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गन्धिगवडा पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

[Signature]

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

10 MAY 2023

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT made on this the 10th day of May' Two Thousand Twenty Three (2023) in the Christian Era.

BETWEEN

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SRI SAURAV DAS [PAN- CBWPD1991A], Aadhaar No.- 9025 0837 6967, S/o. Ranjit Das, residing at Vill:- Naypukur, Reckjoani, P. O. & P. S.- Rajarhat, Dist:- North 24 Parganas, Kolkata- 700135, by nationality - Indian, by faith- Hindu, by occupation- Service, hereinafter called & referred to as the **LAND OWNER** (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

VRISA CONSTRUCTION PRIVATE LIMITED [PAN- AAGCV4747E], a company incorporated under the Companies Act' 2013 (18 of 2013), having its Registered office at Shibsitala Lane, Kaikhali Chiriamore, P. O. & P. S.- Airport, Dist:- North 24 Parganas, Kolkata- 700052, having it's **Director MRS. SHAMPA ADAK [PAN- AHIPA4598C]**, Aadhaar No.- 5081 2319 0313, W/o. Mr. Sankar Adak, residing at Shibsitala Lane, Kaikhali Chiriamore, P. O.- Rajarhat Gopalpur, P. S.- Airport, Dist:- North 24 Parganas, Kolkata- 700136, by nationality- Indian, by faith- Hindu, by occupation- Business, and *represented by* it's **Managing Director MR SANKAR ADAK [PAN- AFLPA1355E]**, Aadhaar No. 8104 2895 0318, S/o. Late Basanta Adak, residing at Shibsitala Lane, Kaikhali Chiriamore, P. O.- Rajarhat Gopalpur, P. S.- Airport, Dist:- North 24 Parganas, Kolkata- 700136, by nationality - Indian, by faith- Hindu, by occupation - Business, hereinafter called and referred to as the **DEVELOPER/PROMOTER/BUILDER** (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include it's successors and / or successors-in-office / interest and assigns and / or nominee / legal representatives) of the **OTHER PART**.

: 3 :

(The Party of One Part and the Party of Other Part are hereinafter collectively referred to as the 'Parties' and singly as 'Party')

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS :

ARTICLE-1 > Subject Matter of this Agreement :

1.1 Development :- Development and Commercial exploitation of ALL THAT piece & parcel of land measuring about **2.9904 Decimal** more or less comprised in **R. S. & L. R. Dag No.- 261/815** under L. R. Khatian Nos. 67, 803 & 281 presently under **L. R. Khatian No. 4914** at **Mouza-Bhatenda**, J. L. No.- 28, under Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur - I - Gram Panchayat under the jurisdiction of A.D.S.R. Rajarhat, New Town, TOGETHER WITH all other rights appurtenances attached to the said plot, more fully & particularly mentioned and described in the FIRST SCHEDULE hereunder written, hereinafter for the sake of brevity referred to as the 'SAID LAND'.

ARTICLE -2 > Background & Owner's Representations on Title :

2.1. Purchased by Dhirendra Chandra Chowdhury :- Shri Mahipendra Dutta Chowdhury, thereafter the Government of West Bengal and then the early owner & possessor Shri Rai Mohan Karonjai sold, transferred and conveyed All That a piece or parcel of land measuring about 9 Cottah 13 Chhittack more or less for a Rent of Rs. 1.03 out of the land for Rent of 17 Taka 1 Anna 16 Pie under **C. S. Khatian No. 293** at **Mouza-Bhatenda**, J. L. No.- 28, under Police Station- Rajarhat, more fully & particularly described in the FIRST SCHEDULE hereunder written, in favour of Shri Dhirendra Chandra Chakraborty, by a Registered **Deed of Sale** (Bengali Saf Kobala), dated 01/11/1950 registered at Sub Registrar, Cossipore Dum Dum, vide **being No.- 3833** for the **year 1950**.

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