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Addl. Dist. Sub-Registrar  
TAMLUK

10 1 AUG 2023

**DEVELOPMENT AGREEMENT  
OR  
CONSTRUCTION AGREEMENT**

Bappaditya Manna  
Advocate

Taraknath Das. Binnam K...

সংখ্যা ১৯৬ ইং তারিখ ১৯/০৮/১৯

ঢাকা ১৯৬

তালুক মেয়াদী অফিস, জেলা-পূর্ব মেদিনীপুর

জমিদার নাম বিচার হুজুর

সাহ জাহানগীর

থানা কলারিয়া

কিঃ ১৯৬

জেলা-পূর্ব মেদিনীপুর

স্ট্যাম্প ডেপুটি ১৯৬

স্ট্যাম্প ডেপুটিঃ অফিস পত্র  
লাইসেন্স নং-০১/২০১৭  
কোড নং-৭৪



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ADUL Dist Sub-Registrar  
TAMLUK

1 AUG 2023

DEVELOPMENT AGREEMENT  
OR  
CONSTRUCTION AGREEMENT

**THIS AGREEMENT is made on this the 11th day of August  
Two Thousand Twenty Three (2023)**

**BETWEEN**

**SRI TARAKNATH DAS**, Adhaar No.-(8057 8352 6772 & PAN No.-AGUPD5782C) S/o-Lt. Debendranath Das residing at ward no-17, Vill-Salgechia, P.O. & P.S.-Tamluk, Dist. Purba Medinipur, WestBengal, Pin-721636, by Citizenship Indian, by Religion Hindu, by Occupation-Business as Owner Landlord (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his and each of him respective heirs, executors, successors, successors-In-Interest, administrators, legal representatives and assigns) **OF THE FIRST PART/OWNER**

**AND**

**BIMAN KUMAR BERA** having Adhaar No.-(3453 5332 1901 & PAN No.-AMUPB1943R), S/o- Lt. Birat Chandra Bera residing at Vill-Abasbari (Collegepara). P.O. & P.S- Tamluk, Dist.- Purba Medinipur, Pin-721636, by Citizenship Indian, by Religion Hindu, by Occupation Business hereinafter called and referred to as the "DEVELOPER /BUILDER" (Which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs and each of his respective heirs, executors, successors, successors-in-interest, administrators, legal representatives and assigns) **OF THE SECOND PART/DEVELOPER .**

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**WHEREAS** the Parties of the FIRST PART is the owner and occupier now seized and possessed of Land or otherwise well and sufficiently entitled to all that the piece and parcel of absolute Bastu Land Containing an area measuring about 10 decimal land be the same a little more comprised within Mouza-Salgechia, J.L. No.-278, R.S. Khatian No.- 215, L.R. Khatian No.- 197/1, Mutated L.R. Khatian No.- 2160, R.S. & L.R. Plot No-150, Tamralipta Municipality, Ward no.-17, Dist.-Purba Medinipur within the jurisdiction of District Sub-Purba Medinipur Addl. Dist. Sub-Registrar, Tamuk, which is more fully and particularly described in the Schedule "A" hereunder written herein after referred to as the said property.

**AND WHEREAS SRIMATYA BASANTI DAS** was the absolute owner, and peaceful possessor of the Open R.S. & L.R. Plot No-150, Mouza- Salgechia, J.L. No.-278, L.R. Khatian No.- 197/1, P.S. Tamluk, Tamralipta Municipality, Ward no.-17, Dist.-Purba Medinipur, W.B. (Hereinafter called the said property), through a Registered. Deed No. 4797 of 1976, dated-18/06/1976, Volume No.81, pages from 181 to 186 Regd.at ADSR-Tamluk. Land meaduring 10 Dec.

**AND WHEREAS** By virtue of above one Deed SRIMATYA. BASANTI DAS entitled to absolute owner over the R.S. & L.R. Plot No-150, 10.000 decimal Bastu Land. Said Land was recorded in Salgechia Mouza under Khatian No. 197/1.

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**AND WHEREAS** Srimatya Basanti Das, W/ o-Lt. Debendranath Das of Vill-Salgechia, P.S.-Tamluk, Dist-Purba Medinipur executed a regd. Gift Deed (being deed No. 5891 of 2022) on 22.07.2022. measuring-06 decimal of the Salgechia mouza of the R.S. & L.R. Plot No-150 at A.D.S.R. Tamluk in favor of her only son Sri Taraknath Das (LAND OWNER), S/o-Lt. Debendranath Das of Vill-Salgechia, P.S.-Tamluk, Dist-Purba Medinipur.

**AND WHEREAS** Srimatya Basanti Das, W/o-Lt. Debendranath Das of Vill-Salgechia, P.S.-Tamluk, Dist-Purba Medinipur executed a regd. Gift Deed (being deed No. 4257 of 2023) on 20.07.2023. measuring-04 decimal of the Salgechia mouza of the R.S. & L.R. Plot No-150 at A.D.S.R. Tamluk in favor of her only son Sri Taraknath Das (LAND OWNER), S/o-Lt. Debendranath Das of Vill-Salgechia, P.S.-Tamluk, Dist-Purba Medinipur.

**AND WHEREAS** By virtue of above Two Deed SRI TRAKNATH DAS entitled to absolute owner over the R.S. & L.R. Plot No-150, 10.000 decimal Bastu Land. Said Land was recorded in Salgechia Mouza under Khatian No.2160.

**AND WHEREAS** the First Party/ Owner / Landlord herein become the absolute owner and occupier of all the said property which is free from all encumbrance, charges, liens, claims, demands, attachment, requisition, acquisition, trust and liability whatsoever in the demised premises.

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Srimatya Basanti Das  
S/o-Lt. Debendranath Das  
Taraknath Das



**WHEREAS** for security and to get some financial benefit landlord /First Party have decided develop the said property & to construct a new (G+4 more or less) storied building on the said property as described in the Schedule "A" below but due to lack of experience and stringency of finance, he is in search of a good, experienced and financially capable Developer who could do the needful construction on the said property.

**WHEREAS** the SECOND PARTY being an experienced and financially capable developer approached the owner to enter into an agreement for developing construction new mansionary (G+4 more or less) storied building with a formulated scheme to do so and for that after having several discussion regarding the terms and conditions of the agreement, it has been settled that the terms and conditionsshould be fully embodied so that there should not be any confusion in the future towards the agreement and development of the said property. However the Developer shall start the construction after getting the new building plan sanctioned from the Appropriate Authority, whatever he may be.

**NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the party hereto as follows :-**

**ARTICLES DEFINITIONS**

Unless in these presents it is impugning to or inconsistent the following words and/or expression shall mean as hereinafter mentioned.

- 1.1) THE PROPERTY shall mean the mentioned and hereunder written in the Schedule "A" property within, Mouza-

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Salgechia, J.L. No.- 278. L.R. Khatian No.- 2160, R.S. & L.R. Plot No- 150, P.S.-Tamluk, Dist.- Purba Medinipur, Tamralipta Municipality, W.B. within the jurisdiction of the Additional District Sub Registrar Office Tamluk, Dist & District Sub Registrar Office Purba Medinipur area of Plot 10 decimal Bastu Land.

- 1.2) THE BUILDING shall mean the building to be constructed on the said property in accordance with the building plan to be sanctioned by the Tamluk Municipality/ competent authority at the cost of the Developer.
- 1.3) OWNER will mean the above said Owner/Landlord and his/her heirs, executors, administrators, legal representatives and assigns.
- 1.4) Developer will mean the above named DEVELOPER/BUILDER **BIMAN KUMAR BERA**, S/o- Lt. Birat Chandra Bera residing & office at Vill-Abasbari (Collegepara). P.O. & P.S- Tamluk, Dist.- Purba Medinipur, Pin-721636.
- 1.5) THE UNIT will mean the Partly or wholly constructed Flat/ Apartment in the building (which is agreed to be completed by the Second Party Developer) and also include a Proportionate share in common portion of the said property and structure whatever the case may be.
- 1.6) PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY shall mean the ratio between the built

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up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owner/Land Lord.

1.7) THE COMMON PORTION shall mean and include the common portions to be made and erected for convenience of the intending purchasers and or lawful owners.

1.8) THE ARCHITECT shall mean such Architect or Architects appointed by The Developer as Architect for the building or such other Architect or Architects as may be appointed by The Developer. Cost of which will be borne by The Developer only.

1.9) SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making due provision for common areas and facility and space required therefore proportionately.

1.10) OWNER'S ALLOCATION shall mean the owner will be allocated 35% (Thirty Five percent) of the building sanctioned as well as constructed built up area, to be made at the said property including with proportionate Share, right, title and interest in common facilities including the right of using said in G+4 Floor sanctioned building is plus 35% ground floor garage facility in (G+4) Floor sanctioned building.

1.11) DEVELOER'S ALLOCATION shall mean the remaining 65% ( Sixty Five percent), of the sanctioned area out of the

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total sanctioned area and 65% on the ground floor to be made at the said property together with proportionate share, right, title and interest in common facility amenities including the right of using the said facilities with right to the undivided proportionate impartable share in the land with all rights of The Developer to negotiate for sale out the said portion either to the intending purchaser or purchasers for adjustment of their expenditure and investments of the finance for raising the said construction of the said property as per the sanctioned plan in (G+4) Floor building except owners allocation i.e. developers will get 65% flat of the constructed building plus 65% Ground Floor garage facility.

1.12) GROUND FLOOR ALLOCATION shall mean except the common undivided portions there will be 65% garages for Developer & 35% for owner/ Landlord.

1.13) TERRACE shall mean the roof of the top floor will remain open to sky or according to needs of the developer except used this space for Lift Room, Watertank, Staircase room.

1.14) TRANSFER WITH ITS GRAMATICAL VARIATIONS shall mean adopted for affecting what is-understood as a transfer for undivided share of landing multi-storied building belonging to the Developer's allocation to purchasers thereof by execution and registering Deed or Deeds of Conveyance.

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1.15) TRANSFEREE shall mean the person or persons to whom any space in the building shall be transferred belonging to the Developer's Allocation.

1.16) THE DATE OF DELIVERY shall mean and include the date on which the owner shall handover. the possession of the property to the Developer for starting the construction work at the said property as before or after sanctioned plan taking proper receipt of such acceptance and further after making the construction of the Owner allocation as mentioned above shall be handed over to the Owner by the Developer After the Completion Certificate from the competent authority and in that case the date of giving such possessions shall benoted as delivery or possession to the new construction and in either case proper receipt shall be obtained by the either party herein.

1.17) SANCTIONED PLAN shall mean and include the new building plan including Fire Fighting arrangement to be sanctioned by the competent Authorities/Tamralipta Municipality.

1.18) STATUTE, PORTION shall mean and include the portion which is to be allocated in favour of the Developer by the Presents. This agreement shall be demed to have commenced on and from the date of executions of these presents.

## ARTICLE II :: OWNER RIGHT & REPRESENTATION

2.1) The owner have every right title and Interest claim or demand whatsoever, or however into or upon the said property.

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- 2.2) The owner is absolutely possessed of the building and/or Otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of the agreement.
- 2.3) The said property is free from all encumbrances charges, liens, attachments, trusts whatsoever or however at the time of this agreement.
- 2.4) That the total area comprised in the said property is 10 decimal, a little or more.
- 2.5) That the owner undertake to handover the said property with House / building Shall mean the house which is existin this plot will be demolish by the land owner at his own cost and entire vacate 10 decimal Land will be handed over to the developer.
- 2.6) That the owner further undertake to execute General/ developer Power of Attorney in favor of the second party/ Developer whereby the land owner will give the Developer/ Second Party all the power for making such construction.

**ARTICLE III :: DEVELOPER'S RIGHT**

- 3.1) That on the Power and by virtue of the agreement, the Developer/ Second Party is herein empowered to raise the construction at the above mentioned property investing his own finance and resource and undertake to erect the said building as per the sanctioned building plan. The building plan, soil testing and whatsoever expenses necessary for sanction of building plan will be Home by the developer.

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- 3.2) That the second party is hereby empowered to suitably modify or after the sanctioned plan as and when required and submit the same for approved of the competent authority with the knowledge of the owner but the entire cost will be borne by the Second Party/Developer alone.
- 3.3) That the Second Party/Developer herein shall have his right to exploit his own allocation upon the limit of sanctioned area as mentioned above and can sale the same with due possession to the intended purchaser but not before handing over possession of the complete sanctioned and constructed area of the owner up to the limit as mentioned above. However the Second Party/Developer has right to enter into agreement for sale with intending Purchaser/Purchasers.
- 3.4) The Developer/Second Party shall be entitled to appoint its own labours, masons, contractors, engineers, architect etc. for raising the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second Party/Developer and all the risk and liabilities together with all responsibility 'shall remain with the Developer/Second Party and to that effect, the Owner/First Party shall never be liable or responsible for any debts, payments, misappropriation of any money, liability, disputes, obligations, accidents, hazards or anything whatsoever, eventually takes place at the time or after construction completed and handover to the prospective purchasers.

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3.5) That the Developer/Second Party for the purchase of raising the said construction shall have his absolute right to enter into any agreement for sale of flats, garages, common area etc. in respect of their own allotted portions as mentioned above and to that effect. He will be entitled to receive the earnest money from the intending purchasers together with all advance thereof, that the earnest money accepted by the Second Party/Developer shall remain charged only with Developer's share at to that effect also the Owners' share to the lone as mentioned above remain unaffected and non-charged and no Purchaser/Purchasers shall have the right to construct or-interface with the portion of the owner for any deal, nor he shall have any right to seek any order of injunction from any court in respect of the owners' share to the tune as mentioned above out of the total construction.

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3.6) The owner in this regard undertake to convey a General Power of Attorney in favor of the Second Party/Developer.

#### ARTICLE IV :: CONSIDERATION

4. That in consideration of the owners' agreement to allow the Developer/Second Party to construct the building at his own cost on owners' property it is hereby settled that the owners shall receive the following: i) Sanctioned/Constructed Area as per the sanction plan and Agreement between both the parties.

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**ARTICLE V :: DEVELOPER'S RIGHT AND REPRESENTATION**

- 5) That the Developer will complete the construction of the G+4 Building as per Sanction plan within 36 month from the time the vacate of the land and passing Sanctioned Plan by the concerned Authority and will be handed over to the owner.
- 5.1) For preparation, design and sanctioning the said plan, approved from all the Authorities concern, all costs, charges and expenses incurred will be borne by the Developer/ Second Party alone.
- 5.2) At his own to obtain all necessary permission and/or approved and consent
- 5.3) To incur and pay all costs, charges and expenses for obtaining the permission from the Authority /Authorities Concerned.
- 5.4) To allocate the Owner's allocation as already mentioned in the agreement in the building to be constructed.

**ARTICLE VI :: OWNER'S ALLOCATION**

- 6) The developer shall at his own cost construct, erect and complete the building in all respect as per sanctioned plan and shall allocate the owner's allocation of the constructed area in the said premises as described above with the right, title, interest in common facilities and amenities at the said premises (only the 35% constructed building). The owner

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will be entitled to transfer or otherwise deal with the owners allocation in the building before/after or in course of construction work of the building at such considerations and on such terms and considerations to which terms and consideration to which the Developer shall have no objection.

**ARTICLE VII :: DEVELOPERS' ALLOCATION**

- 7) In consideration of the above the Developer shall be entitled to get specified portion (as stated-in column no. 1.11.) of the total constructed area in the building to be constructed at the said premises together with the proportion etc. undivided share on the said land with the right of using common facilities and amenities altogether with the rights of use of the roof and the developer shall be entitled to enter into an agreement for sale/sub lease and transfer in their own name or in the name of his nominee to receive, release and collect all moneys in respect thereof and it is hereby expressly of entering into such agreement, it shall not be obligatory on the part of the owner and this agreement itself shall be treated as construct of the owner.

**ARTICLE VIII :: PROCEDURE**

- 8) The Owner's shall grant to the Developer a general power of attorney as may be required for the purpose of obtaining the sanctioning of the plan and all other necessary permission from the different authorities in connection with the construction of the building and also for pursuing the follow up of the matter with the statutory body and other authorities.

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- 8.1) Notwithstanding grant of power of attorney by the owner in favour of the Developer and delivery of possession of the said premises, no action of the developer under this power of attorney shall in any manner fasten or create any financial or any other abilities of any kind whatever upon the owners.

**ARTICLE IX :: CONSTRUCTION**

- 9) The Developer shall be solely and exclusively responsible for construction of the said building in line with the sanctioned plan.

**ARTICLE X :: BUILDING**

- 10) The Developer shall at his own cost construct, erect and complete the building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.

- 10.1) The developer shall install and erect in the said building at his own as per the specification and also as per drawings provided by the ARCHITECT, Lifting Pumps underground storage tank, Fire, Water storage Tank, over head water reservoirs, Fire Fighting facilities including standard fire extinguishers, permanent electric connection from W.B.S.E.D.C. Ltd. and also in the respective flats through concealed wirings, and other facilities as are required to be provided in a residential multi-storied building in Tamluk on ownership basis or otherwise.

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- 10.2) The Developer shall complete the building with outside plastering and with decent colouring of the outside and inside the building in total complete condition up to wall putty.
- 10.3) The Developer shall bear the entire cost of construction including architect fees for building plan to be sanctioned from competent authority & other Authorities concerned without creating any financial no other liabilities on the owners regarding the dismantling of the old building and new construction of the said building.

#### ARTICLE XI :: COMMON FACILITIES

11. The Developer shall pay and bear all Municipal Taxes and other dues, impositions and outgoing in respect of the said premises according due as from the date of sanction of the building plan till handover the possession within the stipulated period in favour of the owner as well as other flat owners. But if any dues made by the Developer of the previous due all such payments shall be adjusted from the Owners allocation or the owners will refund the same without interest to the Developer either by cash or by cutting out some portion from the owners' allocation by the Developer in the newly constructed building. However the owner will bear the Municipal tax proportionately after getting possession of their allocated portions.

- 11.1) After the completion of the total construction the Developer and the Owner (only the the 35% constructed building) including their respective assigns will bear the cost of

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common facilities and Maintenance charge like cost of Maintenance of Lifts, Drains, Security Guard, Pump Motors, D.G. Set and electric charge in common areas and common use in proportion of his respective possessions including proportionate share of premium for the Insurance of the building, water, fire, scavenging charge etc.

- 11.2) This is clearly mentioned that owners have only right to possessed the only the 35% constructed building and plus 35% of sanctioned covered area on the ground floor. Otherwise he does not have any right to claim other amenities or facility on vacate position of the schedule land.

#### **ARTICLE XII :: LEGAL PROCEEDINGS**

12. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approved of the owner shall be borne and paid by the Developer/Second Party save and except the defective title of the owner, if any found.

#### **ARTICLE XIII :: DEVELOPER'S INDEMNITY**

13. The Developer hereby undertakes to keep the owners indemnified against all third party claim and actions arising out of any sorts of act of commission for the Developer or relating to the construction of the building.

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13.1) The Developer hereby undertakes to keep the owner indemnified against all acts, 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 In the manner of construction of the said building and / or any defect therein.

**ARTICLE XIV :: MISCELLANEOUS**

14. The owner and the Developer have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owner.

14.1) The Developer in consultation with the owner shall frame a scheme for the Management and Administration of the said building and/or common parts thereof, The owner hereby agree to abide by the rules and regulations of such Management.

14.2) It is agreed by and between the parties hereto that after starting the new construction work by the Developer this agreement can not be cancelled by any manner.

14.3) As and from the date of completion of the building, the Developer and/or his transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their respective areas and/ or share of the allotted area.

14.4) There is no existing agreement regarding development or sale/ sub lease of the said premises and that all other

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arrangements, if any, prior to this agreement have been cancelled and are being, suspended by this agreement.

- 14.5) In case of death of the owner/owners the legal heirs name are to be treated as owner/owners and all such legal heirs shall have to maintain the terms and conditions of this Agreement.
- 14.6) In case of death of the developer the legal heirs name are to be treated as developer and all such legal heirs shall have to maintain the terms and conditions of this Agreement.
- 14.7) All arrear Municipal Taxes will be in Account of the Owner up to the date of agreement Mutation charge, if pending will be borne by the Developer.
- 14.8) The certified copy of the Original title deeds in respect of the existing property during the agreement shall be kept with the Developer and any person duly authorized by the owner shall be entitled to have inspection and make extract there from and upon completion of the building, the same will be handed over to the owners.
- 14.9) Electric Bill during the period of construction of the building to be borne by the Developer.
- 14.10) Developer may Original Title Deed, Record, Development of Agreement may mortgagable to the any nationalized Bank for Loan Purpose.

**ARTICLE XV :: FORCE MAJEURE**

15. The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performance of

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the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

- 15.1) Force Majeure shall mean flood, earthquakes, riot, war, tempest, civil commotion, strike and/or any other act or commission beyond the reasonable control of the Developer.

**ARTICLE XVI :: COURT PROCEEDINGS IN CASE OF VIOLATION OF ANY OF THE TERMS AND CONDITIONS EITHER BY THE DEVELOPER OR THE OWNER'S**

16. If the Developer violates any terms and conditions as stipulated in this agreement or owner, violate any terms and conditions as stipulated in this agreement, then in that case, the parties are at liability to agitate their grievance before the court of Law and its decision is final and binding upon the respective parties.

**ARTICLE XVII :: ARBITRATION**

17. In case of any dispute or difference arisen between the parties hereof with regard to this agreement and/or work relating thereto, the same shall be referred to the joint arbitrators nominated by both the parties hereof as per provision of the Indian Arbitration & Reconstruction Act, 1996 or any statutory enactment and such award shall be binding upon the parties. In case of difference with the reference, the joint Arbitrators will appoint an umpire and his decision is final and binding upon the respective parties, but in no

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event, none of the parties shall be entitled to stop the progress of construction or development of the said premises until such time and the award is giving by the Arbitrators or the umpire, as the case may be.

**Details of Construcion of Developer to the Land**  
**Owner's Allocation Flat**

1. **STRUCTURE** : Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL** : 8'/5" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL** : 5'/3" thick brick wall and plastered with cement mortar.
4. **FLOORING** : Flooring is of tiles flooring.
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 standered tiles above the platform to protect the oil spot.
7. **TOILET** : Toilet of Indian type pan and European type commode of standard brand with standard P.V.C. Cistern. All fittings are in standard type. On was hand basin is in dining space.
8. **DOORS** : All doors are wooden frame & flash door.

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9. **WINDOWS** : Steel frame with fully glass, panel will be good quality gril will be provided in the windows.
10. **WATER SUPPLY**: Water supply around the clock is assured for which necessary tube well will be installed.
11. No Grill to be provided at verandah.
12. Rolling shutter to be provided in shop.
13. **PLUMBING** : Toilet concealed wiring with two bibcok, one shower in toilet, all fittings are standard quality.

**ELECTRICAL WORKS :**

1. full concealed wiring with copper conduct.
2. In Bed room three light points only one amp, plug point, one fan point.
3. Living/Dining Room : Three light point, one fan point, one 5 amp plug, one 15 amp. plug (As per required area).
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. One light point at main entrance and Verandah.
7. Calling bell : One calling bell point at the main entrance.

**PAINTING :-**

- a) Inside wall of the Flat will be finished with wall putty and external wall with super snowcem or equivalent.
- b) All door and windows with two coats white primer.

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**Extra Work :-**

Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

**SCHEDULE "A": REFERRED TO ABOVE**

ALL THAT <sup>Open</sup> piece and parcel of Bastu land measuring an area of 10.000 (TEN) Decimal more or less laying and situated under Mouza. Salgechia, J.L. No.- 278. R.S. Khatian No.-215, L.R. Khatian No.-197/1. Mutated Khatian No.- 2160. R.S. & L.R Plot No.-150, with in limitation of Tamralipta Municipality. under P.S- Tamluk in the A.D.S.R. office Tamluk, District & D.S.R. Office Purba Medinipur together with right to use of existing common passage to the said property an which the owners shall have every right to take all sorts of connection in or underneath said common passage.

**Boundary of the Land:-**

**By NORTH-** Plot no.-154,

**By SOUTH-** Plot no.-150,

**By EAST-** Plot no.-151,

**By WEST-** 10' ft. Municipality Road

B. Nagara  
Date

Handwritten notes in right margin:  
Bastu land  
Khatian No. 215  
L.R. Khatian No. 197/1  
Mutated Khatian No. 2160  
R.S. & L.R Plot No. 150  
Tamluk Municipality  
P.S. Tamluk  
District & D.S.R. Office Purba Medinipur  
Common passage  
Right to use of existing common passage  
to the said property  
an which the owners shall have every right to  
take all sorts of connection in or underneath said common passage

IN WITNESS WHEREOF the parties hereto have executed there presents on the 11th day, August and year first above written.  
Drafted by me.

*Bappaditya Manna*  
(Bappaditya Manna)

Advocate

Enrollment No. WB/1339/ 2009

Judges' Court Purba Medinipur at

Tamluk

*Tarak Nath Das.*  
Signature of the Owner

*Biswan Kumar Das*

Signature of the Developer

Computer Type by

*Dinesh Jana*  
(Dinesh Jana)

Abasbari :: Tamluk

WITNESS:-

1. *Rajib Bori*  
*Salgechia, Tamluk.*  
*Purba Medinipur*











2. *Bappaditya Manna.*  
*Shankarasa, Badamtal*  
*Purba Medinipur.*

3. *Sajed. Afroz Shah*  
*Podumbasan*  
*Tamluk -*  
*Purba Medinipur*

N.B- This Development of Agreement written including stamp paper 24 pages and signed in presence of Three witness and extra one pages for photo and finger prints and more extra one page hand sketch map attached.

*Tarak Nath Das.*  
*Biswan Kumar Das*











**Developer :- (Sri Biman Kumar Bera) Following Finger Prints & Photo are mine:-** *Biman Kumar Bera*

|                    | Thumb   | Four finger   | Middle finger   | Ring finger   | Little finger  |
|--------------------|---|---|---|---|--|
| Left hand finger   |  |  |  |  |  |
| Right Hand fingers |  |  |  |  |  |



*Biman Kumar Bera*











**Land Owner :- (Sri Taraknath Das) Following Finger Prints & Photo are mine:-** *Taraknath Das*

|                    | Thumb   | Four finger   | Middle finger   | Ring finger   | Little finger  |
|--------------------|---|---|---|---|--|
| Left hand finger   |  |  |  |  |  |
| Right Hand fingers |  |  |  |  |  |



*Taraknath Das*

**Identifier- (Sri Bappadittya Manna) Following Finger Prints & Photo are mine:-** *Bappadittya Manna*

|                    | Thumb   | Four finger   | Middle finger   | Ring finger   | Little finger  |
|--------------------|---|---|---|---|--|
| Left hand finger   |  |  |  |  |  |
| Right Hand fingers |  |  |  |  |  |



*Bappadittya Manna*



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হাত নক্সা (নট টু স্কেল)

জেলা-পূর্ব মেদিনীপুর, থানা-তমলুক, ওয়ার্ড নং-১৭,  
তাল্লিপু পৌরসভা, মৌজা-শালগেছিয়া, জে.এল. নং-২৭৮,  
খতিয়ান নং-২১৬০, আর.এস. ও এল.আর. দাগ নং-১৫০

আর.এস. দাগ  
নং ১৫০/৪৭০

আর.এস. দাগ  
নং ১৫৪

ভূমির মালিক ৫৮৯১/২০২২ নং দানপত্র দলিল  
মূলে প্রাপ্ত ০৬ ডেসিমল ও ৪২৫৭/২০২৩ নং  
দানপত্র দলিল মূলে প্রাপ্ত ০৪ ডেসিমল, একুনে  
মোট ১০ ডেসিমল গৃহহীন বাস্তু ভূমি

আর.এস. ও এল.আর. দাগ নং ১৫০

আর.এস. দাগ  
নং ১৫০

ঃঃ সম্পত্তির বিবরণ ::

আর.এস. ও এল.আর. ১৫০ দাগে ১০ ডেসিমল.

কম্পিউটার মুদ্রনে

*Limesh Jena*  
(দীপেশ জেনা)

আবাসবাড়ী :: তমলুক

*Tarak Nath Das.*

*Biswan Kumar Das*

*Drawn by*  
*Sh. G. J. J. J. J.*  
*Sh. G. J. J. J. J.*  
No. - 2316007020 - 201  
Mob.: 8016181543, 985141  
Certified Surveyor

*B. Manna*

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



192023240166501448

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192023240166501448  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 11/08/2023 14:16:24 | Bank/Gateway:       | SBIEpay Payment Gateway |
| BRN :             | 6656450926426       | BRN Date:           | 11/08/2023 14:17:19     |
| Gateway Ref ID:   | 322360851433        | Method:             | State Bank of India UPI |
| GRIPS Payment ID: | 110820232016650143  | Payment Init. Date: | 11/08/2023 14:16:24     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2002018272/30/2023      |

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr BIMAN KUMAR BERA  
Address: ABASBARI  
Mobile: 8759008588  
Period From (dd/mm/yyyy): 11/08/2023  
Period To (dd/mm/yyyy): 11/08/2023  
Payment Ref ID: 2002018272/30/2023  
Dept Ref ID/DRN: 2002018272/30/2023

Payment Details

| Sl. No. | Payment Ref No     | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|--------------------|--|--------------------|------------|
| 1       | 2002018272/30/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 9010       |
| 2       | 2002018272/30/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 14         |
| Total   |                    |  |                    | 9024       |

IN WORDS: NINE THOUSAND TWENTY FOUR ONLY.

11

## Major Information of the Deed

|  |   |   |            |
|--|---|---|------------|
| No :   | I-1103-04705/2023   | Date of Registration  | 11/08/2023 |
| Query No / Year  | 1103-2002018272/2023  | Office where deed is registered   |            |
| Query Date   | 07/08/2023 3:27:52 PM   | A.D.S.R. TAMLUK, District: Purba Midnapore                                |            |
| Applicant Name, Address & Other Details                      | Bappaditya Manna<br>Shankarara, Thana : Tamluk, District : Purba Midnapore, WEST BENGAL, Mobile No. : 8759008588, Status : Advocate |   |            |
| Transaction  |   | Additional Transaction  |            |
| [0110] Sale, Development Agreement or Construction agreement |   | [4305] Other than Immovable Property, Declaration [No of Declaration : 1] |            |
| Set Forth value  |   | Market Value  |            |
|  |   | Rs. 75,31,758/-   |            |
| Stampduty Paid(SD)   |   | Registration Fee Paid   |            |
| Rs. 10,010/- (Article:48(g))                                 |   | Rs. 14/- (Article:E, E)   |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                      |   |            |



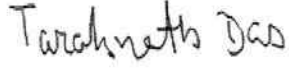
### Land Details :

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Mechobazar to Nimtala Road(Dakshinchara), Road Zone : (Bye Lane -- ) , Mouza: Shalgechhya, , Ward No: 17 JI No: 278, Pin Code : 721636

| 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-150 (RS :-150 ) | LR-2160        | Commercial        | Bastu   | 10 Dec       |                         | 75,31,758/-           | Width of Approach Road: 10 Ft., Adjacent to Metal Road, |
| Grand Total : |                    |                |                   |         | 10Dec        | 0/-                     | 75,31,758 /-          |   |




### Developer Details :

Name,Address,Photo,Finger print and Signature

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>Shri Taraknath Das</b><br><b>(Presentant)</b><br>Son of Late Debendranath Das<br>Executed by: Self, Date of Execution: 11/08/2023<br>, Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office |  |  |  |
| 11/08/2023   | LTI<br>11/08/2023   | 11/08/2023  |   |




Ward No.-17, Tamralipta Municipality, Village:- Shalgechhia, P.O:- Tamluk, P.S:-Tamluk, District:- Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx2C, Aadhaar No: 80xxxxxxxx6772, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office

### Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | Name   |
|       | <b>Shri Biman Kumar Bera</b><br>Son of Late Birat Chandra Bera<br>Executed by: Self, Date of Execution: 11/08/2023<br>, Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office |
|       |   |
|       |   |
|       |   |
|       | 11/08/2023   |
|       | LTI<br>11/08/2023  |
|       | 11/08/2023   |

Son of Late Birat Chandra Bera Village:- Abasbari, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMxxxxxx3R, Aadhaar No: 34xxxxxxxx1901, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office

### Identifier Details :

| Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|
| <b>Shri Bappaditya Manna</b><br>Son of Shri Suraranjan Manna<br>Village:- Sankarara, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 |  |  |  |
| 11/08/2023  | 11/08/2023  | 11/08/2023  |   |

Identifier Of Shri Taraknath Das, Shri Biman Kumar Bera

|                    |                              |
|--------------------|------------------------------|
| property for L1    |                              |
| From               | To. with area (Name-Area)    |
| Shri Taraknath Das | Shri Biman Kumar Bera-10 Dec |

### Land Details as per Land Record

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Mechobazar to Nimtala Road(Dakshinchara),  
Road Zone : (Bye Lane -- ) , Mouza: Shalgechhya , Ward No: 17 JI No: 278, Pin Code : 721636

| Sch No | Plot & Khatian Number                  | Details Of Land | Owner name in English as selected by Applicant     |
|--------|--|-----------------|--|
| L1     | LR Plot No:- 150, LR Khatian No:- 2160 |                 | Seller is not the recorded Owner as per Applicant. |



2023

**State 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 of Indian Stamp Act 1899.

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

Presented for registration at 15:11 hrs on 11-08-2023, at the Office of the A.D.S.R. TAMLUK by Shri Taraknath Das, Executant.

**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 75,31,758/-

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

Execution is admitted on 11/08/2023 by 1. Shri Taraknath Das, Son of Late Debendranath Das, Ward No.-17, Tamralipta Municipality, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business, 2. Shri Biman Kumar Bera, Son of Late Birat Chandra Bera, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Others Indetified by Shri Bappaditya Manna, , Son of Shri Suraranjan Manna, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2023 2:17PM with Govt. Ref. No: 192023240166501448 on 11-08-2023, Amount Rs: 14/-, Bank: SBI EPay ( SBlePay), Ref. No. 6656450926426 on 11-08-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 893, Amount: Rs.1,000.00/-, Date of Purchase: 11/08/2023, Vendor name: Antara Panja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2023 2:17PM with Govt. Ref. No: 192023240166501448 on 11-08-2023, Amount Rs: 9,010/-, Bank: SBI EPay ( SBlePay), Ref. No. 6656450926426 on 11-08-2023, Head of Account 0030-02-103-003-02



**Kaushik Bhattacharya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. TAMLUK**  
**Purba Midnapore, West Bengal**



of Registration under section 60 and Rule 69.  
entered in Book - I  
Deed number 1103-2023, Page from 87259 to 87291  
Deed No 110304705 for the year 2023.



Digitally signed by KAUSHIK  
BHATTACHARYYA  
Date: 2023.08.11 16:47:09 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2023/08/11 04:47:09 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. TAMLUK  
West Bengal.

(This document is digitally signed.)