

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 467711

1249
8-629715/23

Certified that the document is admitted to
Registration. The instrument sheets and
Signature sheets attached to this document
are the part of this document

Addl. Dist. Sub Registrar
TANILUK

10 MAR 2023

14 MAR 2023

Solam Forkan Khan

Prinam Kurnano Bera

AGREEMENT FOR DEVELOPMENT

Qamir

THIS AGREEMENT FOR DEVELOPMENT is made on this the 10th day of March, two thousand twenty three (2023)A.D.

B E T W E E N

GOLAM FORKAN ALAM, (PAN- AIXPA6082F), (AADHAR NO.5699 3471 4382), son of Md. Usuf, by faith-Muslim, by Nationality Indian, by occupation-Business, residing at Sankarara, P.S. Tamluk, Dist. Purba Medinipur, PIN-721636 of West Bengal, hereinafter referred to as the **OWNER / LANDLORD** (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors-in-interest, administrators, legal representative and assigns) of the **ONE PART**.

AND

BIMAN KUMAR BERA [Aadhaar No.3453 5332 1901, PAN-AMUPB1943R], son of Birat Chandra Bera, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at Vill. Abasbari, P.O. & P.S. Tamluk, Dist. Purba Medinipur PIN-721636 West Bengal, hereinafter referred to as the **"DEVELOPER / PROMOTER"** (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors-in-interest, administrators, legal representative and assigns) of the **SECOND PART**.

Biman Kumar Bera
Golam Forkan Alam

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WHEREAS First Party is the record rayat of Bastu Land measuring about 2.90 Decimal of under R.S. Dag No - 348, L.R. Dag No- 490, under L.R. Khatian No- 468/1, Mouza - Shankararah, P.S. Tamluk, J.L. No- 277, District Purba Medinipur, and area measuring about 6.10 Decimals Bastu Land, L.R. Dag No - 492, under L.R. Khatian No- 468/1, Mouza - Shankararah, P.S. Tamluk, J.L. No- 277, District - Purba Midnapore, thus total area of land measuring about 09 Decimals of land as recorded rayat, which is morefully and particularly described in the Schedule 'FIRST' hereunder written and the mutation have been made in the names of the above named Owner and the said property remains free from all encumbrances.

AND WHEREAS after receiving the said property the owner / Landlord got the physical possession and enjoying the same without any obstruction from any corner and after receiving the same the owner has paying rent and tax to the appropriate authority and enjoying the same without any interruption from any corner, which is more fully and particularly written and described in the Schedule FIRST hereunder and referred to as the "said Property"

AND WHEREAS for secure and to get more profit from the said property, the Owner/First Party herein desirous to construct multistoried building subject to approval of appropriate authority

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for the first time

Done

upon the said property jointly, but due to lack of experience and stringency of finance was in search of a good, experienced and financial capable Developer who could do the needful construction on the said property.

AND WHEREAS the Second Party being an experienced and financial capable developer approached the owners to enter into an agreement for developing the said property with a formulated scheme to do so and for that after having several discussions regarding the terms and conditions of the agreement, it has been settled that the terms and conditions of the agreement, should 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 of the new building as per terms of the agreement after execution the same. In this regard to construct the masonry building thereupon the said property, the owner has delegated the power to the Developer which are duly executed and registered Development Power of Attorney.

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

ARTICLE - I : DEFINITIONS

Under in these present it is repugnant to or inconsistent the following words and or expression shall mean as hereinafter mentioned.

Diwan Karamjit Singh

Moham Fozia Khan

Diwan Karamjit Singh

1.1 OWNERS shall mean the above named owner/Landlord and their heirs executors, legal representatives and his successors in interest and assigns.

1.2 DEVELOPER shall mean the above named Developer.

1.3 THE PROPERTY shall mean the above mentioned and hereunder written in the 'FIRST' Schedule mentioned property, comprised Under R.S. Dag No - 348, L.R. Dag No- 490, under L.R. Khatian No- 468/1, L.R. Dag No- 492, under L.R. Khatian No- 468/1, Mouza - Shankararah, P.S. Tamluk, J.L. No- 277, District Purba Midnapore, which is more fully described in the Schedule 'First' hereunder written.

1.4 THE BUILDING shall mean the building to be constructed on the said property in accordance with the building plan to be sanctioned by the authority of Tamluk Municipality at the cost of the Developer and the name of the building will be consider later.

1.5 THE UNIT shall mean the partly or wholly constructed flat/apartment/ shop/ garage 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-up

Saimon Kumar Das

Solemn Forker Plan

Das

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 owners.

- 1.7 THE COMMON PORTIONS shall mean and include the common portions to be made and erected for convenience of the intending purchaser and/ or lawful occupiers.
- 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.
- 1.9 SALEBLE & SPACE shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and space required excepting for the owners'.
- 1.10 OWNER'S ALLOCATION shall mean that 50% constructed area out of commercial sanction in each floor and 40% constructed area out of Residential Sanction in each floor on the proposed building on the First schedule mentioned property and the Developer shall pay **Rs.25,00,000/- (Rupees twenty five lakh)** only as security deposit at the time of agreement. which shall be return by the owner to the Developer at time of handover possession of owner's allocation.
- 1.11 DEVELOPER'S ALLOCATION shall mean after deduction of owner's portion rest area i.e. 50% constructed area out of

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commercial sanction in each floor and 60% constructed area out of Residential Sanction in each floor on the proposed building is be made at the First Schedule mentioned property together with proportionate share, right, title and interest in common facilities and amenities including the right of using the said facilities with right to the undivided proportionate importable share in land.

- 1.12 TRANSFER WITH ITS GRAMMATICAL VARIATIONS shall mean adopted for effecting what is understood as a transfer of undivided share of land in multi-storied building to Purchasers thereof by executing and registering Deed or Deeds of conveyance in accordance with the provisions of law in this behalf by Owner in favour of the Purchaser on receipt of consideration.
- 1.13 TRANSFeree shall mean the person or persons, firm, limited company or Association or persons to whom any space in the building shall be transferred.
- 1.14 WORD IMPORTING SINGULAR shall include plural and viceversa.
- 1.15 WORD IMPORTING MASCULINE GENDER shall include feminine and neutral genders, likewise words importing feminine genders shall mean and include masculine and neutral genders and similarly words importing neutral gender shall include masculine and feminine genders.

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Golam Forhan Khan

Page 7

- 1.16 THE DATE OF DELIVERY within three years from the date of sanction of the Plan by Tamralipta Municipality.
- 1.17 SANCTIONED PLAN shall mean and include the new building plan to be sanctioned by the competent authority of Tamralipta Municipality.
- 1.18 STATUTE PORTION Shall mean and include the portion which is to be allocated in favour of the Developer by these presents.
- 1.19 PREMISES shall mean the premises newly built comprised Under R.S. Dag No -348, L.R. Dag No- 490, and L.R. Dag No- 492, Mouza - Shankararah, P.S. Tamluk, J.L. No- 277, District - Purba Medinipur at the cost of the Developer.
- 1.20 ADVOCATE shall mean Developer Advocate who will prepare all the papers related to the schedule noted property.
- 1.21 SPECIFICATION OF ALLOTMENT The allotment will be finally settled after sanction of plan from Tamluk Municipality without making harm to each other.

ARTICLE- II : COMMENCEMENT:

- 2.1 This agreement shall be deemed to have commenced on and from the date of execution of these presents and shall be binding upon both the parties.

ARTICLE- III : OWNER'S RIGHT AND REPRESENTATIONS:

- 3.1 The owner is absolutely seized and possessed of and/or otherwise

Biswan Kumar Das

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well and sufficiently entitled to enjoy and transfer the said property or any part of it.

- 3.2 That excepting the Owner nobody else has any right, title and interest, claim or demand whatsoever or howsoever into or upon the said property.
- 3.3 The said property will be free from all encumbrances, charges, lines, lispendents, attachments, trusts whatsoever or howsoever.
- 3.4 There is no excess vacant land in the said property within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and the Developer is fully satisfied with the marketable title of the owner.
- 3.5 There is no bar, legal or otherwise for the owner to obtain the certificate or certificates from the Income Tax Authority as per the provisions of the Income Tax Act or other consents and permission those may be required but the Developer shall responsible for payment of Income Tax according to progress of construction save and except the Owners' allocation portion and sale to the intending Purchaser.
- 3.6 That the Owner undertake to execute the Development Power of Attorney in favour of Second Party/Developer, whereby the land owner will give the Developer/Second Party all the powers required for the purpose of making such construction on their own risk and cost as well as the power to negotiate for and

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make register deeds, documents whatsoever, required from the Developer allocation.

ARTICLE - IV- : DEVELOPER'S RIGHT:

- 4.1 That on the power and by virtue of this Agreement the Developer/ Second Party is hereby empowered to raise the construction at the above mentioned property investing its own financial and resources and undertakes to erect the said building according to the building plan. The Developer will bear the cost of building plan, soil testing and whatever expenses necessary for sanction of building plan and in case of necessary to amalgamate the schedule noted property with other property according to his choice.
- 4.2 That the Second Party is hereby empowered to suitably, modify or alter the sanctioned plan as and when required and submit the same for approval of the Tamluk Municipality with the previous written consent of the Owner but if the same is at all done, the entire costs shall be borne by the Second Party / Developer alone, provided a fresh agreement is entered into after the First Sanctioned Plan .
- 4.3 That the Second Party/Developer herein for the purpose of raising the construction shall have their rights to enter into agreement for sale of flat etc in respect of his own allocation (as the same will be shown in the sanction plan) upto the limit of

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Agreement for plan plan

Done

built-up area, as mentioned above, and to that effect they shall be entitled to received the earnest money from the intending Purchasers but at all material times, the Owner shall not be liable for such moneyor earnest money.

- 4.4 The Developer/Second Party and Owner/Landlord shall have right to name the newly constructed building with the mutual consent.
- 4.5 The Developer/Second Party shall be entitled to appoint their own labours, masons, contractor, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with the regard to such appointed persons shall be borne by the Second Party / Developer and all the risk liability 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 from any debts, payment, misappropriation of any money or anything whatsoever, eventuality takes place at the time or after construction completed and handover to the prospective purchaser. The Second Party/Developer shall also remain liable for any litigation or for any matter relating to the building.
- 4.6 That the Developer/Second Party for the purpose of raising the said construction shall have his absolute right to enter into any agreement for sale of flats and apartment together with the shop room/portions as the said portion will be shown in the

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sanctioned Plan, subject to making confirming party of the Owner and to that effect he shall be entitled to receive the earnest money from the intending purchasers together with all advance thereof at all material time the owner shall not be liable for such advance or earnest money. That the said earnest money accepted by the Second Party/Developer shall remain charges only with the Developer's share and to that effect.

ARTICLE -V, APPARENT CONSIDERATION

- 5.1 That in consideration of the Agreement the owners to allow the Developer / Second Party to construct the building at his own property.

ARTICLE - VI :- DEVELOPER'S RIGHT AND REPRESENTATIONS

- 6.1 The Developer at his responsibility sanctioned the plan from the Tamluk Municipality or any other statutory authority of the Government and shall construction of the building.
- 6.2 To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for preparation, design and sanctioning of the said plan by the Developer.
- 6.3 At their own to obtain all necessary permission and/or approval and consent.
- 6.4 To incur and pay all cost, charges and expenses for obtaining the permission from the Authority / Authorities concerned.

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- 6.5 To bear all costs, charges and expenses for construction of the building at the said premises including soil testing .
- 6.6 To, take loan from any scheduled/nationalized bank or any other financial institutions or private financiers his share without any further consent of the owner and this agreement itself will be treated as consent of the owner.
- 6.7 That the developer shall be at liberty to amalgamate the schedule noted property with other property in case of necessity to which the owner /1st party shall always remain agreed subject to permission of the First Party.

ARTICLE - VII : OWNER'S ALLOCATION:

- 7.1 The Developer shall at their own costs, construct, erect and complete the building in all respect with common facilities and amenities at the said premises.

ARTICLE - VIII: DEVELOPER'S ALLOCATION:

- 8.1 In consideration of the above, the Developer shall be entitled to the built-up area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of user of common facilities and amenities and the Developer shall be entitled to enter into Agreement for Sale and transfer in their own name or in the name of their nominee and to receive and realize and collect all moneys in respect thereof

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Done
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and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement, it will be obligatory on the party of the Developer to obtain consent of the owners as confirming party.

ARTICLE - IX : PROCEDURE:

- 9.1 The owner grant to the Developer a Registered Development Power of Attorney for the purpose of obtaining necessary permission from the different authority in connection with the construction of the building and also for pursuing the followup of the matter with the statutory body and other authorities.
- 9.2 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 liabilities of any kind whatever upon the owner.

ARTICLE - X: CONSTRUCTION:

- 10.1 The Developer shall be solely and exclusively responsible for construction of the said building including incidental expenses.
- 10.2 The existing structure and all the materials arising consequent to the demolition of the existing building and/ or structure of the said property shall belong to the owner and he shall cause the same to be removed at his own costs.

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Debra

ARTICLE - XI : BUILDING :

- 11.1 The Developer 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.
- 11.2 The Developer shall install and erect in the said building at their own as per the specifications and also as per drawings provided by the Architect, Pump water storage tanks, overhead reservoir, electrification, permanent electric connection from the competent authority and electrification in the building and also in the respective flats through electrical wiring and other facilities as are required to be provided in a Residential multi-storied building in ownership basis or otherwise.
- 11.3 The Developer shall borne the entire cost of construction including Architect's fees and fees for building Plan to be sanctioned from the Tamluk Municipality without creating any financial or other liabilities on the owner regarding the construction.
- 11.4 The Developer shall complete the building with outsider plastering and with decent colourings of the outside and inside the building in a total complete condition including electrical weanng.

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ARTICLE - XII : COMMON FACILITEIS :

12.1 The Developer shall pay and bear all Taxes and other dues and impositions and outgoing in respect of the said premises accruing due as and from the date of sanction of the building plan till handover of the possession within the stipulated period in favour of the Owner as well as other flat owners. But if any dues paid by the of the Developer of the previous due all such payment shall be adjusted from the owner's consideration or the Owner will refund the same without interest to the Developer before final payment.

12.2 After the completion of the total construction, the Developer and the owners including their assigns will bear the cost of common facilities and maintenance charge like cost of lift, if any, Durwans, Pump Motor and Electric Charges in the common areas in proportion of their respective possession including proportionate share of premium for the insurance of the building, if an)', water, fire and scavenging charges etc,

ARTICLE - XIII: LEGAL PROCEEDINGS:

13.1 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 elf the Development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the owners shall be borne and paid by the Developer alone.

Divyam Kumar Bora
Shalini Fokar

Shalini Fokar

ARTICLE - XIV: DEVELOPER'S INDEMNITY

- 14.1 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 of the Developer or relating to the construction of the building.
- 14.2 The Developer hereby undertakes to keep the owners 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
- 14.3 The Developer will avail off the facilities of the right of the common passage as mentioned in the said schedule and plan annexed thereto in the document.

ARTICLE - XV : MISCELLANEOUS

- 15.1 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 or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitutes as an Association or persons.
- 15.2 The Owner hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the

Biswan Kumar Das
Ajay Kumar Das

Das

matter and the owner shall execute any such additional Power of Attorney and/ or Authorization in favour of the Developer for the purpose and the owner also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds and matters and things do not in any way infringe on the right of owners and/ or against the spirit of this Agreement.

15.3 The Developer shall frame a scheme for the management and administration of the said building and/or common parts thereof. The Owners here by agrees to abide by the Rules and Regulation of such management Society, Association, holding organization and hereby give his consent to abide by the same. The Developer shall also confirm the specifications of the building materials and fittings and mode of flooring, plastering, colourings, wirings, etc. with the Owner in details on agreed terms.

15.4 It is expressly agreed by the owner that at all times he will not cancel the said agreement without showing any reasonable ground against this agreement of Development and if the Owner strict to cancel the agreement, then the Owner shall have to pay the entire expenses incurred by the Developer which shall be ascertained by an expert valuer overhead costs at that time and such compensation shall be made clear at once at the time of cancellation of the agreement, otherwise the agreement shall be valid at all time. If the Developer if any reason without any

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proper cause left the project, the owner will be entitled to get compensation from the Developer after assessment of compensation by the expert valuer.

- 15.5 The name of the building shall be considered later.
- 15.6 As and from the date of completion of the building, the Developer and/ or his transferees and the Owner and/or his transferees and his successors 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 his respective areas and/or share of the built up area.
- 15.7 There is no existing Agreement regarding Development or sale of the said premises and that all other arrangements, if any, prior to this agreement have been canceled and are being suspended by this agreement.
- 15.8 It is expressly agreed by and between the parties hereto that the right, title and interest over the above the top roof will be in the custody with the Developer and owner according to their ratio.
- 15.9 If Tamluk Municipality or any other concerned authorities grants, further sanction, Developer can construct further construction on the top floor of the building and that case the owner will be entitled to his share.

Biswanath Das
Apurva Das

Done
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15.10 The Developer will construct wall and at that time, if any dispute arises, the Developer will inform the same to the Owner and the Owner will settle the dispute.

15.11 Regarding any dispute in the title of the said property, the Owner will clear all the dispute and in that event if any expenses incurred by the Developer that will be refundable by the Owner by cash after all adjustment at the time of final accounting in between the parties.

15.12 The First Party will hand over all the requisite documents to the Second Party upon receipt and the Second Party upon against receipt and the Second Party will return back the same to the First Part upon expiry of this Agreement in case of necessity.

15.13 The Second Party will not allow to do any type of immoral activities whereby the owner as well as the neighbourers are prejudicially affected.

15.14 This agreement is binding upon all the legal heirs and successors of both the parties.

15.15 That the owner shall demolish the existing structure at his own I cost and shall take all debris. The developer shall pay rent @ Rs.15,000/- (Rupees fifteen thousand) only as rent per month to the landlord till the date of hand over possession of newly constructed building.

Signature of Owner

Signature of Developer

Done

15.16 All documents in respect of construction shall be approved by the Developer Advocate including registration and also will act as arbitrator between the parties.

15.17 That in the owners' allocation, owners or purchasers shall pay GST to the Developer if at all implicated and Developer shall pay the same to the appropriate authority as per government rules.

15.18 That, if any deviation/ extension be made by the Developer, the owner and Developer shall bear the cost as made for plan including incidental charges as per ratio.

15.19 That Electric Transformer installation charges shall be bear by the owner and developer as per ratio but at present the Developer shall pay the same and subsequently the share of owner will be adjusted at time of final payment. That if piling has to be required to construction of the building owner shall bear the cost for piling as per ratio.

ARTICLE - XVI: FORCE MAJEURE-

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

Biswanath Mukherjee

Adnan Farhan Khan

Adnan Farhan Khan

16.2 Force majeure shall mean flood, earth-quake, riot, war tempest, civil commotion, strike and/ or any other act or commission beyond the reasonable control of the Developer.

Prison Kuvano Bero

ARTICLE - XVII: ARBITRATION:

17.1 If at any time any dispute shall arise between the parties hereto regarding the construction of interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this Agreement, the same shall be referred to the Arbitration and their joint decision shall be deemed to be a reference within the meaning of the Indian Arbitration & Reconciliation Act, 1996 or any statutory enactment or modification there under and the Arbitrators will be nominated by each of the parties. In case of differences with the reference of the Arbitrator, the Arbitrator will appoint an Umpire and his decision in final and binding upon the respective parties but no event none of the parties shall be entitled to stop the progress of construction or Development of the said premises until such time as case may be.

Helen Forkan

THE "FIRST" SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of Bastu Land measuring about **2.90 Decimal** comprised under RS. Dag No - 348, L.R Dag No- 490, under L.R. Khatian No- 468/1, Mouza - Shankararah, P.S. Tamluk, J.L. No- 277, District Purba Midnapore, and area

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measuring about **6.10 Decimals** Bastu Land, comprised L.R. Dag No- 492, under L.R. Khatian No- 468/1, Mouza - Shankararah, P.S. Tamluk, J.L. No- 277, District Purba Midnapore, thus total area of land measuring about **09 Decimals** of land with 1394 Sq.ft. Pucca residential two storied building (697 sqf.ft. each floor, cemented floor, without lift facility) within the jurisdiction of District SubRegistrar Tamluk and Additional District Sub-Registrar Tamluk, Butted and bounded of the total property as follows :-

By the North : 10 feet wide Municipality Road.

By the South : property of Ashok Sahoo.

By the East : Property Tejomoy Saha, Anirudha maity and Sriti Ranjan Das.

By the West : L.R. Dag No-491.

SCHEDULE 'SECOND' REFERRED TO ABOVE

(Owners' Allocation)

Developer shall pay total 50% constructed area out of commercial sanction in each floor and 40% constructed area out of Residential Sanction in each floor on the proposed building on the First schedule mentioned property and the Developer shall pay **Rs.25,00,000/- (Rupees twenty five lakh)** only as security

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Sri Ranjan Das

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deposit at the time of agreement, which shall be return by the owner to the Developer at time of handover possession or of owner's allocation.

(Developer's Allocation)

After deduction of landlords portion rest area i.e. 50% constructed area out of commercial sanction in each floor and 60% constructed area out of Residential Sanction in each floor on the proposed building is be made at the First Schedule mentioned property together with proportionate share, right, title and interest in common facilities and amenities including the right of using the said facilities with right to the undivided proportionate importable share in land.

SPECIFICATION SCHEDULE

1. Tiles Flooring within 6 inches skirting. ISI Rod.
Bathroom Flooring- Tiles with 6 inches skirting with 6"inch height glazed tiles Kitchen- Cooking Platform Black stone top and 2 feet Glazed tiles above cooking platform.
2. Aluminum windows with glass, handles and stopper, iron grill on the windows.
3. Concealed electric wiring by Havels or Achor wire and switch of reputed make-

Shri Ram K. Sharma

Shri Ram K. Sharma

Shri Ram K. Sharma

Bed Room - 5 points each with 1 no. 5 Amp. Plug point.

Hall - 3 points with 15 Amp. Plug point.

Kitchen/Bathroom/Balcony /Main Gate - three points.

4. Inside walls and ceiling finished with plaster of paries.
5. Wooden Door frame and commercial flush doors, main door will be of standard commercial ply.

BRICK WORK- 8" outside 5" partition of flat and 3" inside partition and wall in front and between two flats 5".

6. Water Supply :- concealed water pipe line with one shower of ESSCO or Jaquar make, one tap water and one ISI make pan with cistern point in bathroom and two points in kitchen and geyser point in one bathroom.

Bed Room 5 Amp. Plug point
 Hall 3 Amp. Plug point
 Kitchen/Bathroom/Balcony /Main Gate - three points
 Inside walls and ceiling finished with plaster of paries
 Wooden Door frame and commercial flush doors, main door will be of standard commercial ply
 BRICK WORK- 8" outside 5" partition of flat and 3" inside partition and wall in front and between two flats 5"
 Water Supply :- concealed water pipe line with one shower of ESSCO or Jaquar make, one tap water and one ISI make pan with cistern point in bathroom and two points in kitchen and geyser point in one bathroom

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MONEY RECEIPTS

The owners hereby Received an amount of Rs.25,00,000/-
(Rupees twenty five lakh) only from the Developer in the name
of as follows :

<u>Date</u>	<u>Particulars of cheque / DD</u>	<u>Amount Rs.</u>
06-03-2023	458372, TGGC Bank Ltd.	3,95,000.00
06-03-2023	458373, TGGC Bank Ltd.	3,95,000.00
06-03-2023	458374, TGGC Bank Ltd.	1,15,000.00
06-03-2023	458375, TGGC Bank Ltd.	3,95,000.00
06-03-2023	384078, UBI Bank	3,95,000.00
06-03-2023	384079, UBI Bank	3,95,000.00
06-03-2023	384080, UBI Bank	<u>4,10,000.00</u>
		Total- 25,00,000.00

(Rupees twenty five lakh) only

SIGNATURE OF THE FIRST PARTY

Handwritten signature: *Handwritten signature*
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Handwritten signature: *Handwritten signature*

IN WITNESSETH WHEREOF the parties hereto above executed these presents the day, month and year first above written.

In the presence of: -

WITNESSES

1. Jogarayan Roy.
Will-Timon Sankarara

Yadun Ferkar Ram

SIGNATURE OF THE FIRST PARTY

2. Saiyad afsar arishali
podmibozan.
Tamluk.

Biman Kumar Bera

SIGNATURE OF THE SECOND PARTY

Drafted by

Arundh K. Rana
senior clerk

EN. NO. - F-2039/2315 of 2017
Bar Council of N.B.

Computer typed by

Jitendra Nath Jashu
Jitendra Nath Jashu
Tamluk, Purba Medinipur

N.B. This Agreement for Development has been printed including stamp paper 27 pages and there are 2 witnesses and added additional 2 page for finger print and photo.

Birwan Khera 1989

	Left hand finger Impressions				
	Little	Ring	Middle	Index	Thumb
					
	Right hand finger Impressions				
	Thumb	Index	Middle	Ring	Little
					

Yolan Forker 1989

	Left hand finger Impressions				
	Little	Ring	Middle	Index	Thumb
					
	Right hand finger Impressions				
	Thumb	Index	Middle	Ring	Little
					

*Law
Hall*

12th Floor
Joginayakan Roy.

	Left hand finger Impressions				
	Little	Ring	Middle	Index	Thumb
 Joginayakan Roy.					
	Right hand finger Impressions				
	Thumb	Index	Middle	Ring	Little
					

See
see.



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



192022230326627901

GRN Details

GRN: 192022230326627901 Payment Mode: Online Payment
GRN Date: 10/03/2023 12:15:20 Bank/Gateway: State Bank of India
BRN : CKW3640828 BRN Date: 10/03/2023 12:17:16
GRIPS Payment ID: 100320232032662789 Payment Init. Date: 10/03/2023 12:15:20
Payment Status: Successful Payment Ref. No: 2000629715/7/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: BIMAN KUMAR BERA
Address: ABASBARI
Mobile: 9547399260
Contact No: 9732555745
Depositor Status: Buyer/Claimants
Query No: 2000629715
Applicant's Name: Mr Biman Kumar Bera
Identification No: 2000629715/7/2023
Remarks: Sale, Development Agreement or Construction agreement Payment No 7
Period From (dd/mm/yyyy): 10/03/2023
Period To (dd/mm/yyyy): 10/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000629715/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	94040
2	2000629715/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	25035
Total				119075

IN WORDS: ONE LAKH NINETEEN THOUSAND SEVENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-1103-01503/2023	Date of Registration	14/03/2023
Query No / Year	1103-2000629715/2023	Office where deed is registered	
Query Date	09/03/2023 10:43:55 PM	A.D.S.R. TAMLUK, District: Purba Midnapore	
Applicant Name, Address & Other Details	Biman Kumar Bera Thana : Tamluk, District : Purba Midnapore, WEST BENGAL, PIN - 721636, Mobile No. : 9732555745, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4306] Other than Immovable Property, Sale [Rs : 25,00,000/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,28,17,626/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 95,040/- (Article:48(g))	Rs. 25,035/- (Article:E, E, A(1), 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: Mecheda Haildia Road, Road Zone : (Shankarara --), Mouza: Shankararah, JI No: 277, 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-490 (RS :-348)	LR-468/1	Commercial	Bastu	2.9 Dec		41,30,124/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-492 (RS :-348)	LR-468/1	Commercial	Bastu	6.1 Dec		86,87,502/-	Width of Approach Road: 30 FL., Adjacent to Metal Road,
		TOTAL :			9Dec	0 /-	128,17,626 /-	
	Grand Total :				9Dec	0 /-	128,17,626 /-	

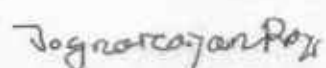
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Golam Forkan Alam (Presentant) Son of Md Usuf Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office	 10/03/2023	 LTI 10/03/2023	 10/03/2023
Village:- Sankarara, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: aixxxxxx2f, Aadhaar No: 56xxxxxxxx4382, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biman Kumar Bera Son of Birat Chandra Bera Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office	 10/03/2023	 LTI 10/03/2023	 10/03/2023
Son of 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: Business, Citizen of: India, PAN No.: amxxxxxx3r, Aadhaar No: 34xxxxxxxx1901, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Jog Narayan Roy Son of Late Sudas Roy Village:- Sankarara, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636	 10/03/2023	 10/03/2023	 10/03/2023
Identifier Of Mr Golam Forkan Alam, Mr Biman Kumar Bera			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Golam Forkan Alam	Mr Biman Kumar Bera-2.9 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Golam Forkan Alam	Mr Biman Kumar Bera-6.1 Dec

Land Details as per Land Record

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Mecheda Haldia Road, Road Zone :
(Shankarara --), Mouza: Shankararah, JI No: 277, Pin Code : 721636

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 490, LR Khatian No:- 468/1	Owner:গোলাম ফোরকান আলম, Gurdian:মহম্মদ ইউসুফ, Address:মিজ , Classification:দোকান, Area:2.90000000 Acre,	Mr Golam Forkan Alam
L2	LR Plot No:- 492, LR Khatian No:- 468/1	Owner:গোলাম ফোরকান আলম, Gurdian:মহম্মদ ইউসুফ, Address:মিজ , Classification:বাড়ি, Area:6.10000000 Acre,	Mr Golam Forkan Alam

On 10-03-2023

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

Presented for registration at 12:49 hrs on 10-03-2023, at the Office of the A.D.S.R. TAMLUK by Mr Golam Forkan Alam, 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 1,28,17,626/-

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

Execution is admitted on 10/03/2023 by 1. Mr Golam Forkan Alam, Son of Md Usuf, P.O: Tamluk, Thana: Tamluk, Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Muslim, by Profession Business, 2. Mr Biran Kumar Bera, Son of Birat Chandra Bera, P.O: Tamluk, Thana: Tamluk, Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business

Indetified by Shri Jog Narayan Roy, , Son of Late Sudas Roy, P.O: Tamluk, Thana: Tamluk, Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,035.00/- (A(1) = Rs 25,000.00/- ,E = Rs 35.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 25,035/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2023 12:17PM with Govt. Ref. No: 192022230326627901 on 10-03-2023, Amount Rs: 25,035/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW3640828 on 10-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 95,040/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 94,040/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1043, Amount: Rs.1,000.00/-, Date of Purchase: 09/03/2023, Vendor name: Harun All Rasid

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2023 12:17PM with Govt. Ref. No: 192022230326627901 on 10-03-2023, Amount Rs: 94,040/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW3640828 on 10-03-2023, 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

On 14-03-2023

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.



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1103-2023, Page from 27328 to 27363
being No 110301503 for the year 2023.



Digitally signed by KAUSHIK
BHATTACHARYYA
Date: 2023.03.14 15:12:26 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2023/03/14 03:12:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
West Bengal.

(This document is digitally signed.)