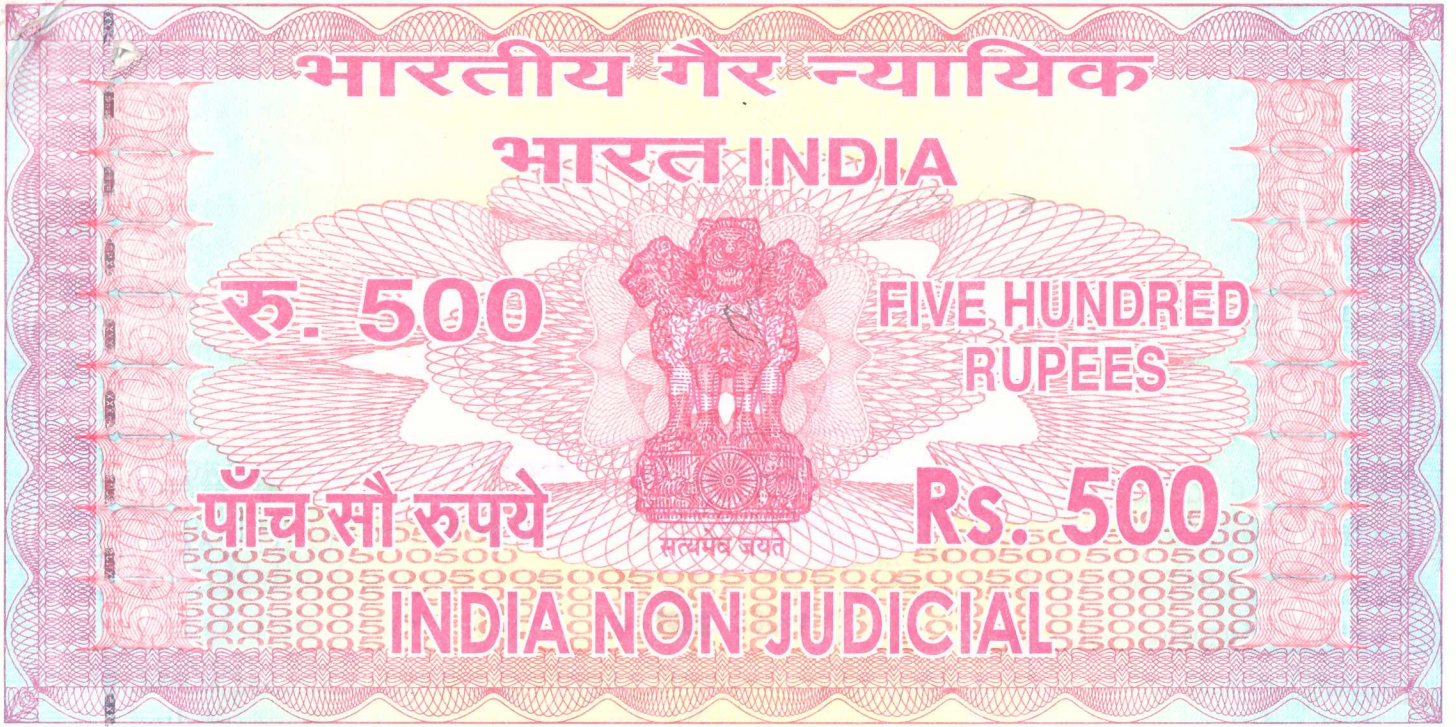


4057/21

T-3958/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 362658

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of his document.

add. District Sub-Registrar
Bidhannagar, (Salt Lake City)
- 9 DEC 2021

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made on this the 09th day of December, Two Thousand Twenty-One (2021) of the Christian Era ;

BETWEEN

1. SRI DILIP KUMAR KUNDU (Pan – AEOPK5202L) and (Aadhaar No.7792 2436 5566), 2. SRI PRADIP KUMAR KUNDU (Pan – AEMPK0878E) and (Aadhaar No.5911 6371 8082) and 3. SRI BIDYUT KUMAR KUNDU (Pan – AENPK7751H) and (Aadhaar No.5390 3219 8229), all sons of Late Bijoy Krishna Kundu, all by Faith – Hindu, all by Occupation – Retired, all by Nationality – Indian, all resident of Plot No.568, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055 in the District of North 24-Parganas and hereinafter jointly referred to and called as the “ LANDOWNERS ” (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include

all their respective legal heirs, executors, representatives, administrators and / or assigns) of the ONE PART ;

- A N D -

HITECH CONSTRUCTION COMPANY (Pan – AAFFH6644E), a Partnership Firm of Builders, Contractors and Engineers, constituted with its Partners namely, **1. Sri Rabin Ganguly (Pan – ADTPG7283K) and (Aadhaar No.2363 1486 7470)**, son of Late Sudhir Kumar Ganguly and **2. Smt. Mousumi Ganguly (Pan – ADNPG3770B) and (Aadhaar No.6246 5153 1568)**, wife of Sri Rabin Ganguly, both by Faith – Hindu, both by Occupation – Business, both by Nationality – Indian, having its registered Office at 556, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, District – North 24-Parganas and the Firm is represented by one of its Partner-cum-Authorized Signatory viz. **Sri Rabin Ganguly**, son of Late Sudhir Kumar Ganguly and hereinafter referred to and called as the “ DEVELOPER ” (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include all its successor or successors-in-Interest, executors, administrators, representatives and / or assigns) of the OTHER PART.

W H E R E A S :

a) By an Agreement dated 21st day of December, 1951 made between the Government of West Bengal and The Krishnapur Refugee Co-Operative Colony Limited, registered under the Societies Registration Act in the Year 1949 bearing Registration No.69 / 24 and herein after referred to as the “ said Society ”, acquired the Possession of more or less 85.33 Acres of land comprised in C. S. Dag Nos.2323, 2324, 2326, 2327, 2330 – 33, 2343 – 73, 2376 – 93, 2395 – 2404, 2413–17, 2425 – 32, 2440, 2442 – 91 and 2555 – 58 lying under Mouza – Krishnapur (at present Mouza – Shyamnagar), J. L. No.17, R. S. No.180, Police Station – Rajarhat (at present Lake Town) in the District of erstwhile 24-Parganas.

b) The said Society thereafter, developed the said acquired land and splitted it in several residential Plots according to a Scheme Plan with an object of rehabilitating the Refugees from the then East Pakistan as well as the Landless Government Employees vide allotment of those Plots of land amongst its members (being the Refugees and the Government Employees) of the said Society having no other homestead land elsewhere in India.

3. Proportionate share of Municipal rates and taxes including Government rents and taxes, other outgoings, levies and impositions from the date of making over possession of the Flat are to be borne by the Landowners till the Flat/s under Landowners' Allocation is separately assessed.
4. All charges and deposits for maintaining supply and operation of all common services and utilities to the building.
5. Costs of formation and operation of the Flat Owners' Association.
6. Costs of running, maintenance, repairs and replacement of pumps, motors and other common installations.
7. Electricity charges relating to consumption of electrical energy used for operation of all common services.
8. All litigation costs and expenses incurred for protection, preservation and safe holding of the land, building and all its common portions.

IN WITNESS WHEREOF the Parties hereto doth hereunto set and subscribe their respective hand and seal in presence of the Witnesses named herein below on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

WITNESSES :

1. Anjem Chowdhury
42, Dum Dum park
Kolkata - 700055

2. Uttam Bhattacharya
6, old post office St.
Kolkata - 700001

Dilip Kumar Kundu
Prady Kumar Kundu

Bidyut Kumar Kundu

**SIGNATURE OF THE LANDOWNERS
OF THE ONE PART.**

HITECH CONSTRUCTION COMPANY



Partner

**SIGNATURE OF THE DEVELOPER
OF THE OTHER PART.**

Drafted by :

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2021, Page from 180776 to 180825

being No 150403958 for the year 2021.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2021.12.13 15:35:40 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 2021/12/13 03:35:40 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

West Bengal.

(This document is digitally signed.)