

3854/2020

I-3787/2020

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
NO '2/839739/2020

21AA 649731



BEING THAT THE DOCUMENT  
ADMITTED INTO REGISTRATION  
THE SIGNATURE SHEETS AND  
THE ENDORSEMENT SHEETS  
ATTACHED WITH THIS DOCUMENT  
ARE PART OF THIS DOCUMENT

*Remanda*  
District Sub-Registrar  
Cooch Behar

30 JUL 2020

*शंकरि देवी*  
*Meridul Das,*  
*Meridul Sanki Das,*  
*Rita Mitra*

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT OF PROPERTIES BEING LAND is  
made by this 24 day of July, 2020.

**BETWEEN**

a) Smt. Shankari Das, widow of Lt. Mihir Kumar Das, PAN:  
BJIPD4368N, AADHAR No: 622488341477, Mobile No:8509668362,

*Mridul Das*

*Mridul Das*

*Mrinal Kanti Das*

*Rita Mitra*

Police Station- Kotwali, P.O. and District-Coochbehar, PIN-736101, by faith Hindu, by Nationality Indian of Holding No 493/13051, Municipal Ward No.18, Coochbehar Municipality, Police Station- Kotwali, Post Office and District- Coochbehar, PIN- 736101, West Bengal.

b). **Sri. Mridul Das**, Son of Lt. Mihir Kumar das, **PAN No: BJIPD4367D**, **AADHAR No: 707149606882**, **Mobile No 961428919**.

c). **Sri. Mrinal Kanti Das**, Son of Lt. Mihir Kumar Das. **PAN No: GOQPD1320H**, **AADHAR No: 55379 8918145**, **Mobile No: 7557891134**.

All the 3 above are by faith Hindu, Indian Nationals, residing at H.N. Road, Patakura, Golbagan, of Holding No 493/13051, Municipal Ward No.18, Coochbehar Municipality, Police Station- Kotwali, Post Office and District- Coochbehar, PIN- 736101, West Bengal.

d). **Smt. Rita Mitra** Wife of Sri. Subal Mitra, **PAN No: NA**, **AADHAR No: 40309100277**, **Mobile No: 7005818128** and Daughter of Lt. Mihir Kumar Das, residing at Village and Post Office Chakchaka, Police Station -Kotwali, District Coochbehar, West Bengal, Pin: 736156.

All the above (a), (b), (c) and (d) hereinafter collectively to be called as **OWNERS/VENDOR** i.e. **FIRST PART** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and includes their Heirs/ Representatives/ Successors/ Assigns/ Nominees/ Attorneys/whatsoever] i.e. **1<sup>st</sup> PART**.

**AND**

*Cooch Behar*  
*5 JUL 2018*

20/09/23  
FIRST  
Mozdul Das.  
Muzal Kauri Das.  
Rita Mitra

**EVANGEL INDIA INFRASTRUCTURE PRIVATE LIMITED**, a body corporate under the 2013 Companies Act having its registered office at A/86 Lake Gardens, Ground Floor, Kolkata-700045 and Branch office at Ground Floor, BINA Apartment, P.V.N.N Road, Police Station – Kotwali, Post Office and District - Coochbehar, PIN-736101, having with **PAN No. AAECE2806R**, represented by Mr. Aranyak Dhar, son of Sri Debabrata Dhar, Managing Director is the **OTHER PART** i.e. Second Part i.e. **DEVELOPER** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and includes its Board of Director/Directors/successors/ attorneys / representatives / assigns / successors-in-office whatsoever] i.e. **2<sup>ND</sup> PART**.

**WHEREAS** the **FIRST PART** to this **DEVELOPMENT AGREEMENT** being the absolute Owner's of the piece and parcel of land being the L.R. Dag No.9460 as being part of R.S Dag No 6998, R.S Khatian No 4158, 4159, 4160 & 4161 and then Khatian No 2321, 2322, 2323, 2324 Mouza Sahar Coochbehar, Sheet No.8, J.L. No.130 of Police Station – Kotwali, Post Office and District - Coochbehar, PIN-736101, West Bengal which subsequently goes to corresponding L.R. Dag No.9460, L.R. Khatian No. P/4697 which finally recorded in favour of the predecessor of the first part hereunder being their deceased husband and father respectively, by the L.R. Khatian No 7147 corresponding to Coochbehar Municipal Ward No.18, Holding No 493/13051 for 0.058 satak of land which corresponding to 2520 sq.ft having with 360 sq.ft extra land within the same boundary under Khash possession of the 1<sup>st</sup> Part hereunder contained with **one Tin Shed**, one storied old dilapidated building under the **OWNER'S** exclusive Khash possession. Thereby, a total 2880 sq.ft of land i.e. 4 Kathas more or less under their

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Mridul Das.

Minal Das.

Rita Mitra

exclusive title and interests following West Bengal land Reform Act 1955 ( as amended up to date) read with West Bengal Non Agriculture Tenancy Act and allied there to. The said Plot of land is described in the Site Plan annexed to this Development Agreement in **Schedule "J"** and the **FIRST PART** is paying Khazna to the Land and Land Reforms Department, West Bengal in their local office in the name of their said predecessor Lt. Mihir Kumar Das and Municipal taxes to the Coochbehar Municipality upto date being mutation of the respective name of predecessor and change of Assessment Registrar of the Coochbehar Municipality respectively and the said land is originated to them i.e. all 4 members of the 1<sup>st</sup> part by virtue of Law of Inheritance being the Legal heirs of said husband and father respectively Lt. Mihir Kumar Das.

**AND WHEREAS** the said part of land and Tin shed house of Raiyat was being the part of estate property has come under preview of section 5 and 6 of The Estate Acquisition Act and goes to the state of West Bengal and has come u/s 3A (1) read with subsection 2 of said 3A and thereby the **Intermediary** to the said land being Janaki Ballav Biswas, and 3 others namely Saroj Ballav Biswas, Haribol Biswas, Himadri Ballab Biswas according to their absolute physical and khash possession over the land become the Raiyat under W.B.L.R. Act 1955 and their name has been recorded on settlement of land i.e. in the R.S Records of rights by the Government of West Bengal and Records of rights finally published accordingly on 1957 in their favour as Raiyat i.e. owner to the said home stead i.e. Bastu land with khash possession and with transferable and inheritance right.

Cooch Behar

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