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[Page- 1]

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 217683

M 217683

DEVELOPMENT AGREEMENT

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

A.D.S.R. Durgapur
Paschim Bardhaman

21 NOV 2025

QUERY NO. : 2002918092/2025
 GRN NO. : 192025260350709658
 DISTRICT : Paschim Bardhaman
 MOUZA : Sankarpur
 P.S. : New Township
 AREA OF LAND : 80.23 Decimal

(Handwritten signature)

Sl. No. 2505 Date 19/11/2025
Sold to Asens Realcon Q Developers.
Address Durgapur-12
Value of Stamp from
Date of Purchase of the stamp paper
from Treasury 07 NOV 2025
Name of the Treasury from
Durgapur



Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur 16
Licence No.-1/2016-17

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Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

21 NOV 2025

**THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 21ST DAY
OF NOVEMBER, 2025; AT A.D.S.R. DURGAPUR;**

BETWEEN

(1) **MR. SADHIN GHOSH, [PAN-AIAPG1489R]** Son of Late Lambodhar Ghosh, by Nationality- Indian, by faith-Hindu, by occupation-Business,
(2) **SRI. MUKTIPADA GHOSH, [PAN-AQYPG8711G]** Son of Late Rabi Lochan Ghosh, by Nationality- Indian, by faith-Hindu, by occupation-Business, (3) **SRI. NARAYAN CHANDRA GHOSH, [PAN-BMTPG9052J]** Son of Late Rabi Lochan Ghosh, by Nationality- Indian, by faith-Hindu, by occupation-Business, (4) **SMT. CHHANDA GHOSH, [PAN-AVMPG8637N]** Wife of Late Saroj Ghosh, by Nationality- Indian, by faith-Hindu, by occupation- House wife, (5) **SMT. RINA GHOSH, [PAN-BMGPG3308E]** Wife of Sri. Muktipada Ghosh, by Nationality- Indian, by faith-Hindu, by occupation-Housewife (6) **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, India, PIN-713212, herein after referred to as "**THE DEVELOPER**", represented by its Partners namely (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- 13 corresponding L.R. Plot No-16 measuring 25 decimal was L.R. recorded property of Sadhin Ghosh and he become owner of the aforementioned land a by virtue a gift deed vide No- 635 for the year 2012 of D.S.R.-I, Burdwan which was made by his father Lambodor Ghosh who was recorded owner in respect of said land and Sadhin Ghosh converted the land from Baid To Bastu vide conversion case No- CN/2023/2302/98 of S.D.L.& L.R.O. Durgapur.

WHEREAS R.S. Plot No- 3 & 13 corresponding L.R. Plot No-15 measuring 8.33 decimal , R.S. Plot No- 3 & 13 corresponding L.R. Plot No-16 measuring 1 decimal, R.S. Plot No- 4 corresponding L.R. Plot No- 13 measuring 16.45 decimal of Mouza- Sankarpur, J.L.No-109, R.S. Plot No- 3 & 13 corresponding L.R. Plot No-15 measuring 8.33 decimal was inherited by Sri. Muktipada Ghosh from his father Late Rabilochan Ghosh and said Rabilochan Ghosh was R.S. recorded owner in respect of this land and his name was recorded in R.S. R.O.R. in Khatian No- 269 and R.S. Plot No- 3 corresponding L.R. Plot No- 16 measuring 1 decimal was purchased property of Muktipada Ghosh, he purchased the same from legal heirs of Sambhunath Ghosh Senapati @ Sambhunath Ghosh vide deed No- 1417 for the year 2022 of A.D.S.R. Durgapur, R.S. Plot No- 4 corresponding L.R. Plot No-13 measuring 16.45 decimal was purchased property of Mukti pada Ghosh he purchased the same vide deed No- 83 for the year 2012 of A.D.S.R. Durgapur and 4312 for the year 2009 of A.D.S.R. Durgapur, and after that said Muktipada Ghosh mutated his name in L.R.R.O.R. and converted the same from Baid To Bastu vide conversion case No- CN/2023/2302/102 of S.D.L.& L.R.O. Durgapur.

WHEREAS R.S. Plot No- 3 & 13 corresponding L.R. Plot No-15 measuring 11.34 decimal , R.S. Plot No- 3 & 13 corresponding L.R. Plot No-16 measuring 4 decimal of Mouza- Sankarpur, J.L.No-109, R.S. Plot No- 3 & 13 corresponding L.R. Plot No-15 measuring 8.33 decimal was inherited by Sri. Narayan Chandra Ghosh from his father Rabilochan Ghosh and said Rabilochan Ghosh was R.S. recorded owner in respect of this land and his name was recorded in R.S. R.O.R. in Khatian No- 269.



and R.S. Plot No- 3 & 13 corresponding L.R. Plot No-15 & 16 measuring 4 decimal was purchased property of Narayan Chandra Ghosh , he purchased the same vide deed No- 4313 for the year 2009 of A.D.S.R. Durgapur from its R.S. Recorded owner Sri Sambhunath Ghosh Senapati and R.S. Plot No- 13 corresponding L.R. Plot No-15 & 16 measuring 3 decimal was purchased property of Narayan Chandra Ghosh , he purchased the same from legal heirs of Sambhunath Ghosh Senapati @ Sambhunath Ghosh i.e. Subodh Ghosh, Sanjib Kumar Ghosh, Sefali Mondal & Urmila Ghosh vide deed No- 1417 for the year 2022 of A.D.S.R. Durgapur and after that said Narayan Chandra Ghosh mutated his name in L.R.R.O.R. and converted the same from Baid To Bastu vide conversion case No- CN/2023/2302/104 of S.D.L.& L.R.O. Durgapur.

WHEREAS R.S. Plot No- 3 & 13 corresponding L.R. Plot No-15 measuring 3.11 decimal , R.S. Plot No- 3 & 13 corresponding L.R. Plot No-16 measuring 1 decimal of Mouza- Sankarpur, J.L.No-109, R.S. Plot No- 3 & 13 corresponding L.R. Plot No-15 measuring 8.33 decimal was inherited by Saroj Ghosh from his father Rabilochan Ghosh who was R.S. recorded owner and thereafter Saroj Ghosh died leaving behind her wife Chhanda Ghosh , as his legal heir and she offered 2.77 decimal out of 8.33 decimal and R.S. Plot No- 3 & 13 corresponding L.R. Plot No- 15 & 16 measuring 4 decimal was purchased property of Saroj Ghosh , he purchased the same vide deed No- 4313 for the year 2009 of A.D.S.R. Durgapur from its R.S. Recorded owner Sri Sambhunath Ghosh Senapati, and Channda Ghosh become owner of that land as per law of inheritance but she offered 1.33 decimal out of 4 decimal and she mutated her name in L.R.R.O.R. and converted the same from Baid To Bastu vide conversion case No- CN/2023/2302/100 of S.D.L.& L.R.O. Durgapur

WHEREAS R.S. Plot No- 6 corresponding L.R. Plot No-83 measuring 5 decimal , of Mouza- Sankarpur, J.L.No-109 was purchased property of Bivabati Dubey , she purchased the same vide No-3272 for the year 1982 of A.D.S.R.Durgapur and said Bivabati Dubey died leaving behind his son Subir Kumar Dubey and his daughter Smt Sutapa Mazumder as his



legal heirs and said Subir Kumar Dubey & Smt Sutapa Mazumder jointly transferred the same to Smt Rina Ghosh wife of Sri Muktipada Ghosh vide deed No- 5951 for the year 2013 of A.D.S.R. Durgapur and she mutated her name in L.R.R.O.R. and converted the same from Baid To Bastu vide conversion case No- CN/2023/2302/97 of B.L. & L.R.O. Durgapur.

WHEREAS R.S. Plot No- 6 corresponding L.R. Plot No-83 measuring 5 decimal , of Mouza- Sankarpur, J.L.No-109 was purchased property of Bivabati Dubey , she purchased the same vide No-3272 for the year 1982 of A.D.S.R.Durgapur and said Bivabati Dubey died leaving behind his son Subir Kumar Dubey and his daughter Smt Sutapa Mazumder as his legal heirs and said Subir Kumar Dubey & Smt Sutapa Mazumder jointly transferred the same to Smt Sova Ghosh wife of Sri Narayan Chnadra Ghosh vide deed No- 5950 for the year 2013 of A.D.S.R. Durgapur and she mutated her name in L.R.R.O.R. and converted the same from Baid To Bastu vide conversion case No- CN/2023/2302/95 of B.L. & L.R.O. Durgapur

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) **SRI. NARAYAN CHANDRA GHOSH**, Son of Late Rabi Lochan Ghosh, by Nationality- Indian, by faith-Hindu, by occupation-Business, (3) **SMT. CHHANDA GHOSH**, Wife of Late Saroj Ghosh, by Nationality- Indian, by faith-Hindu, by occupation- House wife, (4) **MR. SADHIN GHOSH**, Wife of Late Lambodhar Ghosh, by Nationality- Indian, by faith-Hindu, by occupation-Business, (5) **SMT. SHOBHA GHOSH**, 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.
- 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 80.23 (Eighty point Two Three) Decimal more or less under Mouza-Sankarpur, J.L No-95, L.R. J.L. No- 109, R.S Plot no-3, 4, 6 & 13 , L.R Plot No-13, 15, 16, 83 L.R. Khatian No-1956, 1955, 1445, 1805, 2641, 1589 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 Panchayat 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 35% (Thirty Five) percent of the sanctioned area upto B+G+9 storied building together with the undivided impartiable proportionate share and/or interest in the said land . Other than that in case of every upper floor of the proposed building then the landowners shall entitled to get 25% (Twenty Five) 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 80.23 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 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.
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.
14. **Both parties 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 Baid land measuring **80.23 (Eighty point Two Three) Decimal** more or less under **Mouza-Sankarpur**, J.L No-95, L.R. J.L. No- 109, Under the jurisdiction of Jemua Gram Panchayet, Dist- Paschim Bardhaman, West Bengal,

R.S. Plot no.	L.R. Plot no.	L.R. Khatian no.	Area in Decimal
3 & 13	16	1805	25.00
4	13	1845	16.45
3 & 13	15	1845	8.33
3 & 13	16	1845	1.00
3 & 13	15	1589	11.34
3 & 13	16	1589	4.00
3 & 13	15	2641	3.11
3 & 13	16	2641	1.00
6	83	1955	5.00
6	83	1956	5.00

Entire land is Butted and Bounded by:

North:- 35 Feet wide Road & Nala

South:- R.S. Plot No-6 & 12 Feet wide Road

East:- R.S. Plot No-4, 5, 13 & 14

West:- R.S. Plot No- 3 & 4

[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 Vitrified 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	Anti skid Tiles 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 wooden. Front wooden Flush 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.

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

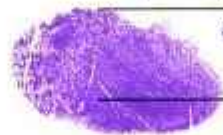
SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

Sadhin Ghosh

Chandra Ghosh

cont/ky 6217

Musti' pda bora



LTI of Narayan Chandra Ghosh by the pen of Apurba Sain

Rina Ghosh

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

WITNESSES:

ASSUS REALCON & DEVELOPERS'

Vijal Chak

Partner

ASSUS REALCON & DEVELOPERS'

Anup Chak

Partner

ASSUS REALCON & DEVELOPERS'

Somali Ghosh

Partner

ASSUS REALCON & DEVELOPERS'

Soumitra Ghosh

Partner

ASSUS REALCON & DEVELOPERS'

Subodh Ghosh

Partner

1) Apurba Sain
S/O Anur Ka. Sain
vill-purnasha
P.S-Durgapur-7

2) Sumit Ghosh
S/O. Manu Ghosh
vill - Angur, Durgapur
P.S. Ceme, Durgapur

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 (Adv)

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

DETAILS OF IDENTIFIER WITH PHOTO

1.	NAME (নাম)	APURBA SAIN
2.	FATHER NAME (পিতা)	ARUN KUMAR SAIN
3.	OCCUPATION (পেশা)	LAW CLARK

4. PARMANENT ADDRESS (স্থায়ী ঠিকানা)

❖	VILLAGE/TOWN (গ্রাম)	VILLAGE- PURUSHA
❖	POST OFFICE (পোস্ট অফিস)	DTPS
❖	POLICE STATION (থানা)	DURGAPUR
❖	PIN CODE	713207
❖	DISTRICT (জেলা)	PASCHIM BARDHAMAN
❖	STATE (রাজ্য)	WEST BENGAL











5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা / দাতা গনকে সহিত সম্পর্ক) **OTHERS**

6. AADHAAR NO :

আমি (শনাক্তকারী) Development Agreement - এ দলিলে (Query No.)
Sudhin Ghosh Sain বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, Apurba Sain as identifier identifying the executants of the concerned deed
(Query No.)

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Apurba Sain
IDENTIFIER SIGNATURE
(শনাক্তকারীর সাক্ষর)



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



192025260350709658

GRN Details

GRN: 192025260350709658 Payment Mode: SBI Epay
GRN Date: 20/11/2025 15:02:33 Bank/Gateway: SBIEPay Payment Gateway
BRN : 1357201776312 BRN Date: 20/11/2025 15:02:23
Gateway Ref ID: IGATNCPUC7 Method: State Bank of India NB
GRIPS Payment ID: 201120252035070964 Payment Init. Date: 20/11/2025 15:02:33
Payment Status: Successful Payment Ref. No: 2002918092/1/2025
[Query No*/Query Year]

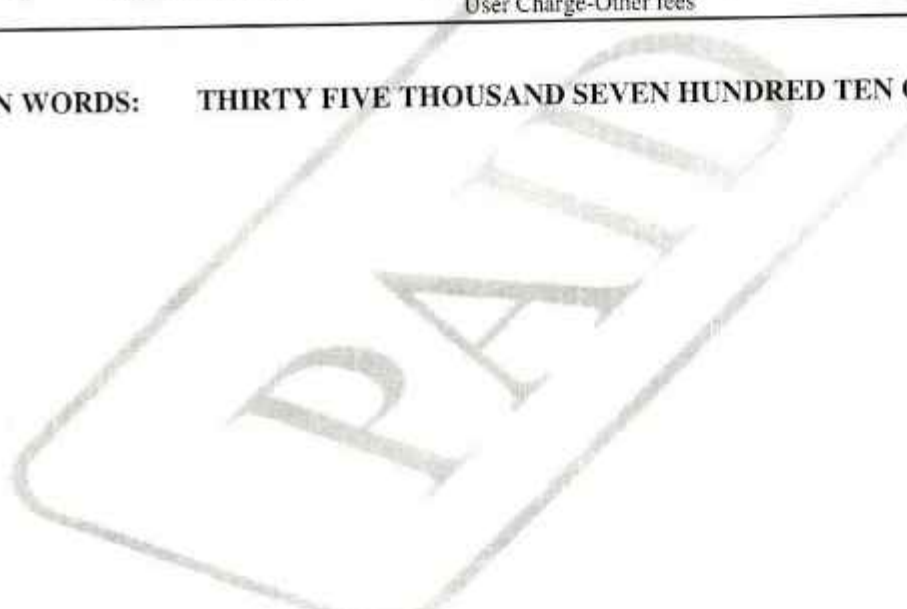
Depositor Details












Depositor's Name: Mr UJJAL GHOSH
Address: SHANKARPURARRAHDURGAPUR713212
Mobile: 9851016438
Period From (dd/mm/yyyy): 20/11/2025
Period To (dd/mm/yyyy): 20/11/2025
Payment Ref ID: 2002918092/1/2025
Dept Ref ID/DRN: 2002918092/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002918092/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	35010
2	2002918092/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	400
3	2002918092/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				35710

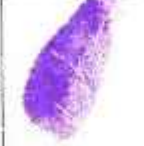



IN WORDS: THIRTY FIVE THOUSAND SEVEN HUNDRED TEN ONLY.



		Thumb	Fore	Middle	Ring	Little
	Left					
		Thumb	Fore	Middle	Ring	Little
	Right					












Signature : *Rina Ghosh*

LTI of Narayan chandra Ghosh
by the pen of Apurba Saha

		Thumb	Fore	Middle	Ring	Little
	Left					
		Thumb	Fore	Middle	Ring	Little
	Right					

Signature : *LTI of Narayan chandra Ghosh
by the pen of Apurba Saha*

Completed

		Thumb	Fore	Middle	Ring	Little
	Left					
		Thumb	Fore	Middle	Ring	Little
	Right					

Signature : *Completed*

		Thumb	Fore	Middle	Ring	Little
	Left					
		Thumb	Fore	Middle	Ring	Little
	Right					

Signature :



Sonali Ghosh

	Thumb	Fore	Middle	Ring	Little
Right					

Signature : Sonali Ghosh



Saohin Ghosh

	Thumb	Fore	Middle	Ring	Little
Left					

Signature : Saohin Ghosh



Chanda Ghosh

	Thumb	Fore	Middle	Ring	Little
Left					












Signature : Chanda Ghosh














Anurag Prasad Singh

	Thumb	Fore	Middle	Ring	Little
Right					












Signature : Anurag Prasad Singh

 <i>Anup Chosh</i>		Thumb	Fore	Middle	Ring	Little
	Left					
		Thumb	Fore	Middle	Ring	Little
	Right					












Signature : *Anup Chosh*

 <i>Vijal Chosh</i>		Thumb	Fore	Middle	Ring	Little
	Left					
		Thumb	Fore	Middle	Ring	Little
	Right					

Signature : *Vijal Chosh*

 <i>Sagar Ghosh</i>		Thumb	Fore	Middle	Ring	Little
	Left					
		Thumb	Fore	Middle	Ring	Little
	Right					

Signature : *Sagar Ghosh*

 <i>Subodh Ghosh</i>		Thumb	Fore	Middle	Ring	Little
	Left					
		Thumb	Fore	Middle	Ring	Little
	Right					

Signature : *Subodh Ghosh*



MOUZA- SANKARPUR, J.L. NO -109 (L.R.), R.S. J.L. NO - 95

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

ASSUS REALCON & DEVELOPERS'

Satish Ghosh
Partner

ASSUS REALCON & DEVELOPERS'

Subodh Ghosh
Partner

ASSUS REALCON & DEVELOPERS'

Vijal Chandra
Partner

ASSUS REALCON & DEVELOPERS'

Sonalini Ghosh
Partner

ASSUS REALCON & DEVELOPERS'

Anup Chakrabarti
Partner



R.S.PLOT NO	AREA
3 & 13	53.78 DECIMAL
4	16.45 DECIMAL
6	10 DECIMAL
TOTAL AREA = 80.23 DECIMAL	

Satish Ghosh

Chanda Ghosh Rina Ghosh
Cooperators

mmshri pramod

DRAWN BY

C. Paul.
01/12/2024

LTI of Narayan chandra Ghosh
by the pen of Apurba Saha

Major Information of the Deed

Deed No :	I-2306-11229/2025	Date of Registration	21/11/2025
Query No / Year	2306-2002918092/2025	Office where deed is registered	
Query Date	29/10/2025 8:04:58 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		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 2,40,69,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 400/- (Article:E, E)		
Remarks			



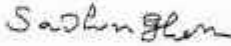



Land Details :



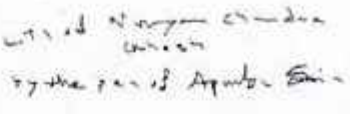








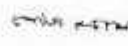
District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-16 (RS :-3,13)	LR-1805	Bastu	Baid	25 Dec		75,00,000/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
L2	LR-13 (RS :-4)	LR-1845	Bastu	Baid	16.45 Dec		49,35,000/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
L3	LR-15 (RS :-3,13)	LR-1845	Bastu	Baid	8.33 Dec		24,99,000/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
L4	LR-16 (RS :-3,13)	LR-1845	Bastu	Baid	1 Dec		3,00,000/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
L5	LR-15 (RS :-3,13)	LR-1589	Bastu	Baid	11.34 Dec		34,02,000/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
L6	LR-16 (RS :-3,13)	LR-1589	Bastu	Baid	4 Dec		12,00,000/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
L7	LR-15 (RS :-3,13)	LR-2641	Bastu	Baid	3.11 Dec		9,33,000/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,

L8	LR-16 (RS :-3,13)	LR-2641	Bastu	Baid	1 Dec		3,00,000/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
L9	LR-83 (RS :-6)	LR-1955	Bastu	Baid	5 Dec		15,00,000/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
L10	LR-83 (RS :-6)	LR-1956	Bastu	Baid	5 Dec		15,00,000/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
					TOTAL :	80.23Dec	0 /-	240,69,000 /-
					Grand Total :	80.23Dec	0 /-	240,69,000 /-

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr SADHIN GHOSH (Presentant) Son of Late LAMBODHAR GHOSH Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office</p>	 <p>21/11/2025</p>	 <p>LT1 21/11/2025 Captured</p>	<p>Signature</p>  <p>21/11/2025</p>
<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 Date of Birth:XX-XX-1XX0 , PAN No.:: AIxxxxxx9R, Aadhaar No: 47xxxxxxxx2457, Status :Individual, Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office</p>				
2	<p>Name</p> <p>Mr MUKTIPADA GHOSH Son of Late RABI LOCHAN GHOSH Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office</p>	 <p>21/11/2025</p>	 <p>LT1 21/11/2025 Captured</p>	<p>Signature</p>  <p>21/11/2025</p>
<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 Date of Birth:XX-XX-1XX8 , PAN No.:: AQxxxxxx1G, Aadhaar No: 48xxxxxxxx9485, Status :Individual, Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office</p>				






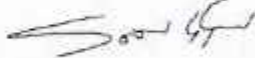
3	Name	Photo	Finger Print	Signature
	Mr NARAYAN CHANDRA GHOSH Son of Late RABI LOCHAN GHOSH Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office	 21/11/2025	 LTI 21/11/2025 Captured	 21/11/2025
Village:- Sankarpur, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: BMxxxxxx2J, Aadhaar No: 83xxxxxxxx5810, Status :Individual, Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Smt CHHANDA GHOSH Wife of Late SAROJ GHOSH Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office	 21/11/2025	 LTI 21/11/2025 Captured	 21/11/2025
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: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AVxxxxxx7N, Aadhaar No: 96xxxxxxxx8647, Status :Individual, Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Smt RINA GHOSH Wife of Mr MUKTIPADA GHOSH Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office	 21/11/2025	 LTI 21/11/2025 Captured	 21/11/2025
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: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: BMxxxxxx8E, Aadhaar No: 89xxxxxxxx1639, Status :Individual, Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Smt SHOBHA GHOSH Wife of Mr NARAYAN CHANDRA GHOSH Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office	 21/11/2025	 LTI 21/11/2025 Captured	 21/11/2025









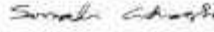
Village- Sankarpur, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: ATxxxxxx7A, Aadhaar No: 63xxxxxxxx7608, Status :Individual, Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	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 Date of Incorporation:XX-XX-2XX9 , PAN No.:: ABxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr UJJAL GHOSH Son of Mr CHANDI CHARAN GHOSH Date of Execution - 21/11/2025, , Admitted by: Self, Date of Admission: 21/11/2025, Place of Admission of Execution: Office	 <small>Nov 21 2025 2:10PM</small>	 <small>LTI 21/11/2025</small>	 <small>21/11/2025</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, Date of Birth:XX-XX-1XX5 , PAN No.:: BKxxxxxx0M, Aadhaar No: 73xxxxxxxx5776 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr SOURAV GHOSH Son of Mr NARAYAN CHANDRA GHOSH Date of Execution - 21/11/2025, , Admitted by: Self, Date of Admission: 21/11/2025, Place of Admission of Execution: Office	 <small>Nov 21 2025 2:10PM</small>	 <small>LTI 21/11/2025</small>	 <small>21/11/2025</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, Date of Birth:XX-XX-1XX4 , PAN No.:: BHxxxxxx9H, Aadhaar No: 32xxxxxxxx0724 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)				

3	Name Mr ANUP GHOSH Son of Late SADHU CHARAN GHOSH Date of Execution - 21/11/2025, , Admitted by: Self, Date of Admission: 21/11/2025, Place of Admission of Execution: Office	Photo  Nov 21 2025 2:10PM	Finger Print  Captured LTI 21/11/2025	Signature  21/11/2025
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, Date of Birth:XX-XX-1XX1 , PAN No.: ANxxxxxx9K, Aadhaar No: 43xxxxxxxx4007 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)				
4	Name Mr SUBODH GHOSH Son of Mr SAMBHU NATH GHOSH Date of Execution - 21/11/2025, , Admitted by: Self, Date of Admission: 21/11/2025, Place of Admission of Execution: Office	Photo  Nov 21 2025 2:11PM	Finger Print  Captured LTI 21/11/2025	Signature  21/11/2025
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, Date of Birth:XX-XX-1XX7 , PAN No.: AOxxxxxx5J, Aadhaar No: 95xxxxxxxx4282 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)				
5	Name Smt SONALI GHOSH Wife of Mr SADHIN KUMAR GHOSH Date of Execution - 21/11/2025, , Admitted by: Self, Date of Admission: 21/11/2025, Place of Admission of Execution: Office	Photo  Nov 21 2025 2:12PM	Finger Print  Captured LTI 21/11/2025	Signature  21/11/2025
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, Date of Birth:XX-XX-1XX8 , PAN No.: BYxxxxxx8A, Aadhaar No: 99xxxxxxxx0935 Status : Representative, Representative of : ASSUS REALCON & DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr APURBA SAIN Son of Mr ARUN KUMAR SAIN Pursha, City:- Durgapur, P.O:- DTPS, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713207	 21/11/2025	 Captured 21/11/2025	 21/11/2025
Identifier Of Mr UJJAL GHOSH, Mr SOURAV GHOSH, Mr ANUP GHOSH, Mr SUBODH GHOSH, Smt SONALI GHOSH, Mr SADHIN GHOSH, Mr MUKTIPADA GHOSH, Mr NARAYAN CHANDRA GHOSH, Smt CHHANDA GHOSH, Smt RINA GHOSH, Smt SHOBHA GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SADHIN GHOSH	ASSUS REALCON & DEVELOPERS-25 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Smt SHOBHA GHOSH	ASSUS REALCON & DEVELOPERS-5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr MUKTIPADA GHOSH	ASSUS REALCON & DEVELOPERS-16.45 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr MUKTIPADA GHOSH	ASSUS REALCON & DEVELOPERS-8.33 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr MUKTIPADA GHOSH	ASSUS REALCON & DEVELOPERS-1 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA GHOSH	ASSUS REALCON & DEVELOPERS-11.34 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA GHOSH	ASSUS REALCON & DEVELOPERS-4 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Smt CHHANDA GHOSH	ASSUS REALCON & DEVELOPERS-3.11 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Smt CHHANDA GHOSH	ASSUS REALCON & DEVELOPERS-1 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Smt RINA GHOSH	ASSUS REALCON & DEVELOPERS-5 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 16, LR Khatian No:- 1805	Owner:স্বামীন কুমার গোস্বামী, Gurdian:স্বামীন কুমার গোস্বামী, Address:নিম্ন, Classification:বাড়ী, Area:0.25000000 Acre,	Mr SADHIN GHOSH
L2	LR Plot No:- 13, LR Khatian No:- 1845	Owner:মুক্টিপাদা গোস্বামী, Gurdian:মুক্টিপাদা গোস্বামী, Address:নিম্ন, Classification:বাড়ী, Area:0.19000000 Acre,	Mr MUKTIPADA GHOSH

L3	LR Plot No:- 15, LR Khatian No:- 1845	Owner:মুক্তিপদা গোস্ব, Gurdian:রবিন্দ্রনাথ গোস্ব, Address:সিঙ্গুর, Classification:বাড়ি, Area:0.08330000 Acre,	Mr MUKTIPADA GHOSH
L4	LR Plot No:- 16, LR Khatian No:- 1845	Owner:মুক্তিপদা গোস্ব, Gurdian:রবিন্দ্রনাথ গোস্ব, Address:সিঙ্গুর, Classification:বাড়ি, Area:0.01000000 Acre,	Mr MUKTIPADA GHOSH
L5	LR Plot No:- 15, LR Khatian No:- 1589	Owner:নারায়ণ চন্দ্র গোস্ব, Gurdian:রবিন্দ্রনাথ গোস্ব, Address:সিঙ্গুর, Classification:বাড়ি, Area:0.11340000 Acre,	Mr NARAYAN CHANDRA GHOSH
L6	LR Plot No:- 16, LR Khatian No:- 1589	Owner:নারায়ণ চন্দ্র গোস্ব, Gurdian:রবিন্দ্রনাথ গোস্ব, Address:সিঙ্গুর, Classification:বাড়ি, Area:0.04000000 Acre,	Mr NARAYAN CHANDRA GHOSH
L7	LR Plot No:- 15, LR Khatian No:- 2641	Owner:শ্যামলা গোস্ব, Gurdian:সরোজ গোস্ব, Address:সিঙ্গুর, Classification:বাড়ি, Area:0.03110000 Acre,	Smt CHHANDA GHOSH
L8	LR Plot No:- 16, LR Khatian No:- 2641	Owner:শ্যামলা গোস্ব, Gurdian:সরোজ গোস্ব, Address:সিঙ্গুর, Classification:বাড়ি, Area:0.01000000 Acre,	Smt CHHANDA GHOSH
L9	LR Plot No:- 83, LR Khatian No:- 1955	Owner:ইনা গোস্ব, Gurdian:মুক্তিপদা গোস্ব, Address:সিঙ্গুর, Classification:বাড়ি, Area:0.05000000 Acre,	Smt RINA GHOSH
L10	LR Plot No:- 83, LR Khatian No:- 1956	Owner:শোভা গোস্ব, Gurdian:নারায়ণ চন্দ্র গোস্ব, Address:সিঙ্গুর, Classification:বাড়ি, Area:0.05000000 Acre,	Smt SHOBHA GHOSH

Endorsement For Deed Number : I - 230611229 / 2025

On 21-11-2025

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 13:53 hrs on 21-11-2025, at the Office of the A.D.S.R. DURGAPUR by Mr SADHIN 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 2,40,69,000/-

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

Execution is admitted on 21/11/2025 by 1. Mr SADHIN GHOSH, Son of Late LAMBODHAR 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, 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. Mr NARAYAN CHANDRA 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, 4. Smt CHHANDA GHOSH, Wife of Late SAROJ 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 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, 6. 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 APURBA SAIN, , Son of Mr ARUN KUMAR SAIN, Pursha, P.O: DTPTS, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 21-11-2025 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 APURBA SAIN, , Son of Mr ARUN KUMAR SAIN, Pursha, P.O: DTPTS, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-11-2025 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 APURBA SAIN, , Son of Mr ARUN KUMAR SAIN, Pursha, P.O: DTPTS, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-11-2025 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 APURBA SAIN, , Son of Mr ARUN KUMAR SAIN, Pursha, P.O: DTPTS, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-11-2025 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 APURBA SAIN, , Son of Mr ARUN KUMAR SAIN, Pursha, P.O: DTPTS, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-11-2025 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

Identified by Mr APURBA SAIN, , Son of Mr ARUN KUMAR SAIN, Pursha, P.O: DTPTS, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2025 3:02PM with Govt. Ref. No: 192025260350709658 on 20-11-2025, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 1357201776312 on 20-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2505, Amount: Rs.5,000.00/-, Date of Purchase: 19/11/2025, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2025 3:02PM with Govt. Ref. No: 192025260350709658 on 20-11-2025, Amount Rs: 35,010/-, Bank: SBI EPay (SBlePay), Ref. No. 1357201776312 on 20-11-2025, 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 2306-2025, Page from 217707 to 217742
being No 230611229 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.11.27 13:36:16 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 27/11/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.