

5298/22

I-5400/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

283162 H 283162

Development Agreement

Query No- 2003436487/2022

Certified that the Document is admitted to registration. The endorsement Sheet attached with this document are the Part of this document.

1. Date: 8th December 2022
2. Nature of Document: Development Agreement.
3. Parties: Collectively the following:

3.1 Owner: Md SHAMIM AKHTAR, (PAN -BFYPA5330K) son of Md. Samsul, by faith Muslim, by occupation Business, Citizenship Indian residing at Tikya Para, M. C. Road, PO Raniganj, Pin - 713347, P.S. Raniganj, Dist: Paschim Bardhaman of ONE PART

3.2 Developer: M/S ADITYA INFRA (a Partnership Firm) within the meaning of the Partnership Act and having its registered office at Street No-5, Ground Floor, Ashoka Residency, Saradapally, Asansol, Pin-713304, Asansol, P.S. Asansol and I.T. PAN-AASFA7093H (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its

DISTRICT SUB-REGISTRAR
Paschim Bardhaman

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successors-in-interest and/or assigns) **represented by two of its Partners** (1) **MR. PRADIP KUMAR JAIN**(Pan- ACHPJ3546R), son of Late Sunder Lal Jain, by faith-Hindu, by occupation-Business, residing at Domohani Bazar, P.S. Barabani, Dist. Paschim Bardhaman, and (2) **MR. JAYANTA GHOSH** (Pan-AFHPPG0920P), son of Sri R.N. Ghosh, residing at Radha Nagar Road, beside Health Center, Burnpur, P.S. Hirapur, Dist. Paschim Bardhaman of **OTHER PART.**

4. **Subject Matter:** The "**Project**" being development of the "**Said Property**" described in the **Schedule-A** and delineated with '**Red**' colour in the annexed **Plan** by constructing thereat a complex of multi-storied buildings (hereafter called the "**Complex**") consisting, inter alia, of such self-contained independent portions that can be separately and exclusively used and enjoyed for residential, commercial and semi-commercial purpose (hereinafter called the "**Units**") and spaces for parking of cars and two wheelers (hereinafter called the "**Parking Spaces**"). The Units, the Parking Spaces, both covered and open, servant's quarters, if any, and other areas of the Building and abutting it within the Said Property that may be exclusively used and occupied hereinafter collectively called "**Saleable Areas**".

5. **Background:**

5.1 The Owner herein are the Owner of all that piece and parcel of land admeasuring 53 Cottah 8 Chittak being lying and situated at J. L. No. 24 Mouza Raniganj, P.S. Raniganj, District Paschim Bardhaman more fully described in **Schedule-A** hereto and demarcated in red in the plan annexed hereto and hereafter collectively called the "**Said Property**".

5.2 The Owner has represented to the Developer *inter alia* as follows:

- (a) That the Said Property or any part thereof is not subject to any other mortgage, charge, lien, security and/or guarantee of any nature whatsoever.

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- (b) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Owner.
 - (c) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Owner to deal with the Said Property.
 - (d) There is no order of attachment or injunction order in respect of the Said Property or any part thereof.
 - (e) The Owner has clear and marketable title of the said property
 - (f) The Said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owner.
 - (g) The Owner has not entered into any agreement and/or writings with any person or persons nor has it received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Property.
 - (h) The Said Property has never belonged to any Schedule Tribe.
 - (i) The Owner has full power and absolute authority to enter into this Agreement.
- 5.3 The Owner has decided to develop the Said Property by executing the Project in the manner recorded below. The Developer herein is directly involved in the business of Real estate development having proper know how, manpower, finance and other resources. Relying on the representations of the Owner the

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Developer has decided to develop the Said Property, on the terms and conditions mentioned herein.

6. Now it is agreed and declared:

6.1 Agreement: The Parties hereby agree to execute the Project on the terms and conditions mentioned below.

6.2 Obligation of the Owner:

6.2.1 Conversion: The name of the Owner's is already mutated in the records of the B. L & L. R. O, Raniganj in respect of the Said Property. The Owner's hereby undertakes to take necessary steps at his own cost to convert the nature and character of the land comprised in the said Property into Bastu, in the records maintained by the BL & LRO Raniganj and Asansol Durgapur Development Authority within 4 (four) months from the date hereof. The parties may mutually extend the time for Conversion by a period of 2 (two) months or by further mutually decided extension.

6.2.2 Plan Sanction: The plan shall be prepared by an architect appointed by the Developer in accordance with the prevalent Building Rules. However, submitting the Building Plan for sanctioning to the AMC and ADDA and or any other appropriate authority as may be required and pay all the requisite charges for the sanction of the Building Plan and expenses in connection therewith shall be borne by the Land Owner.

6.2.3 Possession: Immediately after executing this Agreement, the Owner shall hand over exclusive possession of the Said Property to the Developer (hereafter called the "**Possession Date**") and allow unhindered entry and or access to the Said Property to the men, servants and agents of the Developer there at, first

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for the purpose of measurement, soil testing and such other necessities connected with the Project, and thereafter for actually executing the Project.

6.2.4 Hindrances: The Owner shall not create any hindrances or obstruction to the Developer during the constructions of the Building/s or in execution of the Project. The Owner shall not, in any manner whatsoever, deal with, charge, encumber or induct any person in occupation of the Said Property or in any portion thereof or enter into any agreement relating to the property.

6.2.6 Title Deeds: The Owner shall hand over the originals of all title deeds, khazana, parcha etc. related to the Said Property in its possession to the Developer and which will remain in its custody and will produce them as and when required to all concerns in connection with the Project and hand them over to the Association of the ultimate Owner of all the Units after its formation.

6.2.7 Powers and authorities: Grant to the Developer or its designated authorised person or persons all such powers and authorities required for the completion of the Project.

6.2.8 Taxes: The Owner shall pay all rates, taxes, fees and/or outgoings that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto up to the Date of handing over possession of Said Property to the Developer.

6.2.9 Indemnity: The Owner shall indemnify and keep the Developer saved, harmless and indemnified in respect of the title to the property and all actions, proceedings, fines, penalties and/or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.

Handwritten signature

6.3 Obligation of the Developer: Simultaneously with the receipt of the exclusive possession of the Said Property as envisaged herein above, the Developer at its own costs and expenses, execute the Project, which will, inter alia, include:

6.3.1 Architect: Selecting and paying the remuneration of the Architect for preparation of the plan for the Project (hereafter the "**Building Plan**").

6.3.2 Appointment: Paying and appointing engineers and other professionals for the Project.

6.3.3 Clearances: Obtaining all clearances including without limitation from the Urban Land Ceiling department that are or may be required for obtaining sanction of the Building Plan but for which the Owner shall render all help and co-operation.

6.3.4 Plan Finalisation: Finalising and preparing of the Building Plan in such a manner so that the maximum constructed area can be had for the Project and by involving the Owner in its preparation.

6.3.6 Permissions: Obtaining all other necessary permissions statutorily required for sanctioning of the Building Plan Sanction and/or for executing the Project including but not limited to registration as a Promoter under the Promoters Act, 1993 and also recording this Project in terms of such Act.

6.3.7 Construction: Constructing the Complex in strict conformity with the Sanction Plan, with the best of materials as the Architect for the Project will decide from time to time an indicative Specification is mentioned in **Schedule-B**, which may be altered/modified at the sole discretion of the Developer.

6.3.8 Building Materials: Purchasing various materials for the Project.

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6.3.9 Completion: Completing the Complex and making the units inhabitable in all respects to obtain the 'Completion Certificate' from AMC and ADDA and completing the Project in all respects within 48 months from the date of sanction of the Building Plan, *subject to Force Majeure* mentioned in Clause 6.22 and reasons beyond the control of the Developer (hereafter the "**Completion Date**"). The said time of 48 months may be extended for 6 months at a time, till completion of the project, subject to satisfactory review of the work by the Owner.

6.4 Entitlement of the Owner: The Owner shall be entitled 50% of commercial area (Built up area) and 43% residential area (super built area) out of the entire Saleable Areas in the Complex after completion of the project.

6.4.1. It be mentioned here that there are 18 numbers of Tenants occupied part of the Schedule mentioned property and as per mutual understanding with the Owner, they surrender their occupied/tenanted portion for making development work over the schedule property and as per mutual understanding in between the owner and the aforesaid 18 number of Tenants it was decided that each of the tenants would get specific possession in commercial area in the proposed multi-storied building and the area which was given to the aforesaid Tenants will be deducted from the Owner allocation area of commercial portion.

6.5 Entitlement of the Developer: The Developer shall be entitled to the sale proceeds of the remaining area in the Complex.

6.6 Sale or transfer: Only the Developer has the right to sell, transfer and/or lease any units at such prices as deemed fit by it and to appropriate the receipts from such transfers.

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- 6.7 Assignment/Nomination:** The Developer has the right to assign and/or nominate any other party at such consideration that they may feel fit and proper only subject to the assignee or nominee, as the case maybe, adhering to this agreement.
- 6.8 Rates and Taxes and utilities:** All rates, taxes and outgoings if any, in respect of the Said Property shall be borne and paid in the manner following:
- 6.8.1 Possession:** wholly by the Owner up to the date when possession of the entirety of the Said Property is handed over to the Developer.
- 6.8.2 Execution:** wholly by the Developer from the date it receives exclusive possession of the Said Property till such time that a cut-off date for deemed possession of each individual units is determined by the Developer.
- 6.9 Construction Finance:** The Developer may obtain finance for the Project from any bank or financial institution and necessary documents in that regard shall be signed and executed by the Owner, but under no circumstances the Owner shall create any charge, mortgage or any other lien in respect of the Said Property or any part or portion thereof, except the constructed area.
- 6.10 Project Abandonment:** If the Project has to be abandoned due to any defect in the title of the Said Property or its nature, the Owner shall refund the pre-development and all other costs, interest to the Developer.
- 6.11 Further Construction:** The Developer and Land Owner shall retain further construction rights over the roof of the Building equally however, the ultimate roof of the Building at any given point of time shall be common for all the Owner/occupiers of the Units of the Building at that point of time.

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- 6.17 Additional Facilities:** All extra costs and expenses to be incurred by the Developer for providing additional facilities including without limitation Legal Charges, if applicable, Club Membership, Generator and Electric Meter Charges, Sinking Fund, LPG Connection Charges, Transformer Charges, Advance Maintenance charges in respect of the Owner's Allocation shall be borne by the respective purchasers of the individual units and paid by it to the Developer to the exclusion of the Owner.
- 6.18 Documentation:** All documents and agreements of every nature related to the development of the Project (hereafter the "**Documents**") shall be as drawn by the Advocates of the Developer after consulting the concerned Parties and after the same have been approved by the Owner the same shall be final and binding on such Parties. The professional fees of the Advocate shall be borne by the Developer.
- 6.18 Powers:** The Owner shall issue a Power of Attorney in favour of a representative of the Developer so that the Developer can take all steps in respect of the property including enter into agreement for sale or conveyance deed and apply the same for registration.
- 6.19 Force Majeure:** Force Majeure shall mean any act of God including, but not limited to flood, earthquake, riot, war, storm, tempest, civil commotion, strike, labour unrest or any political or communal unrest. Neither of the Parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond its control.
- 6.20 Rules of Interpretation:** The words used in bold in the headings of the Clauses and any Sub-Clauses have the meaning assigned to them in such

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Clauses or Sub-Clauses and the words put in bold in brackets define the word, phrase or expression immediately preceding.

6.21 Entire Agreement: This Agreement contains and records all the terms and conditions agreed between the Parties and supersedes all understandings or arrangements previous hereto, if any, both oral and in writing.

7. **Dispute Resolution:** In case of any dispute with respect to the interpretation of this agreement or on the rights and duties of the parties in terms of this agreement or any issue touching this agreement, the parties shall first attempt to resolve by conciliation. Such conciliation shall be attempted by each of the parties nominating a representative and them jointly working out conciliation between the parties.

In case such conciliation fails to take place within 30 days then in that event the matter shall be referred to an arbitration of a Sole Arbitrator to be mutually appointed by both the parties. Such arbitration shall be governed by the Arbitration and Conciliation Act, 1996 and the seat of the arbitration shall be at Calcutta.

8. **Termination:** In case of termination of this agreement by the Owner, the Developer shall be entitled to the expenses and interest already made him in the execution of the project and in addition to the same 50% of the profit of the unsold area to be calculated at the prevalent market rate. However, in case the Developer terminates the agreement, then it shall not be entitled to claim any other sum except re-imbusement of actual expenses including interest.
9. **Taxation or Laws:** For any Change in Taxation or Legal Laws or introduction of new laws, both the parties shall perform their respective obligations. If any clauses of the agreement are not in line with the rules of the land, then the parties confirm that they shall enter into fresh agreements to comply with the rules and regulations properly.

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Adv.

Schedule-A**(Said Property)**

ALL THAT piece and parcel of land situated at Mouza Raniganj, J.L. No. 24, P.S. Raniganj, District Paschim Bardhaman, LR Khatian No 1741, LR Plot No 1860 measuring an area of 53 Cottah and 8 Chittak of land which is butted and bounded

ON THE NORTH	:	Domhani Road
ON THE EAST	:	N. S B. Road
ON THE SOUTH	:	Badri Hotel
ON THE WEST	:	Golam Rosul House

Schedule-B**(Owner's Allocation)**

50% of commercial area (Built up area) and 43% residential area (super built area) out of the entire Saleable Areas in the Complex after completion of the project as share of future estimated profits

(Developer's Allocation)

Sale proceeds of 50% commercial area (Built up area) and 57% residential area (super built area) out of the entire Saleable Areas in the Complex

Schedule-C**[Specifications]**

Foundation	:	Concrete cement structure.
Walls	:	Conventional Brick work.
Wall Finish	:	Interior – Plaster of Paris.
		Exterior - High quality paint.

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Kitchen – Marble & Vitrified Tiles

Toilet – Wall, floor & basin counter – Tiles.

Kitchen : Platform made of Marble/Black stone with Stainless Steel sink.
Electrical point for Refrigerator, washing machine, micro woven, water purifier, geyser and exhaust fan.

Toilet : Sanitary ware with all C.P. fittings, Electrical point for Geyser & Exhaust fan, electrical saver.

Plumbing : Concealed pipe line for Hot & Cold water.

Door & Windows: Wooden frame with flush view doors & Aluminum window

Lift : Reputed Lift manufacturer

A.C. : Provision for Air- conditioning point in all bedrooms.

1 Nos in 2 BHK Flat and 2 Nos in 3 BHK Flat

Electric : PVC conduit pipes with concealed copper wiring with good Quality modular switches with MCB distribution panel
Telephone/TV point will be provided in the living area.

AMENITIES:

1. Power back up with standby Generator at the costs of the unit purchasers.
2. C. C. TV at ground floor for common area at the costs of the unit purchasers.
3. Intercom connectivity with security and all the flats at the costs of the unit purchasers.
4. 24 hrs water supply.

Handwritten signature/initials

In witness whereof the Parties have executed these presents at Asansol on this the 8th day of December 2022

Pradip Kumar Jai

Witnesses:-

1. ~~Mohsin Khan~~
Hill view north
Najaratully
Asansol - 713301

2. Md. Tashim Akhtar
s/o Md. Shamim Akhtar
Rangang - 713347

Md. Shamim Akhtar
Signature of the Owner

Aditya Infra Aditya Infra
Pradip Kumar Jai *Jeyanti Ghosh*
Partner Partner

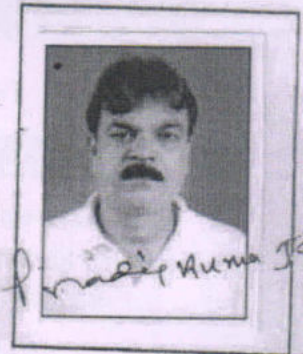
Signature of the Developer

Drafted & prepared by me as per instructions of the parties and read over and explained the contents of this deed before them in vernacular and typed in my office

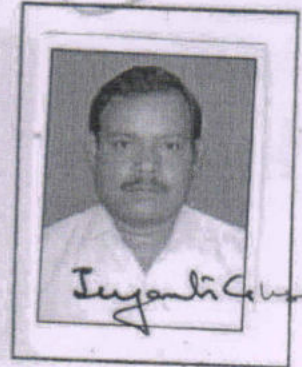
Chowdhury Musaraf Hossain
(Chowdhury Musaraf Hossain)

Advocate

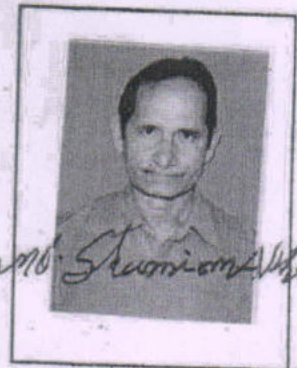
Enrollment No. WB/1368/2002



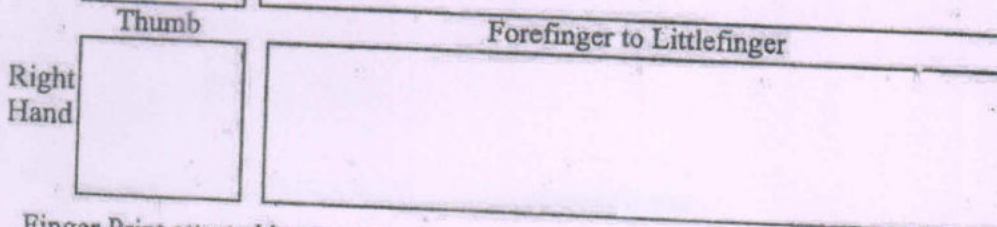
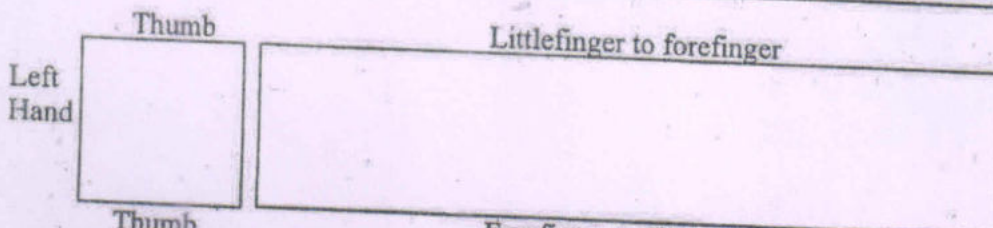
Finger Print attested by me : Pradip Kumar Jau



Finger Print attested by me : Jaganli Chahal



Finger Print attested by me : Mr. Shivam Akh



Finger Print attested by me :



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230203652788
GRN Date: 06/12/2022 09:50:14
BRN : 3727922098719
Gateway Ref ID:
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 06/12/2022 10:39:29
Method:
Payment Ref. No: 2003436487/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr JAYANTA GHOSH
Address: ADITYA INFRA ASANSOL
Mobile: 9434133742
EMail: adityainfra2011@gmail.com
Period From (dd/mm/yyyy): 06/12/2022
Period To (dd/mm/yyyy): 06/12/2022
Payment ID: 2003436487/1/2022
Dept Ref ID/DRN: 2003436487/1/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2003436487/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	70010
2	2003436487/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	70024

IN WORDS: SEVENTY THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed



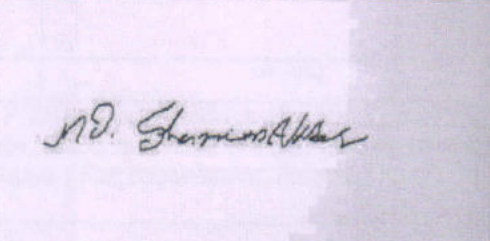
Deed No :	I-2301-05400/2022	Date of Registration	14/12/2022
Query No / Year	2301-2003436487/2022	Office where deed is registered	
Query Date	05/12/2022 9:30:20 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Chowdhury Musaraf Hossain Sree Pally More, S B Gorai Road, Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9434253243, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 8,04,86,063/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,010/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road from Tarbangla -- Raniganj Station) , Mouza: Raniganj Municipality, JI No: 24, Pin Code : 713347

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1860 (RS :-1024)	LR-1741	Other Commercial Usage	Bastu	53 Katha 8 Chatak	1/-	8,04,86,063/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
Grand Total :					88.275Dec	1/-	804,86,063 /-	



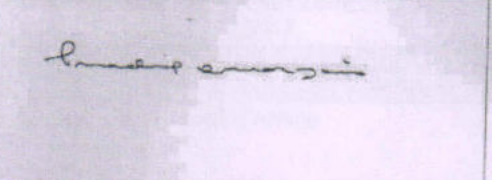
Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Md Shamim Akhtar (Presentant) Son of Late Md Shamsul Haque Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
Tikya Para, Raniganj, City:- , P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: bfxxxxxx0k, Aadhaar No: 89xxxxxxxx1231, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Aditya Infra Ashoka Residency, Saradapally, Asansol, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: aaxxxxxx3h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pradip Kumar Jain Son of Late Sunder Lal Jain Date of Execution - 08/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 4:41PM	 LTI 14/12/2022	 14/12/2022
Domohani Bazar, City:- , P.O:- Domohani Bazar, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aditya Infra (as Partner)				

2	Name	Photo	Finger Print	Signature
	Mr Jayanta Ghosh Son of Mr Rabindranath Ghosh Date of Execution - 08/12/2022, Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 <small>Dec 14 2022 4:43PM</small>	 <small>LTI 14/12/2022</small>	 <small>14/12/2022</small>
Radha Nagar Road, Burnpur, City:- Asansol, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx0p, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aditya Infra (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mohsin Khan Son of Late Md Moin Khan Nazrul Pally Asansol, City:- , P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304	 <small>14/12/2022</small>	 <small>14/12/2022</small>	 <small>14/12/2022</small>
Identifier Of Md Shamim Akhtar, Mr Pradip Kumar Jain, Mr Jayanta Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Md Shamim Akhtar	Aditya Infra-88.275 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road from Tarbanga -- Raniganj Station) , Mouza: Raniganj Municipality, JI No: 24, Pin Code : 713347

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1860, LR Khatian No:- 1741	Owner:সামিম আখতার ., Gurdian:মহঃ সামসুল, Address:নিজ , Classification:কানালী, Area:0.89100000 Acre,	Md Shamim Akhtar

On 14-12-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:13 hrs on 14-12-2022, at the Office of the D.S.R. Paschim Bardhaman by Md Shamim Akhtar ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 8,04,86,063/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 14/12/2022 by Md Shamim Akhtar, Son of Late Md Shamsul Haque, Tikya Para, Raniganj, P.O: Raniganj, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Muslim, by Profession Business

Identified by Mohsin Khan, , Son of Late Md Moin Khan , Nazrul Pally Asansol, P.O: ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Muslim, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 14-12-2022 by Mr Pradip Kumar Jain, Partner, Aditya Infra (Partnership Firm), Ashoka Residency, Saradapally, Asansol, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Mohsin Khan, , Son of Late Md Moin Khan , Nazrul Pally Asansol, P.O: ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Muslim, by profession Others

Execution is admitted on 14-12-2022 by Mr Jayanta Ghosh, Partner, Aditya Infra (Partnership Firm), Ashoka Residency, Saradapally, Asansol, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Mohsin Khan, , Son of Late Md Moin Khan , Nazrul Pally Asansol, P.O: ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 14/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/12/2022 10:39AM with Govt. Ref. No: 192022230203652788 on 06-12-2022, Amount Rs: 14/-, Bank: SBI
EPay (SBIPay), Ref. No. 3727922098719 on 06-12-2022, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1657, Amount: Rs.5,000.00/-, Date of Purchase: 07/12/2022, Vendor name: Pradip Kr Panja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/12/2022 10:39AM with Govt. Ref. No: 192022230203652788 on 06-12-2022, Amount Rs: 70,010/-, Bank: SBI
EPay (SBIPay), Ref. No. 3727922098719 on 06-12-2022, Head of Account 0030-02-103-003-02



Subodh Kumar Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2301-2022, Page from 104204 to 104224
being No 230105400 for the year 2022.



Digitally signed by SUBODH KUMAR
MAJUMDER
Date: 2022.12.15 17:17:43 +05:30
Reason: Digital Signing of Deed.

Subodh Kumar Majumdar

(Subodh Kumar Majumdar) 2022/12/15 05:17:43 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal.

(This document is digitally signed.)

Major Information of the Deed



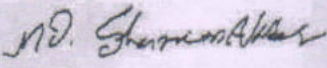
Deed No :	I-2301-05400/2022	Date of Registration	44/12/2022
Query No / Year	2301-2003436487/2022	Office where deed is registered	
Query Date	05/12/2022 9:30:20 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Chowdhury Musaraf Hossain Sree Pally More, S B Gorai Road, Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9434253243, Status : Advocate		
Transaction	Additional Transaction -		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 8,04,86,063/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,010/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road from Tarbangla -- Raniganj Station) , Mouza: Raniganj, Municipality, JI No: 24, Pin Code : 713347

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1860 (RS :-1024)	LR-1741	Other Commercial Usage	Bastu	53 Katha 8 Chatak	1/-	8,04,86,063/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
Grand Total :					88.275Dec	1/-	804,86,063 /-	



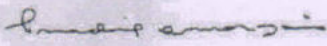
Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Md Shamim Akhtar (Presentant) Son of Late Md Shamsul Haque Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
Tikya Para, Raniganj, City:- , P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: bfxxxxxx0k, Aadhaar No: 89xxxxxxxx1231, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Aditya Infra Ashoka Residency, Saradapally, Asansol, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: aaxxxxxx3h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pradip Kumar Jain Son of Late Sunder Lal Jain Date of Execution - 08/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 4:41PM	 LTI 14/12/2022	 14/12/2022
Domohani Bazar, City:- , P.O:- Domohani Bazar, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx6R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aditya Infra (as Partner)				

2	Name	Photo	Finger Print	Signature
	Mr Jayanta Ghosh Son of Mr Rabindranath Ghosh Date of Execution - 08/12/2022, Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 4:43PM	 LTI 14/12/2022	 14/12/2022
Radha Nagar Road, Burnpur, City:- Asansol, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: afxxxxx0p, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of Aditya Infra (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mohsin Khan Son of Late Md Moin Khan Nazrul Pally Asansol, City:- , P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304	 14/12/2022	 14/12/2022	 14/12/2022
Identifier Of Md Shamim Akhtar, Mr Pradip Kumar Jain, Mr Jayanta Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Md Shamim Akhtar	Aditya Infra-88.275 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road from Tarbangla -- Raniganj Station), Mouza: Raniganj Municipality, JI No: 24, Pin Code : 713347

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1860, LR Khatian No:- 1741	Owner:সামিম আখতার, Gurdian:মহঃ সামসুল, Address:নিজ, Classification:কানালী, Area:0.89100000 Acre.	Md Shamim Akhtar

On 14-12-2022

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 16:13 hrs on 14-12-2022, at the Office of the D.S.R. Paschim Bardhaman by Md Shamim Akhtar, Executant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 8,04,86,063/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 14/12/2022 by Md Shamim Akhtar, Son of Late Md Shamsul Haque, Tikya Para, Raniganj, P.O: Raniganj, Thana: Raniganj, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Muslim, by Profession Business

Identified by Mohsin Khan, Son of Late Md Moin Khan, Nazrul Pally Asansol, P.O: ASANSOL, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Muslim, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 14-12-2022 by Mr Pradip Kumar Jain, Partner, Aditya Infra (Partnership Firm), Ashoka Residency, Saradapally, Asansol, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Mohsin Khan, Son of Late Md Moin Khan, Nazrul Pally Asansol, P.O: ASANSOL, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Muslim, by profession Others

Execution is admitted on 14-12-2022 by Mr Jayanta Ghosh, Partner, Aditya Infra (Partnership Firm), Ashoka Residency, Saradapally, Asansol, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

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EPay (SBlePay), Ref. No. 3727922098719 on 06-12-2022, Head of Account 0030-03-104-001-16

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Description of Stamp

1. Stamp: Type: Impressed, Serial no 1657, Amount: Rs.5,000.00/-, Date of Purchase: 07/12/2022, Vendor name: Pradip Kr Panja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/12/2022 10:39AM with Govt. Ref. No: 192022230203652788 on 06-12-2022, Amount Rs: 70,010/-, Bank: SBI
EPay (SBlePay), Ref. No. 3727922098719 on 06-12-2022, Head of Account 0030-02-103-003-02

Subodh Kumar Majumdar

Subodh Kumar Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

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being No 230105400 for the year 2022.



Digitally signed by SUBODH KUMAR
MAJUMDER
Date: 2022.12.15 17:17:43 +05:30
Reason: Digital Signing of Deed.

Subodh Kumar Majumdar

(Subodh Kumar Majumdar) 2022/12/15 05:17:43 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal.

(This document is digitally signed.)