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पश्चिम बंगाल WEST BENGAL

C 822191

Certification under the Registration Act
 and the Registration Rules, 1908. The
 above-mentioned document is not a
 valid document for registration and
 does not require registration.

GRN 19-201617-002045974-2

Development Agreement

30 AUG 2016

1. Date: 30th August 2016

2. Nature of Document: Development Agreement

3. Parties: Collectively the following:

- 3.1 Owners: 1. MD. ZAKAULLAH (PAN No AACPZ3476F) S/o Late Laquat Hussain 2. TABASSUM PERWEEN (PAN No AKOP3859L) w/o Hassan Imam 3. SYED RASHID IMAM (PAN No. AAEP15458A) 4. SAJID IMAM (PAN No. ABIP19761L) both sons of Hassan Imam all of C/o Noorie House, Allahna Iqbal Road, Rahmatnagar, Bampur, PS Hirapur, District Burdwan of ONE PART

On this day

5324
संख्या: 5000/... दिनांक: 29/8/18
श्री: H.O. Zaidulla
पता: ...
क्याम नं. 9 मंग. भु-
... ..

Date of submission
from Assessee's Treasury
24 AUG 2015
L.No. 1 of 2000-Q1



...

...

30 AUG 2015

- 3.2 **Developer:** M/S ADITYA INFRA (PARTNERSHIP FIRM within the meaning of the Partnership Act, and having its registered office at Room No 15, Ground Floor, Arghya Commercial Complex, Bumpur Road, Asansol 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 successors-in-interest and/or assigns) of the **Other Part** represented by Two of its Partners 1) **PRADIP KUMAR JAIN**, son of Lt. Sunder Lal Jain, by faith-Hindu, by occupation Business, residing at Domohani Bazar, P.S. Barabani, Dist. Burdwan, P.S. Barabani, Dist. Burdwan and 2) **JAYANTA GHOSH** S/o Sri R.N. Ghosh, residing at Radha Nagar Road, Beside Health Center, Bumpur, P.S. Hirapur, Dist. Burdwan of **OTHER PART**.
4. **Subject Matter:** The "**Project**" being development of the "**Said Property**" described in the **Schedule-A** 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 By several Deed of Conveyance the Owners herein are the owners of all that piece and parcel of land admeasuring .56 decimals being lying and situated at J. L. No. 20 Mouza Asansol Municipality, P.S. Asansol, District Burdwan more fully described in **Schedule-A** hereto and demarcated in red in the plan annexed hereto and hereafter collectively called the "**Said Property**". The said land was purchased as follows:

M.
G.

In witness whereof the Parties have executed these presents at Asansol on this the 30th August 2016.

Witnesses -

1. Hossain Inam
S/O Lt Laya Begum Hossain
Rahmat Nagar Bumpur

2. Julia Choudhry
S/o Babbar K Choudhry
Upper Hillview
Asan Bunder (M)

Md Zaka Uddin

(Signature)

Sajid Imam

Signature of the Owners
ADITYA INFRA ADITYA INFRA

Pradip Kumar Jani
Partner

Jayanti Ghosh
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

(Signature)
(Chowdhury Musaraf Hossain)

Advocate

Enroll No. F-1024/1172/2002

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2016, Page from 140151 to 140174

being No 020507098 for the year 2016.



Digitally signed by SAURAV
ROYCHOWDHURY
Date: 2016.09.05 13:18:01 +05:30
Reason: Digital Signing of Deed.

Saurav Roychowdhury

(Saurav Roychowdhury) 05-09-2016 13:18:00
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)