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

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE - I: DEFINITION

- 1.1 <u>OWNERS</u>: shall mean and include the party of the First Part and their heirs and successors.
- 1.2 <u>DEVELOPER</u>: shall mean and include the Party of the Second Part and its Partners for the time being, and their respective heirs, executors, administrators, legal representatives and assigns.
- 1.3 SAID PROPERTY: shall mean and include the land 23 cottahs 15 chittaks 7.5 sq.ft. more or less together with structure standing thereon, more or less, with a structure standing thereon, situated at Mouza- Jagaddal, J.L. No.71, Pargana –Magura, Touzi No.47, 49, 64, 63, 68, R.S. No. 233, comprised in C.S. Dag No.3114, 3115, R.S. Dag No. 3114, 3115,3114/3499 & 3115/3501, L.R. Dag No.3157,3158, 3195, 3196, appertaining to R.S. Khatian No.660,663, 664, L.R. Khatian no.1697,370, under P.S. Sonarpur, at present lying within the limits of the Rajpur Sonarpur Municipality, Ward no.25, being Part of Holding No. 134, Katyani Tala Street, Sub-registry office at Sonarpur, in the District of South 24- Parganas, fully described in the First Schedule hereunder written.
- 1.4 <u>NEW BUILDING</u>: shall mean and include such multi storied building shall be approved by the parties hereto and sanctioned by the Rajpur Sonarpur Municipality in respect of the said property to be constructed on the said land.
- 1.5 <u>COMMON FACILITIES</u>: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, Lift, electrical and sanitary



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- 1.7 DESTAGRESS ALLOCATED: shall make sed lariosis new red troops the Chenes' advention, the covering constructed who compiled of served that, draps and graces of the proposed reals month halling. Supplier with auditabel proportionate shape in the



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- 1.8 SECUREDITY and reserved by the Regnet Personner Phenotype for partial intertry and narestronal by the Regnet Personner Phenotype for association of the soul new training making making making place to visit burneling for appropriate to the pattern factors and constituted by the Regnet Receipts Washington.

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2.1 This agreement shall be discount to have communicated at seal with afficed free flat date of summation of this agreement part that common in full force or long. By Tarrytoper's administration is said or reasoftened as for immediage agreement.

ARTICLE-III UNDERF REPREHENDATION

- 11. The Owners was attentionally unland and procured of an otherwise well and sufficiently positive in expected the booked property over particularly described in the Pine Schneight terrender written. One then all assumptions and have not expect time any agreement or content with any private of particular in request of the said property and face we exceed any substance or participations.
 - 3.2. You said lead in our affected by any Subsect of augustion or requisitioned of the Seas Chemic Sizes or any head budy-fatherity and the same has a right and good mechanists bits during.

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ARTICLE -V: DEVELOPMENT WORK

- 5.1 The Owners hereby appoint the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accepted.
- 5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building ,having several self contained flats, shops and spaces on the Ownership basis and will sell the flats & spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

ARTICLE -VI: DEVELOPER'S COVENANTS

- 6.1 The Developer shall at his own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated hereinbefore within the 24(Twenty-four) months from the date of sanctioned of the building plan.
- 6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer themselves or on account and/or on behalf of the intending purchaser or purchasers of the flats, shops and spaces in the new building.
- 6.3 The Developer at their own costs and expenses apply for and obtain all necessary No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.
- 6.4 The Developer shall at his own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said



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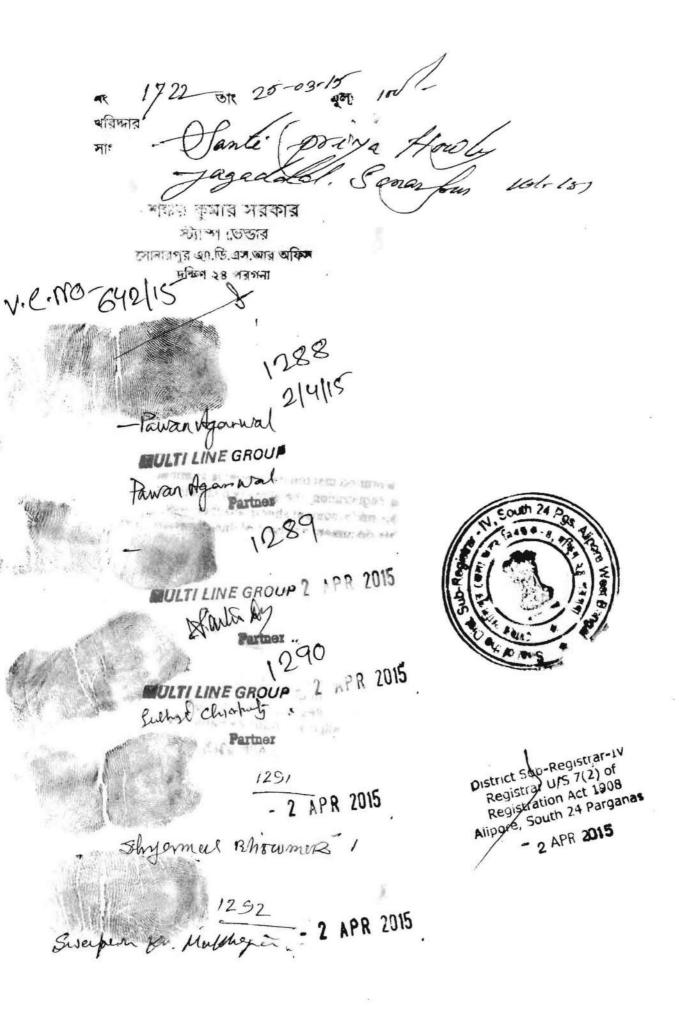
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Registration Act 1908
Alipore, South 24 Parganas

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AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the day of Apail Two Thousand Fifteen (2015) BETWEEN



Shambhu Meth Dos. 2 APR 2015



2 APR 2015

- Sach Priya Howr.



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