



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

14AB 135253

For Sweet Hut Developers  
*[Signature]*  
Partner

For Sweet Hut Developers  
*[Signature]*  
Partner

*[Signature]*  
SK. Mohiuddin

SK. Salimuddin

## SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 18th day of Nov, , in the year  
Two Thousand and Seventeen (2017).

BETWEEN

(1). SEIKH MOHIUDDIN (PAN no. ANXPM9589Q), son of Abul Kalam, by Faith - Muslim, by Nationality - Indian, by Occupation - Business, residing at Raigachhi, P.S. Rajarhat, Kolkata - 700135, District North 24-Parganas and (2). SEIKH SALIM UDDIN (PAN no. EGVP0539B), son of SK Mohiuddin, by Faith - Muslim, by Nationality - Indian, by Occupation - Business, residing at Raigachhi, P.S. Rajarhat, Kolkata - 700135, District North 24-Parganas, hereinafter called the "OWNERS" (which expression shall unless excluded by or repugnant to the subject or context here of be deemed to mean and include their heirs, executors, administrators, representatives, assigns, nominee or nominees and also Successors and Legal heirs) of the FIRST PART.

AND

M/S. SWEET HUT DEVELOPERS (PAN no. ABZFS4538D), having its Office at 41, B.B. Ganguli Street, Kolkata - 700 012 and also at 25A, Park Street, Karnani Mansion, 1<sup>st</sup> Floor, Room No - 113, P.O. & P.S. Park Street, Kolkata - 700 016, represented by its partners namely (1). SRI. ALOK BANERJEE (PAN no. AEDPB9475K), son of Late Tinkori Banerjee, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at premise no. 15/3A, Chinar Park, Kolkata - 700 157, P.O. Hatiara, P.S. Baguati, District - 24Parganas (North) and (2). SRI. ARINDAM BANERJEE (PAN no. AEFPB8754F), son of Sri. Alok Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at premises no. 23, Chinar Park, "Star Enclave", Block - A, 3<sup>rd</sup> Floor, P.O. Hatiara, P.S. Baguati, Kolkata - 700 157, hereinafter called and referred to as the "DEVELOPER/PROMOTER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal heirs, executors, administrators, representatives, assigns, nominee or nominees) of the SECOND PART.

WHEREAS both the parties entered into a **Development Agreement dated 23.12.2015** with some conditions regarding their respective allocation therein.

WHEREAS as per **Development Agreement dated 23.12.2015** it has been agreed by and between the parties herein that a sum of **Rs. 40,00,000/- (Rupees Forty Lacs)** only will be paid by the **Developer** to the **Owners** and subsequently the **Developer** concern have paid **Rs. 40,00,000/- (Rupees Forty Lacs)** in favour of the **Owners**.

WHEREAS thereafter as per the request of the **Owners**, the said **Developer** Concern also paid a sum of **Rs. 2,50,000/- (Rupees Two Lacs Fifty Thousand)** only to the **Owners**.

WHEREAS it has been agreed by the **Owners** that they shall adjust **Rs. 12,50,000/- (Rupees Twelve Lacs and Fifty Thousand)** only by handing over a portion measuring **500 sq. ft. super built up area @ Rs.2,500/-** from the **Owner's Allocation** in favour of the **Developer** and the **Owners** also agreed that they shall refund or adjust **Rs. 30,00,000/- (Rupees Thirty Lacs)** only in favour of the **Developer** before receiving **Owner's Allocation** from the **Developer**.

WHEREAS as per the further request of the **Owners** the **Developer** also agreed to hand over **60% share of 8 (Eight) commercial shops of Developer's Allocation** on the **Ground Floor** which equivalent to a super built up area measuring **1298 sq. ft.** to the **Owners** and the **Owners** also agreed to handover **60% share** from the **Owner's Allocation** on the residential area measuring

For Sweet Hut Developers

Arindam Banerjee

Partner

For Sweet Hut Developers

Moumita

Partner

SK Mohiuddin

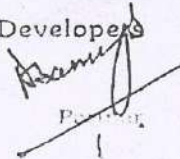
SK Salimuddin

1298 sq. ft. super built up area to the Developer.

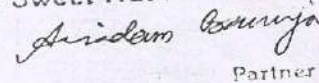
AND WHEREAS after completion of above transaction, the Owners and the Developers shall get the Flats, Shops and Car Parking Space along with all facilities of common areas and common amenities lying and situated at Mouza - Raigachhi, J.L. No. 12, Re.Sa. No. 194, Touzi No. 169, comprised in L.R. Khatian No. 2355 & 2273, R.S. / L.R. Dag No. 535(P), within the local limits of Rajarhat-Bishnupur 1 No. Gram Panchayet, P.S. Rajarhat, under A.D.S.R.O. Rajarhat, District North 24-Parganas, West Bengal in the following manner :-

Serial No	Floor	Owners Allocation	Developers Allocation
1.	Basement	3 car parking	5 car parking
2	Ground Floor	8 shop (Shop no. G - 1 to G-8)	NIL
3.	Ground Floor	2 car parking	2 car parking
4.	1 <sup>st</sup> floor (Commercial)	1357 sq. ft. (Shop no. B - 1)	997 sq. ft., 1042 sq. ft. (Shop no. A - 1 & C - 1)
5.	2 <sup>nd</sup> floor (Residential)	1415 sq. ft. 1208 sq. ft. (Flat no. B-2 & C-2)	1100 sq. ft., (Flat no. A - 2)
6.	3 <sup>rd</sup> floor (Residential)	Nil	1100 sq. ft., 1415 sq. ft. 1208 sq. ft. (Flat no. C-3)
7.	4 <sup>th</sup> floor (Residential)	Nil	(Flat no. A - 3, B - 3, C-3) 1100 sq. ft., 1415, 1208 sq. ft. (Flat no. A - 4, B - 4, C-4)

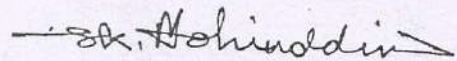
For Sweet Hut Developers



For Sweet Hut Developers

  
Partner

SK Salimuddin



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED

By the Parties at Kolkata

In the presence of

1. Sr. Phayazuddin  
S/o Late. Sr. Mostafed Ali  
Rajachal Bhalenda  
KOL- 135 18/11/17

2. Anamab Mukherjee  
S/O - Parimal Mukherjee  
Rajachal, Bhalenda  
18/11/2017

3. Rabi Ghosh  
S/O - Sankupada Ghosh  
Calcutta, Maligaoncha  
18/11/17

*Sr. Mohiuddin*

Sr. Salimuddin

**SIGNATURE OF THE VENDORS/  
OWNERS**

For Sweet Hut Developers

For Sweet Hut Developers

*Anindan Banerji*  
Partner

*Banerji*  
Partner

**SIGNATURE OF THE DEVELOPER**

Read over, Explained, Drafted  
& Prepared By me as per documents  
and information supplied to me :-

*Swapnadip Das*

Sri. Swapnadip Das,  
Advocate.

6, Old Post Office Street,  
Gr. Floor, Room No. 56  
Kolkata - 700 001

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Enrolment no. WB/1782/02