

347/17

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3596/2017



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 318525

21.04.17

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 21.04.17  
 1-113685/17  
 1-113685/15  
 Dev Agreement  
 Additional Registrar of  
 Assurances-IV, Kolkata



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Document

*[Signature]*  
 Additional Registrar  
 of Assurances-IV, Kolkata

21 APR 2017

DEVELOPMENT AGREEMENT

- 1) Date : 12.04.2017
- 2) Place : Kolkata
- 3) Parties :
- 3.1) SAKUNTALA JAISWAL @ SAKUNTALA DEBI JAISWAL

Continued Page...

1025

11 APR 2017

Sl. No. .... DATE .....  
NAME .....  
ADD. ....  
AMT. ....

U.N. Ghosh Advocate  
H.C. Calcutta

100/-

*Ghosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



*AG*



Badal Nandi  
Sof, Ramulaya Nandi (Let  
PO: R. Gopal Pur,  
Kod 70013  
Burrnets  
P.S. Airport-

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201718-000342417-1 Payment Mode: Online Payment  
GRN Date: 17/04/2017 13:08:13 Bank: HDFC Bank  
BRN: 318793598 BRN Date: 17/04/2017 13:09:12

DEPOSITOR'S DETAILS

Name: JPK Enclave Pvt Ltd Id No.: 19041000113685/6/2017  
(Query No./Query Year)  
Contact No.: Mobile No.: +91 9831015946  
E-mail:  
Address: 19 Cotton Street  
Applicant Name: Mr U N GHOSH  
Office Name:  
Office Address:  
Status of Depositor: Attorney of Executant  
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement  
Payment No 5

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|--|--------------------|------------|
| 1       | 19041000113685/6/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 6694       |
| 2       | 19041000113685/6/2017 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 6921       |
| Total   |                       |  |                    | 13615      |

In Words: Rupees Thirteen Thousand Six Hundred Fifteen only



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
FSZ0467407

নির্বাচকের নাম : সাকুন্তলা দেবী জাঙ্গওয়াল

Elector's Name : Sakuntala Debi Jalwal

স্বামীর নাম : দেবীপ্রসাদ শাউ

Husband's Name : Debiprasad Show

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : XX / XX / 1957  
Date of Birth

FSZ0467407

ঠিকানা:

70A-1A ডায়মন্ড হারবার রোড, একবালপুর, কলকাতা  
700023

Address:

70MA Diamond Harbour Road,  
EKBALPORE, Kolkata 700023

Date: 05/08/2007

147-কবিবীর্থা নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রণ

অধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral  
Registration Officer for

147-Kabirbitha Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার বিটে নাম  
তোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথিটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

8200124

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAKUNTALA DEBI JAISWAL

DURGA PRASAD SHOW

01/01/1957  
Permanent Account Number


AQFPJ8013M

*Sakuntala Debi Jaiswal*  
Signature





18033015



  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD**      WB / 29 / 198 / 441279  
 পরিচয় পত্র

Elector's Name : Saraderani Bhakat  
 নির্বাচকের নাম : সারদারানী ভকত  
 Father / Mother / Husband's Name : Bharat Bhakat  
 পিতা/মাতা/স্বামীর নাম : ভারত ভকত  
 Sex : Female  
 লিঙ্গ : স্ত্রী  
 Age as on 1.1.1995 : 38  
 ১.১.১৯৯৫ এ বয়স : ৩৮

**Address**  
 Mouza : Uttarbar  
 G.P. : Kheput  
 P.S. : Daspur  
 Block : Daspur-II  
 Dist : Midnapur  
 ঠিকানা : উত্তরবার  
 গ্র. প. : খেপুত  
 থানা : দাসপুর  
 ব্লক : দাসপুর ২  
 জেলা : মেদিনীপুর

Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক - নিবন্ধন অধিকারিক  
 For 198 - Daspur Assembly Constituency  
 ১৯৮ - দাসপুর বিধানসভা নির্বাচন ক্ষেত্র

Place : Ghatal  
 স্থান : ঘটাল  
 Date : 8.4.1995  
 তারিখ : ৮.৪.১৯৯৫

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SARADARAM BHAKAT**  
**DURGA PRASAD JAISWAL**

**0808/1957**  
 Permanent Record Number  
**BBQP877220**

*Saradaram Bhakat*  
 Signature




आयकर विभाग के अधिकारियों को प्रेषित करने के लिए  
 प्रेषण करने के लिए प्रेषित करने के लिए  
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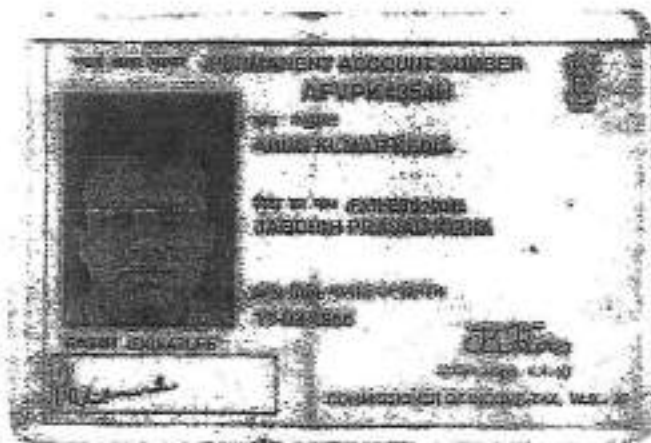
Please send to the concerned authorities for  
 processing of the return.

Income Tax PAN Service Line, NSDL  
 2nd Floor, Naraina Chambers  
 Near BSNL, Naraina, New Delhi - 110028  
 Phone: 2644 4111

Tel: 2644 2721, 2644 2644, Fax: 2644 2644  
 e-mail: [nsdl@nsdl.com](mailto:nsdl@nsdl.com)







*Harrison*



*Harrison*



Duplicate

ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/20/091/162715



নির্বাচকের নাম : বাদল নন্দী  
Elector's Name : Badal Nandi  
পিতার নাম : অমল্য নন্দী  
Father's Name : Amalys Nandi  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ  
Date of Birth : 13/05/1958

*Badal Nandi*

WB/20/091/162715

ঠিকানা:  
নিরঞ্জন পল্লী, রাজরহাট গোপালপুর, উত্তর ২৪  
পার্গানা- 700136

Address:  
NIRANJAN PALLY, RAJARHAT  
GOPALPUR, AIR PORT, NORTH 24  
PARGANAS- 700136

Date: 21/11/2012

115-রাজরহাট নির্বাচন বিধান পত্রের নির্বাচন  
অফিসারের স্বাক্ষর  
Facsimile Signature of the Electoral  
Registration Officer for  
115-Rajarhat New Town Constituency

গুরুত্বপূর্ণ বিজ্ঞপ্তি: এই কার্ডটি কেবল নির্বাচন  
সময়ই প্রযোজ্য।  
In case of change in address mention this Card No.  
in the relevant Form, for including same name in the  
roll at the changed address and to verify the card  
with serial number.



(PAN AQFPJ8013M) wife of Debi Prasad Show, daughter of Late Durga Prasad Shaw @ Late Durga Prasad Jaiswal & Late Sudama Devi, by occupation Housewife, residing at 70/1A, Diamond Harbour Road, Post Office Khidirpur (Babu Bazar), Police Station Watgunge, Kolkata - 700023, District South 24 Parganas, West Bengal.

- 3.1.2) **SARDA BHAGAT @ SARADA RANI BHAKAT** (PAN BBQPB7722Q) wife of Bharat Chandra Bhagat @ Bharat Bhakat, daughter of Late Durga Prasad Shaw @ Late Durga Prasad Jaiswal & Late Sudama Devi, residing at 10/8, R. G. M. Teghoria, Post Office Hatiara, Police Station Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

Both hereinafter jointly called and referred to as the "**LANDOWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns and nominee or nominees) of the **ONE PART**

**A N D**

- 3.2) **JPK ENCLAVE PVT. LTD.** (PAN AABCJ7421N), a Pvt. Ltd. Company, incorporated under the provisions of the Companies Act, 1956, having its registered office at 19, Cotton Street, Post Office and Police Station Burrabazar, Kolkata - 700007, District Kolkata, West Bengal, represented by its Director, **ARUN KUMAR KEDIA** (PAN AFVVK4354H) son of Jagadish Prasad Kedia, by faith Hindu, by occupation

Continued Page...

Business, by nationality Indian, residing at BF-18, Salt Lake City, Sector-I, Post Office Mayukh Bhawan, Police Station Bidhan Nagar, Kolkata - 700064, District North 24 Parganas, West Bengal

Hereinafter called and referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

Landowners and the Developer collectively Parties and individually Party.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-**

4) Subject Matter of Development :

4.1) Development Project & Appurtenances :

4.1.1) Project Property : ALL THAT piece and parcel of Sali land measuring :

| <u>C S</u><br><u>Dag</u><br><u>No.</u> | <u>R S /</u><br><u>LR</u><br><u>Dag</u><br><u>No.</u> | <u>C S</u><br><u>Khatian</u><br><u>No.</u> | <u>R S</u><br><u>Khatian</u><br><u>No.</u> | <u>L R Khatian</u><br><u>No.</u> | <u>Nature</u><br><u>of Land.</u> | <u>Total Land</u> |           |             |
|--|---|--|--|----------------------------------|----------------------------------|-------------------|-----------|-------------|
|  |   |  |  |                                  |                                  | <u>K</u>          | <u>CH</u> | <u>SFT.</u> |
| 3892                                   | 2909  | 361  | 491, 3186                                  | 10347, 10349                     | Sali                             | 03                | 10        | 00          |
| 3894                                   | 2911  | 361  | 491, 3186                                  | 10347, 10349                     | Sali                             | 00                | 06        | 00          |
|  |   |  |  |                                  |                                  |                   |           |             |
|  |   |  |  | Total                            |                                  | 04                | 00        | 00          |

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In total a demarcated plot of land measuring 4 (Four) Cottahs be the same a little more or less, comprised in C S Dag Nos. 3892 and 3894, R S/L R Dag Nos. 2909 and 2911, C S Khatian No. 361, R S Khatian No. 491 and 3186, L R Khatian Nos. 10347 and 10349, lying and situated at Mouza Gopalpur, J L No. 2, R S No. 140, Touzi No. 2998 & 125B/1, Hal Touzi No. 10, Pargana Kalikata, P S Airport, ADSR Bidhan Nagar, formerly within the limits of Rajarhat Gopalpur Municipality, presently within Ward No. 4 of Bidhannagar Municipal Corporation [Post Office R. Gopalpur, Kolkata - 700136], in the District of North 24 Parganas, West Bengal, morefully described in the Schedule hereinafter written.

5) Background, Representations, Warranties and Covenants :

5.1) Representations and Warranties Regarding Title : The Landowners have made the following representations and given the following warranties to the Developer regarding title.

5.1.1 Registered Deed of Partition : A Registered Deed of Partition executed among (1) Gopal Prasad Jaiswal, son of Durga Prasad Shaw as First Part, (2) Nand Lal Jaiswal, son of Durga Prasad Shaw as Second Part, (3) Shakuntala Jaiswal, daughter of Durga Prasad Shaw as Third Part, (4) Sarda Bhagat, daughter of Durga Prasad Shaw as Fourth Part, (5) Anand Lal Jaiswal, son of Durga Prasad Shaw as Fifth Part, (6) Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal, son of Durga Prasad Shaw as Sixth Part,

Continued Page...

(7) Durga Prasad Shaw, son of Late Suraj Ball Ram Shaw as Seventh Part, (8) Malti Devi Jaiswal @ Malti Jaiswal, daughter of Durga Prasad Shaw as Eighth Part and (9) Mala Shaw, daughter of Durga Prasad Shaw as Ninth Part. The said Deed of Partition was registered on 20.02.2009, registered in the office of the ADSR Bidhannagar, Salt Lake City, and recorded in Book No. 1, C D Volume No. 2, Pages 10644 to 10684, as Being No. 1637 of 2009.

5.1.2 Details of Ownership : In accordance with the aforesaid Registered Deed of Partition, bearing Deed No. 1637 of 2009 dated 20.02.2009, recorded in Book No. 1, C D Volume No. 2, Pages 10644 to 10684 of ADSR Bidhan Nagar, the said (1) Sakuntala Jaiswal @ Sakuntala Debi Jaiswal & (2) Sarda Bhagat @ Sarada Rani Bhakat, got their ownership, as described herein below :-

A) SAKUNTALA JAISWAL @ SAKUNTALA DEBI JAISWAL :

PLOT - F

| <u>C S Dag</u> | <u>R S Dag</u> | <u>C S Khatian</u> | <u>R S Khatian</u> | <u>Absolute Ownership</u> |
|----------------|----------------|--------------------|--------------------|---------------------------|
| <u>No.</u>     | <u>No.</u>     | <u>No.</u>         | <u>No.</u>         | <u>K - CH - S.F.T.</u>    |
| 3892           | 2909           | 361                | 491, 3186          | 01 - 13 - 00              |
| 3894           | 2911           | 361                | 491, 3186          | 00 - 03 - 00              |
|                |                |                    |                    | 02 - 00 - 00              |

In total land measuring 2 (Two) Cottahs more or less being Plot No. F, comprised in C S Dag Nos. 3892 & 3894, R S/L R Dag Nos. 2909 & 2911, under C S Khatian No. 361, R S Khatian Nos. 491, 3186, Mouza Gopalpur, J L No. 2, R S No. 140, Touzi

Continued Page...

No. 2998 & 125B/1, Pargana Kalikata, P S Airport, in the District of North 24 Parganas alongwith other lands.

B) SARDA BHAGAT @ SARADA RANI BHAKAT :

PLOT - G

| <u>C S Dag</u> | <u>R S Dag</u> | <u>C S Khatian</u> | <u>R S Khatian</u> | <u>Absolute Ownership</u>                  |
|----------------|----------------|--------------------|--------------------|--|
| <u>No.</u>     | <u>No.</u>     | <u>No.</u>         | <u>No.</u>         | <u>K - CH - S.F.T.</u>                     |
| 3892           | 2909           | 361                | 491, 3186          | 01 - 13 - 00                               |
| 3894           | 2911           | 361                | 491, 3186          | <u>00 - 03 - 00</u><br><u>02 - 00 - 00</u> |

In total land measuring 2 (Two) Cottahs more or less being Plot No. F, comprised in C S Dag Nos. 3892 & 3894, R S/L R Dag Nos. 2909 & 2911, under C S Khatian No. 361, R S Khatian Nos. 491, 3186, Mouza Gopalpur, J L No. 2, R S No. 140, Touzi No. 2998 & 125B/1, Pargana Kalikata, P S Airport, in the District of North 24 Parganas alongwith other lands.

5.1.3 L R Records : In L R Settlement, the name of the said (1) Sakuntala Jaiswal @ Sakuntala Debi Jaiswal & (2) Sarda Bhagat @ Sarada Rani Bhakat, recorded their names in respect of their aforesaid properties, as follows :

| <u>Name</u>                                | <u>L R Khatian No.</u> |
|--|------------------------|
| Sakuntala Jaiswal @ Sakuntala Debi Jaiswal | 10349                  |
| Sarda Bhagat @ Sarada Rani Bhakat          | 10347                  |

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- 5.1.4 Amalgamation : The said (1) Sakuntala Jaiswal @ Sakuntala Debi Jaiswal & (2) Sarda Bhagat @ Sarada Rani Bhakat, Landowners herein, amalgamated their respective plot of land into one single plot in total land measuring 4 (Four) Cottahs more or less in R S/L R Dag Nos. 2909 & 2911 in Mouza Gopalpur and morefully described in the First Schedule hereunder written.
- 6) Desire of Development of the Land & Acceptance : The said (1) Sakuntala Jaiswal @ Sakuntala Debi Jaiswal & (2) Sarda Bhagat @ Sarada Rani Bhakat, the Landowners herein, jointly express their desire to develop their aforesaid joint land measuring 4 (Four) Cottahs more or less, by constructing a multi storied building thereon, and the present Developer have accepted the said proposal and the present Landowners have decided to enter into the present Development Agreement with the Developer herein for their said plot of land mentioned above and explicitly in the First Schedule hereunder written.
- 7) Registered Power of Attorney : For the smooth running of the said project, the Landowners herein agree to execute a registered Power of Attorney, by which the Landowners herein have appointed and nominated the said Developer herein, as their Constituted Attorney, to act on behalf of the Landowners.



8) DEFINITION :

- 8.1) Building : Shall mean multi storied building so to be constructed on the schedule property.
- 8.2) Common Facilities & Amenities : Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas (if any) and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- 8.3) Saleable Space : Shall mean the space within the building, which is to be available as an Unit/Flat for independent use and occupation in respect of Landowners' Allocation & Developer's Allocation as mentioned in this Agreement.
- 8.4) Landowners' Allocation : Shall mean the consideration against the project by the Landowners, morefully described in Second Schedule hereunder written.
- 8.5) Developer's Allocation : Shall mean all the remaining area of the proposed multi storied building excluding Landowners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.

Continued Page...

- 8.6) Architect/Engineer : Shall mean such person or persons being appointed by the Developer.
- 8.7) Transfer : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building to intending purchasers thereof.
- 8.8) Building Plan : Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the competent authority for construction of the building, including its modification and amenities and alterations.
- 8.9) Build Up Area/Lockable Area : Here Built up area/Lockable area means, the area in which the flat has been built. It includes carpet area of the Flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.
- 8.10) Total Covered Area : Here total covered area means, built up/lockable area of the flat plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.
- 8.11) Super Built Up Area (For any Individual Unit) : Here super built up area means the total covered area plus service area.

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9) LANDOWNERS' RIGHT & REPRESENTATION :

- 9.1) Indemnification regarding Possession & Delivery : The Landowners are now seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.
- 9.2) Free From Encumbrance : The Landowners also indemnify that the schedule property is free from all encumbrances and the Landowners have marketable title in respect of the said premises.

10) DEVELOPER / PROMOTER'S RIGHTS :

- 10.1) Authority of Developer : The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against his/their allocation or acquired right under these agreement.
- 10.2) Right of Construction : The Landowners hereby grant permission an exclusive rights to the Developer to build new building upon the schedule property.
- 10.3) Construction Cost : The Developer shall carry total construction work of the present multi storied building at their own costs and expenses.

Continued Page...

No liability on account of construction cost will be charged from Landowner's Allocation and/or the proposed multi storied building.

- 10.4) Sale Proceeds of Developer's Allocation : The Developer will take the sale proceeds of Developer's Allocation exclusively.
- 10.5) Booking & Agreement for Sale : Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as a registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in his/their name but without creating any liability on the Landowners.
- 10.6) Selling Rate : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.
- 10.7) Profit & Loss : The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

Continued Page...

- 10.8) Possession to the Landowners : On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation Together with all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.
- 10.9) Possession to the intending purchaser : On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowners.
- 10.10) Deed of Conveyance : The Deed of Conveyance will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowners in respect of Developer's Allocation.
- 11) CONSIDERATION :
- 11.1) Permission against Consideration : The Landowners grant permission for exclusive right to construct the proposed building in consideration of Landowners' Allocation to the Developer.
- 12) DEALING OF SPACE IN THE BUILDING :
- 12.1) Exclusive Power of Dealings of Landowners : The Landowners shall be entitled to transfer or otherwise deal with Landowners' Allocation in

Continued Page...

the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowner's Allocation.

- 12.2) Exclusive Power of Dealings of Developer : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

13) POWER AND PROCEDURE :

- 13.1) We, the Landowners/Executants/Principals herein, are executing this present Registered Power of Attorney upto the period of completion of the project in writing in favour of the Developer/Promoter including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for Developer's Allocation, and for this purpose, we are hereby appointing, nominating and constituting the Developer herein, as our constituted attorney, to do, act and represent ourselves in our names and on our behalf, as follows :

- a) To appear and represent before the authorities of Municipal/ Corporation Authority, CESC Ltd/WBSEDCL, Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurances of Calcutta, District Registrar,

Continued Page...

Additional District Sub-Registrar and before all other statutory and local bodies as and when necessary for the purpose of construction of new building's and do all the needful as per the terms and conditions mentioned in this present Development Agreement for allotment/ registration and sale of flats, shops, garage spaces of Developer's Allocation.

- b) To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Developer/Attorney may think fit and proper.
- c) To manage and maintain the said premises including the building/s to be constructed thereon.
- d) To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of said premises before the competent authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.

Continued Page...

- e) To pay all Municipal/Corporation and other Statutory Taxes, Rates and Charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
  
- f) To enter into any Agreement for Sale, Memorandum of Understanding and/or to execute Deed of Amalgamation with neighbour's plot of land of the schedule property and/or any other instruments and deeds and documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Development Agreement. To take finance/loan in his/their name (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance and/or any other instrument and documents in respect of sale of flat/s, shop/s, units and/or car parking spaces in the proposed building/s in favour of the intending purchaser/s relating to Developer's Allocation.
  
- g) To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's

Continued Page...



Allocation and to grant receipts thereof and to give full discharge to the purchaser/s.

- h) To do all the needful according to the condition mentioned in this present Development Agreement regarding negotiation, agreement/contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
- i) To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in this present Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.
- j) To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
- k) To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

Continued Page...

- l) That Attorney/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.
- m) For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in this present Agreement.
- n) The Attorney/Developer will do the aforesaid acts, deeds and things regarding development of the land mentioned in the schedule of this present Development Agreement.

14) NEW BUILDING :

- 14.1) Completion of Project : The Developer shall at their own costs constructed and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.
- 14.2) Installation of Common Amenities : The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./WBSEDCL and until permanent electric connection will be obtained, temporary electric

Continued Page...

areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

15) PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS:

- 15.1) Delivery of Possession : As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/LBS of the Municipal Corporation being provided to that effect.
- 15.2) Payment of Municipal/Corporation Taxes : Within 30 days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Municipal/Corporation and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only.
- 15.3) Share of Common Expenses & Amenities : As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the

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insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

16) COMMON RESTRICTION :

16.1) Restriction of Landowners and Developer in common : The Landowners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

16.1.1 Neither Party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

16.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural

Continued Page...

alteration therein without the previous consent of the other in this behalf.

16.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless(s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed (n) the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

16.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.

16.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling, etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.

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- 16.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 16.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- 16.1.8 The Landowners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon their Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

17) LANDOWNERS' OBLIGATION :

17.1 No Interference :

The Landowners hereby agree and covenant with the Developer :

Continued Page...

not to cause any interference or hindrance in the construction of the building by the Developer.

not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

18) DEVELOPER'S OBLIGATION :

18.1 Time Schedule of Handing Over Landowners' Allocation : The Developer hereby agrees and covenants with the Landowners to handover Landowners' Allocation (morefully described in the Second Schedule hereunder written) within 36 (Thirty Six) months from the date of sanctioning the building plan from the concerned authority. The Developer also empower by the Landowners a grace period of 6 (six) months more to deliver the Landowners' Allocation.

18.2 Penalty : If the Landowners' Allocation will not be delivered within the stated period, the Developer shall be liable to pay Rs. 5,000/- (Rupees Five Thousand) only per month to the Landowners as demurrage.

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18.3 No Violation : The Developer hereby agrees and covenants with the Landowners

not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.

19) LANDOWNERS' INDEMNITY :

Indemnity : The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

20) DEVELOPER'S INDEMNITY :

The Developer hereby undertakes to keep the Landowners

indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.

Continued Page...



Against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

21) MISCELLANEOUS :

21.1 Contract Not Partnership : The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowner and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

21.2 Not specified Premises : It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way

Continued Page...

infringe on the rights of the Landowners and/or against the spirit of these present.

- 21.3 Not Responsible : The Landowners shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnify against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 21.4 Process of Issuing Notice : Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgement to the address mentioned in the agreement and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgement to the registered office of the Developer.
- 21.5 Formation of Association : After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

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- 21.6 Name of the Building : The name of the building shall be given by the Developer in due course.
- 21.7 Right to borrow fund : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowners or effecting their estate or interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the Developer shall keep the Landowners indemnify against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 21.8 Documentation : The Landowners delivered all the Xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will be bound to produce documents in original before any competent authority for inspection.

22) FORCE MAJEURE :

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and

Continued Page...

shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

23) DISPUTES :

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that :

Constitution of Arbitral Tribunal : The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowner. In case of disagreement, each party shall appoint one arbitrator and both the arbitrators should appoint an Umpire, if necessary.

Place : The place of arbitration shall be Kolkata only.

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Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

24) JURISDICTION :

In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO

All That piece and parcel of Sali land measuring :

| <u>C S</u><br><u>Dag</u><br><u>No.</u> | <u>R S /</u><br><u>LR</u><br><u>Dag</u><br><u>No.</u> | <u>C S</u><br><u>Khatian</u><br><u>No.</u> | <u>R S</u><br><u>Khatian</u><br><u>No.</u> | <u>L R Khatian</u><br><u>No.</u> | <u>Nature</u><br><u>of Land.</u> | <u>Total Land</u> |           |             |
|--|---|--|--|----------------------------------|----------------------------------|-------------------|-----------|-------------|
|  |   |  |  |                                  |                                  | <u>K</u>          | <u>CH</u> | <u>SFT.</u> |
| 3892                                   | 2909  | 361  | 491, 3186                                  | 10347, 10349                     | Sali                             | 03                | 10        | 00          |
| 3894                                   | 2911  | 361  | 491, 3186                                  | 10347, 10349                     | Sali                             | 00                | 06        | 00          |
|  |   |  |  |                                  |                                  |                   |           |             |
|  |   |  |  | Total                            |                                  | 04                | 00        | 00          |

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In total a demarcated plot of land measuring 04 (Four) Cottahs be the same a little more or less, comprised in C S Dag Nos. 3892 & 3894, R S/L R Dag Nos. 2909 & 2911, C S Khatian No. 361, R S Khatian No. 491 & 3186, L R Khatian Nos. 10347 & 10349, lying and situated at Mouza Gopalpur, J L No. 2, R S No. 140, Touzi No. 2998 & 125B/1, Hal Touzi No. 10, Pargana Kalikata, P S Airport, ADSR Bidhan Nagar, formerly within the limits of Rajarhat Gopalpur Municipality, presently within Ward No. 4 of Bidhannagar Municipal Corporation [Post Office R. Gopalpur, Kolkata - 700136], in the District North 24 Parganas, West Bengal. The land is butted and bounded as follows :-

|              |   |                      |
|--------------|---|----------------------|
| On the North | : | Dag No. 2909 & 2911. |
| On the South | : | Star Green.          |
| On the East  | : | Nirmal Ghosh.        |
| On the West  | : | 16' 6" Jagardanga.   |

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNERS' ALLOCATION : The Landowners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

Continued Page...

The Landowners' Allocation will be allotted as follows :-

- 1) The Landowners will jointly get 40% of the constructed area in the form of self contained flats & garages in habitable condition in the proposed building, including the common facilities, common parts of the buildings.

Later on, after preparation of the Floor Plan, the flats/garages will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Development Agreement denoting the flats/garages within the purview of the Landowners' Allocation and the said Supplementary Development Agreement/s will be treated as part and parcel of this present Development Agreement.

- 2) The Landowners herein will also get a sum of Rs. 3,00,000/- (Rupees Four Lakhs) only each as refundable security deposit, totalling a sum of Rs. 6,00,000/- (Rupees Six Lakhs) only to be payable at the time of signing, executing and registering of this present Development Agreement.

The Landowners herein will refund the aforesaid security deposit to the Developer on or before receiving possession of their Landowners' Allocation.

- 3) It is also settled that except the Landowners' Allocation as described above, the Landowners will not get any area for the construction of the multi storied building, so to be constructed by the present Developer on the land in question. Other areas of the said building will exclusively be treated as Developer's Allocation.
- 4) The flats will be in habitable condition with proportionate share of the land; common roof facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.
- 5) The Landowners will also give permission to amalgamate their plot with other neighbour plots. The area constructed in the amalgamated plot will be divided in between the Landowners in proportionate land ratio.

THE THIRD SCHEDULE ABOVE REFERRED TO  
(Developer's Allocation)

DEVELOPER'S ALLOCATION : Shall mean all the remaining portion of the entire building (excluding Landowners' Allocation) including the common facilities, common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer as aforesaid and together with the absolute right of the part of the developer to enter into

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Agreement for sale with intending purchaser/purchasers teamsters, by and mode of Transfer of Property Act and/or lease, let out, or in any manner may with the same as the absolute owner thereof.

THE FOURTH SCHEDULE ABOVE REFERRED TO  
(Specification)

- 1) STRUCTURE : Building designed with RCC Frame structure which rest on individual column, design approved by the competent authority.
- 2) EXTERNAL WALL : 8" thick brick wall and plastered with cement mortar.
- 3) INTERNAL WALL : 3" thick brick wall and plastered with cement mortar.
- 4) FLOORING : Flooring of flat will be of Marble/Floor Tiles.
- 5) BATH ROOM : Bath room fitted upto 5' -6" height with glazed tiles of standard brand.
- 6) KITCHEN : Cooking platform and sink will be of Black stone 2' 6" height standard tiles above the platform to protect the oil spot.

Continued Page...

- 7) TOILET : Toilet of Indian type pan/European type commode with standard PVC Cistern. All fittings are in standard type. One wash basin is in dining space.
- 8) DOORS : Sal Wood Frame. All doors including Main Door & Other door palla of the flat of flash door.
- 9) WINDOWS : Aluminium Sliding.
- 10) WATER SUPPLY : Water supply around the clock is assured for which necessary submersible pump/deep tube well will be installed.
- 11) PLUMBING : Toilet concealed wiring with PVC Pipe with two bibcock, one shower each in toilet, all fittings are standard quality.
- 12) VERANDA : Veranda will be covered upto 2' 6" height.

ELECTRICAL WORKS :

- 1) Full concealed wiring with copper conduit.
- 2) In Bed Room : Two light points, only one 5 amp. Plug point, one fan point.
- 3) Living/Dining Room : Two light points, One Fan point, one 5 amp. plug, one 15 amp. Plug (as per required area).

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- 4) Kitchen : One light point, one exhaust fan point and one 15 amp. plug point.
- 5) Toilet : One light point, one 15 amp. plug point, one exhaust fan point.
- 6) Veranda : One light point.
- 7) One light point at main entrance.
- 8) Calling Bell : One calling bell point at the main entrance.

PAINTING :

- a) Inside wall of the flat will be finished with plaster of paris and external wall with super snowcem or equivalent.
- b) All door and windows frame painted with two coats white primer.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required to be made.

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**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the parties at Kolkata in the presence of :

1) Badal Nandi .  
Amardeo Lake 4th Lane .  
PO: R. Gopal Roy -  
Kolkata 700136

2)  
Deepak Kumar  
Jaiswal  
368 Rajarhat Road  
Kolkata - 136.

Shakuntala Jaiswal  
Shakuntala Debi Jaiswal  
Suzada Bhattacharya  
Suzada Rani Bhattacharya

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LANDOWNERS

JPK ENCLAVE PVT. LTD

Arun Kumar Koley  
Director

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DEVELOPER

MEMO OF CONSIDERATION

We, the Landowners herein, received on or before the date of execution of this present Development Agreement, a refundable sum of Rs. 6,00,000/- (Rupees Six Lakhs) only from the present Developer in accordance with this present Development Agreement and also confirm the present agreement.

| <u>Cheque No.</u> | <u>Date</u> | <u>Bank &amp; Branch</u> | <u>In favour of</u> | <u>Amount</u>         |
|-------------------|-------------|--------------------------|---------------------|-----------------------|
| 000618            | 20.04.2017  | ICICI Bank               | Shakuntala Jainwal  | Rs. 3,00,000/-        |
| 000619            | 21.04.2017  | ICICI Bank               | Sheela Devi Jainwal | Rs. 3,00,000/-        |
| Total :           |             |                          |                     | <u>Rs. 6,00,000/-</u> |

(Six lakh only)

Witnesses :

- (1) Badal Nandi
- (2) Deepak Kumar Jainwal

Shakuntala Jainwal @  
Shakuntala Debi Jainwal  
Saxada Bhakt @  
Saxada Devi Bhakt

LANDOWNERS

Drafted by

vedy N. Shank

Advocate

High court, Calcutta  
W. B. No. 74/78



|            | Thumb | 1 <sup>st</sup> finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name ..... Shakuntala jaiswal ©  
 Signature ..... Shakuntala Debi jaiswal



|            | Thumb | 1 <sup>st</sup> finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name ..... Sarsada Bhakat ©  
 Signature ..... Sarsada Rani Bhakat



|            | Thumb | 1 <sup>st</sup> finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name ..... Arun Kumar Kade  
 Signature ..... Arun Kumar Kade

### Major Information of the Deed

|  |  |  |            |
|--|--|--|------------|
| Deed No :  | I-1904-03596/2017  | Date of Registration                   | 21/04/2017 |
| Query No / Year  | 1904-1000113685/2017   | Office where deed is registered        |            |
| Query Date   | 07/04/2017 3:18:25 PM  | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details                      | U N GHOSH<br>95 B N ROAD, Thana : Maniktala, District : South 24-Parganas, WEST BENGAL, PIN - 700054, Mobile No. : 9830027343, Status : Advocate |  |            |
| Transaction  | Additional Transaction   |  |            |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]           |  |            |
| Set Forth value  | Market Value   |  |            |
|  | Rs. 33,60,000/-  |  |            |
| Stampduty Paid(SD)   | Registration Fee Paid  |  |            |
| Rs. 7,021/- (Article:48(g))                                  | Rs. 6,694/- (Article:E, E, B, M(a), M(b), I)   |  |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |  |            |

#### Land Details :



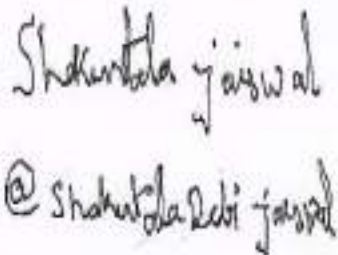
District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagardanga (Gopalpur), Mouza: Gopalpur, Ward No: 4

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                     |
|--------|-------------|----------------|-------------------|---------|--------------|-------------------------|-----------------------|-----------------------------------|
| L1     | LR-2909     | LR-4196        | Bastu             | Shali   | 2 Katha      |                         | 16,80,000/-           | Width of Approach Road: 16.6 Ft., |

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagardanga (Gopalpur), Mouza: Gopalpur

| Sch No               | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land  | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                     |
|----------------------|-------------|----------------|-------------------|---------|---------------|-------------------------|-----------------------|-----------------------------------|
| L2                   | LR-2911     | LR-3186        | Bastu             | Shali   | 2 Katha       |                         | 16,80,000/-           | Width of Approach Road: 16.6 Ft., |
| <b>Grand Total :</b> |             |                |                   |         | <b>6.6Dec</b> | <b>0/-</b>              | <b>33,60,000 /-</b>   |                                   |

#### Land Lord Details :



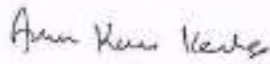
| Sl No  | Name,Address,Photo,Finger print and Signature  |   |   |   |
|--|--|---|---|---|
| 1  | Name   | Photo   | Fingerprint   | Signature   |
|  | <b>Mrs SAKUNTALA JAISWAL, (Alias: Mrs SAKUNTALA DEBI JAISWAL)</b><br>Wife of Mr DEBI PRASAD SHOW<br>Executed by: Self, Date of Execution: 12/04/2017<br>, Admitted by: Self, Date of Admission: 21/04/2017 ,Place : Office |  |  |  |
|  |  | 21/04/2017  | LTI<br>21/04/2017   | 21/04/2017  |
| 70/1 A , DIAMOND HARBOUR ROAD, P.O:- KHIDIRPUR BABU BAZAR, P.S:- Wattgunge, District:- South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:AQFPJ8013MStatus :Individual |  |   |   |   |

| 2   | Name  | Photo   | Fingerprint   | Signature  |
|---|---|---|---|--|
|   | <b>Mrs SARDA BHAGAT,</b><br><b>(Alias: Mrs SARADA RANI BHAKAT)</b><br>Wife of Mr BHARAT CHANDRA BHAGAT ALIAS BHARAT BHAKAT<br>Executed by: Self, Date of Execution: 12/04/2017 , Admitted by: Self, Date of Admission: 21/04/2017 ,Place : Office |  |  | <br><i>Sarada Bhakat</i><br><i>Sarada Rani Bhakat</i> |
|   |   | 21/04/2017  | LTI<br>21/04/2017   | 21/04/2017   |
| 10/8 , R G M TEGHORIA, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:BBQPB7722QStatus :Individual |   |   |   |  |

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>J P K ENCLAVE PVT LTD ( Others )</b><br>19 , COTTON STREET, P.O:- BURROBAZAR, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No.:AABCJ7421NStatus :Organization |

**Representative Details :**

| Sl No  | Name,Address,Photo,Finger print and Signature  |   |   |  |
|--|--|---|---|--|
| 1  | Name   | Photo   | Finger Print  | Signature  |
|  | <b>Mr ARUN KUMAR KEDIA</b><br><b>(Presentant )</b><br>Son of Mr JAGADISH PRASAD KEDIA<br>Date of Execution - 12/04/2017, , Admitted by: Self, Date of Admission: 21/04/2017, Place of Admission of Execution: Office |  |  | <br><i>Arun Kumar Kedia</i> |
|  |  | Apr 21 2017 2:25PM  | LTI<br>21/04/2017   | 21/04/2017   |
| B F 18 , SALT LAKE CITY, Block/Sector: SECTOR I, P.O:- MAYUKH BHAWAN, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AFVPK4354H Status : Representative, Representative of : J P K ENCLAVE PVT LTD |  |   |   |  |

**Identifier Details :**

| Name & address   |            |
|--|------------|
| Mr BADAL NANDI<br>Son of Late AMULY NANDI<br>NIRANJAN PALLY, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs SAKUNTALA JAISWAL, Mrs SARDA BHAGAT, Mr ARUN KUMAR KEDIA | 21/04/2017 |
| <i>Badal Nandee</i>  |            |



| Transfer of property for L1 |                       |                                |
|-----------------------------|-----------------------|--------------------------------|
| Sl.No                       | From                  | To. with area (Name-Area)      |
| 1                           | Mrs SAKUNTALA JAISWAL | J P K ENCLAVE PVT LTD-1.65 Dec |
| 2                           | Mrs SARDA BHAGAT      | J P K ENCLAVE PVT LTD-1.65 Dec |
| Transfer of property for L2 |                       |                                |
| Sl.No                       | From                  | To. with area (Name-Area)      |
| 1                           | Mrs SAKUNTALA JAISWAL | J P K ENCLAVE PVT LTD-1.65 Dec |
| 2                           | Mrs SARDA BHAGAT      | J P K ENCLAVE PVT LTD-1.65 Dec |

**Endorsement For Deed Number : I - 190403596 / 2017**

On 07-04-2017

**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 33,60,000/-



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

On 21-04-2017

**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.

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

Presented for registration at 14:12 hrs on 21-04-2017, at the Office of the A.R.A. - IV KOLKATA by Mr ARUN KUMAR KEDIA ..

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

Execution is admitted on 21/04/2017 by 1. Mrs SAKUNTALA JAISWAL, Alias Mrs SAKUNTALA DEBI JAISWAL, Wife of Mr DEBI PRASAD SHOW, 70/1 A , DIAMOND HARBOUR ROAD, P.O: KHIDIRPUR BABU BAZAR, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession House wife, 2. Mrs SARDA BHAGAT, Alias Mrs SARADA RANI BHAKAT, Wife of Mr BHARAT CHANDRA BHAGAT ALIAS BHARAT BHAKAT, 10/8 , R G M TEGHORIA, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Indetified by Mr BADAL NANDI, , Son of Late AMULY NANDI, NIRANJAN PALLY, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

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

Execution is admitted on 21-04-2017 by Mr ARUN KUMAR KEDIA,

Indetified by Mr BADAL NANDI, , Son of Late AMULY NANDI, NIRANJAN PALLY, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,694/- ( B = Rs 6,589/- , E = Rs 21/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,694/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/04/2017 1:09PM with Govt. Ref. No: 192017180003424171 on 17-04-2017, Amount Rs: 6,694/-, Bank:  
HDFC Bank ( HDFC0000014), Ref. No. 318793598 on 17-04-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1025, Amount: Rs.100/-, Date of Purchase: 11/04/2017, Vendor name: M GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/04/2017 1:09PM with Govt. Ref. No: 192017180003424171 on 17-04-2017, Amount Rs: 6,921/-, Bank:  
HDFC Bank ( HDFC0000014), Ref. No. 318793598 on 17-04-2017, Head of Account 0030-02-103-003-02



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 137404 to 137457  
being No 190403596 for the year 2017.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2017.04.29 15:25:39 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 29-04-2017 15:25:39  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
21 APR 2017

**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
**Endorsement For deed Number :I-01637 of :2009**  
**(Serial No. 01621, 2009)**

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6. Umesh Chand Jaiswal, son of Durga Prasad Shaw ,35a Ghosh Lane Kolkata- ,Thana Amherst St.Pin 700006.  
By caste Hindu,by Profession :Business
7. Durga Prasad Shaw, son of Lt Suraj Bali Ram Shaw ,35a, Ghosh Lane Kolkata- ,Thana Amherst St.Pin  
700006, By caste Hindu,by Profession :Business
8. Malti Devi Jaiswal, wife of Indra Pal Jaiswal ,175/u, Manick Tala Main Rd Kolkata- ,Thana Phool Bagan,Pin  
700054, By caste Hindu,by Profession :House wife
9. Mala Shaw, wife of Ram Ashih Shaw ,33, Balaram Bose 1st Lane Kolkata- ,Thana Bhawanipur,Pin 700020.  
By caste Hindu,by Profession :House wife

Identified By Sanjoy Dutta, son of Nirmal Dutta Napara North 24 Pgs Thana: Barasat, by caste Hindu,By Profession  
:Business.



[Abhijit Kumar Das]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal





**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 2  
Page from 10644 to 10684  
being No 01637 for the year 2009.



*Abhijit Kumar Das*

(Abhijit Kumar Das) 24-February-2009

ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the A. D. S. R. BIDHAN NAGAR

West Bengal

*Certified to be a True Copy*

*Abhijit Kumar Das*  
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

12-02-09