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14.00

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

✓
Addl. Dist. Sub-Registrar
TAMLUK

- 6 FEB 2025

DEVELOPMENT AGREEMENT
STATE-WEST BENGAL

(Signature)

THIS DEED OF DEVELOPMENT AGREEMENT is executed at Tamluk, Purba Medinipur on this 6th day February, 2025 (Two Thousand Twenty Five)

BETWEEN

SK MUDASSIR AHMED (AADHAAR NO-4073 1051 2605, PAN-ANDPA1389C), son of Sekh Mohammad Arif, residing at Padumbasan, Ward No-10 of Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636, by nationality-Indian, by faith-Muslim, by occupation-Business, hereinafter called and referred to as the **"LAND OWNER"** (which expression shall, unless excluded by or repugnant to the context of this Deed, mean and include his heirs, legal representatives, administrators and executors) of the **"ONE PART"**;

AND

"M/S SHREE BISHNU INFRASTRUCTURE (PAN-AFKFS0535F)", from the registered office premises at **Padumbasan, Ward No-6, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin Code-721636**, represented by the partners namely –

1. **SATYAJIT ROY (AADHAAR NO-7516 3977 5009, PAN-AQAPR8293E)**, son of Mr. Alayendra Narayan Roy, residing at Rajbari, Padumbasan, Ward No. 06, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636, by nationality-Indian, by faith-Hindu, by occupation-Business,
2. **ALPANA ROY (AADHAAR NO-3514 1164 8130, PAN-FZFPR1313L)**, wife of Mr. Alayendra Narayan Roy, residing at Rajbari, Padumbasan, Ward No. 06, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636, by nationality-Indian, by faith-Hindu, by occupation-Business,

Hereinafter called and referred to as the **"DEVELOPER"** (which expression shall, unless excluded by or repugnant to the context of this Deed, mean and include its successors, legal representatives, administrators and executors) of the **"OTHER PART"**;



WHEREAS at all relevant times, one Sunil Kumar Bhowmik, son of Rakhal Bhowmik of Padumbasan, Ward No. 10, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636 was the owner and possessor of **ALL THAT** a piece & parcel of land measuring an area of 41.602 decimals land of L.R. Plot No 67/164 of Mouza-Padumbasan, J.L. No 144 under Police Station-Tamluk in the district-Purba Medinipur and the same was duly recorded in his name in L.R.R.O.R. in L.R. Khatian No. 5447;

AND WHEREAS said Sunil Kumar Bhowmik, while in peaceful possession of the aforesaid land, transferred the specifically demarcated land measuring an area of 6.071 decimals of L.R. Plot No. 67/164 as mentioned in SCHEDULE-A more specifically in favour of the Land Owner namely **SK MUDASSIR AHMED** by virtue of two registered Deed of Sale, executed on 09.08.2010 & registered on 10.08.2010 at Additional Registrar of Assurances-III, Kolkata, bearing nos. 1285 of 2010 & 1286 of 2010;

AND WHEREAS the Land Owner intended to develop the aforesaid property fully and particularly mentioned in the "SCHEDULE-A" hereunder written by constructing multi-storied building thereon but due to insufficiency of set up, man power & other technical expertise, he could not materialize his desire;

AND WHEREAS the Land Owner was looking for a person/firm having experience in the construction of the multistoried building, who would develop the land as mentioned in the "SCHEDULE-A" by constructing multi-storied building investing his own funds;

AND WHEREAS the Developer, coming to know the said intention of the Land Owner, approached to the Land Owner and agreed to invest funds for the purpose of development of the said land by constructing multi-storied building;

AND WHEREAS the Land Owner and the Developer, after having several rounds of discussion, have agreed that the Developer will develop the said land as mentioned in the "SCHEDULE-A" for the terms and conditions hereinafter appearing.



NOW THIS AGREEMENT WITNESSETH and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions.

ARTICLE - I: DEFINITIONS

The terms hereunder, unless excluded by or repugnant to the subject or context, shall mean the following;

- a. **LAND OWNER: - SK MUDASSIR AHMED**
- b. **DEVELOPER :- "SHREE BISHNU INFRASTRUCTURE"**, represented by the partners namely - **SATYAJIT ROY & ALPANA ROY**
- c. **PREMISES/PROPERTY:-** A piece & parcel of Bastu Land measuring an area of 6.071 decimals of L.R. Plot No. 67/164, L.R. Khatian No. 6612, of Mouza-Padumbasan, J.L. No. 144 under Police Station-Tamluk in the district-Purba Medinipur, within the local limits of Ward No. 10 of Tamralipta Municipality
- d. **BUILDING:-** shall mean the G+4 storied building to be constructed by the Developer on the aforesaid land according to the project properly.
- e. **TITLE DEEDS:** shall mean all the documents of title relating to the said land and premises, which shall be handed over in original to the Developer at the time of execution of the agreement.
- f. **NEW BUILDING:** shall mean the multistoried building (G+4 storied) as per available sanctioned area, which is to be constructed over the said premises as per plan to be sanctioned by the concerned authority.
- g. **COMMON AREA FACILITIES AND AMENITIES:** shall mean and include, corridors, stair ways, passage ways, drive ways, Common lavatories, tube well, overhead water tank, water pump and motor, roof and all other facilities which is to be attached with the proposed building for better enjoyments of Apartment or unit as mutually agreed by and between the Land Owner and the Developer.



- h. **COVERED AREA:** shall mean the area covered with outer wall constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the unit plus proportionate area of stair/lobby/other facilities etc. It is applicable for individual unit.
- i. **SUPER BUILT UP AREA OF THE FLAT /UNIT /SPACE/ GARAGE:** shall mean and include the total covered area of the unit plus service area, over the aforesaid total covered area applicable for individual unit.
- j. **SALEABLE SPACE/ AREA:** shall mean the flat/ units/ Garage/ space in the building available for independent use and occupation after making due provision for common amenities and facilities for better enjoyment against consideration.
- k. **BUILDING PLAN:** shall mean such plan to be prepared by the Architect/ Engineer/L.B.S. for the construction of the building and to be sanctioned by the Concerned Authority. Be it mentioned here that the Building Plan will be sanctioned in the name of the Land Owner at the cost of the Developer with such addition, alteration or modification as prescribed and/or made afterwards by the Developer from time to time through the Land Owner.
- l. **LAND OWNER' ALLOCATION:** Shall mean the flats and garages as mentioned in the "**SCHEDULE -B**" hereunder written.
- m. **DEVLOPERS'/PROMOTERS' ALLOCTION:** shall mean the remaining portion of saleable area after providing the Land Owner's allocation in the proposed multi-storied building to be constructed on the said land including proportionate share of the aforesaid land and common facilities and amenities, more fully and particularly described in the "**SCHEDULE -C**" hereunder written.
- n. **TRANSFER:** shall mean and include transfer by delivery of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat or garage or unit to the intending purchasers thereof against valuable consideration.



- o. **TRANSFEROR:** - The Land Owner herein.
- p. **TRANSFeree:** - The purchasers who will purchase flat/ space/ garage/ unit in the building from the Developer.

ARTICLE - II: COMMENCEMENT & DURATION

This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the flat/units/ Garage/ space to the intending purchasers and also after delivery of possession to the flat owners and Land Owner and after formation of the flat/unit Owner's Association, if required, this Development Agreement will come to an end.

ARTICLE - III: OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITIES

- a. The Land Owner hereby declares that he is the absolute owner of the property mentioned in the "**SCHEDULE-A**" and now seized and possessed of or otherwise well and sufficiently entitled thereto without any disturbance/ hindrance in any manner whatsoever and the said property is free from all encumbrances, charges, attachments, acquisition or requisition whatsoever or howsoever and the Land Owner has good and marketable title over the said land.
- b. That the Land Owner hereby agrees that he will not grant lease, mortgage, charge or encumber the property mentioned in the "**SCHEDULE-A**" in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertake, for the betterment of the Project, to acquire and to produce all the relevant papers documents and copy of the order, if any, from the competent authority concerned.
- c. That the Land Owner hereby agrees to sign & execute Registered Development Power of Attorney in favour of the Developer or its nominated person or persons for all the petitions, Affidavit, Deeds, Complaints, written objection, proposed site plan, building plan, completion plan, deed of amalgamation, agreement for sale, sale of Developer's Allocation and all other necessary documents for betterment of the construction over the schedule land and betterment of project and also



for the betterment of title over the property mentioned in the **"SCHEDULE-A"** and also to sign on the Deed on or behalf of the Land Owner in respect of Developer's Allocation and to present the same before the District Registrar, Additional District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents and if required Land Owner will put his signature on the Agreement for Sale, Deed of conveyance after delivery of possession of the Land Owner's allocation. It is also further agreed that for the purpose of betterment of the intending purchasers, if required, the Land Owner herein will join in the Deed of Conveyance as Land Owner for transfer the flats/garage/unit to the intending purchaser or purchasers.

- d. That the Land Owner hereby undertakes to deliver and/or handover all the Photocopy and/or Original Deeds and documents to the Developer at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developer, then produce all the Original documents, whenever called for production of the same by the Developer.
- e. That the Land Owner hereby is giving exclusive license to the Developer to exploit the land as per terms and condition contained in this Agreement and hereby authorize the Developer to enter into any agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights, title, interest of this agreement to any third party and the Land Owner will give necessary consent for betterment of this project without raising any objection to that effect save and expect the Land Owner's allocation as mentioned.
- f. The Land Owner hereby undertakes not to do any act, deeds or things by which the Developer might be prevented from executing any Deed of Conveyance in favour of the intending purchaser or purchasers in respect of the Developer's Allocation.
- g. That the Land Owner hereto without being influenced or provoked by anybody do hereby categorically declare that the Developer shall continue to construct the building exclusively in the name of the Developer or Development Firm and also by taking partner at its own cost, arrangement and expenses as well as the



Land Owner shall have no financial participation or involvement. The Developer shall handover the Land Owner's Allocation in completely habitable condition within 3 years from this date and such time shall be enhanced and extended in case of any force-majeure, acts of god or other reasons which is beyond control of the Developer; but the work of the development will be commenced within 03 months from this date of execution of this agreement.

ARTICLE - IV: DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION

- a. That the Developer hereby agrees to complete the multi-storied (G+4 storied) building over the property as per plan as sanctioned by the Concerned Authority with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer/L.B.S. of the Developer.
- b. That the Developer hereby declares to take care of the local hazards or accident during the continuation of construction and the Land Owner shall have no liability to that effect.
- c. That all applications, plans, papers and documents as may be required by the developer for the purpose of sanction of Plan, Revised plan, Addition or Alteration of the building plan, shall be submitted by the developer with due signature of the Land Owner or on behalf of the Land Owner as may be required and all costs, expenses and charges shall be paid by the developer and also for construction of the building thereon.
- d. The Developer hereby agrees to deliver possession of the Land Owner's allocation in the proposed new building within aforesaid stipulated period and if required, the Land Owner will further extend aforesaid stipulated period for delivery of possession of the Owner' allocation without claiming any damages. Be it pertinent to mention here that the Developer will obtain Completion Certificate, if any, at its own cost and photocopy of the same will be given to the Land Owner or occupiers of the units of the newly constructed building.
- e. That the notice for delivery of possession of the Land Owner's allocation shall be delivered by the Developer in writing or through the Advocate of the



Developer either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the Land Owner is bound to take possession within 30 days from the date of service of this letter. If the Land Owner fails to take delivery of possession or neglected to do so, then it will be deemed that the Land Owner's allocation has already been delivered and the Developer shall be entitled to transfer the Developer's Allocation without any further notice.

- f. That the Land Owner shall have to clear all the dues if any due is caused due to extra work other than the specification of flat as mentioned in the schedule as mentioned below.
- g. That the Developer shall have every responsibility for the incidents occurred during the course of construction and the Land Owner shall have no responsibility for the same if the Land Owner do not interfere during the construction and after completion of the building and handover the same to the Land Owner and intending purchaser or purchasers. The Developer shall have no liability for any incident occurred in the said building for the act beyond the control of the Developer.

ARTICLE - V - CONSIDERATION & PROCEDURE

In consideration of the construction of the Land Owner's Allocation in the building, the Developer is entitled to get remaining salable area of the building and proportionate share of the land and other easement rights as mentioned in the Developer's Allocation.

ARTICLE - VI: DEALINGS OF SPACE IN THE BUILDING

- a. The Developer shall, on completion of the building, put the Land Owner in undisputed possession in respect of the Land Owner's Allocation together with the right to enjoy the common facilities and amenities attached thereto.
- b. The Developer being the party of the Second Part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats or units or



space together with right to proportionate share of land provided under the Developer's Allocation to any prospective purchasers before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper.

- c. That the developer shall install & erect standard pump set, overhead and underground reservoirs, electric wiring, sanitary fittings, and other facilities as are required to be provided in respect of building having self-contained apartment. Be it mentioned that the cost of transformer installation charge will be borne by the Developer and thereafter the Purchaser will bear all costs of electricity; It is also mentioned that the Developer will fix the sale rate for flat, garages etc. for Developer's allocation without consultation of the Land Owner.

ARTICLE - VII: COMMON FACILITIES

- a. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement or before handing over the possession of the flats, and thereafter all the flat owners will pay due according to his/her/their shares.
- b. As soon as the respective self-contained flat/unit will be completed, the Developer shall give written notice to the Land Owner requiring the Land Owner to take possession of the Land Owner's Allocation in the newly constructed building and after 30 days from the date of service of such notice and thereafter the Land Owner shall be exclusively responsible for payment of taxes, dues, electric installation charges, electric charges and other public outgoings and impositions whatsoever payable in respect of the Land Owner's allocation.
- c. The Land Owner hereby agrees that he shall keep the Developer indemnified against all claims, actions, demands, costs, charges and expenses and proceeding instituted by any third party or against the Land Owner and for the same, the developer will be entitled to get damages.



- d. The Land Owner or his agents or representatives or any third party of the Land Owner's behalf shall not do any act, deed or things wherein the Developer shall be prevented from construction and completion of the said building or to sale out the flat/units/garage to the intending purchaser or purchasers. If the developer is prevented by the Land Owner without any reasonable and justified reason, then the Land Owner or his legal representatives shall be bound to indemnify the loss and pay damages with interest to the Developer.

ARTICLE-VIII : COMMON RESTRICTIONS

THE LAND OWNER'S ALLOCATION IN THE PROPOSED BUILDING SHALL BE SUBJECT TO THE SAME RESTRICTION AND USE AS IT IS APPLICABLE TO THE DEVELOPER'S ALLOCATION IN THE BUILDING WHICH ARE FOLLOWS: -

- a. Neither party shall use or permit to be used of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- b. Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the Land Owner, Developer or from the competent authority in this behalf.
- c. Both the parties shall abide by all laws, bye laws, rules and regulations of the Government Statutory bodies and local bodies as the case may be and shall be responsible for any deviation or breach of any of the said laws and regulations;
- d. The respective allottees or their transferees shall keep the interior walls, sewers, drains pipe and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in good working conditions so as not to cause any damage to the building ;
- e. No party shall keep any goods/items at the corridors, staircase or other place of common use in the building and no hindrance shall be caused in any manner



in the free movement of user in the corridors and other places of common use in the building.

- f. Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
- g. Neither the parties nor their transferees shall permit any person to enter into Other's Allocation except for the purpose of repairing, maintaining, rebuilding cleaning, lighting and keeping in order and in good condition.

ARTICLE - IX: OWNER'S DUTY & INDEMNITY

- a. The Land Owner doth hereby agree and covenant with the Developer not to cause any interference or hindrance in any manner during the construction and throughout the existence of this agreement and if any such interference or hindrance is caused by the Land Owner or his heirs, agents, servants, representatives, the Land Owner will be liable to repay entire amount invested by the Developer. It is also further agreed that if the Developer is prevented for making construction due to any litigation cropped up or due to any restraining order passed by the competent court or any statutory body of law or due to any boundary dispute amongst the contiguous Land Owner, then Land Owner will be liable to pay cost of litigation to the Developer which will be incurred by the Developer.
- b. The Land Owner or his legal representatives herein will have no right or authority to terminate or determinate this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats or units or garage as mentioned in the Developer's allocation without violation of the terms and conditions of this Agreement and if tried to do so then the Land Owner shall pay firstly total market price of the constructed area together with interest & damages on investment to the Developer.
- c. That the Land Owner and his legal representatives hereby declare and undertake that upon the demise of the Land Owner, the legal heirs of the said Land Owner will step into the shoe of the Land Owner and also execute fresh



Power of Attorney and also other required documents in favour of the Developer for the betterment of the project on the same terms and conditions mentioned herein.

ARTICLE - X : DEVELOPER'S DUTY

- a. That the Developer hereby agrees and covenants with the Land Owner not to do any act, deed or things whereby the Land Owner are prevented from enjoying, selling, and disposing of the Land Owner's allocation in the building. The Developer shall obtain Completion Certificate or Occupancy Certificate, if any, from the Competent Authority at his own costs and expenses.
- b. The Developer hereby undertakes to keep the Land Owner indemnified against all third party claims and actions arising out of any sort of act or omissions of the Developer in relating to the construction of the said building. The developer shall not interfere in any manner whatsoever to the sale proceeds or otherwise with regard to the Land Owner's share or allocation and also not to claim any amount from the sale proceeds of the Land Owner's allocation.

ARTICLE - XI: MISCELLANEOUS

- a. The Land Owner and Developer hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties or an Association of persons.
- b. The building to be constructed by the Developer shall be made in accordance with the specification more fully and particularly mentioned and described in the schedule annexed herewith which will be treated part of the agreement.
- c. The Land Owner shall not be responsible for any income tax, wealth tax, or any other taxes in respect of the Developer's Allocation and the Developer shall not be responsible to any kind of taxes in respect of Land Owner's Allocation.
- d. One or more supplementary agreement may be entered into between the parties for any other reason whatsoever.



ARTICLE - XII: FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of building materials or due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the appropriate authority.

ARTICLE - XIII: DISPUTES & ARBITRATION CLAUSE

Disputes or differences in relation to or arising out of or touching this agreement or the validity, interpretation, construction, performance, breach, or enforceability of this agreement, shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modification made from time to time. In this regard, the parties irrevocably agree;

- i. The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Land Owner.
- ii. The Place of arbitration shall be at Tamluk only.
- iii. The arbitral tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute. The interim / final award of the Arbitral Tribunal shall be binding on the parties.
- iv. In connection with the aforesaid arbitration proceeding, only the District Judge, Purba Medinipur and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.



**SCHEDULE - "A" ABOVE REFERRED TO
(DESCRIPTION OF PROPERTY)**

ALL THAT a piece & parcel of Vacant Bastu Land measuring an area of 6.071 decimals of L.R. Plot No. 67/164, L.R. Khatian No. 6612, of Mouza-Padumbasan, J.L. No. 144 under Police Station-Tamluk in the district-Purba Medinipur, within the local limits of Ward No. 10 of Tamralipta Municipality, which is butted and bounded as follows:

On the North- Rest Portion of the Respective Plots

On the South: Plot Nos. 48, 49 & 10' wide Barampathway

On the East: Plot No. 47/2391

On the West: Plot No. 47

**SCHEDULE-"B" ABOVE REFERRED TO
(LAND OWNER'S ALLOCATION)**

The Land Owner shall get the following Garage & flats & spaces of the proposed G+4 Storied Building to be constructed over the land mentioned in the "SCHEDULE-A" with the undivided proportionate share of land and other easement rights attributable thereto in the said Premises;

1. One Four Wheeler Parking Space bearing no. 1 at the Ground Floor
2. One 70 Square feet Carpet Area at the Ground Floor.
3. one 2BHK Flat No. 1A (905 Sq. Ft. more or less) at 1st Floor.
4. one 1BHK Flat No. 1B (625 Sq. Ft. more or less) at 1st Floor.
5. one 3BHK Flat No. 1C (1250 Sq. Ft. more or less) at 1st Floor.
6. one 2BHK Flat No. 2A (905 Sq. Ft. more or less) at 2nd Floor.
7. Along with the right to Park four bikes at the bike parking space at the Ground Floor



SCHEDULE - "C" ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

Save and except the Land Owner' allocation, the Developer will be entitled to the rest portion of the total saleable area of the said proposed G+4 Storied building, along with the undivided proportionate share of land and common areas attributable thereto in the said Premises i.e.

1. Rest of all Four Wheeler Parking Space at the Ground Floor
2. Rest of the Free Spaces at the Ground Floor.
3. Bike Parking Spaces at the Ground Floor.
4. one 1BHK Flat No. 2B (625 Sq. Ft. more or less) at 2nd Floor.
5. one 3BHK Flat No. 2C (1250 Sq. Ft. more or less) at 2nd Floor.
6. one 2BHK Flat No. 3A (905 Sq. Ft. more or less) at 3rd Floor.
7. one 1BHK Flat No. 3B (625 Sq. Ft. more or less) at 3rd Floor.
8. one 3BHK Flat No. 3C (1250 Sq. Ft. more or less) at 3rd Floor.
9. one 2BHK Flat No. 4A (905 Sq. Ft. more or less) at 4th Floor.
10. one 1BHK Flat No. 4B (625 Sq. Ft. more or less) at 4th Floor.
11. one 3BHK Flat No. 4C (1250 Sq. Ft. more or less) at 4th Floor.
12. Terrace Amenities Apartment

SCHEDULE - D

SPECIFICATION OF CONSTRUCTION AND UNITS

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 up to 5'-6" height with glazed tiles of standard brand.
6. **KITCHEN:** Cooking platform and sink will be of black stone 2'-6" height standard tiles above the platform to protect the oil spot.
7. **TOILET:** Toilet of Indian type pan/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.
9. **WINDOWS:** Steel frame with fully glass, panel will be good quality grill 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 ON VERANDAH:** No Grill to be provided in verandah.
12. **ROLLING SHUTTER:** Rolling shutter to be provided in shop.
13. **PLUMBING:** Toilet concealed wiring with two bibcock, one shower in toilet, all fittings are standard quality.
14. **ELECTRICAL WORKS :-**
 - a. Full concealed wiring with copper conduct.
 - b. In Bed room three light points only, one 15 ampere plug point, & one fan point.
 - c. Living/Dining Room: Three light points, one fan point, one 5 ampere plug, one 15 amp plug (As per required area).
 - d. Kitchen: One light point, one exhaust fan point and one 15 ampere plug point
 - e. Toilet : One light point

A handwritten signature in black ink is written over a circular stamp. The signature is stylized and appears to be 'S. S. S.' or similar. The stamp is partially obscured by the signature.

- f. One light point at main entrance and Verandah.
- g. Calling bell: One calling-bell point at the main entrance.

15. 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.

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

IN WITNESSED WHEREOF the parties to this deed, affix our respective hands on this deed on the day, month and year written above.

WITNESSES

Explained to the Executants and
Signed, sealed and delivered by
the parties in our presence

Signed, Sealed and delivered
by the parties hereunder

SK Md Arif.
village - Padumbasan
P.O. & P.S - Tamluk
Dist - Purba Medinipur.

Uday Narayan Ray
vill - Padumbasan.
P.O. & P.S - Tamluk
Dist - Purba Medinipur

SK Muhammad Arif Ahmed

.....
Signatures of the Land Owner

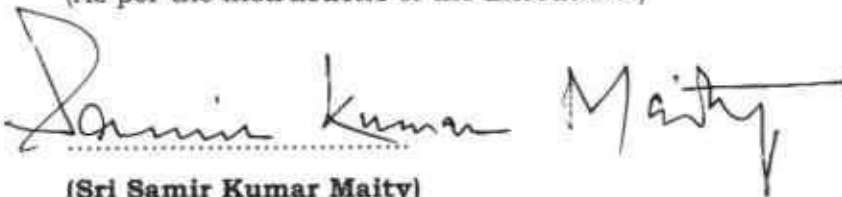
Satyajit Ray
Alpura Roy

.....
Signatures of the Developer

(Signature)

Drafted by me

(As per the instructions of the Executants)



(Sri Samir Kumar Maity)

Advocate

Judges' Court, Purba Medinipur

Enrollment No-WB/2809/1999

Bar Council of West Bengal

Typed by me,



Sri Dinesh Jana

Tamluk: Purba Medinipur

N.B.:-This **DEED OF DEVELOPMENT AGREEMENT** has been written in 19 (nineteen) pages including 1 (one) stamp paper and contains the signature of 02 (two) witnesses. Additionally 02 (two) pages have been inserted for the finger impressions & photos of the Land Owner, Developer as well as identifier and 01 (one) page for Hand sketch Map is annexed herewith.

Photo	Finger print	Thumb	Fore Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand Ahmed					

SIGNATURE: Sk. Muzaissir Ahmed

Photo	Finger print	Thumb	Fore Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

SIGNATURE: Satyajit Roy

(Handwritten signature)

Photo	Finger print	Thumb	Fore Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

SIGNATURE: *Alpana Roy*

Photo	Finger print	Thumb	Fore Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

SIGNATURE: *Uma Shankar Tripathi*

(Signature)

