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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

42AB 407861

Before The Notary Public



AFFIDAVIT

WE, **SRI NARAYAN CHANDRA PAUL**, PAN **BKVPP6413Q**,
AADHAAR NO. 3842 1020 2910, son of Late Tokani Prasad Paul, by
Nationality - Indian, by faith - Hindu, by occupation - Business,
residing at 10, New Bikramgarh, Prince Gollam Hussain Shah Road,
P.O. & P.S. Jadavpur, Kolkata - 700 032 and **SRI MANAB PAUL**,
PAN AJLPP6658F, **AADHAAR NO. 6993 3793 3244**, son of
Narayan Chandra Paul, by Faith - Hindu, by Nationality - Indian, by
Occupation - Business, residing at 10, New Bikramgarh, P.O. and



Narayan Chandra Paul

For Sree Balaji

Proprietor

19 MAR 2020

716282

19 NOV 2019

DEBISIS ROY CHOWDHURY
 Group Office Address
 2nd Floor
 Kolkata 700 001

Name: _____
 Address: _____
 Vendor: _____

I. CHAKRABORTY
 5B, Dr. Rajendra Prasad Sarani
 Kolkata - 700 001

For Shree Bajaj

P.S. - Jadavpur, Kolkata - 700 032, 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 - 700 095, do here by solemnly affirm and declare as follows:



- (1) **THAT** we are the absolute owner of **All That** piece and parcel of land admeasuring totalling about 147 Decimal more or less of land in Mouza Kamarpara in the District of Birbhum were purchased by the owners of the First Part from the respective owners by 20 deeds of conveyance and 1 deed of gift which were executed and duly registered in the Office of the ADSR, Bolpur and also at ARA - III, Kolkata.
- (2) **THAT** after purchase of the said plots, the owners have taken possession of the said land and became the absolute owner of the land, have mutated their names in the Office of the B.L. & L.R.O. and started paying revenue to the said authority in accordance with law;
- (3) **THAT** being the absolute owners of the said plots, the owners have further taken necessary steps for the said plots of land in the Office of the Illambazar Gram Panchayat and started paying statutory dues in accordance with law;
- (4) **THAT** the above stated plots are set out as follows:-
- (5) **All That** piece and parcel of 25 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, R.S. & L.R. Dag No. 607, R.S. Khatian No. 226 corresponding to L.R. Khatian Nos. 111 and 151, present L.R. Khatian No. 827, within the jurisdiction of Illambazar Police Station and within the limit of

Nazaryen Chandra Paul



For Sree Balaji

[Signature]
Proprietor

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Illambazar Gram Panchyat, ADSR Bolpur, DSR Suri and District Birbhum.



All That piece and parcel of 25 Decimal more or less of Baid land was purchased by one of the present owners herein Sri Manab Paul from Smt. Rati Bala Bagdi, Sri Mahadeb Bagdi, Sri Basudeb Bagdi, Sri Prakash Bagdi, Sri Sahadeb Bagdi, Smt Sabitri Bagdi, Smt Naru Bagdi on the day of 2nd September 2016 by a registered Deed of Sale being No. 030306575 for the year 2016, recorded in the Book No. 1, Volume No. 0303 - 2016, Page from 129336 to 129377 before the office of ADSR Bolpur hereinafter referred to as "**LOT A**".

- (6) **All That** piece and parcel of 20 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, R.S. and L.R. Dag No. 606, L.R. Khatian No. 998, present L.R. Khatian No. 1213 and 1094, within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

All That piece and parcel of 20 Decimal more or less of Baid land was purchased by one of the present owners Sri Narayan Chandra Paul from Sri Bimal Hazra on the day of 3rd August 2017 Registered by the Deed of Sale being No. 030305916 for the year 2017, recorded in the Book No. 1, Volume No. 0303 - 2017, Page from 113238 to 113268, before the office of ADSR Bolpur hereinafter referred to as "**LOT - B**".

That Sri Narayan Chandra Paul was fully seized and possessed of all rights, title, interest and possession of All That piece and parcel of 25 Decimal more or less of Baid land referred as "**LOT - B**" and was fully competent to convey the said land.



For Sree Balaji

Proprietor

Narayan Chandra Paul

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Thereafter, the said land was gifted by Sri Narayan Chandra Paul to Sri Manab Paul on the day of 12th August 2017 by a registered Deed of Gift being No. 190301904 for the year 2017, recorded in the Book No. I, Volume No. 1903 - 2017, Pages from 62769 to 62798, before the office of the ARA - III, Kolkata.



- (7) **All That** piece and parcel of 84 decimals more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian Nos. 1111, 1109, 1117, 1115, 1114, 1108, 1113, 1112, 1119, 1053, 1118 and 1110, within the jurisdiction of Illambazar Police Station, within the limits of Illambazar Gram Panchayet, ADSR Bolpur, DSR Suri and District - Birbhum. The abovementioned 84 decimals more or less of Baid land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Malati Hansda, Sanatan Hansda, Sukodi Hemram, Mangala Hansda, Balika Tudu, Mangala Hansda, Fulmoni Hansda, Babulal Hansda, Ram Hansda, Lodai Hansda, Ram Hansda, Bijay Hansda, Mangala Hansda collectively hereinafter referred to as "**LOT - C**", the details of which are given below:-

- a. **All That** piece and parcel of 5 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1116, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayet, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Smt Malati Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304659 for the year 2018, recorded in the Book No. 1, Volume



For Sree Balaji

Proprietor

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Sri Narayan Chandra Paul

No. 0303 - 2018, Page from 95928 to 95958, in the office of ADSR Bolpur.



- b. **All That** piece and parcel of 5 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1111, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Sanatan Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304660 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95895 to 95927, in the office of ADSR Bolpur.

- c. **All That** piece and parcel of 7 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1109, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Smt Sukodi Hemram on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304668 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95671 to 95703, in the office of ADSR Bolpur.

Narayan Chandra Paul



For Sree Balaji

 Proprietor

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- d. **All That** piece and parcel of 5 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1117, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Mangla Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304661 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95864 to 95894, in the office of ADSR Bolpur.

- e. **All That** piece and parcel of 4 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1115, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Smt Balika Tudu on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304665 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95737 to 95769, in the office of ADSR Bolpur.

- f. **All That** piece and parcel of 4 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1114, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and



For Sree Balaji

Proprietor

19 MAR 2020

Sri Narayan Chandra Paul
Narayan

within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.



The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Mangala Hansda on the day of 30th May 2018 Registered by the Deed of Sale Being No. 030304655 for the year 2018, recorded in the Book No. 1, Volume No. 0303 - 2018, Page from 96021 to 96052, in the office of ADSR Bolpur.

- g. All That** piece and parcel of 7 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1108, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein Sri Narayan Chandra Paul from Smt Fulmani Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304656 for the year 2018, recorded in the Book No. 1, Volume No. 0303 - 2018, Page from 95990 to 96020, in the office of ADSR Bolpur.

- h. All That** piece and parcel of 4 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1113, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

Narayan Chandra Paul



For Sree Bajaji

[Signature]
Proprietor

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The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Babulal Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304657 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95959 to 95989, in the office of ADSR Bolpur.



- i. **All That** piece and parcel of 4 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1112, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Ram Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304666 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95704 to 95736, in the office of ADSR Bolpur.

- j. **All That** piece and parcel of 6 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1119, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Lodai Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304669 for the year 2018, recorded in the Book No. I, Volume



For Sree Balaji

[Handwritten Signature]
Proprietor

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Narayan Chandra Paul

No. 0303 - 2018, Page from 95642 to 95670, in the office of ADSR Bolpur.



- k. All That** piece and parcel of 21 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1053, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Ram Hansda on the day of 30th May 2018 by a registered Deed of Sale Being No. 030304664 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95770 to 95801, in the office of ADSR Bolpur.

- l. All That** piece and parcel of 5 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1118, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Bijay Hansda on the day of 30th May 2018 Registered by the Deed of Sale Being No. 030304662 for the year 2018, recorded in the Book No. I, Volume No. 0303 - 2018, Page from 95833 to 95863, in the office of ADSR Bolpur.



For Sree Balaji

Proprietor

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Narayan Chandra Paul



- m. All That** piece and parcel of 7 Decimal more or less of Baid land out of 84 Decimal lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 605/1147, L.R. Khatian No. 1110, present L.R. Khatian No. 1150 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by one of the present owners herein, Sri Narayan Chandra Paul from Sri Mangala Hansda on the day of 30th May 2018 Registered by the Deed of Sale Being No. 030304663 for the year 2018, recorded in the Book No. 1, Volume No. 0303 - 2018, Page from 95802 to 95832, in the office of ADSR Bolpur.

- 8. All That** piece and parcel of 18 decimals more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, within the jurisdiction of Illambazar Police Station, within the limits of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District - Birbhum. The abovementioned 18 decimals more or less of Baid land was purchased by one of the present owners herein, Sri Manab Paul from Sudhir Kumar Karmakar, Radharani Lohar, Radheshyam Karmakar, Ajit Karmakar, Dayamay Karmakar, Kalyani Karmakar, Dinesh Karmakar, Thakurdas Karmakar, Balaram Karmakar, Kripamoy Karmakar, Birja Karmakar, Sarada Lohar, Kartick Karmakar, Abhijeet Lohar, Amarjit Lohar, Sima Lohar collectively hereinafter referred to as "**LOT - D**", the details of which are given below:-



- All That** piece and parcel of 4.50 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213

For Sree Balaji

Proprietor

19 MAR 2020

Sri Manab Paul
Sudhir Kumar Karmakar

within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.



The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Sri Sudhir Kumar Karmakar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304508 for the year 2019, recorded in the Book No. I, Volume No. 0303 - 2019, Page from 91050 to 91075, in the office of ADSR Bolpur.

- b. All That** piece and parcel of 4.50 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Smt Radharani Lohar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304507 for the year 2019, recorded in the Book No. I, Volume No. 0303 - 2019, Page from 91022 to 91049, in the office of ADSR Bolpur.

- c. All That** piece and parcel of 0.5 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.



For Sree Balaji

Notarior

Manab Paul

18 9 MAR 2020

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Sri Radheshyam Karmakar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304561 for the year 2019, recorded in the Book No. 1, Volume No. 0303 - 2019, Page from 92097 to 92123, in the office of ADSR Bolpur.



- d. **All That** piece and parcel of 4.50 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Sri Ajit Karmakar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304509 for the year 2019, recorded in the Book No. 1, Volume No. 0303 - 2019, Page from 91076 to 91102, in the office of ADSR Bolpur.

- e. **All That** piece and parcel of 4 Decimal more or less of Baid land lying and situate at Mouza - Kamarpara, J.L. No. 131, L.R. Dag No. 606, L.R. Khatian No. 246, present L.R. Khatian No. 1094 and 1213 within the jurisdiction of Illambazar Police Station and within the limit of Illambazar Gram Panchayat, ADSR Bolpur, DSR Suri and District Birbhum.

The abovementioned land was purchased by me the present owner herein, Sri Manab Paul from Sri Dayamay Karmakar, Smt Kalyani Karmakar, Sri Dinesh Karmakar, Sri Thakurdas Karmakar, Sri Balaram Karmakar, Sri Kripamoy Karmakar, Smt Birja Karmakar, Smt Sarada Lohar, Sri Kartick Karmakar, Sri Abhijeet Lohar, Sri Amarjit Lohar, Smt Sima Lohar on the day of 12th June 2019 by a registered Deed of Sale Being No. 030304506 for the year 2019,



For Sree Balaji

Proprietor

19 MAR 2020

Manab Paul
Chandrabhan Paul
Manab Paul

recorded in the Book No. 1, Volume No. 0303 - 2019, Page ^{from} 90975 to 91021, in the office of ADSR Bolpur.



9. **THAT** the above referred land are measuring about 147 Decimals more or less;
10. **THAT** of all the above stated land being **LOT A, LOT B, LOT C** and **LOT D**, totalling about 147 decimals more or less were purchased by the present owners from the respective Sellers and/or Owners of the said plots and more fully and more particularly described in the Schedule "A" hereto and referred to as the "said property";
11. **THAT** after the said purchase mentioned hereinabove, the present owners have mutated the said property mentioned in the Schedule "A" and converted the character of the said property in accordance with the relevant provisions of law to "BASTU";
12. **THAT** piece and parcel of all the above properties admeasuring about total 147 decimals more or less of land lying and situated in Mouza - Kamarpara, P.S. - Illamabazar, within the office of the ADSR - Bolpur, District - Birbhum, Pin - 731 236 were purchased by Sri Narayan Chandra Paul and Sri Manab Paul and Sri Narayan Chandra Paul and Sri Manab Paul are 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.
13. **THAT** Sri Narayan Chandra Paul and Sri Manab Paul after mutation and recording their names 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.

Narayan Chandra Paul



For Sree Balaji

[Signature]
Proprietor

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14. **THAT** Sri Narayan Chandra Paul and Sri Manab Paul had taken possession of the said land and became the absolute owner of the said land, had mutated their names 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.

15. **THAT** Sri Narayan Chandra Paul and Sri Manab Paul entered into a registered Joint Venture Agreement, dated 28.01.2020, with the Developer M/S Sree Balaji, having its registered office at 90/1, Prince Gollam Hussain Shah Road, P.O. Golf Green, P.S. Jadavpur, Kolkata - 700 095, represented by its proprietor Sri Manab Paul, son of Sri Narayan Chandra Paul, residing at 10, New Bikramgarh, P.O. and P.S. Jadavpur, Kolkata - 700032, before the office of the Additional Registrar of Assurance - III, registered in Book No. I, CD Volume No. 1903 - 2020, Pages from 40538 to 40600, Being No. 190300490 for the year 2020 for developing new multistoried buildings on ALL THAT piece and parcel of all the above properties admeasuring about total 147 decimals more or less of land lying and situated in Mouza - Kamarpara, P.S. - Illamabazar, within the office of the ADSR - Bolpur, District - Birbhum, Pin - 731 236.

16. **THAT** for the purpose of construction of new multistoried buildings Sri Narayan Chandra Paul and Sri Manab Paul had also execute a registered Power of Attorney, dated 03.02.2020 before the office of the Additional Registrar of Assurance - III, registered in Book No. I, CD Volume No. 1903 - 2020, Pages from 42965 to 43001, Being No. 190300613 / 2020 in favour of the Developer, M/S Sree Balaji having its registered office at 90/1, Prince Gollam Hussain Shah Road, P.O. Golf Green, P.S. Jadavpur, Kolkata - 700 095, by its proprietor Sri Manab Paul, son of Sri Narayan Chandra Paul, residing at 10, New Bikramgarh, P.O. and P.S. Jadavpur, Kolkata - 700032.



For Sree Balaji

[Handwritten Signature]
Proprietor

19 MAR 2020



Narayan Chandra Paul



17. **THAT** it is pertinent to mention here that the Developer, M/S Sree Balaji, has also completed the Phase - I to Phase - III of the said project "**PANTHANIWAS SHANITINIKETAN**" which consists of total 31 numbers of Blocks, consisting of 496 numbers of Flats and 17 numbers of Bungalows.

18. **THAT** M/S Sree Balaji is developing the land and area more fully and more particularly described in schedule written hereunder and the housing project consisting of 210 (two hundred ten) number of total flats divided into 4 (four) number of blocks of multistoried buildings along with covered / open parking & commercial space on the ground floor (Block No. 32 - 33) and named as "**PANTHANIWAS SHANITINIKETAN**" at P.O - Darandha , P.S - Illambazar , Pin - 731236 , Dist. - Birbhum .

19. **THAT** M/S Sree Balaji is developing the Phase - IV of the project named "**PANTHANIWAS**" lying and situate at Kabi Joydev Road, Kamarpara, Bolpur, Birbhum, Pin - 731236 and all the flat owners of the proposed Phase - IV shall be entitled to all the benefits and use of common passage of the said housing project, "**PANTHANIWAS SHANITINIKETAN**" and proposed Phase - IV shall be treated as integral part of the hercinbefore mentioned housing project "**PANTHANIWAS SHANITINIKETAN**" which shall be developed in accordance with the provisions of West Bengal Housing Industry Regulation Act 2017 and the intending buyers and/or purchasers of flats and/or units of the said project "**PANTHANIWAS SHANITINIKETAN**" shall get all right, title, interest and possession in accordance with the provisions of law.



20. **THAT** Plan is sanctioned on the said Plots by Zilla Parishad/ Department of Panchayats and Rurals Development, West Bengal on 12.03.2020 and the builder shall abide by all rules and regulations.

For Sree Balaji

Proprietor

12.9 MAR 2020

Handwritten signature: Chandana Pal



21. **THAT** the new plots being termed as Phase - IV shall be under the developing project **"PANTHANIWAS SHANITINIKETAN"** which is under development and the newly constructed Phase - IV shall also be named as **"PANTHANIWAS SHANITINIKETAN"**.
22. **THAT** the owners Sri Narayan Chandra Paul and Sri Manab Paul are in khas possession of the property and are 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 and now they have handed over the possession of the property to the Developer, M/S Sree Balaji, for further constructions of the multistoried buildings.
23. **THAT** all or any further construction by M/S Sree Balaji along with common facilities, common amenities and common passages, shall not be for exclusive use of any flat owner and shall be used only as common for all within the Project **"PANTHANIWAS SHANITINIKETAN"**.
24. **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 SHANITINIKETAN"**.
25. **THAT** this is further agreed by and between the parties that the Developer reserves the right to allow the use of swimming pool and parking spaces, both open and covered parking, to intending purchasers which may be with or without payment of specific amount and is to be decided by the Developer at its own discretion.

Narayan Chandra Paul



For Sree Balaji

[Signature]
Proprietor

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

27. The time for completion of this project is fixed to 60 months from the date of sanction of plan of the schedule mentioned property, in case of failure to complete the said project within the stipulated 60 months period, both the parties are agreed to allow another 60 months period after the above referred 60 months.

28. This is agreed by and between the parties that, the developer reserved his right to keep garage spaces and/or shops/club/swimming pool/gymnasium etc. in the ground floor or anywhere in accordance with the sanctioned plan of Zilla Parishad/Department of Panchayats and Rurals Development, West Bengal/Competent Authority for which the intending purchasers shall never raise any claim and the proposed multistoried buildings will be constructed on the said property or any other plot which might be amalgamated if necessary and which will be decided by the Developer on his own without any interference of the owners and/or the intending purchasers.

29. This is further agreed by and between the parties that the said construction is an extension of the continuing Project **"PANTHANIWAS SHANTINIKETAN"** and as such any amalgamation of lands with the abovementioned Project would normally take place in accordance with the law.

30. This is further agreed by and between the parties that the parking spaces, gates for ingress and egress, all common areas like swimming pool, gymnasium, etc., required for the enjoyment, maintenance and management of the proposed Project or any part thereof shall be in common with the adjacent and/or continuing Project, **"PANTHANIWAS SHANTINIKETAN"**.



For Sree Balaji

[Signature]
Proprietor

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Narayan Chandra Paul

31. This is further agreed by and between the parties that all common amenities and facilities provided at the adjacent and/or continuing Project, "**PANTHANIWAS SHANTINIKETAN**", shall also be provided for the enjoyment of the proposed Project or any part thereof.
32. This is agreed by and between the parties that the proposed construction on the said property is nothing but a continuation of the project under the name and style of "**PANTHANIWAS SHANTINIKETAN**".
33. **THAT** the statements made in paragraph no. 01 to 33 are true to my knowledge.

PROPOSED PROJECT "PANTHANIWAS SHANTINIKETAN" PHASE - IV

Total no of Block	03
Total No of Flat	154
Total No of "1 BHP" type Unit	126
Total No of "2 BHP" type Unit	28
Block No.	32, 33 & 34
Total Built up area	7120.075 Sq.Mt.
Total open car parking	28
Total covered car parking	12

Narayall Chandra Panth

For Sree Bataji

[Signature]
Proprietor

SIGNATURE OF DECLARANT



Prepared and Identified by me

[Signature]
Advocate

Signature Attested on Identification

[Signature]

19 MAR 2020

A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. Of India

19 MAR 2020