



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 879444

DEVELOPMENT AGREEMENT

QUERY NO. : 2002594642/2023
 GRN NO. : 192023240256746788
 DISTRICT : Paschim Bardhaman
 MOUZA : Sankarpur
 P.S. : New Township
 AREA OF LAND : 38.23 Decimal

certified that the Documents
 submitted to Registration the
 figures on sheet and the End-
 documents Attached with this
 Documents are the Part of the
 Document.

A.D.S.R. Dwivedi
 Registrar

13 OCT 2023

6/1

Sl No. 1621 Date 12/10/23
Sold to - A.Sus Realcom 2 Developers.
Address Durgapur-12.
Value of Stamp 500
Date of Purchase of the stamp
Paper from Treasury
Name of the Treasury from
Durgapur

Chatterjee

Somaiah Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No.-1/2016-17



[Signature]
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

13 OCT 2023

THIS DEVELOPMENT AGREEMENT IS MADE ON 13TH DAY OF OCTOBER, 2023;

BETWEEN

(1) SMT. RINA GHOSH [PAN-BMGGPG3308E] Wife of Sri. Muktipada Ghosh, by Nationality- Indian, by faith-Hindu, by occupation-Housewife, **(2) SRI. MUKTIPADA GHOSH [PAN-AQYPG8711G]** Son of Late Rabi Lochan Ghosh, by Nationality- Indian, by faith-Hindu, by occupation-Business, **(3) SMT. CHHANDA GHOSH [PAN-AVMPG8637N]** Wife of Sri. Damodar Ghosh, by Nationality- Indian, by faith-Hindu, by occupation- House wife, **(4) SMT. RAJKUMARI GHOSH [PAN-BJFFPG4958L]** Wife of Sri. Chandicharan Ghosh, by Nationality- Indian, by faith-Hindu, by occupation- House wife, **(5) SMT. SHOBHA GHOSH [PAN-ATSPG3467A]** Wife of Sri. Narayan Chandra Ghosh, by Nationality- Indian, by faith-Hindu, by occupation-House wife, all are resident of Village- Sankarpur, P.O.- Arrah, P.S.- New Township, District-Paschim Bardhaman, State- West Bengal, India, PIN- 713212, hereinafter referred to and called as **"LANDOWNER"**, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

ASSUS REALCON & DEVELOPERS [PAN- ABOFA7478F] a Partnership firm, having its registered office at C/o Narayan Chandra Ghosh, Ramkrishna Park, Sankarpur More, Village -Sankarpur, Post- Sankarpur, P.S-New Township, District-Paschim Bardhaman, State- West Bengal, PIN- 713212, herein after referred to as **"THE DEVELOPER"**, represented by its Partners **(1) MR. UJJAL GHOSH [PAN- BKTPG6700M]** Son of Mr. Chandi Charan Ghosh, by faith-Hindu, by nationality India, by occupation-Business, resident of Village -Sankarpur, Post- Sankarpur, P.S-New Township, District-Paschim Bardhaman, State- West Bengal, India, PIN-713212, **(2) MR. SOURAV GHOSH [PAN- BHWPG4079H]** Son of Mr. Narayan Chandra Ghosh, by faith-Hindu, by nationality India, by occupation-Business, resident of Village -Sankarpur, Post- Sankarpur, P.S-New Township, District-Paschim Bardhaman, State- West Bengal, India, PIN-713212, **(3) MR. ANUP GHOSH [PAN- ANWPG4719K]** Son of Late Sadhu Charan Ghosh, by faith-Hindu, by nationality India, by occupation-Business, resident of Village -Sankarpur, Post- Sankarpur, P.S-New Township, District-Paschim Bardhaman, State- West Bengal, India, PIN-713212, **(4) MR. SUBODH GHOSH [PAN-AORPG6255J]** Son of Late Sambhu Nath Ghosh, by faith-Hindu, by nationality India, by occupation-Business, resident of Village -Sankarpur, Post- Sankarpur, P.S-New Township, District-Paschim Bardhaman, State- West Bengal, India, PIN-713212, **(5) SMT. SONALI GHOSH [PAN- BYZPG0648A]** Wife of Mr. Sadhin Kumar Ghosh, by faith-Hindu, by nationality India, by occupation-Business, resident of Village- Sankarpur, Post- Sankarpur, P.S-New Township, District-Paschim Bardhaman, State- West Bengal, India, PIN-713212, (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**

WHEREAS R.S. Plot No- 22 corresponding L.R. Plot No-53 of Mouza- Sankarpur, J.L.No-109, area 7 decimal was purchased property of Smt. Panna Mitra wife of Aniya Kumar Mitra, she purchased the same vide deed No-5119 for the year 1996 of A.D.S.R. Durgapur and recorded her name in L.R. R.O.R. and thereafter Smt. Panna Mitra wife of Aniya Kumar Mitra transferred the same by way of sale in favour of Smt. Rina Ghosh Wife of Mukti Pada Ghosh vide deed No-4950 for the year 2021 of A.D.S.R. Durgapur and after purchasing the same she mutated her name in L.R.R.O.R. in Khatian No- 2763 and converted the same from Baid To Bastu vide conversion case No- CN/2023/2302/8 Dated: 31.01.2023, Memo no. Conv/111/BLLRO/F-D/2023 Dated: 31.01.2023.

WHEREAS R.S. Plot No- 21 corresponding L.R. Plot No-39 of Mouza- Sankarpur, J.L.No-109, area 19 decimal was purchased property of Hariprasad Shaw son of Late Ramdhani Shaw and he purchased the same vide deed No-3249 for the year 1992 of A.D.S.R. Durgapur and after that said Hariprasad Shaw son of Late Ramdhani Shaw transferred an area of 4.35 decimal vide deed No- 5231 for the year 2012 & 8008 for the year 2011 of A.D.S.R. Durgapur but mutation was done in the name of Muktipada Ghosh 4.23 decimal land in L.R. R.O.R. in Khatian No- 2195 and converted the same from Baid To Bastu vide conversion case No- CN/2023/2302/3 Dated: 31.01.2023, Memo no. Conv/116/BLLRO/F-D/2023 Dated: 31.01.2023.

WHEREAS R.S. Plot No- 232 corresponding L.R. Plot No-52 of Mouza- Sankarpur, J.L.No-109, area 7 decimal was purchased property of Smt. Rina Ghosh Wife of Mukti Pada Ghosh , she purchased the same vide deed No-6918 for the year 2019 of A.D.S.R. Durgapur, from its L.R. recorded owner Tapan Ghosh & Swapan Ghosh both are son of Late Sasadhar Ghosh and after purchasing the same she mutated her name in L.R.R.O.R. in Khatian No- 2486 and converted the same from Baid To Bastu vide conversion case No- CN/2023/2302/6 Dated: 31.01.2023, Memo no. Conv/113/BLLRO/F-D/2023 Dated: 31.01.2023.

WHEREAS R.S. Plot No- 22 corresponding L.R. Plot No-53 of Mouza- Sankarpur, J.L.No-109, was purchased property of Smt. Dipali Bhowmick Wife of Shyamal Kumar Bhowmick , she purchased the same vide deed No-5122 for the year 1996 of A.D.S.R. Durgapur, recorded her name in L.R. R.O.R. and thereafter Smt. Dipali Bhowmick Wife of Shyamal Kumar Bhowmick transferred R.S. Plot No- 22 corresponding L.R. Plot No-53 of Mouza- Sankarpur, J.L.No-109, measuring 9.9 decimal by way of sale in favour of Smt. Chhanda Ghosh Wife of Damador Ghosh & Smt. Rajkumari Ghosh Wife of Chandicharan Ghosh vide deed No-8548 for the year 2021 of A.D.S.R. Durgapur and after purchasing the same they mutated their name in L.R.R.O.R. in Khatian No- 2838 & 2839 and converted the same from Baid To Bastu vide conversion case No- CN/2023/2302/7 Dated: 31.01.2023, Memo no. Conv/112/BLLRO/F-D/2023 Dated: 31.01.2023 &


C.O.

CN/2023/2302/2 Dated: 31.01.2023, Memo no. Conv/117/BLLRO/F-D/2023
Dated: 31.01.2023.

WHEREAS R.S. Plot No- 22 corresponding L.R. Plot No-53 of Mouza- Sankarpur, J.L.No-109, was purchased property of Smt Dipali Bhowmick wife of Shyamal Kumar Bhowmick , she purchased the same vide deed No-5122 for the year 1996 of A.D.S.R. Durgapur, recorded her name in L.R. R.O.R. and Shyamal Kumar Bhowmick son of Late Bhuti Mohan Mallick , he purchased the same vide deed No- 5118 for the year 1996 of A.D.S.R. Durgapur and thereafter Smt Dipali Bhowmick & Shyamal Kumar Ghosh jointly transferred R.S. Plot No- 22 corresponding L.R. Plot No-53 of Mouza- Sankarpur, J.L.No-109, measuring 10.1031 decimal the same by way of sale infavour of Smt. Shobha Ghosh wife of Narayan Chandra Ghosh & Smt Rina Ghosh wife of Muktipada Ghosh vide deed No-8540 for the year 2021 of A.D.S.R. Durgapur and after purchasing the same they mutated their name in L.R.R.O.R. in Khatian No- 2835 & 2834 and converted the same from Baid To Bastu vide conversion case No- CN/2023/2302/5 Dated: 31.01.2023, Memo no. Conv/114/BLLRO/F-D/2023 Dated: 31.01.2023 & CN/2023/2302/4 Dated: 31.01.2023, Memo no. Conv/115/BLLRO/F-D/2023 Dated: 31.01.2023.

AND WHERE AS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Jemua Gram Panchayet or any other competent authority but the owners have the not sufficient funds for the development work and for this reason First Part could not able to take any steps for the said development and as such the First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part And whereas the Second part after considering various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building there- at, consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

I-DEFINITION

1.1 **OWNER/LANDLORD:-** Shall mean (1) **SMT. RINA GHOSH** Wife of Sri. Muktipada Ghosh, by Nationality- Indian, by faith-Hindu, by occupation- Housewife, (2) **SRI. MUKTIPADA GHOSH** Son of Late Rabi Lochan Ghosh, by Nationality- Indian, by faith-Hindu, by occupation-Business, (3) **SMT. CHHANDA GHOSH** Wife of Sri. Damodar Ghosh, by Nationality- Indian, by faith-Hindu, by occupation-House wife, (4) **SMT. RAJKUMARI**

GHOSH Wife of Sri. Chandicharan Ghosh, by Nationality- Indian, by faith- Hindu, by occupation- House wife, (5) **SMT. SHOHA GHOSH** Wife of Sri. Narayan Chandra Ghosh, by Nationality- Indian, by faith- Hindu, by occupation- House wife, all resident of Village- Sankarpur, P.O.- Arrah, P.S.- New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212.

- 1.2 **DEVELOPER:-** Shall mean **ASSUS REALCON & DEVELOPERS** a Partnership firm, having its registered office at C/o Narayan Chandra Ghosh, Ramkrishna Park, Sankarpur More, Village -Sankarpur, Post- Sankarpur, P.S- New Township, District- Paschim Bardhaman, West Bengal.
- 1.3 **LAND:-** Shall mean Land Measuring area 38.23 (Thirty Eight point Two Three) Decimal more or less under Mouza-Sankarpur, J.L. No-95, L.R. J.L.No- 109, R.S Plot no-22,21, 232, L.R Plot No-53,39,52, L.R. Khatian No- 2763, 2195, 2486, 2838, 2839, 2834 & 2835 Under the jurisdiction of Jemua Gram Panchayet, Dist- Paschim Burdwan, State- West Bengal, India.
- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6 **GRAM PANCHAYET:-** Shall mean the Jemua Gram Panchayet and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayet and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any;
- 1.8 **OWNERS AREA:-** Shall mean 30% (Thirty) percent of the sanctioned area together with the undivided impartiable proportionate share and/or interest in the said land . if authority sanctioned more than B+G+8 storied building then the landowner shall entitled to get 20% (Twenty) percent of the sanctioned area in every upper floor.
- 1.9 **DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided impartiable proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.8.



1.10 UNIT/FLAT: Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.

1.11 PROJECT: Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

1.12 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

1.13 PURCHASER/S shall mean and include:

A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

1.14 MASCULINE GENDER: Shall include the feminine and neuter gender and vice versa.

1.15 SINGULAR NUMBER: Shall include the plural and vice-versa.

II- COMENCMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein above at the commencement of this agreement.

III- EFFECTIVENESS: - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV: - DURATION: - This agreement is made for a period of 48 month from the date of it become effective with a grace Period of 6 Month.

V: - SCOPE OF WORK: - The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchyat over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered land of more or less 38.23 Decimal and for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That the Owner shall vacate and delver the vacant and peaceful possession of the 1st Schedule property to the second party within 30 days notice from Second Party after getting Temporary accommodation from second party during Construction work.
3. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) There is no agreement between the Owners and any other party (except **ASSUS REALCON & DEVELOPERS**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - d) That any dispute regarding land shall be meeting up by the Land Owner in their own cost.
4. That the Owner have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.
5. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e. receive sanctioned plan from the Jemua Gram Panchyat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make

sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owner of flats/apartments to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owner shall not be responsible for any unlawful activities of the Developer.

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer **ASSUS REALCON & DEVELOPERS** Confirms accepts and assures the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Gram Panchayet area.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multi storied buildings including structural design and approval of the local sanctioning authority/Gram Panchayat/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Gram Panchayat/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.



4. That the Developer shall not raise any question regarding the measurement of the 1st Schedule mentioned Property and Developer shall take all necessary step to save the Property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses within 48 months from the date of effectiveness of this agreement with further additional period of 6 months if needed.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such case the Developers Shall been the entire responsibility.
9. That the Developer shall arrange for Proper alternative accommodation with parking facilities for land Owner during construction period.
11. That if the Developer will not handed over the Proposed Flat containing Super Built-up area with Complete Condition as per agreement within Schedule time and if any type of Bouncing of Cheques will found at the time Presentation, then the land owner has full right to take legal action against the developer regarding the Schedule Properties as per law.
12. That the **Developers** violets any terms and conditions of the agreement then the all agreements with owner related to this Project will be Cancelled and Power of Attorney will be Revoked as per law.



VIII-Cancellation:-

1. The Owner have every right to cancel and/or rescind this agreement after 54 months, if the Developer shall unable to complete the Construction work or fail to make payment according to Second Schedule , for that Owner has to give a one month clear notice to the Developer.
2. The Developer have right to cancel and /or rescind this agreement if due to litigation in land Developer could not able to start construction work and for the same Developer has to give a one month notice to the Land owner and land owner not refund the initial amount which they received from Developer.

IX-Miscellaneous:-

1. Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
2. Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
3. Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate if the parties in dispute so agree otherwise two or more arbitrator, to be nominated by both the parties and their legal advisors.
4. copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
5. The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt.

Or

interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.



6. The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
7. The second party or the developer shall have the right and/or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and/or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the owner will be free from all financial or legal obligation.
8. A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their own cost/expense for a guarantee period of next six months after handing over of physical possession of the flats to the customers.
9. That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
10. The owners shall have no claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
11. The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
12. That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the



developer asked for the same without demanding any remuneration and/or money for the same.

13. Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer can not claim any damages from the landowner towards the cost incurred in construction of project.

Declaration :- This is an agreement as per Indian Contract Act, 1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF LAND)

All that piece and parcel of Bastu land measuring **38.23 (Thirty Eight point Two Three) Decimal** more or less under **Mouza- Sankarpur, J.L No- 95, L.R. J.L. No- 109, P.S.: New Township**, Under the jurisdiction of Jemua Gram Panchayat, Dist- Paschim Bardhaman, State- West Bengal, India,

R.S. Plot no.	L.R. Plot no.	L.R. Khatian no.	Area in Decimal
22	53	2763	7.00
21	39	2195	4.23
232	52	2486	7.00
22	53	2838	6.60
22	53	2839	3.30
22	53	2835	5.00
22	53	2834	5.10
Grand Total			38.23 (Thirty Eight point Two Three) Decimal

Butted and Bounded

North : 32 Feet wide Road
 South : R.S. Plot No-24 & 228
 East : R.S. Plot No-232 (P)
 West : R.S. Plot No- 21 & 22 (P)

[A sketch map annexed herewith which is consider as part & parcel of this deed]

THIRD SCHEDULE
SPECIFICATION OF BUILDING

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	Ground Water.
WALLS	Conventional brickwork or Fly ash Bricks Which is available at the time of Construction.
WALL FINISH	Interior - Plaster of Paris, Exterior - Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
KITCHEN	Kitchen Floor made of Anti skit Tiles and platform made of Granite Slab. Glazed tiles, up to the height of three feet from the platform. Stainless steel sinks to be provided.
TOILET	Marbel Floor in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (parryware /Hindware / Hindustan) and CP fittings (as per supply), and one western type commode, one Indian type commode. Concealed plumbing and pipe work.
DOORS	Door frame made of Sal wooden. Front gammer wooden panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding anodized grill glass window.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK. Telephone and television at extra costs. Modular switches belong to supervisor brands, 2 nos. of 15 Amp point to be provided for each unit.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services. Lift provided for every floor in the building.

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etc

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

Rina Ghosh

Mukhi Prada Ghosh

Chanda Ghosh

Subrata Mukherjee

Subrata Mukherjee

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESSES:

① Subrata Mukherjee
 1st Floor, 1st Floor
 V. - Angara
 P. S. - Chanda
 Dist. - Burdwan

② Apurba Sain
 S/O Anu K. Sain
 Vill - Panasha
 P. S. - Durgapur - 7

ASSUS REALCON & DEVELOPERS'
Vijal Khogee
 Partner

ASSUS REALCON & DEVELOPERS'
Soumitra Ghosh
 Partner

ASSUS REALCON & DEVELOPERS'
Anup Chakrabarti
 Partner

ASSUS REALCON & DEVELOPERS'
Subodh Ghosh
 Partner

ASSUS REALCON & DEVELOPERS'
Sonalika Ghosh
 Partner

Drafted and Typed by me & I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

Subrata Mukherjee
 SUBRATA MUKHERJEE
 ADVOCATE
 Durgapur Court
 Enroll No. - WB/508/2007



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



192023240256746788

GRN Details

GRN:	192023240256746788	Payment Mode:	SBI Epay
GRN Date:	12/10/2023 13:12:02	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6949743479625	BRN Date:	12/10/2023 13:12:51
Gateway Ref ID:	IGAGHQ9ZQ3	Method:	State Bank of India NB
GRIPS Payment ID:	121020232025674677	Payment Init. Date:	12/10/2023 13:12:02
Payment Status:	Successful	Payment Ref. No:	2002594642/1/2023

(Query Not Query Year)

Depositor Details

Depositor's Name:	Mr SOURAV GHOSH
Address:	DURGAPUR
Mobile:	9333801715
Period From (dd/mm/yyyy):	12/10/2023
Period To (dd/mm/yyyy):	12/10/2023
Payment Ref ID:	2002594642/1/2023
Dept Ref ID-DRN:	2002594642/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002594642/1/2023	Property Registration- Stamp duty	003042-103-001-02	15010
2	2002594642/1/2023	Property Registration- Registration Fees	003043-101-001-16	14
			Total	15024

IN WORDS: FIFTEEN THOUSAND TWENTY FOUR ONLY.



SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Mukul Prasad Ghosh

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature: *Mukul Prasad Ghosh*

Signature of the Executants/presentation



Chhanda Ghosh

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature: *Chhanda Ghosh*

Signature of the Executants/presentation



Rupali Prasad Ghosh

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature: *Rupali Prasad Ghosh*

Signature of the Executants/presentation



Devi Prasad Ghosh

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature: *Devi Prasad Ghosh*

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature: *Rina Ghosh*

Signature of the Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature: *Ajal Ghosh*

Signature of the Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature: *Sourav Ghosh*

Signature of the Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature: *Anup Ghosh*

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Subodh Ghosh

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Subodh Ghosh

Signature of the Executants/presentation



Somali Ghosh

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Somali Ghosh

Signature of the Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Signature of the Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

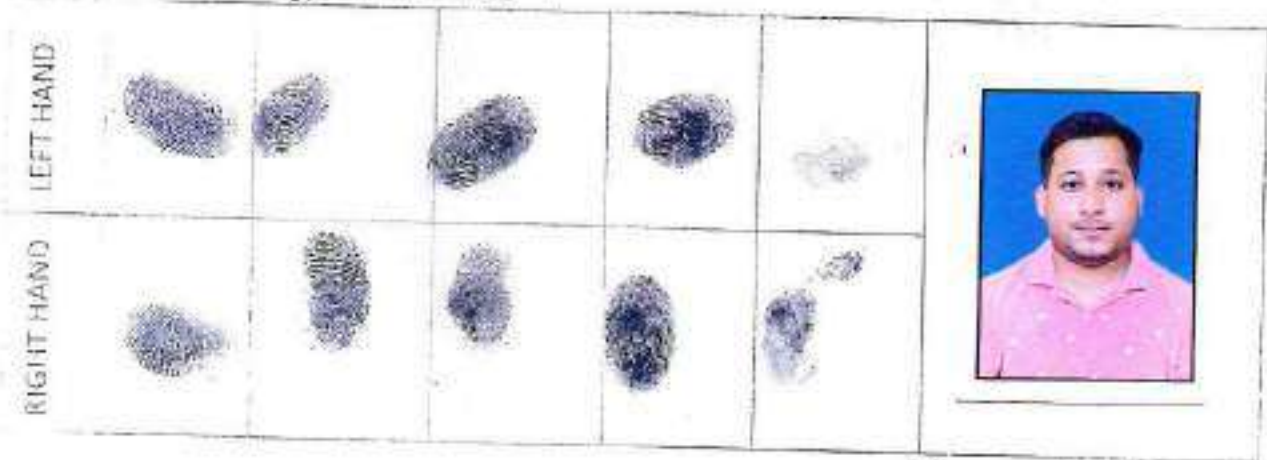
DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : SURAJIT MONDAL
2. FATHER/ HUSBAND NAME : Manoranjan Mondal
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : law clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Angadpur
POST OFFICE (পোস্ট অফিস) Angadpur
POLICE STATION (থানা) Cokeover PIN 713215
DISTRICT (জেলা) paschim STATE (রাজ্য) Or. B
Bardhaman
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) others
6. AADHAR NO 7372 4361 9968
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.)
_____ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Surajit Mondal as identifier identifying the executants
of the concerned deed (Query No.) 2002594642/2023.
ছবি সহ দশ আঙ্গুলের টিপ ছাপ



Surajit Mondal
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

**SKETCH MAP SHOWING THE LAND OVER R.S PLOT NO- 232(P)
21[P],22[P], L.R PLOT 39,52,53 IN MOUZA- SHANKARPUR,
J.L NO-109, P.S- N.T.P.S ,DIST-BURDWAN[W]**

AREA OF LAND

NAME	R.S PLOT	L.R PLOT	SHOW AREA
SHOBHA GHOSH	22	53	05 DECIMAL
RINA GHOSH	22	53	07 DECIMAL
RINA GHOSH	232	52	07 DECIMAL
RINA GHOSH	22	53	5.10 DECIMAL
RAJ KUMARI GHOSH	22	53	3.30 DECIMAL
CHHANDA GHOSH	22	53	6.60 DECIMAL
MUKTI PADA GHOSH	21	39	4.23 DECIMAL
TOTAL-			38.23 DECIMAL



ASSUS REALCON & DEVELOPERS
Sukade Ghosh
Partner

ASSUS REALCON & DEVELOPERS
Sudha Ghosh
Partner

ASSUS REALCON & DEVELOPERS
Anup Ghosh
Partner

ASSUS REALCON & DEVELOPERS
Somali Ghosh
Partner



R.S PLOT 24

R.S PLOT 228

Drawn by
Sudhakar

SURVEYOR
SRI SANJAY BHANDARY
Govt. Reg No- S/1L/48279
Vil- Dandewar, P.O- Gourchazer

- ① Rina Ghosh
- ② Mukti pada Ghosh
- ③ Chhanda Ghosh
- ④ Raja Ghosh (R/S)
- ⑤ Mukti pada Ghosh

Government of West Bengal

Office of the Block Land & Land Reforms Officer
ফরিদপুর-দুর্গাপুর, পশ্চিম বর্ধমান



To

শ্রীনা ঘোষ

পিতা/স্বামীর নাম: মুক্তিদেব ঘোষ

বিত্ত

P.S.: নিউটাউন দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 10/01/2023

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 31/01/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2023/2302/6)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
শঙ্করপুর, 109, নিউটাউন দুর্গাপুর	2486	52		996	0.0700	বাইদ	কমার্শিয়াল বাহু

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws-enforcing prevention-of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955
&
Block Land & Land Reforms Officer
Dated: 31/01/2023

31.01-23
Block Land & Land Reforms Officer
Faridpur - Durgapur

Memo: Conv/113/BLL40/F-0/2023

- (i) The RI, of the জমুদা for information and taking necessary action.
- (ii) Office copy of the certificate to be kept in the relevent case Record

Block Land & Land Reforms Officer

31.01-23
Block Land & Land Reforms Officer
Faridpur - Durgapur



Handwritten signature in black ink.

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

13 OCT 2023

Government of West Bengal

Office of the Block Land & Land Reforms Officer

ফরিদপুর-দুর্গাপুর, পশ্চিম বর্ধমান



To:

শ্রীমা ঘোষ

পিতা/স্বামীর নাম: মুক্তিপদ

নিজ

P.S.: নিউটাউন দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 10/01/2023

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 31/01/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2023/2302/4)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
শরৎপুর, 109, নিউটাউন দুর্গাপুর	2834	53		1341	0.0510	বাইদ	কমার্শিয়াল বাউ

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GB(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector w/s 4C of the WBLR Act, 1955
&
Block Land & Land Reforms Officer
Dated: 31/01/2023

31.01.23
Block Land & Land Reforms Officer
Faridpur - Durgapur

Memo: Conv/115/BLLR/F-0/2023

- (i) The RL, of the (জমুনা) for information and taking necessary action.
- (ii) Office copy of the certificate to be registered with the relevant case Record

Block Land & Land Reforms Officer
31.01.23
Block Land & Land Reforms Officer
Faridpur - Durgapur



[Handwritten signature]

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

3 OCT 2023

Government of West Bengal

Office of the Block Land & Land Reforms Officer
ফরিদপুর-দুর্গাপুর, পশ্চিম বর্ধমান



To

শ্রীনাথ ঘোষ

পিতা/স্বামীর নাম: মুক্তিপদ

সিদ্ধ

P.S.: নিউটাউন দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 10/01/2023

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 31/01/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2023/2302/8)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
শরুরপুর, 109, নিউটাউন দুর্গাপুর	2763	53		1842	0.0700	বাইদ	কমার্শিয়াল বাস

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws-enforcing prevention-of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955

&

Block Land & Land Reforms Officer

Dated: 31/01/2023

[Signature]
31.01.23
Block Land & Land Reforms Officer
Faridpur - Durgapur

Memo: *111 &* Conv/R/BLRO/F-0/2023

- (i) The RI, of the জেমুয়া for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record



Block Land & Land Reforms Officer

[Signature]
31.01.23
Block Land & Land Reforms Officer
Faridpur - Durgapur

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

13 OCT 2023

Government of West Bengal

Office of the Block Land & Land Reforms Officer

ফরিদপুর-দুর্গাপুর, পশ্চিম বর্ধমান



To

মাজুমারী ঘোষ

পিতা/স্বামীর নাম: চণ্ডীচরণ

বিত্ত

P.S.: নিউটাউন দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 10/01/2023

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 31/01/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2023/2302/7)

Mouza With JL No. & PS	Khatian No.(LR)	J.R Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
শঙ্করপুর, 109, নিউটাউন দুর্গাপুর	2839	53		868	0.0330	বাইন	কমার্শিয়াল বাস

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955

&

Block Land & Land Reforms Officer

Dated: 31/01/2023

B
31.01.23
Block Land & Land Reforms Officer
Faridpur - Durgapur

Memo: *112 R*
COM/112/BLLR/F-D/2023

- (i) The RI, of the জমিয়া for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevent case Record



Block Land & Land Reforms Officer

S
31.01.23
Block Land & Land Reforms Officer
Faridpur - Durgapur

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

19 3 OCT 2023

Government of West Bengal

Office of the Block Land & Land Reforms Officer
ফরিদপুর-দুর্গাপুর, পশ্চিম বর্ধমান



To

স্বপ্না সোব

পিতা/স্বামীর নাম: দামোদর

বিজ্ঞ

P.S.: নিউটাউন দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 10/01/2023

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 31/01/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2023/2302/2)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
শকরপুর, 109, নিউটাউন দুর্গাপুর	2838	53		1736	0.0660	বাইদ	কমার্সিয়াল বাল্ড

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector w/s 4C of the WBLR Act, 1955

&

Block Land & Land Reforms Officer

Dated: 31/01/2023

S
31.01.23
Block Land & Land
Reforms Officer
Faridpur - Durgapur

Memo: Conv/117/BLLR/F.D/2023

- (i) The RI, of the জমুয়া for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

S
31.01.23
Block Land & Land
Reforms Officer
Faridpur - Durgapur



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

13 OCT 2023

Government of West Bengal

Office of the Block Land & Land Reforms Officer
ফরিদপুর-দুর্গাপুর, পশ্চিম বর্ধমান



To

শেষ্ঠা মোহ

দিতা/স্বামীর নাম: বালরাম চন্দ্র মোহ

পিতা

P.S.: নিউটাউন দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 10/01/2023

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 31/01/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2023/2302/5)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
শঙ্করপুর, 109, নিউটাউন দুর্গাপুর	2835	53		1316	0.0500	বহিদ	কমার্শিয়াল বাস্তু

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955 *S* 31.01.23
&
Block Land & Land Reforms Officer *S* 31.01.23
Block Land & Land Reforms Officer
Faridpur - Durgapur

Memo: Conv/114/BLLR/F-D/2023

- (i) The RI, of the (জমুয়া) for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Dated: 31/01/2023



Block Land & Land Reforms Officer

S 31.01.23
Block Land & Land Reforms Officer
Faridpur - Durgapur

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

19 3 OCT 2023

Government of West Bengal

Office of the Block Land & Land Reforms Officer
ফরিদপুর-দুর্গাপুর, পশ্চিম বর্ধমান



To

মুক্টিদ-ঘোষ

পিতা/স্বামীর নাম: রবিগোচন

নিবাস

P.S.: নিউটাউন দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 10/01/2023

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 31/01/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2023/2302/3)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
শঙ্করপুর, 109, নিউটাউন দুর্গাপুর	2195	39		1060	0.0423	বাইদ	কমার্শিয়াল বাস

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955

&

Block Land & Land Reforms Officer

31-01-23
Block Land & Land Reforms Officer
Faridpur - Durgapur

Dated: 31/01/2023

Memo: Conv/116/BLLR/Frd/2023

- (i) The RI, of the জমিয়া for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevent case Record

Block Land & Land Reforms Officer

31-01-23
Block Land & Land Reforms Officer
Faridpur - Durgapur



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

73 OCT 2023

Major Information of the Deed

Deed No :	I-2306-10341/2023	Date of Registration	13/10/2023
Query No / Year	2306-2002594642/2023	Office where deed is registered	
Query Date	10/10/2023 5:07:02 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status : Advocate		
Transaction	Additional Transaction		
[9110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 1,02,41,587/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			



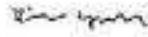



Land Details :







District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Senkarpur, JI No: 109, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-22	RS-2763	Bastu	Bastu	7 Dec		18,75,258/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L2	RS-21	RS-2195	Bastu	Bastu	4.23 Dec		11,33,192/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L3	RS-232	RS-2486	Bastu	Bastu	7 Dec		18,75,258/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L4	RS-22	RS-2838	Bastu	Bastu	6.6 Dec		17,68,100/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L5	RS-22	RS-2839	Bastu	Bastu	3.3 Dec		8,84,050/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L6	RS-22	RS-2835	Bastu	Bastu	5 Dec		13,39,470/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,

L7	RS-22	RS-2634	Bastu	Bastu	6.1 Dec	13,66,259/-	Width of Approach Road: 32 FL, Adjacent to Metal Road,
		TOTAL :			38.23Dec	0 /-	102,41,587 /-
		Grand Total :			38.23Dec	0 /-	102,41,587 /-

Land Lord Details :



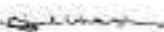






Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt RINA GHOSH (Presentant) Wife of Mr. MUKTIPADA GHOSH Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office</p>		 <p>Captured</p>	
	13/10/2023	13/10/2023	13/10/2023	
<p>Village- Sankarpur, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMxxxxxx8E, Aadhaar No: 89xxxxxxxx1639, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Mr MUKTIPADA GHOSH Son of Late RABI LOCHAN GHOSH Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office</p>		 <p>Captured</p>	
	13/10/2023	13/10/2023	13/10/2023	
<p>Village- Sankarpur, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx1G, Aadhaar No: 48xxxxxxxx9485, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office</p>				



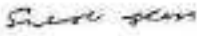


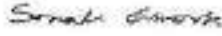
3	<p>Name</p> <p>Smt CHHANDA GHOSH Wife of Mr DAMODAR GHOSH Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office</p>	<p>Photo</p>  <p>13/10/2023</p>	<p>Finger Print</p>  <p>LT1 13/10/2023</p>	<p>Signature</p> <p>Chhanda Ghosh</p> <p>13/10/2023</p>
<p>Village- Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx7N, Aadhaar No: 96xxxxxxxx8647, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office</p>				
4	<p>Name</p> <p>Smt RAJKUMARI GHOSH Wife of Mr CHANDICHARAN GHOSH Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office</p>	<p>Photo</p>  <p>13/10/2023</p>	<p>Finger Print</p>  <p>LT1 13/10/2023</p>	<p>Signature</p> <p>Rajkumari Ghosh</p> <p>13/10/2023</p>
<p>Village- Sankarpur, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJxxxxxx8L, Aadhaar No: 64xxxxxxxx5604, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office</p>				
5	<p>Name</p> <p>Smt SHOBHA GHOSH Wife of Mr NARAYAN CHANDRA GHOSH Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office</p>	<p>Photo</p>  <p>13/10/2023</p>	<p>Finger Print</p>  <p>LT1 13/10/2023</p>	<p>Signature</p> <p>Shobha Ghosh</p> <p>13/10/2023</p>
<p>Village- Sankarpur, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx7A, Aadhaar No: 63xxxxxxxx7608, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office</p>				

Developer Details :

Sf No	Name,Address,Photo,Finger print and Signature
1	<p>ASSUS REALCON & DEVELOPERS C/o Narayan Chandra Ghosh, Ramkrishna Park, Sankarpur More, Village –Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ABxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr UJJAL GHOSH Son of Mr CHANDI CHARAN GHOSH Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office</p>	 <p>Oct 13 2023 4:48PM</p>	 <p>Captured</p> <p>LT1 13/10/2023</p>	 <p>13/10/2023</p>
<p>Village -Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx0M, Aadhaar No: 73xxxxxxxx5776 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)</p>				
2	<p>Name</p> <p>Mr SOURAV GHOSH Son of Mr NARAYAN CHANDRA GHOSH Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office</p>	 <p>Oct 13 2023 4:48PM</p>	 <p>Captured</p> <p>LT1 13/10/2023</p>	 <p>13/10/2023</p>
<p>Village -Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx9H, Aadhaar No: 32xxxxxxxx0724 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)</p>				
3	<p>Name</p> <p>Mr ANUP GHOSH Son of Late SADHU CHARAN GHOSH Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office</p>	 <p>Oct 13 2023 4:49PM</p>	 <p>Captured</p> <p>LT1 13/10/2023</p>	 <p>13/10/2023</p>
<p>Village -Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx9K, Aadhaar No: 43xxxxxxxx4007 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)</p>				

4	Name	Photo	Finger Print	Signature
	Mr SUBODH GHOSH Son of Mr SAMBHU NATH GHOSH Date of Execution - 13/10/2023, Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office	 <small>Oct 13 2023 4:49PM</small>	 <small>LTI 13/10/2023</small> Captured	 <small>13/10/2023</small>
Village - Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx5J, Aadhaar No: 95xxxxxxxx4282 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)				
5	Name	Photo	Finger Print	Signature
	Smt SONALI GHOSH Wife of Mr SADHIN KUMAR GHOSH Date of Execution - 13/10/2023, Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office	 <small>Oct 13 2023 4:58PM</small>	 <small>LTI 13/10/2023</small> Captured	 <small>13/10/2023</small>
Village- Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYxxxxxx8A, Aadhaar No: 99xxxxxxxx0935 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Ccke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	 <small>13/10/2023</small>	 <small>LTI 13/10/2023</small> Captured	 <small>13/10/2023</small>
Identifier Of Smt RINA GHOSH, Mr MUKTIPADA GHOSH, Smt CHHANDA GHOSH, Smt RAJKUMARI GHOSH, Smt SHOBHA GHOSH, Mr UJJAL GHOSH, Mr SOURAV GHOSH, Mr ANUP GHOSH, Mr SUBODH GHOSH, Smt SONALI GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt RINA GHOSH	ASSUS REALCON & DEVELOPERS-7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr MUKTIPADA GHOSH	ASSUS REALCON & DEVELOPERS-4 23 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt RINA GHOSH	ASSUS REALCON & DEVELOPERS-7 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt CHHANDA GHOSH	ASSUS REALCON & DEVELOPERS-8.6 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Smt RAJKUMARI GHOSH	ASSUS REALCON & DEVELOPERS-3.3 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Smt SHOBHA GHOSH	ASSUS REALCON & DEVELOPERS-5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Smt RINA GHOSH	ASSUS REALCON & DEVELOPERS-5.1 Dec

Endorsement For Deed Number : I - 230610341 / 2023

On 13-10-2023

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 : 49 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:50 hrs on 13-10-2023, at the Office of the A.D.S.R. DURGAPUR by Smt RINA GHOSH , one of the Executants.

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 1,02,41,587/-

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

Execution is admitted on 13/10/2023 by 1. Smt RINA GHOSH, Wife of Mr MUKTIPADA GHOSH, Village- Sankarpur, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 2. Mr MUKTIPADA GHOSH, Son of Late RABI LOCHAN GHOSH, Village- Sankarpur, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Smt CHHANDA GHOSH, Wife of Mr DAMODAR GHOSH, Village- Sankarpur, P.O: Sankarpur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 4. Smt RAJKUMARI GHOSH, Wife of Mr CHANDICHARAN GHOSH, Village- Sankarpur, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 5. Smt SHOBHA GHOSH, Wife of Mr NARAYAN CHANDRA GHOSH, Village- Sankarpur, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Identified by Mr SURAJIT MONDAL, . . Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-10-2023 by Mr SUBODH GHOSH, PARTNER, ASSUS REALCON & DEVELOPERS (Partnership Firm), C/o Narayan Chandra Ghosh, Ramkrishna Park, Sankarpur More, Village -Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, . . Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-10-2023 by Smt SONALI GHOSH, PARTNER, ASSUS REALCON & DEVELOPERS (Partnership Firm), C/o Narayan Chandra Ghosh, Ramkrishna Park, Sankarpur More, Village -Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, . . Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-10-2023 by Mr UJJAL GHOSH, PARTNER, ASSUS REALCON & DEVELOPERS (Partnership Firm), C/o Narayan Chandra Ghosh, Ramkrishna Park, Sankarpur More, Village -Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, . . Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-10-2023 by Mr SOURAV GHOSH, PARTNER, ASSUS REALCON & DEVELOPERS (Partnership Firm), C/o Narayan Chandra Ghosh, Ramkrishna Park, Sankarpur More, Village -Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, . . Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-10-2023 by Mr ANUP GHOSH, PARTNER, ASSUS REALCON & DEVELOPERS (Partnership Firm), C/o Narayan Chandra Ghosh, Ramkrishna Park, Sankarpur More, Village -Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indebted by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coka Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,00/- (E = Rs 14,00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/10/2023 1:12PM with Govt. Ref. No: 192023240256746788 on 12-10-2023, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 6949743479625 on 12-10-2023, Head of Account: 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1621, Amount: Rs.5,000.00/-, Date of Purchase: 12/10/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/10/2023 1:12PM with Govt. Ref. No: 192023240256746788 on 12-10-2023, Amount Rs: 15,010/-, Bank: SBI EPay (SBlePay), Ref. No. 6949743479625 on 12-10-2023, Head of Account: 0030-02-103-003-02

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 186948 to 186984
being No 230610341 for the year 2023.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2023.10.16 13:30:21 +05:30
Reason: Digital Signing of Deed,

(Santanu Pal) 16/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.