghly, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0601-2024, Page from 170429 to 170446

being No 060109111 for the year 2024.



*Jayanti Mukhopadhyay*

Digitally signed by JAYANTI MUKHOPADHYAY  
Date: 2024.11.12 17:16:26 -08:00  
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 12/11/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I HOOGHLY  
West Bengal.