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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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AA 276263

Certified that the document is admitted to register, along with the signature sheet/sheet's & the stamp of the applicant's attached with this document as the part of this document.

*[Signature]*

Puspa Kundu  
Dipak Majumdar

SAVITA DEVELOPER  
Deejanjali Jaiswal  
Proprietor

Additional Technical Assistant  
Market, New Town, North 24 Parganas

10 DEC 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 10<sup>th</sup> day of December, Two Thousand Eighteen (2018)

BETWEEN

Puspa Kundu

(1) **PUSPA KUNDU** (having PAN : DXBPK6968L) wife of Basudeb Kundu, residing at 40B, H/1/4A, Upendra Chandra Banerjee Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata- 700054, by faith Hindu, by occupation-Housewife, by Nationality Indian and (2) **DIPAK KUMAR JAISWAL** (having PAN : BADPJ7033A) son of Satyanarayan Jaiswal, residing at 124/2, Manicktala Street, P.O. Beadon Street, P.S. Burtola, Kolkata- 700006, by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter jointly called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their legal heirs, executors, administrators, representatives, nominees and assigns) of the **ONE PART**.

- AND -

**PAVIKA DEVELOPER** a sole Proprietorship firm, having its office at 124/2, Manicktala Street, P.O. Beadon Street, P.S. Burtola, Kolkata- 700006, represented by its sole Proprietor - DEEPANJALI JAISWAL (having PAN : AOKPJ8236R), wife of Dipak Kumar Jaiswal resident of 124/2, Manicktala Street, P.O. Beadon Street, P.S. Burtola, Kolkata- 700006, by faith Hindu, by occupation- Business, by Nationality- Indian, 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 successors in interest in its office for the time being in force and assigns) of the **OTHER PART**.

**WHEREAS:**

A) The present owner No. 1 herein **Puspa Kundu** is the owner and possessor of a plot of rayati dakhali swattiya shali land measuring an area of **2 (two) Cottahs 0 (Zero) Chittack 22 (twenty two) square feet** more or less comprised

in C. S. Dag No. 71 corresponding to **R.S. & L.R. Dag No. 83 (eighty three)** under C.S. Khatian No. 1029 corresponding to R.S. Khatian No. 819, **L.R. Khatian No. 344** land lying and situated at Mouza- **HATIARA**, J.L. No. 14, R.S. No. 188, Touzi No. 169, within the local limits of Rajarhat Gopalpur Municipality, at present Bidhannagar Municipal Corporation, Ward No. 12, within the jurisdiction of Rajarhat Police Station, at present New Town Police Station, in the District of North 24-Parganas, by virtue of purchase from Shri Gaya Prasad Jaiswal, son of late Matavik Jaiswal, resident of P-158, Brahma Samaj Lane, Kolkata- 700027, by one registered Deed of Conveyance (Bengali language- Suff Bikray Kobala) registered at the office of the Addl. District Sub-Registrar Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 547, Pages from 97 to 107, **Being No. 09664** in the year 2003 on 16/07/2003 against valuable consideration mentioned thereon.

B) While seized and possessed of the aforesaid plot of land by virtue of above Purchase the said **Puspa Kundu** (present owner No. 1) duly recorded her name to the BL & LR office at the time of L.R. Settlement Record of Rights, being **L.R. Khatian No. 13130** and mutated her name to the Rajarhat Gopalpur Municipality being Holding No. AS/106/BL-B/12-13 as absolute owner and possessor thereof.

C) The present owner No. 2 **Dipak Kumar Jaiswal** is the owner and possessor of a plot of rayati dakhali swattiya shali land measuring an area of **2 (two) Cottahs 0 (Zero) Chittack 1.97** (one point nine seven) square feet more or less comprised in C. S. Dag No. 71 corresponding to **R.S. & L.R. Dag No. 83 (eighty three)** under C.S. Khatian No. 1029 corresponding to R.S. Khatian No. 819, **L.R. Khatian No. 350** land lying and situated at Mouza- **HATIARA**, J.L. No. 14, R.S. No. 188, Touzi No. 169, within the local limits of Rajarhat Gopalpur Municipality, being Holding No. RGM-10/A/S/10/99, Ward No. 10, at present Bidhannagar Municipal Corporation, Ward No. 12, within the

any complication beyond the agreed terms and conditions incorporated in this agreement both parties shall try to settle the said dispute at bi-parties level.

21. It is agreed by and between the parties that the Developer herein has the absolute right to demolished the existing structure/trees etc. on the aforesaid land at their own costs and expenses and sell, convey and /or transfer the same to others and take sale proceeds of the same and in this connection the owners shall never raise any objection thereto in any manner whatsoever.

22. However, if any dispute or differences in opinion arises between the parties in this agreement for effective interpretation of the terms and conditions herein, the same shall be referred either to an Advocate or Arbitrator chosen jointly by the parties hereto or to such separate Advocate who will be appointed by one of such party together with rights to appoint an umpire and whose decision shall be final and binding on both the parties, as per provision of Arbitration and Conciliation Act.

**THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

(Description of entire land)

**ALL THAT** piece or parcel of rayati dakhali swattiya **bastu** land admeasuring an area of **4 (four) Cottahs 0(Zero) Chittack 23.97 (twenty three point ninety seven) square feet** comprised in C. S. Dag No. 71 corresponding to **R.S. & L.R. Dag No. 83 (eighty three)** under C.S. Khatian No. 1029 corresponding to R.S. Khatian No. 819, L.R. Khatian No. 350 & 344 at present **L.R. Khatian Nos. 13130 & 16212**, land lying and situated at Mouza- **HATIARA**, J.L. No. 14, R.S. No. 188, Touzi No. 169, within the local limits of Rajarhat Gopalpur Municipality, Ward No. 10, at present Bidhannagar Municipal Corporation, Ward

Puspa Kundu

Dipak Jain

Debaraj Jain

No. 12, within the jurisdiction of Rajarhat Police Station, at present New Town Police Station, local area /road - Barabagan (Hatiara), together with all easement rights of the said land, under Addl. District Sub-Registrar Office Rajarhat New Town, District North 24 Parganas in the State of West Bengal.

The said land is butted and bounded as under :-

- ON THE NORTH BY : Plan Plot No. 'A' & 'B'.  
ON THE SOUTH BY : Part of R.S. & L.R. Dag No. 83  
ON THE EAST BY : 8'-0" wide common passages.  
ON THE WEST BY : Part of R.S. & L.R. Dag No. 83.

**SECOND SCHEDULE ABOVE REFERRED TO:**  
**Schedule - 'A'**  
**(Description of Owners' allocation)**

It is agreed by the Parties that the **Owners** shall be entitled to get **35%** (thirty five percent) constructed areas consists with flats/units as complete and habitable nature together with the facilities of water and electricity connection along with proportionate undivided interest or share on the land along with all common areas and facilities of the said building to be constructed on the land mentioned in the first schedule herein above written and the **owners have the full rights to use, enjoy or sell, convey, transfer, Mortgage, lease etc. the same to others at any consideration or under any terms and conditions as the land owners shall think fit and proper** on their allocated portion and in that case the Developer shall never raise any objection or claim thereto in any manner whatsoever.

Ruska Kunde  
Dipak

**Schedule – 'B'**

**(Description of Developer's portion)**

The Developer shall be entitled to get **remaining 65% (sixty five percent) constructed areas** of building including flats/units **(except the owners' portion mentioned in Schedule-A of the Second schedule)** together with the facilities of water and electricity connection together with proportionate undivided interest or share on the land along with all proportionate rights on all common areas & facilities of the said building which to be allocated proportionately of the said proposed building to be constructed on the said land mentioned in the First Schedule hereinabove written.




**SPECIFICATION of the building:-**

1. **Structure** : Building designed with R.C.C. framed structure 8" which rest on individual column, design approved by the competent Authority.
2. **External Wall**: 5" thick brick wall and plastered with cement mortar.
3. **Internal Wall** : 5" thick brick wall and plaster with cement mortar, wall between two rooms/ will be 5".
4. **Flooring** : Flooring is of Marble slab Marwar.

5. All Electric equipments and electric wire in every room to be 'ANCHOR' or 'HAVELS' company.
6. DOORS : Saal wood frames and all flash door except bathroom P.V.C.
7. WINDOWS : Steel Windows finished with good quality glass, steel windows for both kitchen and toilet with M.S. grill fittings.
8. Putty finish.
9. KITCHEN : Table will be granite stone, sink will be steel ISI standard tap. Full kitchen wall will be tiles Arch in common hall.
10. Sanitary & Plumbing : Commode standard, Two tap with basin.
11. Electricity : All ISI marked equipment T.V. Point, 15 amp plug 4 Nos., A.C. line in both bed room.
12. Loft : Loft over bathroom .

Puspa Ravi  
Dipak Singh




Aeefazul Khan

Name	Photo	Fingerprint	Signature
<b>DIPAK KUMAR JAISWAL</b> <b>(Presentant)</b> Son of SATYANARAYAN JAISWAL Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office	 10/12/2018	 LTI 10/12/2018	 10/12/2018
, 124/2, MANICKTALA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BADPJ7033A, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PAVIKA DEVELOPER</b> 124/2, MANICKTALA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AOKPJ8236R, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>DEEPANJALI JAISWAL</b> Wife of DIPAK KUMAR JAISWAL Date of Execution - 10/12/2018, , Admitted by: Self, Date of Admission: 10/12/2018, Place of Admission of Execution: Office	 Dec 10 2018 2:36PM	 LTI 10/12/2018	 10/12/2018
, 124/2, MANICKTALA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOKPJ8236R Status : Representative, Representative of : PAVIKA DEVELOPER (as Proprietor)				

**Identifier Details :**

Name & address	
SUDIPTA KUNDU Son of BASUDEB KUNDU 40B, H/1/4A, UPENDRA CHANDRA BANERJEE ROAD, P.O:- KANKURGACHI, P.S:- Phulbagan, District:-Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier No.:: KUNDU, DIPAK KUMAR JAISWAL, DEEPANJALI JAISWAL	10/12/2018

Major Information of the Deed :- I-1523-13697/2018-10/12/2018



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	PUSPA KUNDU	PAVIKA DEVELOPER-3.32747 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	DIPAK KUMAR JAISWAL	PAVIKA DEVELOPER-3.32747 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Bagan(Hatiara), Mouza: Hatiara

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 83(Corresponding RS Plot No:- 83), LR Khatian No:- 13130	Owner:পুষ্প কুন্ডু, Gurdian:বাসুদেব , Address:নিজ , Classification:শালি, Area:0.03 Acre,	PUSPA KUNDU
L2	LR Plot No:- 83(Corresponding RS Plot No:- 83), LR Khatian No:- 16212	Owner:দীপক কুমার জয়সোওয়াল, Gurdian:সত্যনারায়ন জয়সোওয়া, Address:সাং- 124/2, মানিকতলা ষ্ট্রীট কোল - 06 , Classification:শালি, Area:0.03 Acre,	DIPAK KUMAR JAISWAL

**Endorsement For Deed Number : I - 152313697 / 2018**

**On 27-11-2018**

**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 38,31,630/-

**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

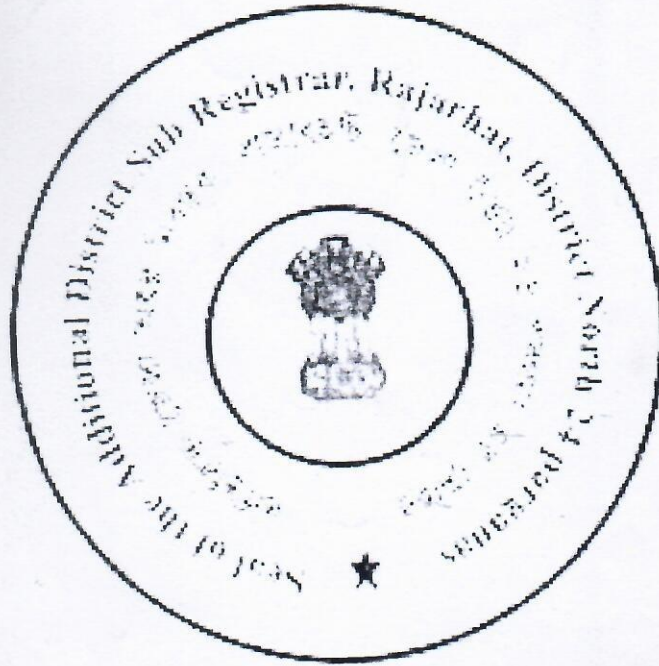
**On 10-12-2018**

**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 (g) of Indian Stamp Act 1899.

Major Information of the Deed :- I-1523-13697/2018-10/12/2018

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1523-2018, Page from 452504 to 452531  
being No 152313697 for the year 2018.



Digitally signed by Sanjoy Basak  
Date: 2018.12.14 17:50:17 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 14-12-2018 5:49:56 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)