

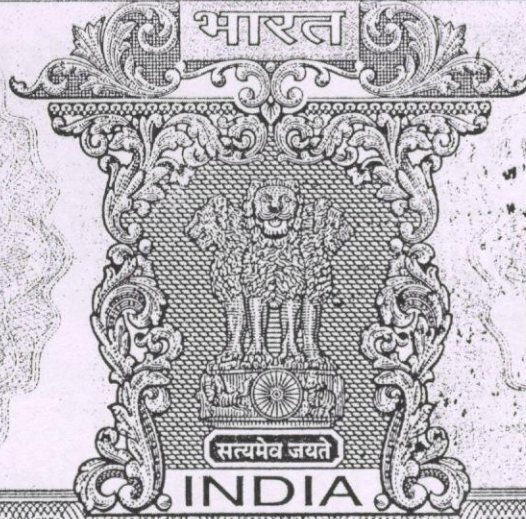
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भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V 621329

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

District Sub-Registrar-II  
Alipore, South 24 Parganas

11 DEC 2017

DEVELOPMENT AGREEMENT

**THIS JOINT DEVELOPMENT AGREEMENT (JDA)** made this  
the 7th day of December, **TWO THOUSAND AND SEVENTEEN**  
**BETWEEN**





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 833438

**DEVELOPMENT AGREEMENT**

**THIS JOINT DEVELOPMENT AGREEMENT (JDA) made this**  
the 7th day of December, **TWO THOUSAND AND SEVENTEEN**  
**BETWEEN**



71528

Sl No ..... Sold to .....  
Address.....  
**A. K. Maity**  
(Govt.) Licensed Stamp Vendor  
10, Old Post Office Street  
Kolkata - 700001  
License No.: 1/ 2017-2018  
Issue Date :-....., Sign.....

KOLKATA-700001  
6, OLD POST OFFICE STREET  
3rd FLOOR, TEMPLE CHAMBERS  
SOLICITOR & ADVOCATES  
R. L. GAGGAR

20 NOV 2017

Vishu Nak



589

KRISHNA BUILDERS AND DEVELOPERS PVT. LTD.  
Vishu Nak  
DIRECTOR



5892

HAPPY BENGAL PROMOTERS LTD.  
Rajin Podda  
Director



5894

For HAPPY ADVENT REALCON LLP  
Sanjay Kumar Parida  
Designated Partner



District Sub-Register-II  
Alipore, South 24 Parganas

- 7 DEC 2017

Shree An Chandra



**KRISHNA BUILDERS AND DEVELOPERS PVT LTD (PAN No. AAECK5032F)** a company within the meaning of the Companies Act 1956 having its registered office situated at No. 44 Ezra Street, P.S. Hare Street, Kolkata 700 001 represented by its Director **SHRI VISHAL NAIK (PAN NO.ACUPN9905F)** hereinafter referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **FIRST PART**;

**AND**

**HAPPY BENGAL PROMOTERS LTD.(PAN No.AABCH6816R)** a company within the meaning of the Companies Act 1956 having its registered office situated at No.21 Camac Street, P.S. Shakespeare Sarani, Kolkata 700 071 represented by its Director **SHRI RAJIV PODDAR (PAN NO.AFTPP1942E)** hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **SECOND PART**;

**AND**

**HAPPY ADVENT REALCON LLP(PAN No.AAKEH7792N)** a limited liability partnership firm having its principal place of business situated at No. 21 Camac Street, 7<sup>th</sup> floor, Kolkata 700 016 P.S. Shakespeare Sarani represented by its Designated Partner **(1) SHRI SANJAY KUMAR PARAKH (PAN AESPP2047J)** son of Sampat Mal Parakh and **(2) ARIHANT GIRIA (PAN NO. BKKPG0068F)** son of Sunil Kumar Giria (hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators and assigns) of the **THIRD PART**;



**WHEREAS:**

- A)** In this Agreement wherever the context so permits the Owner and the Developer are collectively referred to as the 'parties' and individually as a 'party'.
- B)** By a registered Sale Deed dated 11.02.1939 registered in the Office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 6, Pages 203 to 207, being No. 252 for the year 1939, one Suhasini Bose became the sole and absolute owner in respect of **ALL THAT** piece or parcel of homestead Land, measuring about 27 Cottahs 12 Chittaks 2 Sq. ft. more or less, lying and situated at Mouza - Sahapur and comprised in Dag Nos. 954, 955, 924/1006, 1956/1030, 956, 1040, C.S. Khatian No. 42, J.L. No. 4, Touzi No. 93/101, P.S. - Behala, District - 24-Parganas (now under District - South 24-Parganas) **TOGETHER WITH** all right, title and interest appertaining thereto free from all encumbrances.
- C)** By another registered Sale Deed dated 11.12.1940 registered in the Office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 8, Pages 251 to 253, being No. 195 for the year 1941, the said Suhasini Bose became the sole and absolute owner in respect of **ALL THAT** piece or parcel of homestead Land, measuring about 10 Cottahs more or less, lying and situated at Mouza - Sahapur and comprised in Dag No. 924/1006, C.S. Khatian No. 42, J.L. No. 8, P.S. - Behala, District - 24-Parganas (now under District - South 24-Parganas) **TOGETHER WITH** all right, title and interest appertaining thereto free from all encumbrances.
- D)** The said Suhasini Bose (since deceased) during her lifetime was the sole and absolute owner of the **ALL THAT** piece or parcel of homestead Land, measuring about 37 Cottahs 12 Chittaks 2 Sq. ft. more or less, lying and situated at Mouza - Sahapur and comprised



in Dag Nos. 954, 955, 924/1006, 1956/1030, 956, 1040, C.S. Khatian No. 42, J.L. No. 4 and 8, P.S. - Behala, District - 24-Parganas (now under District - South 24-Parganas) **TOGETHER WITH** all right, title and interest appertaining thereto free from all encumbrances and for the sake of brevity hereinafter collected and referred to as the said Land more fully and particularly described in the First Schedule hereunder written.

- E)** The said Suhasini Basu died intestate leaving her surviving her six sons namely Indu Bhusan Bose, Phani Bhusan Bose, Kanti Bhusan Bose, Bango Bhusan Bose, Satya Bhusan Bose and Santi Bhusan Bose as her legal heirs and/or legal representatives who in accordance with the provisions of the Hindu Law of Inheritance jointly became entitled to the aforesaid Lands each one of them being entitled to an equal share or interest into or upon the aforesaid Lands, having undivided share therein.
- F)** The said Indu Bhusan Bose died intestate leaving behind his five sons namely Himangshu Bose (since deceased), Nirmal Kumar Bose, Rajat Kumar Basu, Debjiban Basu and Kalyan Kumar Basu as only heirs and/or legal representatives who in accordance with the provisions of the Hindu Law of Inheritance became entitled to his undivided share or interest into or upon the said Lands.
- G)** The said Phani Bhusan Bose also died intestate leaving him surviving his three sons namely Pradip Kumar Basu (since deceased), Utpal Kumar Basu and Diptish Kumar Basu as his only heirs and/or legal representatives who by virtue of the Hindu Law of Inheritance became entitled to his undivided share or interest into or upon the said Lands.



- H) The said Kanti Bhusan Bose also died intestate leaving behind his only son namely Alope Kumar Bose and one daughter namely Chhanda Roy as his only heirs and/or legal representatives who upon his death became jointly to his undivided share or interest into or upon the said Lands.
- I) The said Santi Bhusan Bose died testate on 9<sup>th</sup> November 1990 after having made and published his Last Will and Testament dated 2<sup>nd</sup> September 1998 whereby and whereunder amongst others he gave bequeathed and devised the entirety of his right title interest into or upon the said Lands unto and in favour of Himangshu Bose (since deceased) Nirmal Kumar Bose, Rajat Kumar Basu, Debjijan Basu and Kalyan Kumar Basu in equal shares.
- J) In pursuance of an application for probate having been filed in the Hon'ble High Court, Calcutta in its Testamentary and Intestate Jurisdiction being No. 85 of 1991 probate in respect of the Will of late Santi Bhusan Bose was granted on 3<sup>rd</sup> May 1999 and the Estate of the said Late Santi Bhusan Bose has been fully administered and as such the said Himangshu Bose (since deceased) Nirmal Kumar Bose, Rajat Kumar Basu, Debjijan Basu and Kalyan Kumar Basu became entitled to the entirety of the right title interest of late Santi Bhusan Bose into or upon the said Lands.
- K) The said Banga Bhusan Bose also died intestate leaving surviving his only son Partha Basu as his only heir and/or legal representative who upon his death became entitled to his undivided share or interest into or upon the said Lands.
- L) The said Satya Bhusan Bose also died intestate leaving him surviving his widow Roma Bose and two daughters namely Nupur Mitra and Jumur Ghosh as his only legal heirs and/or legal representatives who in accordance with the provisions of the Hindu Law of Inheritance became entitled to his undivided share or interest into or upon the said Lands.