

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 **OWNERS** : shall mean and include the party of the First Part and their heirs and successors.
- 1.2 **DEVELOPER**: 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 **NEW BUILDING**: 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 **COMMON FACILITIES**: 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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measures, fittings etc. and cost of the building and other facilities required for common enjoyment of the new building.

1.6 **COMMON ALLOCATION**: shall mean and include the owner and tenant for Super Block No.1 will get 40% of the built up area in proportion of the land measuring 7 ares 10 ds 10 sq ft. and a sum of Rs.1,00,000/- (Rupees One Lakh only) as refundable money, and at the time of this agreement, the owner and tenant for Super Block No.2 will get 50% of the built up area in proportion of the land measuring 10 ares 10 ds 10 sq ft. and a sum of Rs.1,00,000/- (Rupees One Lakh only) as refundable money, out of which Rs.50,000/- (Rupees Fifty Lakh only) paid on this agreement and balance Rs.50,000/- (Rupees Fifty Lakh only) at the time of foundation of the proposed building, the owner and tenant for Super Block No.1 will get 20% of the super built up area or 2000 sq ft. except area of the proposed building, in lieu of the land measuring 7 ares 10 ds 10 sq ft. and a sum of Rs.1,00,000/- (Rupees One Lakh only) as refundable money, and in this agreement and the owner and tenant for Super Block No.2 will get 50% of the built up area in proportion of the land measuring 7 ares 10 ds 10 sq ft. and a sum of Rs.1,00,000/- (Rupees One Lakh only) as refundable money, paid at the time of this agreement, together with undivided proportional share in the land with right to use and enjoy the common area and facilities to be provided in the proposed building. In a word here, the location of the flats and spaces on the basis of said common allocation in their respective share, shall be clearly mentioned in the Supplementary Agreement for Development after obtaining the sanctioned building plan from the Super Block No.1 Municipality.

1.7 **PROPORTION ALLOCATION**: shall mean and include area and space for tenant allocation, the remaining constructed area comprised of central hall, shops and spaces of the proposed multi storey building together with undivided proportional share in the



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(and with right to use and enjoy the common areas and facilities to be provided to the proposed building;

- 3.8. **DESIGNED PLAN:** shall mean and include the plan approved by the public health and sanctioned by the Rajgarh Township Municipality for construction of the said new building under modified plan as may hereafter be approved by the public health and sanctioned by the Rajgarh Township Municipality;

ARTICLE 10. SCOPE OF COMPENSATION

- 2.7. This agreement shall be deemed to have commenced as and with effect from the date of execution of this agreement and shall remain in full force so long as the Developer's attention is not so transferred as the existing agreement.

ARTICLE 11. BUSINESS REQUIREMENTS

- 3.1. The Developer has attached and possessed of an otherwise well and sufficiently entitled to acquire the said property more particularly described in the First Schedule hereto in virtue of the fact all encumbrances and liens are waived here any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

- 3.2. The said land is not affected by any scheme of acquisition or requirement of the State Government or any local authority and the same has a clear and good title free from all claims.

ARTICLE 12. CONTRACTUAL REPRESENTATIONS

- 4.1. The Developer has sufficient knowledge and experience in the nature of development & construction of premises proposed and construction of new building and also management of sufficient funds for carry out the work of development of the said property under construction of the said new building.



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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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C. S. Datta

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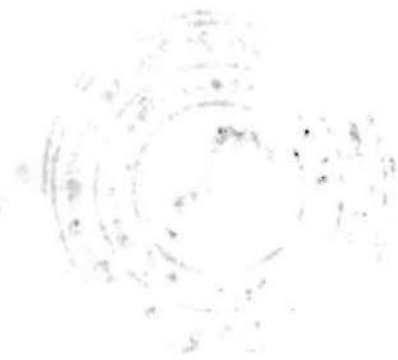


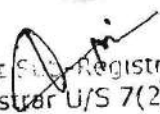
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scrutinized that the document is admitted for registration. the signature sheets and the endorsement sheets attached with the document are part of this document




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 2 APR 2015
 12/4/15

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the ^{2nd} ...
 day of April :.....Two Thousand Fifteen (2015) BETWEEN

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*Santi (Prima House)
Jagadab. Senarjun 106/157*

শ্রীমান কুমার সরকার
স্ট্যাম্প ডেস্কর
সোনাবাগুর এ.ডি.এস.আর অফিস
দক্ষিণ ২৪ পরগনা

V.E.No-642/15

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2/4/15

- Pawan Agarwal

MULTI LINE GROUP

Pawan Agarwal
Partner

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MULTI LINE GROUP 2 APR 2015

Shanku Ag
Partner

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MULTI LINE GROUP 2 APR 2015

Lubh Chakraborty
Partner

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- 2 APR 2015

Shyamal Bharamar 1

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Swapna K. Mullick - 2 APR 2015



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Shambhu Nath Das, 2 APR 2015



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2 APR 2015

- Sanki Praya Howtr.



Somenath Chakrabarty
S/o Late Dulal Chakrabarty -
Alipur & R-Office
Kal-27
Deed writer

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