

**APPLICATION FOR DEVELOPMENT RIGHTS CERTIFICATE**

(Submitted under Schedule IV of the Assam Unified Building Construction (Regulation) Byelaws, 2022)

To,  
The .....

Date:

Sir/Madam,

I/We, hereby intend to surrender the under mentioned land admeasuring ..... sqm, covered by Dag No.....(old).....(New), Patta No.....under Revenue Village.....Mouza.....,which has been reserved as/for ..... as per the Master Plan/has been proposed to be acquired by the Government/Authority, for the grant of “Development Rights Certificate”.

A. I / We forward herewith the following information duly signed by me, through my Registered Technical Person (RTP) .....(Name in Block Letters), who has prepared the statements/documents (as applicable) on my behalf:

- i. Site Plan and key map of location in 1:200 scale drawn by the Registered Technical Person empaneled with GMDA/Directorate of Town and Country Planning, Assam, showing the land proposed to be surrendered and duly signed by the owner and RTP.
- ii. Survey Plan/Trace map
- iii. Self attested copies of Land document (such as Title Deed, mutation order or patta, Jamabandi etc)
- iv. Indemnity Bond (Notorised Self Declaration Affidavit)
- v. Up to date Revenue receipts
- vi. Identification Certificate such as Voter ID, Aadhar, DL/Passport
- vii. Non-encumbrance certificate
- viii. Form -50 certifying that there is no litigation pending
- ix. Relinquishment Deed

B. The Schedule of Land is given below:

- i. Total Plot area (in sqm) .....
- ii. Area considered for surrender (in sqm) .....
- iii. Circle Rate of the land (Rs/sqm) .....
- iv. Schedule of land as per site/layout plan:
 

Town/village :		North: .....		South: .....
Dag no	:.....(old)..... ..(new)	East :	.....	
Patta No	:.....	West :	.....	

Signature of RTP/Registration No.

Signature of owner

Address: .....

Address .....

Mobile No/Email ID.....

Mobile No/Email ID.....

No.

Dated:

This is to certify that the application for TDR submitted by ..... has been duly received by .....Authority on .....

**Chief Executive Officer  
Guwahati Metropolitan Development  
Authority**

**NOTARIZED SELF DECLARATION AFFIDAVIT**

**(On Non-Judicial Stamp paper of Rs. 100 & Notarized)**

[To be submitted along with Application Form)

This Indemnity Bond and Undertaking executed on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ by Smt./Sri \_\_\_\_\_ S/W/o \_\_\_\_\_ Age \_\_\_\_\_ Occupation \_\_\_\_\_, The Applicant/Owner R/o [Address] \_\_\_\_\_ herein after called the FIRST PARTY( which term shall include their legal heirs, successors, assignees, agents, representatives and tenant).

IN FAVOUR OF The.....**Development Authority**, having its office at....., Assam, India acting through its ..... , herein after called and referred to as the SECOND PARTY (which expression shall unless repugnant to the context and meaning shall including its heirs, executors, administrators, representatives, attorneys, etc.)

**Whereas** the FIRST PARTY has applied for issuance of Transferable Development Rights [TDR] for the site, morefully described in the schedule below.

**Whereas** the SECOND PARTY has agreed to consider the First Party's application for Transferable Development Rights in the said site/ plot in terms of Assam State Policy for Grant of Transferable Development Rights and stipulated a condition that there shall not be any litigation's/land acquisition over the said site/land and the same shall be free from all sorts of encumbrances such as liens, charges, claims, liabilities, acquisitions, injunctions or attachments from any Court of Law, gifts, mortgages, demands, notices, notifications, legal disputes, differences, prior sale and flaws etc., and the FIRST PARTY has to indemnify the SECOND PARTY to this effect.

AND Whereas the FIRST PARTY has agreed to the aforesaid condition and thereby indemnifies the SECOND PARTY with the above assurance and hereby solemnly declares as under:

1. That the First Party is the absolute owner and possessor of the part and parcel of the immovable property more fully detailed and delineated under the Schedule herein.
2. That the First Party declares and assures that the above said site/land is same is free from all defects, and all sorts of encumbrances such as liens, charges, claims, liabilities, acquisitions, government or private attachments and or any other charges, injunctions or attachments from any Court of Law, gifts, mortgages, demands, notices, notifications, legal disputes, differences, prior sale and flaws etc.,
3. That the First Party hereby declares and covenants that in case of any disputes or litigation arises at any time in future the FIRST PARTY will be responsible for the settlement of the

same and the SECOND PARTY will not be a party to any such disputes or litigations and the first Party shall always indemnify and keep indemnified the Second Party against all claims, by any person whatsoever in derogation of the full, absolute and unencumbered title.

4. That the FIRST PARTY has furnished correct information in application for TDR and no such benefit of relaxations been utilized for the site and has not taken any TDR bond against this site.
5. This undertaking is given without any coercion, undue influence or threat and by free consent. The contents herein above are read over and understood by me, and true to the best of my knowledge and belief, and for the confirmation I have signed under it by my own consent and free will. I along with my legal heirs and successors do hereby undertake to act accordingly.

**Schedule of Site/ Property:**

Description of property:

Total area (in sqm):

Area proposed to be surrendered (in sqm):

Bounded by :-

North :

South:

East:

West:

IN THE WITNESS hereof the First Party has signed and affirmed this Bond of this, the ..... day of ..... 20... at ....., Assam

Signature & Name of FIRST PARTY

1. Owner/Applicant:

**WITNESSES:**

1. Signature:

Name and address:

2. Signature:

Name and address:

Sworn and signed before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20.... in presence of above Witnesses.

NOTARY

PUBLIC

**SAMPLE RELINQUISHMENT DEED**

This deed of relinquishment dated..... is made by Shri/Smt.....Son of / Daughter of .....Residing at ..... referred to as the First Party /Executant/Releaser  
and

The State of Assam, or any other Authority notified by the Government as its representative, hereby referred to as the Second Party.

WHEREAS the First Party is the owner of the land admeasuring .....sqm, covered by Dag No.....Patta No.....under Revenue Village. ....Mouza.....

WHEREAS, the aforesaid land is relinquished by the First Party in favour of the Second Party for utilisation by the Second Party for public purposes and/or for conservation and preservation of the waterbodies/hills/eco-sensitive areas (as applicable).

NOW THIS DEED WITNESSETH AS UNDER:

1. The Executant(s)/Releaser(s) hereby surrenders, releases and relinquishes their respective shares in the land admeasuring .....covered by Dag No.....Patta No.....under Revenue Village. ....Mouza....., (morefully described in the Schedule) in favour of the Second Party.
2. The Executant(s)/Releaser(s) hereby affirms and declares that the land is free from all encumbrances and that he/she/they and their legal heirs shall have no right, claim or interest in the said land and same shall vest absolutely in the said Second Party, the Releasee.

**Schedule of land**

Address of the plot/land/building area surrendered:

Dimensions of the surrendered land :

Extent in sqm of the surrendered land :

Boundaries of the land:

IN WITNESS WHEREOF the Executants/Releasers and the Releasee have signed this deed of relinquishment on this day, month and year first mentioned above in the presence of the following witnesses:-

**First party**

**Second party**

Witness: 1.

2.

**Handing Over/Taking Over**

Today.....Year..... month.....date..... to facilitate use of TDR Certificate to the land owner Sri/Smti. .... for relinquishing the parcel of land in favour of .....Authority. The details of the parcel of land is given below in schedule:

**Schedule**

District:

Mouza:

Dag No.:.....(old).....(new)

Patta No.:.....

Total Land area (in sqm):

Area of land relinquished (in sqm)..... Length (in m)..... Breadth (in m).....

**(Rough Sketch enclosed)**

**Handing over possession by**

**Taking over possession on behalf of  
.....Authority**

Signature

Name:

Address:

Date:

Signature

Name:

Designation:

Date:

Signature of designated Officer of .....Authority

Copy for

1. Office record
2. Sri/Smti.....

Signature of designated Officer of .....Authority