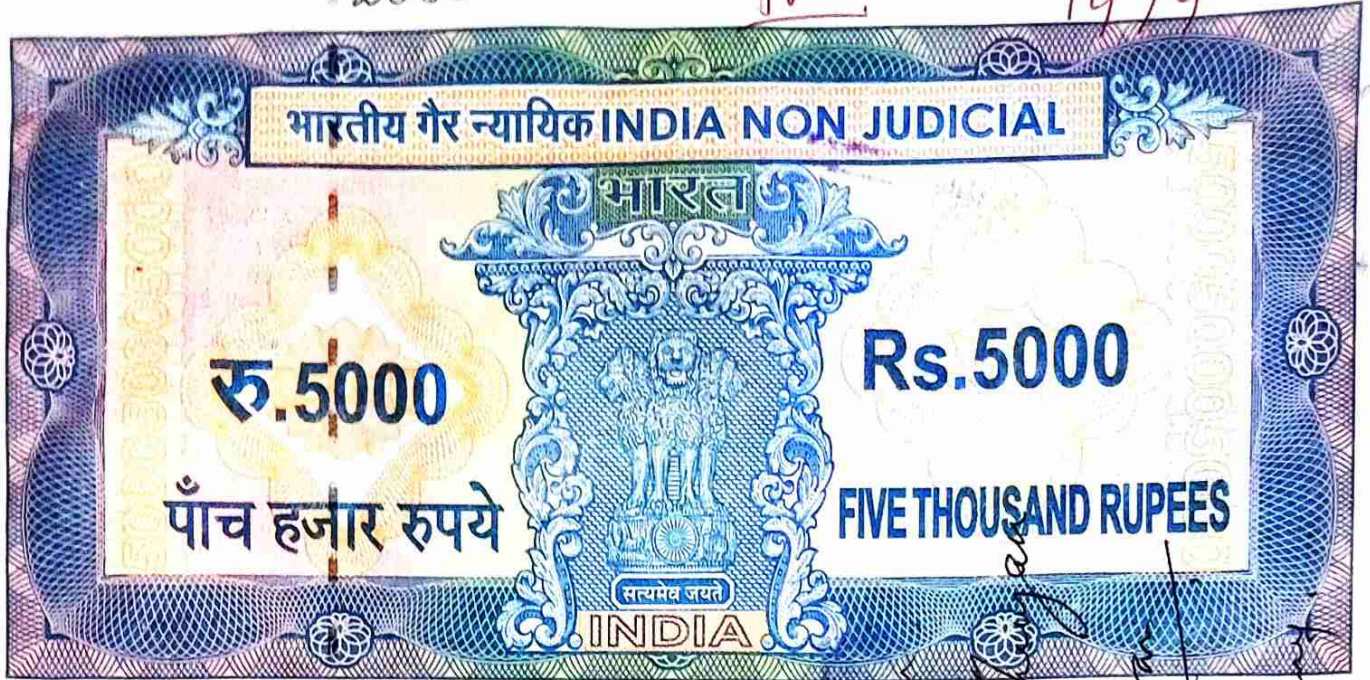


2683

IV

1499



असम ASSAM

Admissible Under Act 1908
Correctly Stamped for exempted from
Stamp Duty under the Indian Stamp Act
1899 (Act II of 1899)

Sr. Sub-Registrar, JORHAT

DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE 23rd DAY OF April 2023 at JORHAT

BETWEEN:

1. **SMT. DIPIKA BHUYAN**, (PAN: CELPB1396D), wife of Late Bhairab Chandra Bhuyan, aged about 85 years, Resident of Flat No. 1-C, Ram Dhenu Apartment, B.K. Road, Saurav Nagar, Near Nagaland Police Rest House, Beltola, Guwahati - 781028, District :- Kamrup(Metro), Assam.

2. **SHRI BHASKAR BHUYAN** (PAN ABYPB5786H), son of Late Bhairab Chandra Bhuyan, aged about 63 years, Resident of Flat No. 4-C, Ram Dhenu Apartment, B.K. Road, Saurav Nagar, Near Nagaland Police Rest House, Beltola, Guwahati - 781028, District :- Kamrup(Metro), Assam.



3. **SHRI DEBAJIT BHUYAN** (PAN AGZPB5404G), son of Late Bhairab Chandra Bhuyan, aged about 58 years, all are Resident of Flat No. 1-C, Ram Dhenu Apartment, B.K. Road, Saurav Nagar, Near Nagaland Police Rest House, Beltola, Guwahati - 781028, District :- Kamrup(Metro), Assam and

4. **SMT DEBA BALA BARUAH BHUYAN** (PAN : ACFPB8536M), wife of Late

Deba Bala Bhuyan

363264

5(A)
Fr 20,000/-
mlg = 1000/-

5(A)
23/4/2023

DiPIKA Bhuyan
Bhaskar Bhuyan
Bhaskar Bhuyan

Deba Bala Bhuyan

Deba Bala Bhuyan

4th of 18th Bhuyan
Bhaskar Bhuyan



Madhav Chandra Bhuyan, aged about 73 years, resident of Opposite Dhala Satra Press, Nakul Chandra Bhuyan Path, Jail Road, Jorhat - 1, Assam hereinafter referred to as the **FIRST PARTY/LAND OWNERS** (which term or expression unless excluded by or repugnant to the context be deemed to mean and include his/her legal heirs, successors, executors, administrators and assigns) **FIRST PART**;

AND

"SHREE DEVELOPERS" (PAN: **AEYFS5904D**) a duly constituted partnership firm having its office at G.S. Tower, 4th Floor near Himmatsinghka petrol pump, Chatribari Road, Guwahati, 781001, in the district of Kamrup Metro, Assam herein represented by one of its Partner **RAJ KUMAR CHOUDHURY** son of **KHEMA RAM CHOUDHURY** Resident of **SANTOSHI BHAWAN** 4TH Floor, Narayan Nagar, Kumarpara. Guwahati-781009, Assam hereinafter called **Second party Developer/ Promoter**. (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest and assign of the **SECOND PART**.



WHEREAS, the First Party is/are the absolute Owners and in possession of a plot of land measuring **1 Bigha, 1 Katha and 12.40 Lecha** covered by **Dag No. 8568 of Patta No. 1337** situated at village : 10 No. Block, Mouza:- Jorhat Town No. 2, Circle :- Jorhat East, District:- Jorhat, Assam more fully and particularly described in **"SCHEDULE-A"** below and hereinafter called as the **"SAID LAND"**.

AND WHEREAS

- A) As stated above the **"OWNERS"** is absolutely seized and possessed of and otherwise well and sufficiently entitled to and in possession of the **SAID LAND** free from all encumbrances, mortgage charges, liens, lis pendens, claims and demands whatsoever.
- B) The Owners are interested in developing or promoting the said land by way of construction of multistoried building comprising of **residential/commercial flats/ apartments/ shops/ office/chamber** units capable of being occupied independently together with amenities and facilities thereat hereinafter collectively referred to as the said **"Complex"**.
- C) The Owners not having time to undertake development of the said land, have approached the Developer with a proposal to develop the said land.
- D) That the Developer has expertise and resources and has accepted the proposal of the Owners to develop the said land



- Bhaskar Bhuyan
Debarjit Bhuyan

Deba Bala Bhuyan
Bijum deung

by way of construction of the said complex in terms of plan or plans to be sanctioned by the appropriate Municipal or other authorities in Jorhat in the state of Assam.

- E) That the Owners and the Developer have mutually agreed to record the terms and conditions agreed to by and between them in respect of the Development of the said land by way of erection and construction of the said complex as stated hereunder.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

I. REPRESENTATIONS OF OWNERS:

It is recorded that the Owners have represented to the Developer that -

1. a) The said land is free from all encumbrances, attachments, charges mortgage, lien, lispendens, trusts, acquisition, requisitions, claims, demands clogs, hindrances whatsoever or howsoever;
- (b) The said land is capable of development by way of erection and construction of the said complex;
- (c) There is no impediment whatsoever which can or may prevent the developer from developing the said land as envisaged herein and as represented by the owners ;
- (d) That the Owners have a good and marketable title to the said land;
- (e) That the said land is not affected by any notice of acquisition and/or requisition by the Government;
- (f) That the Owners have not entered into any Agreement for Sale or development agreement or executed any power of attorney

City & District
Bhuganta
Bhuganta
Bhuganta
Bhuganta

Bhaskar Bhuyan
Deputy: Bhuyan

Debasaki Bhuyan
Bhuganta

or otherwise dealt with the said land with any other person or persons or Company ;

- (g) That the Owners have not encumbered or alienated the said land in any manner whatsoever or howsoever;
- (h) That the Owners at their own costs and expenses shall do all acts, deeds and things as may be required for perfecting the title of the said land.

2. It is agreed, recorded and confirmed that relying upon the said representations as true and correct the Developer has agreed to develop the said land on the terms and conditions as stated herein.

II.

REPRESENTATIONS OF THE DEVELOPER

The Owners have entered into this Agreement relying on the following representations of the Developer:

- (i) The Developer has the necessary experience, expertise and skill for developing the Complex and securing sale thereof as specified in this Agreement.
- (ii) The Developer has the financial capabilities for undertaking development of the said land as contemplated herein;
- (iii) The Developer will comply with all applicable laws, rules, regulations and bye-laws in development of the said land and shall be solely liable for any violation thereof.

III.

THE SAID LAND:

The Owners shall vacate the existing Assam Type House over the schedule land within Two (2) month of execution of this agreement and thereafter the owners shall handover peaceful possession of the said land to the Developer / builder and the Developer shall be entitle to demolish the existing Assam Type House at its own cost without any hindrance or obstruction from the owners or anyone claiming through them.

IV.

TITLE DOCUMENTS:

It is agreed and recorded that the Owners shall hand over all relevant original papers and documents of title together with abstract of title and report of title of the said land belonging to the owners more fully described in the Schedule stated hereunder at the time of execution of these presents. For verification of the developers and land owner it's to produce the same and or to handover to the developer for verification of the government authorities.

V.

PERMISSIONS/APPROVALS FOR CONSTRUCTION

- (a) The developer shall obtain all approvals, sanctions, permissions, clearances etc. necessary for construction of the said complex from the concerned/competent authorities including sanction from JDA, JMC, Deputy Commissioner, fire Department, Assam Power Distribution Company Limited (APDCL) sanctions under the building bye-laws/plans etc. at its own cost and expenses in the name of land Owners and/or in its own name.
- (b) The Owners shall, assist and render their full cooperation to the developer including signing of all applications, and other documents in order to enable the developer to obtain all the requisite approvals/sanctions etc.

VI.

MANNER OF CONSTRUCTION BY DEVELOPER

1. It is agreed and recorded that in view of what is stated hereinabove the Developer agrees to construct the said Complex in accordance with the plan or plans to be sanctioned by the appropriate authorities of Jorhat Municipal Corporation, Jorhat Development Authority or any other authority or authorities on the land stated in the Schedule-"A" hereunder.
2. That the Developer will cause to be prepared all plans, drawings, specifications, applications and other papers and documents in such form and manner as may be required for the purpose of obtaining necessary permissions and sanctions from the appropriate Municipal or other Authorities for construction of the said complex. It is further agreed

that all such plans, drawings and specifications shall remain the property of the Developer during the subsistence of this agreement and shall be used for the development of the said land only and the Developer will handover a photo copy of each documents to owners

3. The Owners shall sign and execute from time to time throughout the course of development all such papers and documents at the instance and/or request of the Developer for the purpose of obtaining such sanction/approval or permissions of the plans together with modifications thereof or any other work in connection with the development and construction of the said complex at the said land which are required to be signed by the owners for the purpose and fulfillment of the terms of this agreement.

4. That the Developer shall appoint and engage professional team of reputed Architects & Designers to cause preparation of plans to carry out construction of the said complex and shall appoint and engage contractors and sub-contractors to carry out construction work mistry, labourer, carpenters, electricians, plumbers, engineers, labourers, artisans and all other persons required for construction of the said complex on such terms and conditions as the Developer may think fit and proper and shall pay their hazira, fees, remunerations, wages, salaries and all other expenses of whatsoever nature.

5. That the Developer for and on behalf of the Owners shall be entitled to apply for and obtain electric, water, sewage, gas, telephone and other connection and/or other amenities and facilities of whatsoever nature as may be required in the said complex and the Owners hereby accord its consent and further agree to extend all necessary cooperation to the Developer for obtaining the same.

6. That the entire construction work of the said complex at the said land shall be with the

Let of Shikha Bhugan
for Shikha Bhugan

Bharbar Bhugan
Devijit Bhugan

Deba Bala Bhugan

By Deba Bala Bhugan

Let the following Shastar Bhugan
the following Shastar Bhugan

edge and approval of the reputed architects
ed by the developer and all materials
d to be used for construction of the said
x shall be of good quality.

OF CONSTRUCTION:

d recorded that:
veloper shall commence the construction of
d complex after receiving peaceful and
possession of the said land in terms of this
ent and after receiving permission/final
al for construction of multi storied building

Bhaskar Bhugan
Debarjit, Bhugan.

TIME LIMIT OF CONSTRUCTION:

De la Bala Bluyau.

- Deke Bala Binyan
Rumoring

COST OF CONSTRUCTION /FINANCE

- IX.

SALEABLE BUILTUP AREA: (SBA)

- (i) The Developer will make all its efforts to get

sanctioned maximum saleable built-up area from appropriate authorities.

(ii) "SALEABLE BUILT-UP AREA" (SBA) referred to in this agreement comprises of:-

- (a) the total super built-up area of the buildings or as the case may be of the Apartments forming part thereof including space under the walls, external finish and utility area, if any;
- (b) the balconies/sit outs in the said buildings or Apartments; and
- (c) the common areas, common amenities and services appertaining to the buildings or as the case may be proportionate part/s thereof in the case of apartments.

X.

MARKETING AND SALE OF THE COMPLEX:

- (i) The policies, pricing, terms of sale and parties for sale of the SBA comprised in the said complex will be determined by the developer.
- (ii) In order to facilitate the disposal of SBA comprised in the said complex, the Owners will execute an irrevocable general power of attorney in favour of the developer or its nominee(s) to enable them to complete the construction of the multi storied building and enter into agreements for sale with prospective buyers, receive consideration money and also to execute and register conveyance(s) and/or other documents in respect of the SBA sold. By the said irrevocable general power of attorney, the Owners shall also authorize and empower the developer to convey and transfer undivided, proportionate, impartible share of the said land to the prospective buyers of the SBA.
- (iii) The prospective buyer may raise loan or borrow any money against the flat/space purchased by him/her including the proportionate right title interest in the said land and the land Owners shall not raise any objection for taking such loan PROVIDED HOWEVER the flat/space buyer along shall be liable to repay such loan together with interest.

Shardkar Bhugan. City to Dilip
Devijit. Bhugan. Bhugan
Bhugan Bhugan

Deva Bala Bhugan.

XI.

ADVANCES:

It is agreed and recorded that the Developer shall pay to the Owners an amount of Rs. 5,00,000/- (Rupees: Five lacs) only as value of the land under this agreement in the following manner:

- (i) Rs. 5,00,000/- (Rupees: Five Lacs)

vide cheque NO 000197/000198/000199.

Dated 24/04/2023 HDFC BANK PALTAN
BAZAR, BRANCH GUWAHATI 781001

drawn on at the time of execution of this agreement.

XII.

SHARING OF SPACE:

- (i) That in consideration of the rights for development and construction of the said complex and other powers, authorities and privileges conferred upon the **DEVELOPER** by the **LAND OWNERS** and the **LAND OWNERS** agreeing to transfer their proportionate right, title and interest in the **SAID LAND** to the buyers of the space in the said complex, the **DEVELOPER** and the **LAND OWNERS** shall share the super built up area in the following manner: -

- (a) The Land Owners shall get 31% (Thirty one) percentage including Super build-up area (3BHK or 2BHK) in the said Complex with proportionate share in land and one standard car parking space for each flat so allotted to the Owners.
- (b) The balance 69% (Sixty Nine) percentage super built up area shall belong to the Developer which shall be the exclusive share of the developer in the said project together with proportionate share in land and remaining car parking spaces.
- (c) The specific share of the allotted area in the multi storied building in favour of landowners shall be decided by the developer exclusively without any objection from the land owners and accordingly, the developer shall execute one deed of allotment / declaration for the allotted area together with proportionate share in land and car parking spaces in favour of the land owners.
- (d) All the sale of the flats relating to the share of the

landowner are required to be sold through the developer only as the developer will make all the expenses for marketing of the project, the marketing, brokerage expenses and any other related expenses as decided by the developer will be deducted or pay back to the developer by the landowners.

- (e) That while allocation are made if at certain point found to be not feasible & practical and some areas are either left and or little more areas are to be added in that case the excess or deficit areas shall be settled by paying or taking the cost of @ 2800/- (Twenty Eight Hundred) per sq. ft. as mutually decided by the both parties.

- (ii) That upon completion of the construction of the said complex, the parties hereto shall be entitled to take possession of their respective allocated area in such floors of the complex as agreed upon between the parties hereto. After such allocation, the parties hereto shall be entitled to deal with their respective allocated areas in the manner they like and they shall have full right to sell, lease, rent, alienate or otherwise deal with such allocated area and to receive all consideration and other monies for the same and keep and appropriate them for themselves without any interference or objection from the other party.

- (iii) That the areas allocated to the parties hereto in terms of this agreement shall include proportionate and undivided share in the land, common areas/facilities, including common passages, staircase, landings, common walls, parking areas, open space, drive-ways and common facilities such as sewage, electricity, water, drainage, telephone lines, gas connection lines, cable lines etc., together with common right and peaceful enjoyment for egress and ingress to the said complex whatsoever required for establishment, enjoyment, allocation, maintenance and/or management of the allotted space.

Barbara Bhugan
Devi Bhugan
Devi Bhugan
Devi Bhugan

Devi Bhugan
Devi Bhugan

XIII.

DELAYS:

1. The parties hereto agree and record that the time for payment and performance of their respective obligations under this agreement are essence of contract. Therefore, the Developer shall complete the construction of the said complex within the time limit provided under this agreement.
2. If any event occurs which is beyond the control of the Developer including but not limited to fire, flood, earthquake causing damage, explosion, riot, strike, local trouble, war, process shutdown, pandemic, Act of God or any Act or Regulation of any government agency which results in delay in carrying out construction of the said Complex as stated in the agreement then and in such an event the time limit for completion of construction of the said complex may be extended by such further time as may be agreed mutually by and between the parties hereto with minimum of 3 months therein.
3. That the Owners shall not do any acts deeds or things in course of construction whereby the Developer shall be prevented and/or disturbed from carrying out construction and completion of the said complex in any manner whatsoever.

XIV.

OBLIGATIONS OF OWNERS.

1. That the Owners shall grant a general power of Attorney in favour of the Developer and/or its nominee or nominees to act on their behalf and to do all acts, deeds and things as may be required to be done by it in terms of this agreement for the purpose of the development and construction of the said complex at the said land. The Owners shall also grant General Power of Attorney for completion of construction, executing agreements, conveying and transferring undivided proportionate impartible share of the said land appertaining to the Flats/Apartments/Shops/Office/Chamber Units and commercial areas and other constructed areas of the said complex to the Developer and/or its nominee or nominees.
2. That the Owners shall not let out or lease or mortgage or create any charge of the said land or any part thereof during the subsistence of this agreement.

C.T. 9 of
Dipika Bhuyan

Bhaskar Bhuyan
Debajit Bhuyan
Taken by:-
Bhaskar Bhuyan

Deba Bala Bhuyan
Bijum Chatterjee

3. That during continuance of the present agreement any of the owners expires then the confirming party will execute a Supplementary Deed of Agreement for Development and Power of Attorney or any other documents if required for completion of the project within the ambit of this original agreement.

XV.

OBLIGATIONS OF DEVELOPER

1. The Developer shall supervise the construction work of the said complex either by itself or through any Architect(s) or Engineer(s) or agent appointed by it.
2. The developer shall sell/market the residential/commercial flats/ apartment/ shops/ office/ chamber units and other constructed areas comprised in the said complex.
3. That the Developer shall frame a scheme for the management and administration of the said complex to be constructed on the said land and all intending purchasers shall abide by all the rules and regulations to be framed in connection with the management of the affairs of the said complex. The entire common area and facilities in the said complex shall be maintained either by the Developer or any agency appointed by it and all charges for maintenance of such area and facilities shall be received by the Developer and outgoings paid by it till an association of the buyers is formed.
4. That as and when the construction of the Complex is completed by the Developer and the same is ready for occupation, the Developer shall give written notice to all the intending Purchasers to take possession of their constructed areas in the said complex within Fifteen (15) days of the said notice and all the intending Purchasers shall be liable for payment of proportionate maintenance charges and Municipal rates and taxes and duties or any impositions payable in respect thereof.
5. On and from the execution of these presents, the Developer shall pay and discharge all taxes, outgoings, rates, cess and other levies by Jorhat Municipal Corporation, Jorhat Development Authority, any other local body or authority in relation to the said land and/or construction of the said Complex.

L.T. D-11
Dipika Bhuyan

Bhaskar Bhuyan

Debjit Bhuyan

Taken by
Bhaskar Bhuyan

Deba Bala Bhuyan

Ry Purn Ching

XVI.

TERMINATION:

1. (A) Notwithstanding anything elsewhere contained herein and in addition to any other right or remedy of the Owners under this agreement or otherwise, the Owners shall be entitled to terminate this agreement if: -

(i) The Developer due to his willful neglect fails to complete the construction of the said complex within the time stipulated in this agreement.

Or

(ii) The Developer fails to deposit the amount of advance with the Owners within the time stipulated in this agreement

Or

(iii) The Developer fails to observe and abide by his obligations and liabilities under taken by it under this agreement.

(B) Notwithstanding anything elsewhere contained herein and in addition to any other right or remedy of the Developer under this agreement or otherwise, the Developer shall be entitled to terminate this agreement if: -

(i) Any of the representations made herein by the Owners are found to be incorrect after the date hereof.

Or

(ii) The owner fail to observe and abide by all the obligation and liabilities undertaken by them

Or

(iii) any third party claims, demands etc, of any nature, whatsoever, relating to or in connection with the said land entered into or contracted by the Owners are found to be valid.

2. In the case of termination of this agreement, the matter will be referred to a sole arbitrator to be appointed in terms of this agreement.

XVII.

DRAFTING OF DEEDS & DOCUMENTS

That all draft of agreements for sale, deed of conveyance and or other documents which are required to be executed and registered shall be prepared by the developer and shall maintain uniformity in respect of the

L. T. D. off
Dipika Bhattacharya
Token by

Prakashan Bhuyan
Debjit Bhuyan
Prakashan Bhuyan

Deba Bala Bhuyan
Prakashan Bhuyan

restrictions, stipulations, covenants, terms and condition for the use and occupation of the Flats/Apartments/shops/ office/chamber units and commercial areas and other constructed areas of the said complex and the developer shall from time to time will execute and register all such agreements for sale, deeds of conveyance and other deeds and documents unto and in favour of intending purchasers and shall do all acts deeds and things as may be necessary to implement and to enforce the same and to give full effect to the intention of the parties herein and for perfecting the powers and authorities herein expressly granted.

XVIII.

SPECIFIC PERFORMANCE:

Without prejudice to any of the rights and remedies available to the parties under this agreement and/or law, each party to this agreement shall be entitled to specifically enforce performance of any and/or all of the obligations of the other party to this agreement.

XIX.

NAME OF THE COMPLEX

It is agreed and recorded that the said Complex upon completion shall be named as "SHREE NAKUL HOMES" or any other name as may be decided by the Developer and owners

XX.

INDEMNITY

1. That the developer shall keep the Owners indemnified against all liabilities and damages that may arise in course of construction of the said complex at the said land and the Developer will enforce the defects, claims and demands against contractor or sub-contractor as the case may be within appropriate time and will hold proceeds of such claims.
2. It is agreed and recorded that Owners and the Developer shall mutually indemnify and keep indemnified each other against all actions suits losses, claims, damages, costs, charges, expenses that will be incurred or suffered by the Owners and/or the developer on account of or arising out of any breach of any of these terms or any law, rules or regulations or otherwise howsoever.

XXI.

ARBITRATION AND GOVERNING LAW:

L.T. Def
Dileep Bhargava
Taken by

Bharat Bhargava
Dileep Bhargava
Bharat Bhargava

Dileep Bhargava
Bharat Bhargava

L.T. D-9
Dipika Bhuyan
Taken by

That all the disputes and differences that may arise between the parties hereto in regard to this agreement, the carrying out of the terms and conditions of this agreement and/or the interpretation thereof in any way what-so-ever, shall be referred to a sole arbitrator to be appointed by the parties hereto. The award given by such arbitrator shall be final and binding on the parties hereto. The arbitration shall be governed by the law relating to Arbitration and Conciliation for the time being in force. The venue of the arbitration shall be at Jorhat.

XXII.

WAIVERS:

No waiver of either party of any default by the other party in the performance of any particular section of this Agreement shall invalidate any other section of this agreement or operate as a waiver of any future default, whether like or different in character.

XXIII.

MODIFICATION:

This agreement may be modified only by a written document signed by both the parties. A purported oral modification shall not be effective.

XXIV.

SEVERABILITY

The various terms, provisions and covenants herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of them shall not affect or impair the validity or enforceability of the remainder.

XXV.

ASSIGNMENT:

The agreement to which these terms and conditions relate and the rights and obligations hereunder shall not be assigned or transferred by either party without the prior written consent of the other party and any such attempted assignment or transfer shall be void.

XXVI.

TERMS OF THIS DEVELOPMENT AGREEMENT:

This agreement shall come into effect on the date hereof and shall continue to be in force till all the obligations under this agreement are fulfilled or it is terminated in terms hereof.

XXVII.

STAMP DUTY/REGISTRATION FEES/LEGAL CHARGES:

- (i) The stamp duty and registration charges payable on this Agreement and the Power of Attorney, to be executed as per the provisions of this Agreement, shall be borne and paid for by the Developer.

Bhaskar Bhuyan
Bhaskar Bhuyan

Delela Bala Bhuyan.
Delela Bala Bhuyan

- L. T. B. of Bhabu Bhuyan
Bhaskar Bhuyan
- (ii) The Stamp Duty and registration fees on documents executed for/in relation to sale/lease/allotment of any of the units in the Complex shall be borne by the prospective purchasers/allottees of such units.
- (iii) Each Party shall bear the legal charges and attorney's fees engaged by it.

XXVIII.

HEADINGS:

Paragraph headings are for the purpose of convenience and identification only and shall not be used to interpret or construe this agreement.

XXIX.

PROVISIONS OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 TO PREVAIL:

It is hereby provided that if any of the terms and conditions of this agreement is repugnant or derogatory to the provisions of the Real Estate (Regulation and Development) Act, 2016, then the provisions of the said Act shall prevail.

XXX.

NOTICE:

Any notice or other communication given or made under this agreement shall be in writing and without prejudice to the validity of any other mode of service, may be delivered personally or by registered post/speed post or by reputed courier service or sent by facsimile transmission at the following address:-

If addressed to the Owners:

1. **SMT DIPIKA BHUYAN, (PAN: CELPB1396D)**, wife of Late Bhairab Chandra Bhuyan, aged about 85 years, Resident of Flat No. 1-C, Ram Dhenu Apartment, B.K. Road, Saurav Nagar, Near Nagaland Police Rest House, Beltola, Guwahati - 781028, District :- Kamrup(Metro), Assam.
2. **SHRI BHASKAR BHUYAN (PAN ABYPB5786H)**, son of Late Bhairab Chandra Bhuyan, aged about 63 years, Resident of Flat No. 4-C, Ram Dhenu Apartment, B.K. Road, Saurav Nagar, Near Nagaland Police Rest House, Beltola, Guwahati - 781028, District :- Kamrup(Metro), Assam.
3. **SHRI DEBAJIT BHUYAN (PAN AGZPB5404G)**, son of Late Bhairab Chandra Bhuyan, aged about 58 years, all are Resident of Flat No. 1-C, Ram Dhenu Apartment, B.K. Road, Saurav Nagar, Near Nagaland Police Rest House, Beltola, Guwahati - 781028, District :- Kamrup(Metro), Assam and
4. **SMT DEBA BALA BARUAH BHUYAN (PAN : ACFPB8536M)**, wife of Late Madhav Chandra Bhuyan, aged about 73 years, resident of Opposite Dhala Satra Press, Nakul Chandra Bhuyan Path, Jail Road, Jorhat-1

Kind attention: **DEBAJIT BHUYAN**

M.NO. 9435184940

if addressed to the Developer:

"SHREE DEVELOPERS" (PAN: **AEYFS5904D**) a duly constituted partnership firm having its office at G.S. Tower, 4th Floor near Himmatsinghka petrol pump, Chatribari Road, Guwahati, 781001, in the district of Kamrup Metro, Assam

Bhaskar Bhuyan
Debajit Bhuyan
Deba Bala Bhuyan
Raj Kumar Choudhary

Kind attention: **RAJ KUMAR CHOUDHURY**

M.NO. 7896612748

THE SCHEDULE ABOVE REFERRED TO SCHEDULE - "A"

ALL THAT a plot of land measuring 1 Bigha 1 Katha 12.40 Lechas covered by Dag No. 8568 of Patta No. 1337 situated at Village 10 No Block Mouza Jorhat Town no 2, Circle: Jorhat PUB(EAST)

And butted bounded as follows:

On the East by : Land of Rupak Dutta & Babu Dutta.

On the West by : Land of Ron Neog & Chetia Land.

On the North by: Road

On the South by: Land of Bonshi Burgohain & Dilip Dutta

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

in the presence of

In presence of

WITNESSESS:



1. Purabi Bhuyan.
W/o Bhaskar Bhuyan.
4C, Ramchenu Apartment
Saurav Nagar, Bellola.
2. Saurav Nagar, Bellola.

Barnalee Saikia Bhuyan
W/o Debajit Bhuyan
1C Ramchenu Apartment
Saurav Nagar
Bellola - Guwahati
781028.

1.

2. Bhaskar Bhuyan

3. Debajit Bhuyan

4. Debar Bala Bhuyan.

SIGNATURES OF FIRST PARTY

SIGNATURE OF SECOND PARTY

आयकर विभाग

INCOME TAX DEPARTMENT

DIPIKA BHUYAN

DEBESWAR RAJKHOWA

01/01/1940

Permanent Account Number

CELPB1396D

Dipika Bhuyan
Signature



भारत सरकार

GOVT. OF INDIA



10072015



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABYPB5786H

नाम / Name
BHASKAR BHUYAN

पिता का नाम / Father's Name
BHAIRAB CHANDRA BHUYAN

जन्म की तारीख
Date of Birth
14/10/1959

हस्ताक्षर / Signature

14092019

Bhaskar Bhuyan

भारत सरकार
Government of India

Issue Date: 13/10/2019



Bhaskar Bhuyan
DOB: 14/10/1959
MALE

6500 7082 8623

मेरा आधार, मेरी पहचान

Bhaskar Bhuyan

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 20/10/2020

Address: Flat No 4 C Ramdhenu
Apartment, B K Road, Saurav Nagar,
Beltola, Kamrup Metro, Assam, 781028



6500 7082 8623

1947 help@uidai.gov.in www.uidai.gov.in

 भारत सरकार
GOVERNMENT OF INDIA



Debajit Bhuyan
Debajit Bhuyan
DOB: 09-09-1964
Gender: Male



9245 2146 2042

आधार - आम आदमी का अधिकार

Debajit Bhuyan

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: Bhairab Chandra Bhuyan,
NYA GOGRA T.E, Gohpur,
Gohpur, Gohpur, Sonitpur,
Assam, 784168

Address:
S/o: Bhairab Chandra Bhuyan, Nya
Gogra T.e, Gohpur, Gohpur,
Gohpur, Sonitpur, Assam, 784168



 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGZPB5404G

नाम / Name
DEBAJIT BHUYAN

पिता का नाम / Father's Name
BHAIRAB CHANDRA BHUYAN

जन्म तिथि / Date of Birth
09/09/1984

हस्ताक्षर / Signature



Debajit, Bhuyan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PURABI BHUYAN

MOHENDRA NATH BORA

01/01/1963

Permanent Account Number
AWTPB2285M

Purabi Bh.
Signature

25032010

Purabi Bhuyan.

भारत सरकार
Government of India

भूदबै भूय
Purabi Bhuyan

जन्म तारीख / DOB: 01/01/1963
प्रतिभा / FEMALE

2943 5507 0511

मेरा आधार, मेरी पहचान

Purabi Bhuyan.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

ठिकाना: भूदबै भूय, रायचणु
रामधेनु अपार्टमेंट, बक रोड, सौरभ
नगर बेल्ला, बेल्ला, कामरुप मेट्रो,
असम, 781028

Address: C/O: Bhaskar Bhuyan,
Ramdhenu Apartment, BK Road, Saurav
Nagar Bellola, Bellola, Kamrup Metro,
Assam, 781028

2943 5507 0511

1947 help@uidai.gov.in www.uidai.gov.in

 भारत सरकार
Government of India



Barnalee Saikia Bhuyan
DOB : 07/12/1971
Female



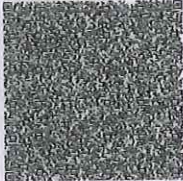
5858 7315 6682

मेरा आधार, मेरी पहचान

Barnalee Saikia Bhuyan

 आधार
भारतीय पहचान प्रमाण प्रणाली
Unique Identification Authority of India

Address: C/O Rabindra Nath Salkia,
BUNGLOW NO 1, BOGAPANI TEA
ESTATE, BOGAPANI TEA ESTATE,
Digboi, Digboi, Tinsukia, Assam,
786171



5858 7315 6682

 1947

 help@uidai.gov.in

 www.uidai.gov.in



Barnalee Saikia Bhuyan

 भारत सरकार
Government of India

 आधार

Download Date: 30/08/2021



Raj Kumar Choudhury
Date of Birth/DOB: 18/01/1980
Male/ MALE

Issue Date: 03/02/2021

8512 6740 5317
VID : 9116 3297 9340 4264

मेरा आधार, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

 AADHAAR

Address:
C/O: Khema Ram Choudhary, SANTOSHI
BHAWAN, KUMARPARA NARAYAN
NAGAR, BEHIND SHISHUNIKETAN
SCHOOL, Bharalumukh, Kamrup Metro,
Assam - 781009



8512 6740 5317
VID : 9116 3297 9340 4264

1947 | help@uidai.gov.in | www.uidai.gov.in

Raj Kumar Choudhury

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADMPC7883J



नाम / Name
RAJ KUMAR CHOUDHURY

पिता का नाम / Father's Name
KHEMA RAM CHOUDHURY

जन्म की तारीख /
Date of Birth
18/01/1980


हस्ताक्षर / Signature

16082021

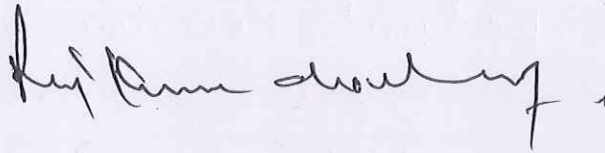
इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटार्ड:
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

**If this card is lost / someone's lost card is found,
please inform / return to :**

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in





आयकर विभाग
INCOME TAX DEPARTMENT

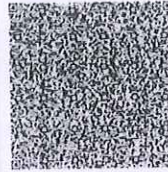


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACFPB8536M



नाम / Name
DEBA BALA BARUAH BHUYAN

पिता का नाम / Father's Name
HARESWAR BARUAH

22122019

जन्म की तारीख /
Date of Birth
22/12/1950


हस्ताक्षर / Signature

Deba Bala Bhuyan,



भारत सरकार
Government of India



Deba Bala Bhuyan
DOB : 22/12/1950
Female



9593 9014 2571

मेरा आधार, मेरी पहचान

Deba Bala Bhuyan.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

W/O: Lt Madhab Ch Bhuyan, 103, JAIL ROAD, NAKUL CH
BHUYAN PATH, JAIL ROAD, Jorhat East, Jorhat, Jorhat,
Jorhat East, Assam, 785001

9593 9014 2571



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

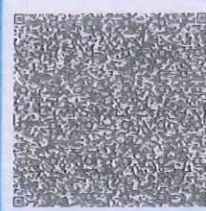


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADMPC7883J



नाम / Name
RAJ KUMAR CHOUDHURY

पिता का नाम / Father's Name
KHEMA RAM CHOUDHURY

जन्म की तारीख /
Date of Birth
18/01/1980

हस्ताक्षर / Signature

16082021

 भारत सरकार
Government of India 

Download Date: 30/06/2021  Raj Kumar Choudhury
Date of Birth/DOB: 18/01/1980
Male/ MALE Issue Date: 03/02/2021

8512 6740 5317
VID : 9116 3297 9340 4264

मेरा आधार, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India 

Address:
C/O: Khema Ram Choudhary, SANTOSHI
BHAWAN, KUMARPARA NARAYAN
NAGAR, BEHIND SHISHUNIKETAN
SCHOOL, Bharalumukh, Kamrup Metro,
Assam - 781009 

8512 6740 5317
VID : 9116 3297 9340 4264

1947 | help@uidai.gov.in | www.uidai.gov.in

by Khema Choudhary