

Serial No. 2124/23

भारतीय गैर न्यायिक

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रुपये

रु.10

भारत



INDIA

TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

81AB 368476

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027



AFFIDAVIT

I, **SRI MANAB PAUL, PAN AJLPP6658F**, son of Narayan Chandra Paul, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 10, New Bikramgarh, P.O. and P.S.-Jadavpur, Kolkata - 700032, Proprietor of M/S Sree Balaji, having its registered office at 90/1, Prince Golam Hussain Shah Road, P.O.-Golf Green P.S - Jadavpur, Kolkata - 700095, do hereby solemnly affirm and declare as follows:



24 MAR 2023

16 JAN 2023

Serial No. 8168 Date

Name DEBASISH ROY CHOWDHURY

Address 8, Old Post Office Street
Kolkata-700 001

Value Rs. P

BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Fgs. (S)
Kolkata-700 027

Stamp Vendor

Signature



ESDC

1. **THAT** I am the absolute owner of **ALL THAT** piece and parcel of land admeasuring about 5.74 acres more or less in Mouza – Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 1203, in different Dag Nos are as given below:-

L.R. Dag No. 540 = 0.52 acres more or less, L.R. Dag No. 541 = 0.39 acres more or less, L.R. Dag No. 542 = 1.07 acres more or less, L.R. Dag No. 543 = 0.22 acre more or less, L.R. Dag No. 544 = 2.72 acres more or less, L.R. Dag No. 545 = 0.17 acres more or less, L.R. Dag No. 537 = 0.42 acres more or less, L.R. Dag No. 539 = 0.23 acres more or less, in P.S. Matiali, Batabari Gram Panchayet – II, within the office of the ADSR – Mal, District – Jalpaiguri, Pargana – North Moynaguri, Pin – 735206 but out of such **ALL THAT** piece and parcel of land admeasuring 4.8 acres more or less lying at situated at Batabari, Dakshin Dhupjhora, within L.R. Dag Nos. 540, 541, 542, 543, 544, 545, 537 and 539 P.S. Mateali, District Jalpaiguri, PIN – 735206 is connected with the Project “PANTHANIWAS – DOOARS”.

2. **That** one Sanjib Sammadar approached one Rahima Khatun for purchasing 2.50 acres of land more or less out of her Property lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, L.R. Dag No. 540 – 0.40 acres more or less, L.R. Dag No 541 – 0.28 acres more or less, L.R. Dag No.542 – 0.85 acres more or less , L.R. Dag No. 543 – 0.12 acres more or less, L.R. Dag No. 544 – 0.85 acres more or less, Khatian No. 577 , within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchyat – II, ADSR Mal Bazar, and District Jalpaiguri, Pin – 735206 and said Rahima Khatun also decided to sell the same in lieu of consideration fixed amongst themselves.

3. **THAT** said Sanjib Sammader purchased All that piece and parcel of land admeasuring 2.50 acres more or less lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, in L.R. Dag No. 540 – 0.04 acres more or less, L.R. Dag No 541 – 0.28 acres more or less, L.R. Dag No. 542 - 0.85 acres more or less, L.R. Dag No. 543 – 0.12 acres more or less, L.R. Dag No. 544 – 0.85 acres more or less, Khatian No. 577, within the jurisdiction of Matialli Police station and within the limit of Batabari Gram Panchyat – II, ADSR Mal Bazar and District Jalpaiguri, Pin – 735206, from said Rahima Khatun, wife of Late Sariful Haque, by a registered Deed of Sale duty executed on or about 26th April, 2005 and duly registered before the Office of the Additional District Sub-Registrar at Maynaguri, Jalpaiguri recorded in Book – I, Volume No. 19, pages from 135 to 140, Being No. 1435, for the year 2006 in lieu of the consideration mentioned therein.

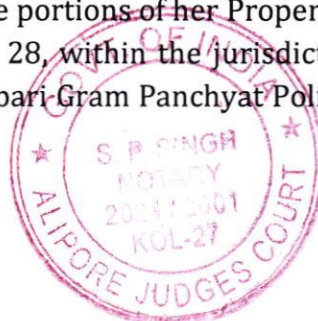
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4. **THAT** piece and parcel of 2.50 acres of land lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, L.R. Dag No. 540 – 0.40 acres more or less, L.R. Dag No 541 – 0.28 acres more or less, L.R. Dag No. 542 – 0.85 acres more or less, L.R. Dag No. 543 – 0.12 acres more or less, L.R. Dag No. 544 – 0.85 acres more or less, Khatian No. 577, within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchyat – II, ADSR Mal Bazar, and District Jalpaiguri, Pin – 735206 was in khas possession of said Sanjib Samaddar who was the absolute owner of the above mentioned property enjoying right, title, interest and possession in the said property free from all encumbrances and was well and sufficiently entitled to convey the above mentioned property and also had recorded his name in the records of rights in accordance with the law and started paying regular revenue, taxes and other outgoings to the concerned authorities in accordance with law.
5. **THAT** said Sanjib Samadder was in need of funds and wanted to sell the abovementioned property to maintain his other properties. The Proprietorship firm, M/S Sree Balaji, having its registered office at 90/1, Prince Golam Hussain Shah Road, P.O. – Golf Green, P.S – Jadavpur, Kolkata – 700001, represented by its Proprietor, Sri Manab Paul, son of Sri Narayan Chandra Paul, herein desired to purchase the abovementioned property approached said Sanjib Samaddar who decided to sell the property to M/s. Sree Balaji in lieu of the consideration amount agreed between the parties.
6. **THAT** Sri Sanjib Samadder and M/S Sree Balaji had entered into a Registered Deed of Conveyance, dated 24th January 2018, with M/S.Sree Balaji for the abovementioned property admeasuring about 2.50 acres more or less lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, L.R. Dag No. 540 – 0.40 acres more or less, L.R. Dag No 541 – 0.28 acres more or less, L.R. Dag No. 542 – 0.85 acres more or less, L.R. Dag No. 543 – 0.12 acres more or less, L.R. Dag No. 544 – 0.85 acres more or less, Khatian No. 577 , within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchyat – II, ADSR Mal Bazar, and District Jalpaiguri, Pin – 735206 and which was duly recorded in the Book No. I, Volume No. 1903-2018, Page from 9499 to 9532, Being No. 190300148 for the year 2018, before the office of ARA – III, Kolkata.
7. **THAT** Prodyot Kumar Dutta, Gopa Dutta and Sayan Dutta approached said Rahima Khatun for purchasing some portions of her Property lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchyat Police Station and within

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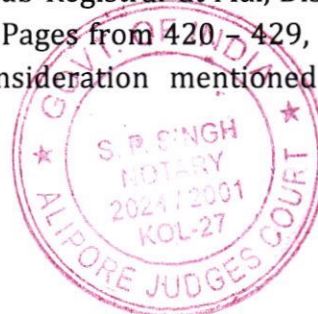
the limit of Batabari Gram Panchyat – II, ADSR Mal Bazar, and District Jalpaiguri, Pin – 735206 and said Rahima Khatun also decided to sell the same in lieu of consideration as decided amongst themselves.

8. THAT said Prodyot Dutta, Gopa and Sayan Dutta also had mutated their names in the Record of Rights in accordance with law and was sufficiently entitled to convey their properties and were paying regular revenues, taxes and other outgoings to the concerned authority in accordance with law. For maintenance and management of their other properties, Prodyot Dutta, Gopa Dutta and Sayan Dutta were in need of funds and wanted to sell their aforesaid properties.

9. THAT one Pitrush Kumar Agarwal approached said Sayan Dutta represented by his father Prodyot Dutta, for purchasing ALLTHAT piece and parcel of land measuring about 237 Decimals lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84 Khatian No. 691, L.R. Dag No. 539 – 21 decimal more or less, L.R. Dag No. 540 – 03 decimal more or less, L.R. Dag No. 541 – 07 decimal more or less, L.R. Dag No. 542 – 11 decimal more or less, L.R. Dag No. 543 – 01 decimal more or less, L.R. Dag No. 545 – 23 decimal more or less, L.R. Dag No. 544 – 171 decimal more or less within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchayat – II, ADSR Mal Bazar, and District Jalpaiguri, Pargana – North Moynaguri, Pin – 735206, Prodyot Dutta and Sayan Dutta also decided to sell the same in lieu of consideration fixed amongst themselves.

10. THAT said Pitrush Kumar Agarwal purchased All that piece and parcel of land admeasuring 237 decimals more or less lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, Khatian No. 691, L.R. Dag No. 539 – 21 decimal more or less, L.R. Dag No. 691 , L.R. Dag No. 542 – 11 decimal more or less, L.R. Dag No. 540 – 03 decimal more or less, L.R. Dag No. 541 – 07 decimal more or less, L.R. Dag No. 542 – 11 decimal more or less, L.R. Dag No. 543 – 01 decimal more or less, L.R. Dag No. 545 – 23 decimal more or less, L.R. Dag No. 544 – 171 decimal more or less within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchayat – II, ADSR Mal, District Jalpaiguri, Pargana – North Moynaguri, Pin – 735206 from said Sayan Dutta represented by his father Pradyut Dutta, by a registered Deed of Conveyance, executed on or about 13th January, 2012 and which was duly registered before the office of the Additional District Sub-Registrar at Mal, District – Jalpaiguri and recorded in Book – I, Volume No. 1, Pages from 420 – 429, Being No. 00030, for the year 2012 in lieu of the consideration mentioned therein. Further a

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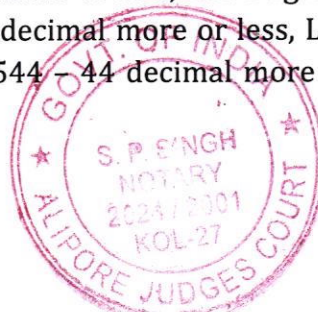
subsequent Supplementary Agreement was entered into by and between said Pitruash Kumar Agarwal and Sayan Dutta, represented by his father Prodyot Dutta on or about 24th September 2018 and which was duly registered before the Office of the Additional District Sub-Registrar at Mal, District – Jalpaiguri and recorded in Book No. I, Volume No. 0710-2018, Pages from 13181 – 13206, Being No. 071000702 for the year 2018.

11. THAT said Pitruash Kumar Agarwal became the absolute owners of the abovementioned properties and were enjoying right, title, interest and khas possession in the said property free from all encumbrances and were well and sufficiently entitled to convey the abovementioned property and also has mutated and recorded his name in the Record of Rights in accordance with law. Thereafter he started paying regular revenue, taxes and other outgoings to the concerned authorities.

12. THAT one Rishiraj Bansal approached said Prodyot Dutta and Sayan Dutta for purchasing ALL THAT piece and parcel of land measuring about 29 Decimals lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, Khatian No. 691, L.R. Dag No. 545 – 29 decimal more or less from Sayan Dutta, represented by his father Prodyot Dutta and ALL THAT piece and parcel of land measuring about 208 Decimals lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, Khatian No.690, L.R. Dag No. 539 – 2 decimal more or less, L.R. Dag No. 540 – 04 decimal more or less, L.R. Dag NO. 541 – 04 decimal more or less , L.R. Dag No. 543 – 02 decimal more or less , L.R. Dag No. 542 – 06 decimal more or less , L.R. Dag No. 544 – 44 decimal more or less , L.R. Dag No. 545 – 104 decimal more or less, and L.R. Dag No. 537 – 42 decimal more or less from Prodyot Dutta, in total 237 decimal more or less within the jurisdiction of Matiali Police Station and within the limit of Batabari Gram Panchayat – II, ADSR Mal, District – Jalpaiguri, Pargana – North Moynaguri, Pin – 735206 and Prodyot Dutta and Sayan Dutta also decided to sell the same in lieu of consideration fixed amongst themselves.

13. THAT said Rishiraj Bansal purchased All that piece and parcel of land admeasuring 237 decimals more or less at Mouza Dakshin Dhupjhora, J.L. No. 28, Touzi No, 84, Khatian No. 690 and 691, in L.R. Dag No. 539 – 2 decimal more or less, L.R. Dag No. 540 – 04 decimal more or less, L.R. Dag No. 541 – 04 decimal more or less, L.R. Dag No. 543 – 02 decimal more or less, L.R. Dag No. 542 – 06 decimal more or less, L.R. Dag No. 544 – 44 decimal more or less, L.R. Dag No.

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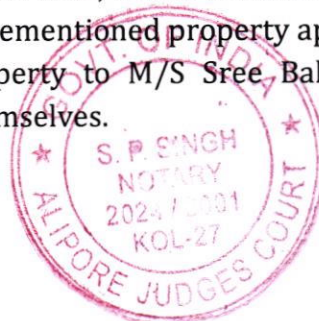
545 – 104 decimal more or less, and L.R. Dag No. 537 – 42 decimal more or less, and L.R. Dag No. 545 – 29 decimal more or less from said Sayan Dutta, represented by his father Prodyot Dutta, and Prodyot Dutta himself by a registered Deed of Conveyance duly executed on or about 13th January, 2012 and which was duly registered before the Office of the Additional District Sub-Registrar at Mal, District – Jalpaiguri and was recorded in Book – I, Volume No. 1, Pages from 430 – 439 , Being No. 00031, for the year 2012 in lieu of the consideration mentioned therein. Further a subsequent Supplementary Agreement was made between said Rishiraj Bansal and Sayan Dutta, represented by his father Prodyot Dutta and Prodyot Dutta on or about 24th September, 2018 and which was duly registered before the office of the Additional District Sub-Registrar at Mal, District – Jalpaiguri and recorded in Book No. I, Volume No. 0710-2018, Pages from 13153-13180, Being No. 071000704 for the year 2018.

14. THAT Rishiraj Bansal become the absolute owner of the above mentioned property and was enjoying right, title, interest and in khas possession in the said property free from all encumbrances and was well and sufficiently entitled to convey the above mentioned properties and also have duly mutated and recorded his name in the records of rights in accordance with the law. Thereafter said Rishiraj Bansal has also started paying regular taxes, fees and outgoings to the concerned authorities.

15. THAT said Pitrush Kumar Agarwal was in need of funds and wanted to sell the abovementioned property to maintain his other properties. The abovementioned Proprietorship firm M/S Sree Balaji, having its registered office at 90/1, Prince Golam Hussain Shah Road, P.O. Golf Green, P.S. Jadavpur, Kolkata – 700001, represented by its Proprietor, Sri Manab Paul, son of Sri Narayan Chandra Paul, herein desirous of purchasing the abovementioned property approached Pitrush Kumar Agarwal who decided to sell the property to M/S Sree Balaji in lieu of the consideration amount decided between the parties.

16. THAT said Rishiraj Bansal was also in need of funds and wanted to sell the abovementioned property to maintain his other properties. The said Proprietorship firm M/S Sree Balaji, having its registered office at 90/1, Prince Golam Hussain Shah Road, P.O. – Golf Green, P.S. – Jadavpur, Kolkata – 700001, represented by its Proprietor, Sri Manab Paul, son of Sri Narayan Chandra Paul, herein desirous of purchasing the abovementioned property approached Rishiraj Bansal who decided to sell the property to M/S Sree Balaji in lieu of the consideration amount fixed among themselves.

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17. THAT Sri Pitrush Kumar Agarwal and Sri Rishiraj Bansal jointly and M/s Sree Balaji entered into a Registered Deed of Conveyance on or about 24th September, 2018 for the **ALL THAT** piece and parcel of land admeasuring 269 decimals more or less in Mouza – Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S.- Matelli, Matialli – Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana – North Maynaguri, Pin – 735206 in various dag Nos. the breakup of which is given below:-

From **SRI PITRUSH KUMAR AGARWAL** (from Deed. I – 00030 for the year 2012, Deed No. I – 702 for the year 2018 and from Khatian No. 907)

ALL THAT piece and parcel of land admeasuring 209 decimal more or less lying and situate in Mouza – Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. – Matelli, Matialli – Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana – North Maynaguri, Pin – 735206

In L.R. Dag No. 539 – 21 decimal more or less
 In L.R. Dag No. 540 – 03 decimal more or less
 In L.R. Dag No. 541 – 07 decimal more or less
 In L.R. Dag No. 542 – 11 decimal more or less
 In L.R. Dag No. 543 – 01 decimal more or less
 In L.R. Dag No. 544 -160 decimal more or less
 In L.R. Dag No. 545 – 06 decimal more or less

AND

ALL THAT piece and parcel of land admeasuring 60 decimal more or less in Mouza – Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. – Matelli, Matialli – Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana – North Maynaguri, Pin – 735206.

From **SRI RISHIRAJ BANSAL** (from Deed No. I – 00031 for the year 2012, Deed No. I – 704 for the year 2018 and from Khatian No. 908)

In L.R. Dag No. 537 – 42 decimal more or less

In L.R. Dag No. 539 – 02 decimal more or less

In L.R. Dag No. 540 – 04 decimal more or less



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In L.R. Dag No. 541 – 04 decimal more or less

In L.R. Dag No. 542 – 06 decimal more or less

In L.R. Dag No. 543 – 02 decimal more or less

Which was registered, before the office of ADSR Mal, District-Jalpaiguri and was duly recorded in Book no. I, volume no. 0710- 2018, page from 13360 to 13410, Being No. 071000717 for the year 2018.

18. **THAT** further a subsequent Deed of Declaration was entered into by and between side Pitrush Kumar Agarwal, Rishiraj Bansal and M/S Sree Balaji represented by its Proprietor Sri Manab Paul on or about 01st October, 2018 and which was duly registered before the office of the Additional District Sub-Registrar at Mal, District -Jalpaiguri and recorded in Book No. I, Volume No. 0710-2018, Pages from 13709 – 13732, Being No. 071000728 for the year 2018.

19. **THAT** M/S Sree Balaji again approached Pitrush Kumar Agarwal and Rishiraj Bansal for purchasing **ALL THAT** piece and parcel of lands admeasuring 38 decimal more or less in total, lying and situated in Mouza – Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. – Matelli, Matialli – Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana – North Maynaguri, Pin – 735206, from both Pitrush Kumar Agarwal and Rishiraj Bansal, in various Dag Nos. the breakup of which are given below:

From SRI PITRUSH KUMAR AGARWAL (from Deed No. I-00030 for the year 2012 and Deed No. I -702 for the year 2018 and from Khatian No. 907, about 22 decimal more or less)

In L.R. Dag No. 544 – 11 decimal more or less.

In L.R. Dag No. 545 – 11 decimal more or less.

From **SRI RISHIRAJ BANSAL** (from Deed No. I-00031 for the year 2012, Deed No. I – 704 for the year 2018 and from Khatian No. 908, about 16 decimal more or less)

In L.R. Dag No. 544 – 16 decimal more or less.

20. **THAT** Sri Pitrush Kumar Agarwal and Sri Rishiraj Bansal jointly and M/s Sree Balaji herein entered into a Registered Deed of Conveyance executed on or about

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19th February, 2019 for **ALL THAT** piece and parcel of land admeasuring about 38 decimal of land, lying and situated in Mouza – Dakshin Dhupjhora, in L.R. Dag No. 544 and L.R. Dag No. 545, before the office of ADSR Mal, District – Jalpaiguri and which was duly recorded in Book No. I, Volume No. 0710-2019, Page from 2921 to 2962, Being No. 071000157 for the year 2019.

21. **THAT** piece and parcel of 17 Decimals of land lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, Sheet No. – I, L.R. Dag No. 542 – 05 Decimal more or less, L.R. Dag No. 540 – 05 Decimals more or less and L.R. Dag No. 543 – 07 Decimals more or less in Khatian No. 304, within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchayat – II, ADSR Mal Bazar, in the District of Jalpaiguri, Pargana – North Moynaguri, Pin – 735206, belonged to Jinatul Bakie, Shahera Siddique and Md. Rezaul Bakie. They have inherited the property after the demise of their mother said Rahima Khatun each of them having a share of 05 decimals in L.R. Dag No. 542.

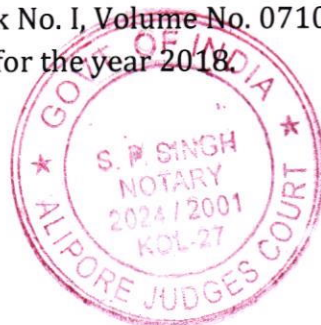
22. **THAT** 17 decimal more or less land was in possession of Jinatul Bakie, Shahera Siddique, Md.Rezaul Bakie who were the absolute owners of the above mentioned property enjoying absolute right, title, interest and khas possession in the said property free from all encumbrances and was well and sufficiently entitled to convey the above mentioned property.

23. **THAT** the said Jinatul Bakie, Shahera Siddique, Md. Rezaul Bakie was in need of funds and wanted to sell the abovementioned property to maintain their other properties. The abovementioned Proprietorship firm M/S Sree Balaji herein desirous of purchasing the abovementioned property approached Jinatul Bakie, Shahera Siddique, Md. Rezaul Bakie who have decided to sell the abovementioned property to M/S Sree Balaji herein in lieu of the consideration agreed amongst themselves.

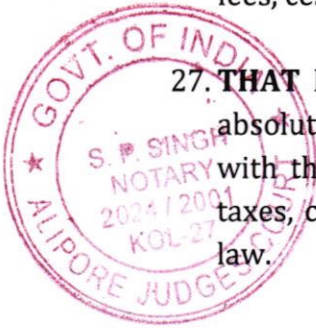
24. **THAT** Jinatul Bakie, Shahera Siddique, Md. Rezaul Bakie and M/s Sree Balaji, represented by its Proprietor Sri Manab Paul, herein entered into a Registered Deed of Conveyance, executed on or about 1st October, 2018 which was registered before the office of ADSR Mal, District – Jalpaiguri for the abovementioned property admeasuring about 17 decimal more or less, lying and situated in Mouza – Dakshin Dhupjhora, in L.R Dag No. 540, L.R. Dag No. 542 and L.R. Dag No. 543, which was recorded in Book No. I, Volume No. 0710-2018, Page from 13664 to 13708, Being No. 071000730 for the year 2018.



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25. **THAT** Further a subsequent Deed of Declaration was entered into by and between said Jinatul Bakie, Shahera Siddique, Md. Rezaul Bakie and M/s Sree Balaji represented by its Proprietor Sri Manab Paul on or about 23.04.2019 and which was duly registered before the Office of the Additional District Sub-Registrar at Mal, District - Jalpaiguri and recorded in Book No. I, Volume No. 0710-2019, Pages from 6323 to 6349, Being No. 071000327 for the year 2019.
26. **THAT** piece and parcel of all the above properties admeasuring about total 5.74 acres more or less of land lying and situated in Mouza - Dakhshin Dhupjhora, P.O. - Maitali, in Batabari Gram Panchayet - II, within the office of the ADSR Mal District - Jalpaiguri, Pargana- North Moynaguri, Pin - 735206 in the District of Jalpaiguri were purchased by M/S Sree Balaji and M/S Sree Balaji is absolutely seized and possessed of absolute right, title, interest and khas possession in the said property free from all encumbrances and paying regular revenues, all taxes, fees, cess, other outgoings to the concerned Authorities.
27. **THAT** M/S Sree Balaji has taken possession of the said land and became the absolute owner of the said land, has mutated its name in the Record of Rights with the Office of the B.L. & L.R.O. and started paying the required revenues, taxes, cess etc. to the relevant authority and/or authorities in accordance with law.
28. **THAT** M/S Sree Balaji after mutation and recording its name in the Records of Rights has also applied for conversion of the land from various categories to Bastu and has obtained the conversion of the land to Bastu.
29. **THAT** the said land admeasuring about 5.74 acres more or less mentioned hereinabove was earmarked in four lots being Plot No. 1, Plot No. 2, Plot No. 3 and Plot No. 4 and shown in the Plan annexed hereto.
30. **THAT** M/S Sree Balaji is developing the land and area more fully and more particularly described in Plot No. 1 (Total Area of 1.16acres more or less) and Plot No. 2 (Total Area of 3.658 acres more or less) with Plot No. 4 (Total Area of 0.345 acres more or less), a housing project consisting of 672 number of total flats divided into number of blocks of four storied buildings and named as "**PANTHANIWAS DOOARS**". This is to be mentioned that Plot No -4 is the area of common passage for the said residential project "**PANTHANIWAS DOOARS**" and such area of Plot No. 4 shall not be used otherwise whatsoever and/or howsoever



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and at the same time the area lying and situate at Plot No. 4 hereinabove is the common passage for Plot No. 1, 2 and 3 and such Plot No. 4 is fully dedicated for such purpose and will not be utilized otherwise.

31. **THAT** M/S Sree Balaji is developing Plot No. 1 and Plot No. 2 area with the common passage of Plot No. 4 and all the flats of Plot No. 1 and Plot No. 2 shall be deemed as a single project named "**PANTHANIWAS DOOARS**" and all the flat owners of such project shall be entitled to all the benefits of both the plots and they also shall be entitled to use Plot No. 4 area as common passage for the said housing project named "**PANTHANIWAS DOOARS**" and both the plots shall be treated as integral part of the hereinbefore mentioned housing project and the instant project "**PANTHANIWASDOOARS**" shall be developed in different phases in accordance with the provisions of West Bengal Housing Industry Regulation Act 2017 and now West Bengal Real Estate Regulatory Authority (WBRERA) and the intending buyers and/or purchasers of flats and/or units of the said project "**PANTHANIWAS DOOARS**" shall get all right, title, interest and possession in accordance with the provisions of law and the area of the project shall be 4.818 acres and plot no. 3 (which is not within the project) has common passage described in plot no. 4 .

32. **THAT** Plan is sanctioned on the said Plots and areas of Plot No. 1 and 2 keeping Plot No. 4 as common passage by the competent authority on 31.03.2019 and the builder shall abide by all rules and regulations.

33. **THAT** both Plot No. 1 and 2 shall be under the developing project "**PANTHANIWAS DOOARS Phase III**" which is under development and the project for both the Plots shall be named as "**PANTHANIWAS DOOARS**".

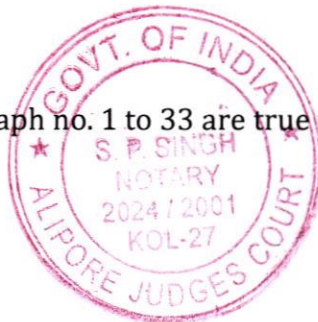
34. **THAT** M/S Sree Balaji is in khas possession of the property and is enjoying the said property free from all encumbrances and/or hindrances from any corner and are well and sufficiently entitled to convey the property, any part or portion thereof (area of land 4.818 acres).

35. **THAT** Plot No. 4 is to be treated as common passage for Plot No. 1, 2 and 3 and can-not be transferred to anybody and/or bodies, so such is common passage ingress egress for Plot No. 1, 2 and 3.

36. **THAT** the statements made in paragraph no. 1 to 33 are true to my knowledge.



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37. **THAT** all or any further construction by M/S Sree Balaji of common facilities, common amenities and common passages, shall not be foreexclusive use of any flat owner and shall be used only as common for all within the Project "**PANTHANIWAS DOOARS**".

38. **THAT** as per the Apartment Ownership Act, 1972, M/S Sree Balaji will take all necessary steps for the formation of the Holding Organisation comprising of the flat owners and there shall be a single Holding Organisation for all the flat owners within the Complex, "**PANTHANIWAS DOOARS**".

39. **THAT** M/S Sree Balaji shall not change the nature and status of the Project "**PANTHANIWAS DOOARS**".

SANCTIONED PLAN DETAILS

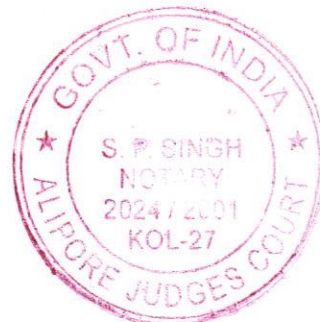
PLOT - 01

Total no of Block – 11
 Total No of Flat – 176
 Total No of "A" type Unit - 80
 Total No of "B" type Unit - 96
 Block No - 1 to 5 & 20 to 25
 Total No of open car parking – 22
 Total Built up area- 5371.16 Sq. Mt.



PLOT - 02

Total no of Block - 31
 Total No of Flat - 496
 Total No of "A" type Unit - 208
 Total No of "B" type Unit - 288
 Block No.-6 to 19 & 26 to 42
 Total No of open car parking - 83
 Total Built up area- 15254.68 Sq. Mt.



PROPOSED PROJECT "PANTHANIWAS DOOARS"

24 MAR 2023

Total no of Block - 42

Total No of Flat - 672

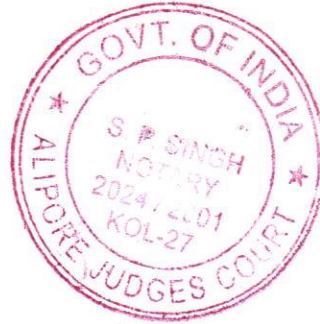
Total No of "A" type Unit - 288

Total No of "B" type Unit - 384

BLOCK No. 1 to 42

Total No of open car parking - 105

Total Build up area - 20625.84 Sq. Mt.



PROPOSED PROJECT "PANTHANIWAS DOOARS" PHASE-III

Total no of Block - 07

Total No of Flat - 112

Total No of "A" type Unit - 48

Total No of "B" type Unit - 64

Block No. - 26 - 32

Total Built up area - 3441.072 Sq. Mt.

SIGNATURE OF DECLARAN

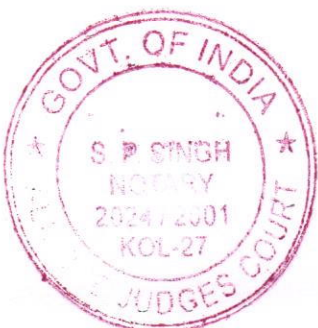
Prepared and Identified by me

Pankaj Das,
Advocate

IDENTIFIED BY ME
Pankaj Das,
WB/2342/09 Advocate

Solemnly declared and affirmed
Alipore Judges Court, Kol-27 on
Identification.....
Under Notaries Act

S. P. SINGH
Notary Govt. of India
2024/2001



24 MAR 2023