



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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## DEVELOPMENT AGREEMENT

certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Document are the Part of this Document.

A. S. R. Dasgupta  
Burdwan

10 DEC 2020

QUERY NO. : 2001631081/2020  
 DISTRICT : Burdwan presently Paschim Bardhaman  
 MOUZA : Shankarpur  
 P.S. : New Township  
 AREA OF LAND : 3.35 Katha

10/12/20





**THIS DEVELOPMENT AGREEMENT IS MADE ON 10<sup>TH</sup> DAY OF DECEMBER, 2020**

**BETWEEN**

**SMT. DIPA GHOSH DASTIDAR [PAN- ADWPG2137R]** Wife of Sri. Pranesh Ghosh Dastidar, by faith-Hindu, by nationality Indian, by occupation-House wife, resident of 8/3, Edison Road, P.O.- B-Zone, P.S.- Durgapur, District-Paschim Bardhaman, West Bengal, PIN-713205 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, 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** the Property as described in the schedule below was purchased property of Sri Hari Prasad Shaw, he purchased the same from Goberdhan Ghosh vide deed No- 3249 for the year 1992 of A.D.S.R. Durgapur and after that he transferred the same by way of sale in favour of present owner vide deed No- 7670 for the year 2011 of A.D.S.R. Durgapur and mutated her name in L.R.R.O.R. .



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**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 **SMT. DIPA GHOSH DASTIDAR** Wife of Sri Pranesh Ghosh Dastidar by faith-Hindu, by occupation-House wife, resident of 8/3, Edison Road , P.O.- B-Zone, P.S.- Durgapur, District-Paschim Bardhaman, West Bengal, PIN-713205
- 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 3.35 Katha or 5.52 Decimal more or less under Mouza- Sankarpur, J.L No-95, L.R. J.L.No- 109, R.S Plot no-21, L.R Plot No-39, L.R. Khatian No-1666 Under the jurisdiction of Jemua Gram Panchayet, Dist- Paschim Burdwan, West Bengal
- 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



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- 1.8 **OWNERS AREA:-** Shall mean One 3 BHK flat without Claiming any Charges for transformer, Installation of Transformer and water Pump, Electric and Water Connection , Lift Power Back-up for the Said Unit/Flat over above First Schedule Mentioned together with the undivided impartible Proportionate Share and/or interest in the said land Which must be handed over by the developer in favor of Land owner within 48 Months with a Grace period of 06(Six)months from the date of sanction plan.
- 1.9 **DEVELOPER'S AREA:** Shall mean entire area of the building/s together with the undivided impartible 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 **BENIFT ARISING OUT OF PROJECT:-** Shall mean Rs. 10,00,000/- (Rupees Ten Lac) only payable by the Developer to the owner at the end of the project .
- 1.11 **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
- 1.12 **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.
- 1.13 **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
- 1.14 **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;



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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 its Trustees for the time being and their successor(s)-in-interest and assigns.

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

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

**II- COMMENCEMENT:** - 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 months from the date of its becoming effective with a grace period of 6 months.

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

**VI:- OWNER DUTY & LIABILITY:-**

1. The owners have offered land of 3.35 Katha or 5.52 Decimal more or less and for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That the Owner shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party within 30 days notice from the second party after getting temporary accommodation from the 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 met 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



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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 multistoried buildings including structural design and approval of the local sanctioning authority/Gram Panchayet/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Gram Panchayet/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.

*(Handwritten initials)*

*(Handwritten signature)*





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4. That the Developer shall not raise any question regarding the measurement of the 1<sup>st</sup> 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.



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**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. Xerox 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.

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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



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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.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(DESCRIPTION OF LAND)**

All that piece and parcel of Baid land measuring **3.35 (Three point Three Five) Katha** or **5.52 (Five point Five Two) Decimal** more or less under **Mouza-Sankarpur, J.L. No-95, L.R. J.L. No- 109, R.S Plot no-21, L.R Plot No-39, L.R. Khatian No-1666** Under the jurisdiction of Jemua Gram Panchayet, Dist- Paschim Burdwan, West Bengal

**Butted and Bounded**

North:- 30 Feet wide road

South:- R.S. Plot No- 22 & 23

East:- R.S. Plot No- 21 & 232

West:- R.S. Plot No- 21

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





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**THIRD SCHEDULE****SPECIFICATION OF BUILDING**

<b>STRUCTURAL</b>	RCC Framed with anti-termite treatment in foundation.
<b>WATER SUPPLY</b>	Ground Water
<b>WALLS</b>	Conventional brickwork or Fly ash Bricks Which is available at the time of Construction.
<b>WALL FINISH</b>	Interior - Plaster of Paris. Exterior - Combination of weather coat.
<b>FLOORING</b>	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
<b>KITCHEN</b>	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.
<b>TOILET</b>	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
<b>DOORS</b>	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.
<b>WINDOWS</b>	Sliding anodized grill glass window.
<b>COMMON LIGHTING</b>	Overhead illumination for compound and common path lighting inside the complex.
<b>WIRING</b>	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.
<b>ELECTRIC METER</b>	Individual meter for each unit by individual cost.
<b>AMENITIES</b>	Adequate standby generator for common areas, services. Lift provided for every floor in the building.



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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:

Rajendra Kishore Dewidar

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

WITNESSES:

MUKTI Padasahay  
st- lake Pali Chandra Sahay  
4/11 - Sandarpur  
Post - Ansha  
Dist - Mukhacham Burdwan  
Durgapur - 12

ASSUS REALCON & DEVELOPERS'

Ujjwal Choudhary

Partner

ASSUS REALCON & DEVELOPERS'

Soumitra Ghosh

Partner

ASSUS REALCON & DEVELOPERS'

Anurag Ghosh

Partner

ASSUS REALCON & DEVELOPERS'

Subodh Ghosh

Partner

ASSUS REALCON & DEVELOPERS'

Somali 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/506/2007















































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Durgapur, Paschim Bardhaman

10 DEC 2020  
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# 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:- <i>Ujjal Ghosh</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Sowran Ghosh</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Anup Ghosh</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Subosh Ghosh</i>					



























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## SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation   Signature: <i>Sonali Ghosh</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature: <i>Sonali Ghosh</i>				
Signature of the Executants/presentation   Signature: <i>Dipa Ghosh Dasgupta</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature: <i>Dipa Ghosh Dasgupta</i>				
Signature of the Executants/presentation  Signature:	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
	Signature: -				
Signature of the Executants/presentation  Signature:	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
	Signature: -				



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MOUZA- SANKARPUR, J.L. NO - 109

P.S. - DURGAPUR ( N.T.P.S) DT.-PASCHIM BARDHAMAN.

R.S. PLOT NO - 21 TOTAL LAND AREA - 3.35 KH.



*Dipa Ghosh Dasgupta*

DRAWN BY  
*U. Paul.*  
*of 10.12.2020*

UJJWAL PAUL  
(LAND SURVEYOR)  
GOVT REGD No-W.B.K-253/97  
Vill - Jagannathpur, P.S -Laudaha  
Dt - Bardhaman, Pin-713131



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**10 DEC 2020**



भारत सरकार

Government of India

Enrollment No. 1105 15702 19631

To  
Mukhopada Ghosh  
S/O Late Sati Ghosh  
Shankarpur SHANKARPUR  
Ara  
Burdwan Araah  
Kankin Bardhaman  
West Bengal 713212

19082016  
02922820



MA8E5026242FT



आपका क्रमांक / Your No. :

4869 1560 9485

मेरा , मेरी पहचान



*Mukti*



भारत सरकार

Government of India

Muktipada Ghosh  
DOB : 01/01/1969  
Male



4869 1560 9485

मेरा , मेरी पहचान

*Mukti Poda Ghosh*





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सामर्थ्य विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DIPA GHOSH DASTIDAR  
BISOY KRISHNA CHOWDHURY  
09/11/1955

Permanent Account Number  
ADWARQ2137R

Signature

Dipa Ghosh Dastidar



10 DEC 2020



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

आयकर सेवा संख्या कार्ड  
Permanent Account Number Card

ABOFA7478F



नाम / Name  
ASSUS REALCON & DEVELOPERS

गठन/पंजन की तारीख  
Date of Incorporation/Registration  
22/04/2018

3802014

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:

आयकर सेवा सेवा इकाई, 400 मी. सी स्ट्रीट  
सीडी ब्लॉक, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़द देवपुरा बुड्ढाकूवा चौक,  
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, Minto Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deopur Budhukow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8661  
e-mail: tin@nsdl.co.in

ASSUS REALCON & DEVELOPERS'

*vijal khor*

Partner

ASSUS REALCON & DEVELOPERS'

*Anoop Ghosh*

Partner



10 DEC 2020

স্বাক্ষরিত ও মোহরিত হইয়াছে

স্বাক্ষরিত ও মোহরিত হইয়াছে

স্বাক্ষর

স্বাক্ষর

जायकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

UJJAL GHOSH

CHANDI CHARAN GHOSH

07/08/1995  
Permanent Account Number  
BKTPG6700M

Signature



*Ujjal Ghosh*





10 DEC 2020



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SOURAV GHOSH

NARAYAN CHANDRA GHOSH

10/12/1994

Permanent Account Number

BHWPG4079H

*Sourav Ghosh*  
Signature



*Sourav Ghosh*

*(Handwritten mark)*



10 DEC 2020

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANUP GHOSH  
SADHU CHARAN GHOSH  
04/06/1971  
Permanent Account Number  
ANWPG4719K



*Anup Ghosh*

*In case this card is lost / found, kindly inform / return to :-  
Income Tax PAN Services Unit, UTIISI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.  
इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/वापस करें।  
आयकर पैन सेवा यूनिट, यूटीआईसी,  
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई - 400 614.*

*Anup Ghosh*





10 DEC 2020



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBODH GHOSH  
SAMBHUNATH GHOSH

30/11/1967

Permanent Account Number

AORPG6255J

Subodh Ghosh

Signature



In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Cell, UT11555  
Plot No. 7, Sector 11, CHD-Balapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/वापस करें :  
आयकर सेवा सेवा केंद्र, ए.टी. 11555  
प्लॉट नं. 7, सेक्टर 11, चिड-बालपुर,  
नवी मुंबई - 400 614

Subodh Ghosh

Subodh Ghosh

Subodh Ghosh





11 0 DEC 2020

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

व्यक्तिगत आयकर कार्ड  
Permanent Account Number Card  
BYZPG0648A

नाम / Name  
SONALI GHOSH

पिता का नाम / Father's Name  
ANIL KONAR

जन्म तिथि / Date of Birth  
06/10/1988

*Sonali Ghosh*  
Person's Signature



*Sonali Ghosh*  
Scanned by TapScanner





10 DEC 2020





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-016174470-8  
GRN Date: 09/12/2020 19:44:38  
BRN : 5952954979922  
SBI ePay txn No. : 202034488329626

Payment Mode : Debit Card-VISA  
Payment Gateway : SBI EPay-State Bank of India New PG  
BRN Date: 09/12/2020 19:45:40  
SBI ePay txn Date. 09/12/2020 19:45:19

**DEPOSITOR'S DETAILS**

Name : ASSUS REALCON AND DEVELOPERS  
Contact No.  
E-mail :  
Address : Sankarpur PIN 713212  
User Type : Buyer/Claimants

Id No. : 2001631081/7/2020  
Mobile No. +91 9333801715

Query Year

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001631081/7/2020	Property Registration- Registration Fees	0030-03-104-001-16	10014
2	2001631081/7/2020	Property Registration- Stamp duty	0030-02-103-003-02	11
			<b>Total Amount</b>	<b>10025</b>

In Words : Rupees Ten Thousand Twenty Five Only.



10 DEC 2020

## Major Information of the Deed


Deed No :	I-2306-05846/2020	Date of Registration	10/12/2020
Query No / Year	2306-2001631081/2020	Office where deed is registered	
Query Date	07/12/2020 9:46:27 PM	2306-2001631081/2020	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, District : Purba Bardhaman, WEST BENGAL, Mobile No. : 7797737722, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value:	Market Value		
Rs. 1/-	Rs. 16,58,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 10,014/- (Article:E, E, B)		
Remarks			

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, 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-21	RS-1666	Bastu	Bastu	3.35 Katha	1/-	16,58,250/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>5.5275Dec</b>	<b>1 /-</b>	<b>16,58,250 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs DIPA GHOSH DASTIDAR (Presentant)</b> Wife of Mr PRANESH GHOSH DASTIDAR Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office			
		10/12/2020	10/12/2020	10/12/2020



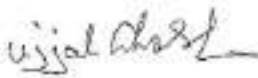


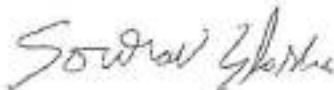


8/3, Edison Road, P.O:- B Zone, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713205 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx7R, Aadhaar No: 72xxxxxxxx3775, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020  
 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office






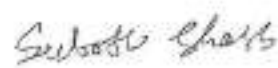


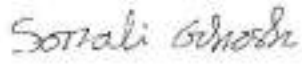
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ASSUS REALCON &amp; DEVELOPERS</b> Ramkrishna Park, Sankarpur More, Village-Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713212 , PAN No.:: ABxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative


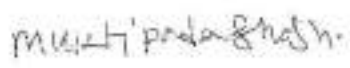
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr UJJAL GHOSH</b> Son of Mr CHANDI CHARAN GHOSH Date of Execution - 10/12/2020, , Admitted by: Self, Date of Admission: 10/12/2020, Place of Admission of Execution: Office	 <small>Dec 10 2020 1:22PM</small>	 <small>LTI 10/12/2020</small>	 <small>10/12/2020</small>
	Village -Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, 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)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SOURAV GHOSH</b> Son of Mr NARAYAN CHANDRA GHOSH Date of Execution - 10/12/2020, , Admitted by: Self, Date of Admission: 10/12/2020, Place of Admission of Execution: Office	 <small>Dec 10 2020 1:23PM</small>	 <small>LTI 10/12/2020</small>	 <small>10/12/2020</small>
	Village -Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, 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)			



3	Name	Photo	Finger Print	Signature
	<b>Mr ANUP GHOSH</b> Son of Late SADHU CHARAN GHOSH Date of Execution - 10/12/2020, , Admitted by: Self, Date of Admission: 10/12/2020, Place of Admission of Execution: Office	 Dec 10 2020 1:24PM	 LTI 10/12/2020	 10/12/2020
Village - Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx9K, Aadhaar No: 43xxxxxxx4007 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	<b>Mr SUBODH GHOSH</b> Son of Late SAMBHU NATH GHOSH Date of Execution - 10/12/2020, , Admitted by: Self, Date of Admission: 10/12/2020, Place of Admission of Execution: Office	 Dec 10 2020 1:24PM	 LTI 10/12/2020	 10/12/2020
Village -Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx5J, Aadhaar No: 95xxxxxxx4282 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)				
5	Name	Photo	Finger Print	Signature
	<b>Smt SONALI GHOSH</b> Wife of Mr SADHIN KUMAR GHOSH Date of Execution - 10/12/2020, , Admitted by: Self, Date of Admission: 10/12/2020, Place of Admission of Execution: Office	 Dec 10 2020 1:25PM	 LTI 10/12/2020	 10/12/2020
Village- Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYxxxxxx8A, Aadhaar No: 99xxxxxxx0935 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr MUKTI PADA GHOSH</b> Son of Late ROBI LOCHAN GHOSH Village- Sankarpur, P.O-> Sankarpur, P.S:- New Township, Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713212	 10/12/2020	 10/12/2020	 10/12/2020
Identifier Of Mrs DIPA GHOSH DASTIDAR, Mr UJJAL GHOSH, Mr SOURAV GHOSH, Mr ANUP GHOSH, Mr SUBODH GHOSH, Smt SONALI GHOSH			

Transfer of property for L1		
Sr.No	From	To. with area (Name-Area)
1	Mrs DIPA GHOSH DASTIDAR	ASSUS REALCON & DEVELOPERS-5.5275 Dec



On 09-12-2020

**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 16,58,250/-



**Partha Bairagya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Paschim Bardhaman, West Bengal**

On 10-12-2020

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

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

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

Presented for registration at 12:30 hrs on 10-12-2020, at the Office of the A.D.S.R. DURGAPUR by Mrs DIPA GHOSH DASTIDAR ,Executant.

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

Execution is admitted on 10/12/2020 by Mrs DIPA GHOSH DASTIDAR, Wife of Mr PRANESH GHOSH DASTIDAR, 8/3, Edison Road, P.O: B Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession House wife

Identified by Mr MUKTI PADA GHOSH, , Son of Late ROBI LOCHAN GHOSH, Village- Sankarpur, P.O: Sankarpur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

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

Execution is admitted on 10-12-2020 by Mr UJJAL GHOSH, PARTNER, ASSUS REALCON & DEVELOPERS (Private Limited Company), Ramkrishna Park, Sankarpur More, Village-Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr MUKTI PADA GHOSH, , Son of Late ROBI LOCHAN GHOSH, Village- Sankarpur, P.O: Sankarpur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 10-12-2020 by Mr SOURAV GHOSH, PARTNER, ASSUS REALCON & DEVELOPERS (Private Limited Company), Ramkrishna Park, Sankarpur More, Village-Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr MUKTI PADA GHOSH, , Son of Late ROBI LOCHAN GHOSH, Village- Sankarpur, P.O: Sankarpur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 10-12-2020 by Mr ANUP GHOSH, PARTNER, ASSUS REALCON & DEVELOPERS (Private Limited Company), Ramkrishna Park, Sankarpur More, Village-Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr MUKTI PADA GHOSH, , Son of Late ROBI LOCHAN GHOSH, Village- Sankarpur, P.O: Sankarpur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 10-12-2020 by Mr SUBODH GHOSH, PARTNER, ASSUS REALCON & DEVELOPERS (Private Limited Company), Ramkrishna Park, Sankarpur More, Village-Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr MUKTI PADA GHOSH, , Son of Late ROBI LOCHAN GHOSH, Village- Sankarpur, P.O: Sankarpur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 10-12-2020 by Smt SONALI GHOSH, PARTNER, ASSUS REALCON & DEVELOPERS (Private Limited Company), Ramkrishna Park, Sankarpur More, Village-Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, District-Paschim Bardhaman, West Bengal, India, PIN - 713212  
Identified by Mr MUKTI PADA GHOSH, . . Son of Late ROBI LOCHAN GHOSH, Village- Sankarpur, P.O: Sankarpur, Thana: New Township, . City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,014/- ( B = Rs 10,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2020 7:45PM with Govt. Ref. No: 192020210161744708 on 09-12-2020, Amount Rs: 10,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 5952954979922 on 09-12-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 11/-

**Description of Stamp**

1. Stamp. Type: Impressed, Serial no 715, Amount: Rs.5,000/-, Date of Purchase: 09/12/2020, Vendor name: PABAN KR DAS  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2020 7:45PM with Govt. Ref. No: 192020210161744708 on 09-12-2020, Amount Rs: 11/-, Bank: SBI EPay ( SBlePay), Ref. No. 5952954979922 on 09-12-2020, Head of Account 0030-02-103-003-02



**Partha Bairaggya**

**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 2306-2021, Page from 3584 to 3614

being No 230605846 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2021.01.07 10:25:03 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/01/07 10:25:03 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)