

SN No. 3427/20

I-3276



पश्चिम बंगाल पश्चिम बंगाल  
 16.10.2020  
 01:42 pm

WEST BENGAL 2001363344/2020 F 953541

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

*[Signature]*  
 Adtl. District Sub-Registrar  
 16/10/2020

*Deba Prasad Roy Barman*  
 Signature of Land Lord Contractor  
 Roy Barman

SIDSHIVNAYAK & VASUNDEVI  
 DEVELOPERS

*Kombik Sinha*

*[Signature]*

PARTNERS

DEED OF DEVELOPMENT AGREEMENT

This Deed of Development Agreement is executed on this 16th day of October, 2020

BETWEEN

*Debabrata Roy Barman*  
Signature of Landlord  
Debabrata Roy Barman

"SIDHHIVINAYAK & VAISHNODEVI  
DEVELOPERS"

*Koushik Sinha*

*Sri Sanjit Kumar Dutta*

PARTNERS

**SRI DEBABRATA ROY BARMAN (PAN ADAPR6607H)** son of Late Somnath Roy Barman, resident of Deshbandhu Road, Purulia, P.O + P.S & Dist - Purulia, West Bengal, PIN - 723101, hereafter called to as the LAND LORD / OWNER (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assignees etc.) of the FIRST PART.

AND

**"SIDHHIVINAYAK & VAISHNODEVI DEVELOPERS"**, a Partnership Firm (PANADFFS6420E) having its Office at Purulia represented by its Partners 1. Sri Koushik Sinha (PAN:AWAPS6846C), son of Sri Kishore Kumar Sinha, by faith-Hindu, By occupation- Business, by caste Kayeshta, resident of Old Police Line, Chabi Biri Bagan, P.O & Dist.- Purulia-723101, West Bengal, 2. Sri Sanjit Kumar Dutta (PAN:ADIPD3039R), son of Late Duhkha Bhanjan Dutta, resident of Kalitala Lane, Chowkbazar, within Purulia Town, P.S -Purulia Town, P.O-Purulia, District Purulia, PIN 723101, (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successor, successors-interest and assigns) here-in-after referred as DEVELOPER of the OTHERPART.

AND WHEREAS the above named OWNER of the land are OWNER of the schedule below land and possessing the schedule land with valid right title interest and possession.

AND WHEREAS the OWNER of the land is desirous to develop the Schedule-1 property by raising multistoried building there on for his/ their/ her benefit.

AND WHEREAS the aforesaid property of the Schedule-1 herein below the present OWNER have intended to develop the same by constructing Multi-Storeyed Building

*Debabrata Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

"SIDHHINAYAK & VAISHNODEVI  
DEVELOPERS"

*Kamshik Sinha*

*At the end*

PARTNERS

there on and as the present OWNER have no infrastructural facilities and their lacuna of experiences in the arena of construction work, have decided to appoint partners of the DEVELOPER to develop the same and the DEVELOPER while coming to know the intention of the OWNER agreed to develop the property and the OWNER also agreed with the proposal of the DEVELOPER and hence this deed of Development Agreement.

AND WHEREAS the LANDLORD / OWNER have assured the developer that the said Property is free from all encumbrances, liens, attachment and mortgage of any nature what so ever and how so ever and the OWNER are in peaceful possession of the said property. The OWNER have assured the DEVELOPER that they have marketable and saleable right and title over and above Schedule Property.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS :-

1. That the FIRST PARTY / LANDOWNER delivered peaceful possession of the Schedule Property to the SECOND PARTY / DEVELOPER in the execution of Deed of Development Agreement to the SECOND PARTY / DEVELOPER for the purpose of development and construction of multistoried building consisting of Residential and Commercial Independent Flat / Apartment and the SECOND PARTY / DEVELOPER shall accordingly take over possession of the land in question for the aforesaid purpose.

2. That the FIRST PARTY / LANDOWNER have fully assured the DEVELOPER that the land in question is free from all kinds of encumbrances, charges, liens, attachment and encroachment, mortgage, etc. AND there is no notice of the proposed multistoried building or buildings there on and also there is no objection or hindrance of obstacles in obtaining approval and sanctioned plan for construction of multistoried building / apartment from the competent authorities.

*Debabrata Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

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*Kamlik Sinha*

*At the end*

PARTNERS

3. That the FIRST PARTY / LANDOWNER further assured the DEVELOPER that apart from them no one else is/are entitled to or has / have any right and interest over the schedule property or any part there of either as a partner or as the co-shares and co-partner in joint family or otherwise the first PARTY / LAND OWNER are not the BENAMDAR TRUSTEE for any one in respect of the schedule property and the FIRST PARTY / LAND OWNER are fully entitled to transfer, convey, dispose and alienate the property in any manner to anyone as he / she / they think/s proper and fit his / her / their own and sole discretion.

4. That the FIRST PARTY / LANDOWNER also assured the DEVELOPER that the DEVELOPER will be in no manner liable for any of the outgoing and outstanding dues relate into the Schedule Land for the period prior to execution of this deed of Development Agreement and the same shall be sole liability and responsibility of FIRST PARTY / LANDOWNER only.

5. That the SECOND PARTY / DEVELOPER do all acts and deeds necessary for relating to the development and construction of proposed multistoried building apartment consisting of Building Apartment, consisting of Independent Commercial Unit, Residential Flats, Garage, Parking Space, etc. in general only on specific reliefs written here under :-

6. That the reliefs have been given by the SECOND PARTY / DEVELOPER are as follows:-

- a) To prepare and/ or revise the building plans of the proposed Multi-Storied Building on the land in question and to process and submit the same for approval and sanction from the Competent Authority concerned in this name or either in the name of the LAND OWNER at the cost and expenses of the DEVELOPER.

*Debalorali Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

"SIDHHIVINAYAK & VAISHNODEVI  
DEVELOPERS"

*Keshik Sinha*

*At the end*

PARTNERS

- b) To appoint technical person, architects, engineers, contractors, etc. and managerial personals for development and construction of the proposed multistoried building and for allied jobs as may be deemed necessary for the purpose.
- c) To make application to the concerned authorities in the name of the FIRST PARTY / LAND OWNER in respect to the name for sites.

7. That the FIRST PARTY / LAND OWNER and DEVELOPER are entitled to get the constructed area of the multistoried building constructed by the DEVELOPER through the DEVELOPER'S own finance, as per OWNER'S ALLOCATION and DEVELOPER'S ALLOCATION mentioned in below of this deed.

#### 8. OWNER'S ALLOCATION:

After construction of the entire multi-storied building the OWNER shall be entitled to 45% of commercial super built up area and 40% of residential super built up area front to end portion of the building as per proportional share.

That it is mentioned here that ground, first and second floor of the building will be the commercial area, but in case any of the commercial floor is finished in Residential Flats the OWNER will get 40% share as his/their share.

#### 9. OWNER'S & DEVELOPER'S ALLOCATION

After deducting the said OWNER' allocation the existing portion of building of the Total construction of the said constructed area of the building will be the developers' allocation.

*Debabrata Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

"SIDHMINAYAK & VAISHNODEVI  
DEVELOPERS"

*Rambhik Sinha*

*Dr. K. K. Saha*

PARTNERS

FLOOR	OWNER ALLOCATION	DEVELOPERS ALLOCATION
Basement Floor	40%	60%
Ground Floor	COMMERCIAL AREA 45% RESIDENCIAL AREA 40%	COMMERCIAL AREA 55% RESIDENCIAL AREA 60%
First Floor	COMMERCIAL AREA 45% RESIDENCIAL AREA 40%	COMMERCIAL AREA 55% RESIDENCIAL AREA 60%
Second Floor	COMMERCIAL AREA 45% RESIDENCIAL AREA 40%	COMMERCIAL AREA 55% RESIDENCIAL AREA 60%
Third Floor	FLAT NO.- "D", "G", "H"	Remaining all (Except- Flat No.- "D", "G", "H")
Fourth Floor	FLAT NO.- "A", "B", "C", "F"	Remaining all (Except- Flat No.- "A", "B", "C", "F")
Fifth Floor (if granted Permission from Purulia Municipality)	FLAT NO.- "C", "D", "G"	Remaining all (Except- flat No.- "C", "D", "G")

It is mentioned here :-

*Debabrata Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

"SIDHMINAYAK & VAISHNODEVI  
DEVELOPERS"

*Kamshik Sinha*

*Vat of Sinha*

PARTNERS

i) That the FIRST PARTY / LAND OWNER will get 45% of the commercial place in the Ground Floor to Second Floor of the building and if FIRST PARTY / LAND OWNER get more space in the Commercial Space / Shop Room from their allocation i.e. 45% constructed area in the above commercial space than their legitimate dues, in that case they will pay @ average salable amount to the DEVELOPERS as prevailing market rate at the time of transfer, similarly if the FIRST PARTY / LAND OWNER get less than 45% of the commercial place (super built up area) in the ground floor to second floor of the building then the DEVELOPER shall pay @ average salable amount to the FIRST PARTY / LAND OWNER of this deed as prevailing market rate at the time of transfer.

ii) That the FIRST PARTY / LAND OWNER will get 40% share of the residential allocation in the Third Floor to Top Floor of the building and if the FIRST PARTY / LAND OWNER get more space in the residential allocation than their scheduled allocation i.e. 40% constructed area (super built up) in the above residential space, in that case, they will pay @ INR 2500.00 per square feet (super built up area) to the DEVELOPERS at the time of transfer, similarly if the FIRST PARTY / LAND OWNER get less than 40% share of the residential allocation in the Third Floor to Top Floor of the building, then the DEVELOPER shall pay @ INR 2500.00 per sq.ft. (super built up area) to the FIRST PARTY / LAND OWNER of this deed at the time of transfer. Again if the FIRST PARTY / LAND OWNER intend to transfer their allocated area partly or in entirety to the DEVELOPER, then the DEVELOPER shall pay @ INR 2500.00 per sq.ft. (super built up area) to the FIRST PARTY / LAND OWNER of this deed at the time of transfer. G.S.T is applicable as per Government Rule prevailing at the time of transfer.

iii) That sketch map attached herewith this deed will be a part of this deed for the purpose of disposition of the various units viz. Commercial Unit / Flats / Unit designations, etc of the building.

*Debabrata Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

"SIDHHIVINAYAK & VAISHNODEVI  
DEVELOPERS"

*Romika Sinha*

*[Signature]*

PARTNERS

iv) The OWNER'S allocated area will be the exclusive share of the OWNER in which the DEVELOPERS and /or their legal heirs, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid will not be tenable or valid. Similarly, the DEVELOPERS allocated portion will be their exclusive share unconcern with the OWNER in which the OWNER and/or their legal heirs, nominees, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid will not be tenable or valid. After obtaining the sanction plan the OWNER and DEVELOPER shall jointly and mutually demarcate their own share on the sanctioned plan of the said proposed building as OWNER'S ALLOCATION and after such demarcation the balance portion of the proposed building will be treated as DEVELOPER'S ALLOCATION. Over the top roof of the aforesaid proposed multistoried building the DEVELOPER and the OWNER will have the right in accordance with their proportionate share along with the parapet wall i.e. 40% OWNER'S ALLOCATION and 60% DEVELOPER'S ALLOCATION. It is further agreed and decided that the DEVELOPERS shall deliver the OWNER ALLOCATION of the full and complete to the OWNER free of cost, charge and encumbrances.

v) In the event of sale process on the OWNER ALLOCATION, the OWNER will execute such deeds in OWNER ALLOCATION as the OWNER shall be exclusively entitled to their own allocation having valid right, title, interest, OWNER ship, etc. over its own allocation and the OWNER can sell, transfer, lease, let out etc. to any intending person at their own discretion.

vi) The DEVELOPERS shall be exclusively entitled to DEVELOPER'S ALLOCATION only having valid right, title, interest therein as per this agreement with exclusive right to enter into agreement for sale, transfer, let out, lease, license over the same. If the DEVELOPERS intended to transfer their allocation in part or full by way of sale or any deed of conveyance to any intending buyer or purchaser then no prior



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*Romik Saha*

*St. Saha*

PARTNERS

consent from the OWNER is required to the effect. The DEVELOPERS may be entitled to take advance from the intending purchaser of their own allocation and they are allowed and/ or to be permitted to execute and register sale deed in respect of their own allocation. The DEVELOPERS as per their own discretion will be entitled to write or deliver possession of their allocated portion partly or wholly to any person or any such intending buyer, transferee, lease, tenant etc. and no prior consent of the OWNER is required to that effect and this agreement by itself be deemed to be and treated as the consent of both the parties. At the request of the DEVELOPERS the OWNER shall give power through the registered deed of power of attorney to the DEVELOPERS allocated portion having power to enter into an agreement for sale, lease, license, gift or any such other purpose and also having right to receive the money against that deed or the consideration money.

vii) It is here by further agreed that on completion of OWNER allocated portion, the DEVELOPERS in writing, request the OWNER to take possession of their allocated portion. If any dispute arises in between the parties regarding their allocation as stated in this deed the matter should be referred to the Arbitrator within a reasonable time from the occurrence of such dispute.

10. That it is mutually agreed and decided by and between the parties i.e. OWNER and DEVELOPER that the OWNER shall remain bound to pay to the DEVELOPER the proportionate cost for Installation of Transformer and cost for corresponding Electric Connection for the actual area retained by them.

The OWNER will be at liberty to use the common passage for taking vehicle into the building. The OWNER will be entitled to use 40% share for two wheeler and four wheeler parking in the Basement Floor of the building while the DEVELOPER will be at liberty to use 60% share in two wheeler and four wheeler parking area in the said Basement Floor.

*Debabrata Roy Barman*  
Signature of Land Lord  
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*Komhik Saha*

*B. Saha*

PARTNERS

It is also mentioned here that after construction of the building, if the OWNER and the DEVELOPERS will let out the commercial portion of the building jointly to any person, persons or any commercial institution or commercial market, the OWNER and the DEVELOPER of the land will get rent as per their own share / allocation and the OWNER and the DEVELOPERS shall bear the proportionate cost of expenses (as per their respective allocation /share) of the Interior and Exterior/ Façade decorative works, installation of service equipment/s like, Air Condition, D.G Set, etc. if required to be provided as per business proposal and requirements of the said commercial institution. Prevailing G.S.T shall be considered as per the Government rules.

11. That the DEVELOPER having financial resources, shall at its Own costs and expenses provide all construction materials of standard quality for the purpose of completing the construction of the said building and shall entirely bear all the expenses relating to the aforesaid construction including payment of labor and other charges and also Govt. fees and duties, G.S.T and other taxes.

12. That the OWNER shall render all moral assistance to the DEVELOPER during the period of construction to facilitate the smooth carrying out of the aforesaid construction works uninterruptedly.

13. That the OWNER shall not be liable and responsible in case the DEVELOPER fails to comply with any statutory rules and regulations in respect of the construction and allied works or deviate from the sanctioned plan issued by the Purulia Municipality/ appropriate authority in respect of construction of the said buildings at the said premises.

14. That the DEVELOPER shall receive all amounts and/or sale proceeds from the intending purchasers for booking and/or allotments of flats in respect of their allocated

*Debabrata Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

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*Ranbik Sinha*

*Atul Sinha*

PARTNERS

portion and shall execute valid noted receipts for the same on its own account without making the OWNER liable and responsible for the same in any form or in any manner whatsoever.

15. The DEVELOPER will have full right to choose and decide on the engagement of Architect, Engineers, Lawyers, Contractors, Suppliers, Laborers, PF, ESI, etc. The DEVELOPER will also have full rights over the construction procedures, construction techniques and construction sequences. However, the landlord will also have the choice to cross-examine the standard of works in conformity to the relevant Indian Standards. So, the DEVELOPER will provide all such information like Reports on Geotechnical Investigation, Structural Analysis and Design, Material Testing, Architectural and Structural drawings, etc. from time to time as a TOKEN OF HONOUR AND GOOD GESTURE to the LAND OWNER.

16. That the OWNER do hereby undertake to sign on all papers or documents required for modification of specification in the plan for facilitating the lawful and proper construction and will have no right to raise any unreasonable objection in this matter or create any irrelevant interference or interruption during the period of this agreement when the DEVELOPER is lawfully going on with the works of construction in proper manner maintaining standard specification with standard materials. However, the DEVELOPER will handle other outside interferences without making the OWNER involved in any manner whatsoever.

17. The DEVELOPER do hereby undertakes that after procuring the sanctions from the appropriate authorities, the said New Multistoried Building shall be constructed on the aforesaid property. The DEVELOPER undertakes to observe all rules and regulations as per statutory requirements and also accepts the obligation to observe all safety measures as may be needed to avert any damage to the adjoining properties and also to turn away any loss of life and/ or public properties whatsoever.

*Debasree Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

"SIDHIMAYAK & VAISHNODEVI  
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*Kombik Sinha,*

*Dr. Abanish*

PARTNERS

18. That it is hereby recorded that the DEVELOPER shall have the right to sell and /or transfer his allocated portion in the proposed building to any intending purchaser or purchasers and will be entitled to enter into agreements for sale of those flats at price to be entirely settled by the DEVELOPER and will receive advance money from the intending purchaser or purchasers on their own account and will sign or all relevant agreements including memo of consideration and to grant proper and valid receipt thereof,

19. That the parties hereto have entered into this agreement purely for the purpose of construction of a Multi Storied Building at the schedule land and nothing contained herein, which shall be deemed to construct a partnership between the parties in any other manner whatsoever.

20. That the DEVELOPER shall lawfully complete the entire constructional and allied works within the time limit of 2 years and 6 months (Two Years and Six months) from 01.12.2019.

21. Notwithstanding anything contained in above mentioned clause with regards to time limit the same can reasonably be extended in case of any calamity or natural disaster beyond the control of the DEVELOPER.

22. That if the DEVELOPER performs its part of the contract, then the OWNER shall have no right to cancel this agreement under any circumstances whatsoever and the term conditions, stipulations and restriction contained herein shall be binding upon all the heirs/successors of the OWNER in case of his / her death.

23. That if during the progress of construction, the said property or any part thereof is effected by any notice or notices of requisition or assignment of the Government or any

*Debabrata Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

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*Rambhik Sinha*

*Debabrata Roy Barman*

PARTNERS

Public body and is intended so to be acquired by the Government or any Public body for public purpose at any time, then the DEVELOPER will at his option, shall be entitled to revise this agreement with mutual arrangement and consent with the OWNER and in that case, the OWNER shall pay the appropriate cost of construction to the DEVELOPER if the OWNER receive any amount towards compensation from the authority concern.

24. That the OWNER agree to indemnify the DEVELOPER against all actions, suits, proceedings and claims that may arise out of the title of the OWNER over the said property.

25. That either of the parties shall not be entitled to sign and/or transfer this agreement to any other person firm/or corporation body.

26. The DEVELOPERS and the OWNER shall be liable for payments of Direct and Indirect Taxes in respect of their Allocated Portions after completion of the construction of the new building. This is mandatory to have GST registration for all the parties present hereto in this agreement.

27. That the DEVELOPER shall complete the building as per the Specification mentioned in Schedule-2 of this deed.

#### **ARBITRATION**

All Disputes and Differences relating to this Agreement or its Interpretation shall be referred to the arbitration. One Arbitrator shall be appointed jointly by the Parties hereto and the commencement of reference and the award of the arbitrator is final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of Arbitration Act 1940 (Act. of 1940) and its statutory modifications and / or re-enactment thereof in force from time to time.

*Debabrata Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

"SIDHIMINAYAK & VAISHNODEVI  
DEVELOPERS"

*Ronhik Sinha*

*Dr. H. S. Sinha*

PARTNERS

## JURISDICTION

All courts within the limit of the Purulia shall have the jurisdiction to entertain and determine all actions, suits and proceeding arising out of this present between the parties.

## SCHEDULE:-1

Dist – Purulia, P.S – Purulia(T), J.L No. -66, Mouza – Raghampur, under Purulia Municipality, Ward No. – 21, DeshBandhu Road, in Present Holding No.– 2266/50/ B, R.S. Khatian No. – 1198, L.R. Khatian No. – 1503, R.S Plot No. 3882 (P), Area – 0.179 ACRE, CLASSIFICATION – BASTU.

### Bounded by in the

North – 10ft. Wide Road.

South – Deshbandhu Road.

East – Plot of Dilip Kumar Roy Barman and Manjuri Biswas (Block A&D)

West – Holding of Manashi Chatterjee & others.

## SCHEDULE : 2

### (SPECIFICATION OF CONSTRUCTION)

#### MAIN STRUCTURE

: R.C.C. Foundation and Framed Structure shall be exactly in compliance to the actual architectural planning from Basement to Top Floor The construction work shall be carried out as per standard technical specification. The Structure shall be designed to withstand Dead Load, Live Load, Seismic Load and Wind Load

*Debabrata Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

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*Komalika Sinha*

*Debabrata Roy Barman*

PARTNERS

as per the relevant I.S. Codes.

#### BRICK WORK

- : First Class Brick- Outside wall 10" / 8", Inside wall between flats 5" and partition wall 5" excluding plaster thickness. AAC Blocks may also be provided as per decision of the concerned Architect and Structural Engineer of the project.

#### WALL PLASTERING, PAINTING AND FINISHING

- : Sand-Cement Mortar Plaster on inside and outside walls, ceiling etc. as per standard specification. Plaster of Paris (PoP) finishing on the inside wall and ceiling only and outside wall plaster with suitable Snowcem painting.

#### FLOORING

- : Branded Floor Tiles (2'x2' Vitrified) including skirting, dado and window sills

#### KITCHEN / DINING CUM DRAWING

- : Kitchen Cabinet / Gas table and Sink (one) with Two water taps shall be finished with 2'-0" wide Black Stone (Kodappa) or Marbles Cladding suitably supported. White Glazed Tiles 2'-0" high shall be on the dado over the back of Black Stone/ Marble slab. One Branded white local wash basin with Two water taps shall be provided in the Dining cum Drawing room.

*Debaraj Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

"SIDHIMINAYAK & VAISHNODEVI  
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*Kamshik Sinha*

*Debabrata Roy Barman*

PARTNERS

#### TOILET / W.C.

- : One Branded Anglo Indian style pan (White) and one Branded Western style pan (White), shall be provided. Flooring shall be done with Anti-skid Branded Floor Tiles (1'x1') including 6" thk. Skirting and Dado and window sills shall be finished with Wall Tiles (Glazed) for walls up to 5'- 0" height. PVC Low down white local cistern, two CP Bib Cock point hot & cold, one CP shower Point and one geyser point shall be provided in one toilet with standard water connections for Hot and Cold water supply.

#### ELECTRICAL WORKS

- : All electrical wiring will be concealed or half concealed as follows:-  
Bed Rooms – Two Light, One Fan and One 5 amp Plug points, Dining/ Drawing – Two Light, One Fan and One 5 Amp Plug points including one plug point (5/ 15 AMP), Kitchen – One light point, One Exhaust Fan point and One Plug point (5/15 AMP). Bath Room/ W.C – One Light point and One Exhaust Fan and One Geyser point (5/ 15 AMP)

#### DOORS AND WINDOW

- : Wooden frames with sal wood and commercial flush door for shutters on standard size fitting with handle and one standard lock, for each main door and standard fitting of each of the



*Debabrata Roy Barman*  
Signature of Land Lord  
Debabrata Roy Barman

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*Ranjit Singh*

*Debabrata Roy Barman*

PARTNERS

inside flush door. The PVC frame with palls will be fitted within each kitchen and toilet. Aluminum section windows including glass of 3mm thick and M.S. Grills shall be provided.

#### WATER SUPPLY, PLUMBING AND SANITATION

: Provisions for 24 hours water supply shall be made to the different flats and units through underground water reservoir and overhead tank by way of distribution of water supply line. This will include provisions for Fire Fighting requirements as per norms. The main source of water will be from deep tube-well. Suitable size over-head tank to cater the need as per standard practice will be constructed on the roof. A pump also will be fitted to lift the water from ground to overhead tank. A good network of pipe lines will be distributed to all the flats and units. PVC pipes (Hot and Cold) to be used for outer and inner water connections and PVC Hi-density sanitary pipes and Fittings will be provided as per standard specification. Suitable Storm Water Harvesting arrangement shall be made in this project.

#### ROOF :

The roof of the building will be finished with water proofing Grey Cast-in-Situ Concrete with net cement punning at top. The entire roof shall

*Debabrata Roy Barman*  
Signature of Landlord  
Debabrata Roy Barman

"SIDHMINAYAK & VAISHNODEVI  
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*Renuka Sinha*  
*J. Senthil*

PARTNERS

be covered with heat proof structural shed.

### 11. STAIRCASE, LIFT AND COMMON AREA

The Staircase, Lift and Common Area of all the floors, excepting the commercial area will be available for use.

### EXTRA WORK

Other than the specification given herein the OWNER will pay extra charges for any extra work in advance to the Developer with prior intimation to the Developer.

Note :- Signature with photo and fingers print of the parties are affixed on the Specimen copy annexed with this Deed.

*[Handwritten signature]*

Debabrata Roy Barman  
Signature of Landlord  
Debabrata Roy Barman

"SIDHHIVINAYAK & VAISHNODEVI  
DEVELOPERS"

Kombhik Sinha

Debabrata

PARTNERS

IN WITNESS WHEREOF the parties here to have executed these presents on the Day and Year first above written.

Witnesses

1. Chhotan Sarkar  
Sikate - Tapan Sarkar  
Nampala Pundia PO - Nampala.  
PS + DIST - Pundia
2. Mithun Choshai  
Pundia  
Signature of the OWNER

1. Debabrata Roy Barman

Signature of the PARTNERS OF DEVELOPERS

1. Kombhik Sinha

2. Debabrata

Scribe - The Deed has been drafted as per instruction of the Parties and the Writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writings of this Deed, put their respective signature and fingers impression by their own hand and fingers.

Typed By

h. Sinha

Accepted by

Debabrata (Advocate)

E-no. F/275/113/2019

SIGNATURE OF THE  
PRESENTED/EXECUTAN/  
SELLER/BUYER/CAIMENT  
WITH PHOTO

**UNDER RULE 44A OF THE I. R. ACT 1908**

N.B. – LH BOX – THUMB TO SMALL PRINT

R.H. BOX – THUMB TO SMALL PRINT

 <i>Komhik Sinha</i>	LH					
	RH					

ATTESTED:- *Komhik Sinha*

 <i>Atul Sult</i>	LH					
	RH					

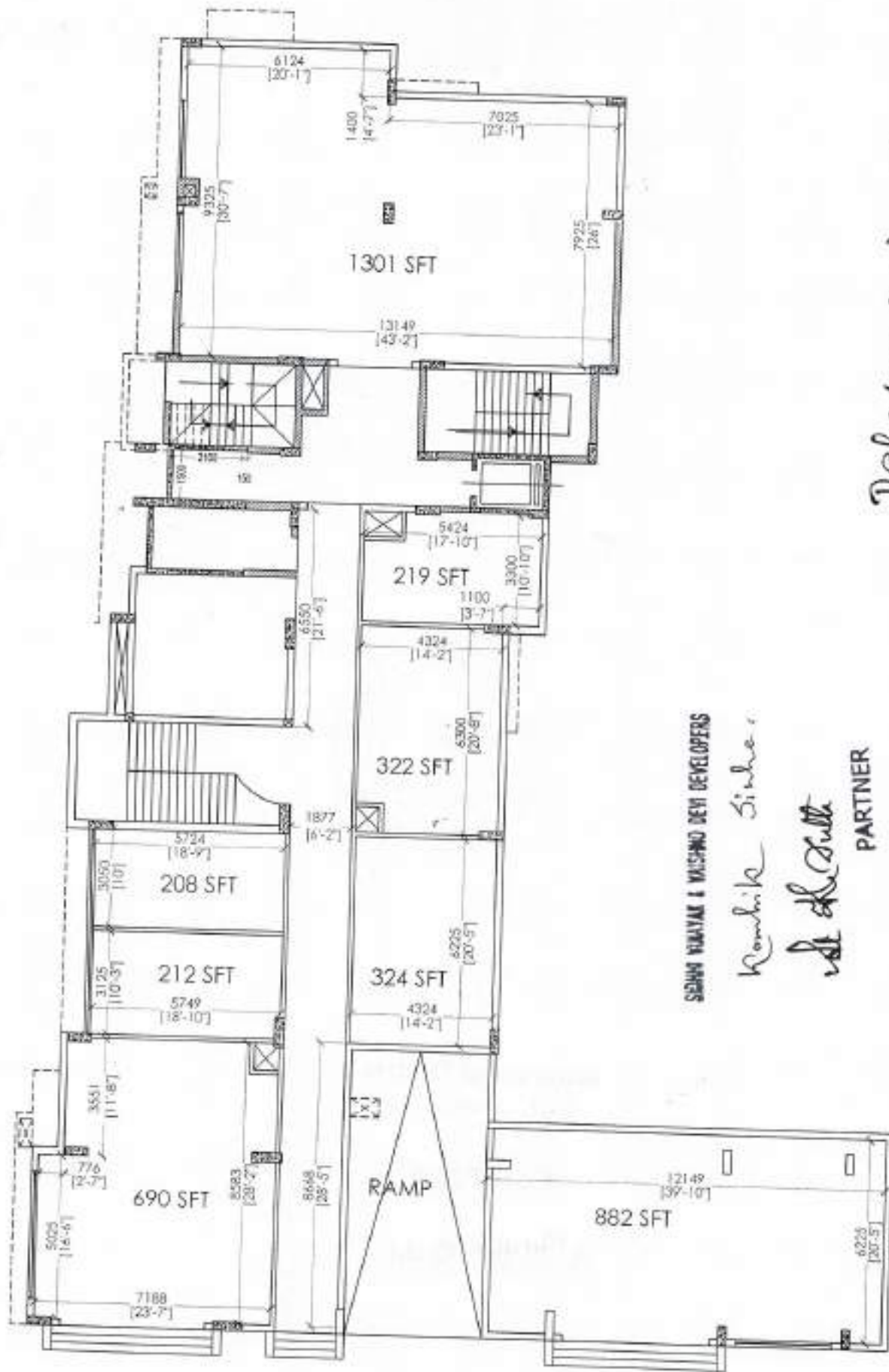
ATTESTED:- *Atul Sult*

 <i>Debalochan Roy Barman</i>	LH					
	RH					

ATTESTED:- *Debalochan Roy Barman*

	LH					
	RH					

ATTESTED:-



GROUND FLOOR TO SECOND FLOOR PLAN

*Deborah Kay Brown*

SEBBA KUMAR & VAISHNA DEVI DEVELOPERS

*Kambik Srinivas*

*Reddy K. Srinivas*

PARTNER



*Debalakrish Ray Chorman*

**SCM KUNAL & MASHNO DEV DEVELOPERS**

*Kambik Sinha*

*Debalakrish*  
**PARTNER**

### Major Information of the Deed



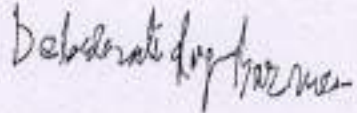
Deed No :	I-1402-03276/2020	Date of Registration	16/10/2020
Query No / Year	1402-2001363344/2020	Office where deed is registered	
Query Date	15/10/2020 3:45:25 PM	1402-2001363344/2020	
Applicant Name, Address & Other Details	KUMARESH MEHETA BHUL,Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, Mobile No. : 9434372623, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 5,000/-	Rs. 1,51,87,882/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Deshbandhu Road, Mouza: Raghampur, , Ward No: 21 JI No: 66, Pin Code : 723101

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	RS-3882	RS-1198	Bastu	Bastu	17.9 Dec	5,000/-	1,51,87,882/-	Property is on Road
<b>Grand Total :</b>					<b>17.9Dec</b>	<b>5,000 /-</b>	<b>151,87,882 /-</b>	



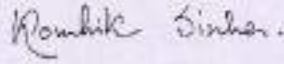



### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr DEBABRATA ROY BARMAN (Presentant )</b> Son of Late SOMNATH ROY BARMAN Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Office			
		16/10/2020	LTI 16/10/2020	16/10/2020
DESH BANDHU ROAD, P.O:- PURULIA, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Sidhhi Vinayak &amp; Vaishnodevi Developers</b> PURULIA, P.O:- PURULIA, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101 , PAN No.:: ADxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr KOUSHIK SINHA</b> Son of Mr KISHORE KUMAR SINHA Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office	 Oct 16 2020 8:19PM	 LTI 16/10/2020	<b>Signature</b>  16/10/2020
	OLD POLICE LINE CHABIBIRI BAGAN, P.O:- PURULIA, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sidhhi Vinayak & Vaishnodevi Developers (as )			
2	<b>Name</b> <b>Mr SANJIT KUMAR DUTTA</b> Son of Late DUKHABHANJAN DUTTA Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office	 Oct 16 2020 8:19PM	 LTI 16/10/2020	<b>Signature</b>  16/10/2020
	KALITOLA LANE CHOWK BAZAR, P.O:- PURULIA, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sidhhi Vinayak & Vaishnodevi Developers (as )			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr CHHOTON SARKAR</b> Son of Late TAPAN SARKAR RATH TOLA NAMOPARA, P.O:- PURULIA, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101	 16/10/2020	 16/10/2020	 16/10/2020
Identifier Of Mr DEBABRATA ROY BARMAN, Mr KOUSHIK SINHA, Mr SANJIT KUMAR DUTTA			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA ROY BARMAN	Sidhi Vinayak & Vaishnodevi Developers-17.9 Dec

### Land Details as per Land Record

District: Purulia, P.S.- Purulia Town, Municipality: PURULIA, Road: Deshbandhu Road, Mouza: Raghobpur, , Ward No: 21 JI No: 66, Pin Code : 723101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 3882, RS Khatian No:- 1198		

On 15-10-2020

**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 1,51,87,882/-



**Ruhul Amin**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. PURULIA**  
**Purulia, West Bengal**

On 16-10-2020

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:42 hrs on 16-10-2020, at the Office of the A.D.S.R. PURULIA by Mr DEBABRATA ROY BARMAN ,Executant.

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

Execution is admitted on 16/10/2020 by Mr DEBABRATA ROY BARMAN, Son of Late SOMNATH ROY BARMAN, DESH BANDHU ROAD, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business

Identified by Mr CHHOTON SARKAR, , Son of Late TAPAN SARKAR, RATH TOLA NAMOPARA, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

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

Execution is admitted on 16-10-2020 by Mr KOUSHIK SINHA, , Sidhhi Vinayak & Vaishnodevi Developers (Partnership Firm), PURULIA, P.O:- PURULIA, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101

Identified by Mr CHHOTON SARKAR, , Son of Late TAPAN SARKAR, RATH TOLA NAMOPARA, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

Execution is admitted on 16-10-2020 by Mr SANJIT KUMAR DUTTA, , Sidhhi Vinayak & Vaishnodevi Developers (Partnership Firm), PURULIA, P.O:- PURULIA, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101

Identified by Mr CHHOTON SARKAR, , Son of Late TAPAN SARKAR, RATH TOLA NAMOPARA, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/10/2020 1:33AM with Govt. Ref. No: 192020210119031271 on 16-10-2020, Amount Rs: 7/-, Bank: Union Bank of India ( UBIN0530166), Ref. No. 500058521 on 16-10-2020, Head of Account 0030-03-104-001-16

## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,000/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 14928, Amount: Rs.5,000/-, Date of Purchase: 16/10/2020, Vendor name:

Debdas Bhattacharya

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/10/2020 1:33AM with Govt. Ref. No: 192020210119031271 on 16-10-2020, Amount Rs: 35,000/-, Bank:  
Union Bank of India (UBIN0530166), Ref. No. 500058521 on 16-10-2020, Head of Account 0030-02-103-003-02



**Ruhul Amin**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. PURULIA**  
**Purulia, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2020, Page from 132421 to 132457  
being No 140203276 for the year 2020.



Digitally signed by RUHUL AMIN  
Date: 2020.10.16 18:40:33 +05:30  
Reason: Digital Signing of Deed.

(Ruhul Amin) 2020/10/16 06:40:33 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. PURULIA  
West Bengal.

(This document is digitally signed.)