

13648/25

I-14987/25

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

The document is admitted to registration. The endorsement sheets and the signature sheet attached to this deed are part of the document.

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 365262

M 365262

LTT of Anima Saha taken by
Sukhamy & Co.
Joy Surya Saha

Jayati Saha Roy chandhuri

Jayabrat Das

Registrar, Malda
U/e (2) of the Registration Act
Kabita Ghosh Saha @ Kabita SahaShanta Das Saha
@ Shanta Saha
Bridgden Kund @ Bridgden Saha

16 SEP 2025

Sushanta Saha
Ranjit Musaddi
Ranjit Saha
22/09/2025

P. R. CONSTRUCTION

Ranjit Musaddi

Partner

P. R. CONSTRUCTION

Ranjit Saha

Partner

DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT is made this 28th day of Aug in the year Two Thousand Twenty Five.Dist. Malda, P.S- English Bazar, Mouza - Serpur Mokimpur,
Under English Bazar Municipality.

P. R. CONSTRUCTION

Gita Musaddi

Partner

P. R. CONSTRUCTION

Soma Saha

Partner

Sl. No. 616 Date 23/06/2025 Value 5000/-
Name P.R. Construction
Address Sarkamangala pally
P.S. E/Bazar Dist. Malda

Sadar Office, Malda
Signature

Manoranjan Poddar

MANORANJAN PODDAR
Sadar Stamp Vendor, Malda
License No. 73, Expiry Date 28

Anima Saha.
taken by Sukhamy Dr.

LTI.
33

Anima Saha.
taken by Sukhamy Dr.

Dated -
28-08-2025



Registrar, Malda
U/s 7(2) of the Registration Act

28 AUG 2025

Sukhamy Dr.
S/o Lt. Subodh Ch. Dr.
R/o Pimjpur P.S. E.B.
POO Dt - Malda
Pin - 732101

LT 14 Anima Saha taken by
Sukumar &
Joydurya Saha

Jayati Saha Roy Chaudhury
Jayabrata Saha

Kabita Ghosh Saha @ Kabita Saha

Shanta Das Saha
@ Shanta Saha

Snigdha Kundu @
Snigdha Saha

Sushanta Saha
Ranjit Musaddi

Ranajit Seta
28.07.2025

P. R. CONSTRUCTION
Ranjit Musaddi
Partner

P. R. CONSTRUCTION
Ranajit Seta
Partner

BETWEEN

We, (1) **SMT. ANIMA SAHA**, PAN- RDSPS8700R, Wife of. Late Nityananda Saha, by Faith-Hindu, Profession-Grihasti resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(2) **SRI JOYSURYA SAHA**, PAN- AKLPS6587K, Son of Late Nityananda Saha, by Faith-Hindu, Profession-Business, resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(3) **JAYATI SAHA ROY CHAUDHURY**, PAN- BSMPS3205A, Daughter of Late Nityananda Saha, by Faith-Hindu, Profession-Govt. Service, resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(4) **SRI JAYABRATA SAHA**, PAN-BFVPS5475J, Son of Late Nityananda Saha, by Faith-Hindu, Profession-Business, resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(5) **KABITA GHOSH SAHA @ KABITA SAHA**, PAN-AEXPG4722J, wife of Late Gour Hari Saha, by Faith-Hindu, Profession-Grihasti resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(6) **SHANTA DAS SAHA @ SHANTA SAHA**, PAN-CFIPD6297R, Daughter of Late Gour Hari Saha, by Faith-Hindu, Profession-Grihasti resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B. Citizen of India.

(7) **SNIGDHA KUNDU @ SNIGDHA SAHA**, PAN-JDEPK1188K, Daughter of Late Gour Hari Saha, by Faith-Hindu, Profession-Grihasti resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B. Citizen of India.

(8) **SUSHANTA SAHA**, PAN-BQPPS5633D, Son of Late Gour Hari Saha, by Faith-Hindu, Profession-Govt. Service, resident of S Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B. Citizen of India.

(9) **RANJIT MUSADDI**, PAN-AELPM4063J, son of late Parmeswar Musaddi, by Faith-Hindu, Profession-Business, resident of Manaskamana Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(10) **PRASENJIT SETH**, PAN-ASTPS6093G, son of Puranjoy Singha Seth, by Faith-Hindu, Profession-Business, resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(11) **SUKUMAR MAHANTA**, PAN-BBKPM2524H, son of Late Kanchan Mahanta, by Faith-Hindu, Profession- Business, resident of Manskamana Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

P. R. CONSTRUCTION
Gita Musaddi
Partner

P. R. CONSTRUCTION
Soma Seta
Partner

1. K. COMPLETION

2. K. COMPLETION

3. K. COMPLETION

4. K. COMPLETION



Registrar, Malda
U/s 2(2) of the Registration Act
8 AUG 2025

677 of Anwar Saha taken by
Sushant Saha
Joydip Saha

Jayati Saha Roy Chaudhury

Sayabanta Saha

Kalika Prasad Saha @ Kalika Saha

Shanta Das Saha
@ Shanta Saha

Brigida Kundu
@ Brigida Saha

Sushant Saha
Ranjit Musaddi

Prasenjit Seth

Gita Musaddi

P. R. CONSTRUCTION
Ranjit Musaddi
Partner

P. R. CONSTRUCTION
Ranjit Seth
Partner

hereinafter referred to as the **OWNERS** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context shall always be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

P.R. CONSTRUCTION, a Company incorporated under the Indian Partnership Act, 1932, having its Registered office at Sarbamangala Pally, P.S.-English Bazar, P.O. & Dist.-Malda - 732101, W.B., India, PAN- ABHFP2459A, represented by its partners

(1) **RANJIT MUSADDI**, S/o It.- Parmeswar Musaddi, PAN-AELPM4063J, Aadhaar No.-6882 1866 2360, by faith Hindu, by Profession-Business, residing at Manaskamana Pally, P.S.-English Bazar, P.O. & Dist.-Malda - 732101, W.B.

(2) **PRASENJIT SETH**, S/o - Puranjoy Singha Seth, PAN-ASTPS6093G, Aadhaar No.-7444 5323 7513, by faith Hindu, by Profession-Business, residing at Sarbamangala Pally, P.S.-English Bazar, P.O. & Dist.-Malda - 732101, W.B.,

(3) **GITA MUSADDI**, W/o - Ranjit Musaddi, PAN-ALBPM1824C, Aadhaar No.-6644 3852 9426, by faith Hindu, by Profession-Business, residing at Manaskamana Pally, P.S.-English Bazar, P.O. & Dist.-Malda - 732101, W.B., (4) **SOMA SETH**,

W/o - Prasenjit Seth, PAN-BKKPS0287G, Aadhaar No.-8544 4758 8066, aged by faith Hindu, by Profession-Business, residing at Sarbamangala Pally, P.S.-English Bazar, P.O. & Dist.-Malda - 732101, W.B., all area Nationality Indian, hereinafter

called the **DEVELOPER** (which expression shall unless, exclude by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS the mentioned in 'A1' schedule below property measuring 10.80 decimal (As per Deed) of land jointly acquired Haripada Saha, Nityananda Saha and Gour Hari Saha gifted by their mother by way of registered Deed of Gift bearing deed No. 12030 for the year 1960 registered at the Office of DSR, Malda.

During the possession Haripada Saha sold to Nityananda saha his share of property i.e. 3.66 decimal by way of registered Sale deed bearing deed No. 271 and 272 both for the year 1989 registered at the Office of ADSR, Malda.

P. R. CONSTRUCTION
Gita Musaddi
Partner

P. R. CONSTRUCTION
Prasen Seth
Partner



Registrar, Malda
U/s 7(2) of the Registration Act

8 AUG 2025

271 of Adarsha Saha
tamby Sukhany etc.
Joydurya Saha

Jayati Saha Roy Chaudhury

Jayabrata Saha

Kabita Ghosh Saha @ Kabita Saha

Shanta Das Saha @ Shanta Saha

Snigdha Kundu @ Snigdha Saha

Sushanta Saha

Ranjit Musaddi

Prasenjit Seth

Sukumar Mahanta

P. R. CONSTRUCTION
Ranjit Musaddi

Partner
P. R. CONSTRUCTION
Prasenjit Seth

After that Nityananda Saha became the absolute owner in possession of the property total area of land 3.66 decimal + 3.66 decimal = 7.32 decimal.

At the time of the possession Gour Hari Saha died leaving behind the follows legal heirs namely Kabita Ghosh Saha @ Kabita Saha, Shanta Saha @ Shanta Das Saha, Snigdha Saha @ Snigdha Kundu and Susanta Saha. After that they became of the absolute owner in possession of the property of Gour Hari Saha and L.R. Record of Rights bearing L.R.R.O.R. No. 509, 2611, 2962, 3070 stands in the name of Kabita Ghosh Saha @ Kabita Saha, Shanta Saha @ Shanta Das Saha, Snigdha Saha @ Snigdha Kundu and Susanta Saha.

During the jointly possession Nityananda Saha and the legal heirs of Gour Hari Saha they execute of Partition Deed vide No. 9710 dated 18.09.1992 registered at the Office of DSR, Malda, measuring 10.80 decimal (As per Deed). Nityananda Saha became the first part of the Partition Deed get 7.20 decimal and Legal heirs of the Gour Hari Saha became the first of the Partition deed get 3.60 decimal.

During the possession Nityananda Saha recorded his name L.R.R.O.R. vide L.R. Khatian No. 1324 and he died leaving behind the flowing legal heirs namely Anima Saha, Joysurya Saha, Jayati Saha Roy Chaudhury and Jayabrata Saha.

After that Anima Saha, Joysurya Saha, Jayati Saha Roy Chaudhury, Jayabrata Saha, Kabita Ghosh Saha @ Kabita Saha, Shanta Saha @ Shanta Das Saha, Snigdha Saha @ Snigdha Kundu and Susanta Saha became the absolute owner in possession of the property.

WHEREAS the mentioned in 'A2' schedule below property measuring 9.53 decimal of land Ranjit Musaddi, Prasenjit Seth, Sukumar Mahanta purchased from Sukanta Chowdhury by way of registered Deed of Sale bearing deed No. 2959 & 2960 both for the year 2011 registered at the Office of ADSR, Malda dated 19/04/2011.

After that Ranjit Musaddi, Prasenjit Seth, Sukumar Mahanta purchased to Sukanta Chowdhury became the absolute owner in possession of the property and

P. R. CONSTRUCTION
Soma Seth
Partner
P. R. CONSTRUCTION
Gita Musaddi
Partner
P. R. CONSTRUCTION
Ranjit Musaddi
Partner



Registrar, Malda
U/N 7121 of the Registration Act
28 AUG 2025

L.R. or Anima Saha taken by
Shubamoy EC.
Joy Surya Saha
Jayati Saha Roy Chaudhury
Jayabrata Saha
Kabita Ghosh Saha @ Kabita Saha

Shanta Das Saha
@ Shanta Saha
Snigdha Kundu @
Snigdha Saha
Sushanta Saha
Ranjit Musaddi
Prasenjit Seth
Sukumar Mahanta

P. R. CONSTRUCTION
Ranjit Musaddi
Partner
P. R. CONSTRUCTION
Gita Musaddi
Partner
P. R. CONSTRUCTION
Soma Saha
Partner
P. R. CONSTRUCTION
Prasenjit Seth
Partner

L.R. Record of Rights bearing L.R.R.O.R. No. 3700, 3701, 3699 stands in the name of Ranjit Musaddi, Prasenjit Seth, Sukumar Mahanta purchased from Sukanta Chowdhury and paying Govt. & Municipal Taxes.

During joint possession of the scheduled property the Owner No. 1 to 11 have decided to built a building over their share of the property but as the possession of the property are ejmali and future thinking are deferent so all the owners has approached the developer herein. The developer second part has interested and agreed to take the project in consideration to give 50% share of allocation of the proposed The parties have negotiated amongst themselves and arrived at an agreement to develop the Said Land for mutual benefit.

The parties are now desirous of entering into this Development Agreement recording and incorporating all the terms and conditions for development of the said land as stated hereunder.

AND WHEREAS the (1) SMT. ANIMA SAHA (2) SRI JOYSURYA SAHA, (3) JAYATI SAHA ROY CHAUDHURY (4) SRI JAYABRATA SAHA, (5) KABITA GHOSH SAHA @ KABITA SAHA, (6) SHANTA DAS SAHA @ SHANTA SAHA, (7) SNIGDHA KUNDU @ SNIGDHA SAHA, (8) SUSHANTA SAHA, (9) RANJIT MUSADDI (10) PRASENJIT SETH, (11) SUKUMAR MAHANTA, are desirous to develop their properties amalgamated and by constructing a B + G + VI storied residential/Commercial building in accordance with the building plan to be sanctioned by the English Bazar Municipality for Residential purposes what will be the description of the property after amalgamation is described herein below as SCHEDULE 'A1' and A2'.

AND WHEREAS due to the paucity of fund the owners are unable to construct the said B + G + VI storied building at the SCHEDULE 'A1 and A2' property.

AND WHEREAS upon the aforesaid representation of the owners and subject to verification of title of the OWNERS concerning the said property of SCHEDULE-A1 and A2, the DEVELOPER have agreed to develop the said property of SCHEDULE 'A1' by raising construction of the proposed building at their own costs and responsibilities till completion at bastu land measuring an area of 10.50 decimal (As per Record) (As per Deed 10.80 decimal) be the same a little more or less lying situate within District Malda, P.S.-English Bazar, Mouza-Sherpur Mokimpur,



Registrar, Malda
U/a 7(2) of the Registration Act

8 AUG 2025



L.T. of Anima Saha taken by
Subarnamoy Dc.

Joy Surya Saha

Jayati Saha Roy Chaudhury

Jaya Bhat Saha

Kabita Khat Saha @ Kabita Saha

Shanta Das Saha
@ Shanta Saha

Snigdha Kunda @
Snigdha Saha

Sushanta Saha

Ranjit Musaddi

Prasenjit Seth

gggare

P. R. CONSTRUCTION
Ranjit Musaddi

Partner

P. R. CONSTRUCTION

Prasenjit Seth

Partner

J.L. No.63, R.S. Khatian No. 23 (Twenty three), L.R. Khatian No. 509 in the name of Kabita Saha, 1324 in the name of Nityananda Saha, 2611 in the name of Shanta Saha, 2962 in the name of Snigdha Saha, 3070 in the name of Sushanta Saha, R.S. Plot No. 181 (one hundred eighty one), L.R. Plot No. 1967, Classification- Bastu, within English Bazar Municipality, under ward No. 20, Location Sarbamangala pally, Holding No. 707/440/621. And SCHEDULE 'A2' land measuring an total area of 9.53 decimal be the same a little more or less lying situate within District Malda, P.S.-English Bazar, Mouza-Sherpur Mokimpur, J.L. No.63, R.S. Khatian No. 23 (Twenty three), L.R. Khatian No. 3700 in the name of Ranjit Musaddi, 3701 in the name of Prasenjit Seth, 3699 in the name of Sukumar Mahanta, R.S. Plot No. 181 (one hundred eighty one), measuring 2.60 decimal in the L.R. Plot No. 1965, and land measuring 6.93 decimal in the L.R. Plot No. 1966, Classification- Bastu, within English Bazar Municipality, under ward No. 20, Location Sarbamangala pally, Holding No. 707/440/621.in accordance with plan to be sanctioned by the English Bazar Municipality on the terms and conditions hereunder appearing.

P. R. CONSTRUCTION

Gita Musaddi

Partner

P. R. CONSTRUCTION

Soma Seth

Partner

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

ARTICLE-I DEFINITIONS:

A) OWNERS: shall mean the said

(1) **SMT. ANIMA SAHA**, PAN- RDSPS8700R, Wife of. Late Nityananda Saha, , by Faith-Hindu, Profession-Grihasti resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(2) **SRI JOYSURYA SAHA**, PAN- AKLPS6587K, Son of Late Nityananda Saha, , by Faith-Hindu, Profession-Business, resident of Sarbamangala Pally , P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(3) **JAYATI SAHA ROY CHAUDHURY**, PAN- BSMPS3205A, Daughter of Late Nityananda Saha, , by Faith-Hindu, Profession-Govt. Service, resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

[Handwritten signature]



Registrar, Malda
U/s 7(2) of the Registration Act

28 AUG 2025

271 & Anura Saha taken by
Subarny Dc.
Joydurga Saha
Jayati Saha Roy Chaudhury
Jayabrata Saha
Kabita Ghosh Saha @ Kabita Saha

Shanta Das Saha
@ Shanta Saha
Snigdha Kundu @
Snigdha Saha
Sushanta Saha
Ranjit Musaddi
Prasenjit Seth
Gita Musaddi

P. R. CONSTRUCTION
Ranjit Musaddi

Partner
P. R. CONSTRUCTION
Gita Musaddi
Partner

(4) **SRI JAYABRATA SAHA**, PAN-BFVPS5475J, Son of Late Nityananda Saha, , by Faith-Hindu, Profession-Business, resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(5) **KABITA GHOSH SAHA @ KABITA SAHA**, PAN-AEXPG4722J, wife of Late Gour Hari Saha, , by Faith-Hindu, Profession-Grihasti resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(6) **SHANTA DAS SAHA @ SHANTA SAHA**, PAN-CFIPD6297R, Daughter of Late Gour Hari Saha, by Faith-Hindu, Profession-Grihasti resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B. Citizen of India.

(7) **SNIGDHA KUNDU @ SNIGDHA SAHA**, PAN-JDEPK1188K, Daughter of Late Gour Hari Saha, by Faith-Hindu, Profession-Grihasti resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B. Citizen of India.

(8) **SUSHANTA SAHA**, PAN-BQPPS5633D, Son of Late Gour Hari Saha, by Faith-Hindu, Profession-Govt. Service, resident of S Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B. Citizen of India.

(9) **RANJIT MUSADDI**, PAN-AELPM4063J, son of late Parmeswar Musaddi, by Faith-Hindu, Profession-Business, resident of Manaskamana Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(10) **PRASENJIT SETH**, PAN-ASTPS6093G, son of Puranjoy Singha Seth, by Faith-Hindu, Profession-Business, resident of Sarbamangala Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

(11) **SUKUMAR MAHANTA**, PAN-BBKPM2524H, son of Late Kanchan Mahanta, by Faith-Hindu, Profession-Business, resident of Manskamana Pally, P.S.- English Bazar, P.O. & Dist. Malda, PIN-732101, W.B., Citizen of India.

B) **DEVELOPERS**: shall mean **P.R. CONSTRUCTION**, a Company incorporated under the Indian Partnership Act, 1932, having its Registered office at Sarbamangala Pally, P.S.-English Bazar, P.O. & Dist.-Malda – 732101, W.B., India, PAN- ABHFP2459A represented by its partners (1) **RANJIT MUSADDI**, S/o – Parmeswar Musaddi, PAN-AELPM4063J, Aadhaar No.-6882 1866 2360, by faith Hindu, by Profession-Business, residing at Manaskamana Pally, P.S.-English Bazar, P.O. & Dist.-Malda – 732101, W.B., (2) **PRASENJIT SETH**, S/o.- Puranjoy Singha Seth, PAN-ASTPS6093G, Aadhaar No.-7444 5323 7513, by faith Hindu, by Profession-Business, residing at Sarbamangala Pally, P.S.-English Bazar, P.O. & Dist.-Malda – 732101, W.B., (3) **GITA MUSADDI**, W/o – Ranjit Musaddi, PAN-

Partner
P. R. CONSTRUCTION
Gita Musaddi
Partner
P. R. CONSTRUCTION
Ranjit Musaddi
Partner



Rajahmundry, Andhra Pradesh
U/s 7(2) of the Registration Act
28 AUG 2025

1st of Anura Saha taken by
Sukumar Mahanta

Jayanta Saha

Jayanti Saha Roychandhuri

Jayabanta Saha

Kabita Saha @ Kalita Saha

Shanta Das Saha

@ Shanta Saha

Snigdha Kunda @

Snigdha Saha

Sushanta Saha

Ranjit Musaddi

Prasenjit Seth

Sukumar Mahanta

P. R. CONSTRUCTION

Ranjit Musaddi

Partner

P. R. CONSTRUCTION P. R. CONSTRUCTION

Gita Musaddi

Partner

Soma Saha

Partner

ALBPM1824C, Aadhaar No.-6644 3852 9426, by faith Hindu, by Profession-Business, residing at Manaskamana Pally, P.S.-English Bazar, P.O. & Dist.-Malda - 732101, W.B., (4) **SOMA SETH**, W/o - Prasenjit Seth, PAN-BKKPS0287G, Aadhaar No.-8544 4758 8066, aged by faith Hindu, by Profession-Business, residing at Sarbamangala Pally, P.S.-English Bazar, P.O. & Dist.-Malda - 732101, W.B.

C) **PROPERTY: SCHEDULE 'A1'** by raising construction of the proposed building at their own costs and responsibilities till completion at bastu land measuring an area of 10.50 decimal (As per Record) (As per Deed 10.80 decimal) be the same a little more or less lying situate within **District Malda, P.S.-English Bazar, Mouza-Sherpur Mokimpur, J.L. No.63**, R.S. Khatian No. 23 (Twenty three), L.R. Khatian No. 509 in the name of Kabita Saha, 1324 in the name of Nityananda Saha, 2611 in the name of Shanta Saha, 2962 in the name of Snigdha Saha, 3070 in the name of Sushanta Saha, R.S. Plot No. 181 (one hundred eighty one), L.R. Plot No. 1967, Classification- Bastu, within English Bazar Municipality, under ward No. 20, Location Sarbamangala Pally, Holding No. 707/440/621. And **SCHEDULE 'A2'** land measuring an total area of 9.53 decimal be the same a little more or less lying situate within **District Malda, P.S.-English Bazar, Mouza - Sherpur Mokimpur, J.L. No.63**, R.S. Khatian No. 23 (Twenty three), L.R. Khatian No. 3700 in the name of Ranjit Musaddi, 3701 in the name of Prasenjit Seth, 3699 in the name of Sukumar Mahanta, R.S. Plot No. 181 (one hundred eighty one), measuring 2.60 decimal in the L.R. Plot No. 1965, and land measuring 6.93 decimal in the L.R. Plot No. 1966, Classification- Bastu, within English Bazar Municipality, under ward No. 20, Location Sarbamangala Pally, Malda, Holding No. 707/440/621

D) **NEW BUILDING**: shall mean the B + G + VI storied residential building to be constructed at the SCHEDULE "A1 and A2" property as per plan to be sanctioned by the English Bazar Municipality, Malda, W.B.

E) **COMMON FACILITIES & AMENITIES**: shall mean and include stair case, passage, lobby, drain and sewerages, water supply system, water pump and motor, septic tank, overhead and underground water reservoir, electric lines and points at all common areas and ground floor, sound less generator, Lift, fire protection

NOTIFICATION NO. 100/2025



Registrar, Malda
U/s 7(2) of the Registration Act
28 AUG 2025



Saha taken by
17/11/14 Arin
Sulaha my's De.
Joyanta Saha

Joyati Saha Roy chandhuri.

Tyagabati Saha

Kalika Kishor Saha @ Kalika Saha

Shomta Das Saha
@ Shomta Saha

Shrigidha Kundu-
@ Shrigidha Saha

Sushmita Saha
Ranjit Musaddi.

Ranajit Saha

Shreejit

P. R. CONSTRUCTION
Ranjit Musaddi

P. R. CONSTRUCTION
Ranajit Saha

Partner

system and other facilities as would be available in the said building and/or the said premises.

F) **UNIT**: shall mean the flats and/or garage spaces/shops/commercial spaces in the building intended to be built and/or constructed area capable of being self independent occupied.

G) **OWNERS ALLOCATION** : shall mean the area constructed in the building which is to be allotted to the owners as part of the allocation in accordance with the terms and conditions of these presents.

H) **DEVELOPER'S ALLOCATION**: shall mean the remaining constructed area in the building to be constructed on the SCHEDULE 'A1 and A2' excluding the allocation of the owners and described in the SCHEDULE 'C' hereunder written.

I) **SALEABLE SPACE** : shall mean the space which have fallen in the Developer's Allocation in the proposed Building available for independent use and occupation after making due provisions for the owner's allocation and for common facilities and the space required thereof.

J) **THE ARCHITECT**: shall mean such person or persons who may be appointed by the Developer for designing and planning the proposed new building.

K) **BUILDING PLAN** : shall mean the plan to be prepared by the Architect and to be sanctioned by the English Bazar Municipality, Malda.

L) **TRANSFER**: with its grammatical variation shall include by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchasers thereof.

M) **TRANSFeree**: shall mean a person, firm limited Company, association of persons to whom any space in the building would be transferred.

N) **WORDS**: imparting singular shall include Plural and vice versa.

O) **COMMON SPACE** : All that space which shall be used by the flat owners for these are used as undivide proportionate area, which includes stairs passage, Entrance, Entire roof, Community hall etc.

P. R. CONSTRUCTION P. R. CONSTRUCTION

Gita Musaddi

Partner

Soma Saha

Partner



Registrar, Malda
U/s 7(2) of the Registration Act

28 AUG 2025

1707 14 Arima Saha taken by
Sachinwar, Dr.
Joydip Saha

Jayati Saha Roy chandrabury
Jayabati Saha

Kalita most saka @ Kalita Saha

Shanta Das Saha
© Shanta Saha

Smigda Kunkle
@ Smigda Saha

Sushmita Saha
Ranjit Muddi

Ranjit Saha
Ranjit Saha

Ranjit Saha

P. R. CONSTRUCTION
Ranjit Muddi
Partner

P. R. CONSTRUCTION
Ranjit Saha
Partner

P) **FINANCIAL ASSISTANCE :** The Developer shall get financial assistance from any Nationalized Bank or other recognized Financial Institution for this project, submitting/mortgaging the related documents i.e. Title Deed, R.O.R. etc. of the below schedule property for which owner will have no objection. However, owner will not be liable for repayment of loan in manner whatsoever

ARTICLE - II COMMENCEMENT :

A) The agreement shall be deemed to have commenced with effect from the date of execution of these presents.

ARTICLE - III OWNER'S RIGHT AND REPRESENTATION:

- A) The owner is absolutely seized and possessed of and/or well and sufficiently entitled to the said property which is more fully and particularly described in the schedule 'A1 and A2' hereunder written.
- B) No other persons other than the owner or his legal heir have any claim, right, title, and/or demand over and in respect of the said property and/or any portion thereof.
- C) The said property is free from all encumbrance, charges, liens, lis pendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
- D) There is no excess vacant land at the said property within the meaning of the Urban Land (ceiling & Regulations) Act, 1976.
- E) The owner shall have the right to inspect the construction work and check the quality of the materials, and if the owner is not satisfied regarding quality of the materials and the construction work, the owner shall have right to interfere in the developers assignments.
- F) That both the owner's allocation and the Developer's allocation shall have possessed /purchased/occupied and acquired by the person/persons belonging the same community. And the developer shall not be entitled to sell the any part of residential area except commercial space, to any other community.

ARTICLE - IV

DEVELOPER'S RIGHT:

- A) The owner hereby grants, subject to what has been hereunder provided,



Registrar, Malda
U/s 71(2) of the Registration Act
28 AUG 2025


 191 of Arima Saha Saha by
 Suktany De.
 Joydutta Saha
 Jayati Saha Roychandhury
 Jayati Saha
 Kabitash Saha
 Shanta Das Saha
 @ Shanta Saha
 Smigdhakunda
 @ Smigdhakunda
 Sushant Saha
 Rujit Musaddi
 Rujit Saha
 Rujit Saha

P. R. CONSTRUCTION
 Rujit Musaddi
 Partner
 P. R. CONSTRUCTION
 Rujit Saha
 Partner

exclusive right to the Developers to build upon the said property fully and particularly mentioned in the SCHEDULE 'A1 and A2' hereunder written and to construct the new building according to the plan to be sanctioned by the English Bazar Municipality. The developer will sanction the plan at their own cost and expenses subject to approval of the owner.

- B) All other applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the Appropriate Authorities shall be prepared and submitted by the Developer on behalf of the owner at the Developer's cost and expenses and the Developer shall pay and bear all fees, including Architect's fees, charges and expenses required to be paid or deposited for exploitation of the said property. Provided however, that the Developer shall be exclusively entitled to all refund of any or all payment and/or deposits made by the Developer.
- C) The Developer shall be responsible to arrange the demise or assignment or conveyance in law the owner of the said premises or any part thereof to the developer as creating any right or charge in respect of the developer so mentioned other than an exclusive license to the developer to commercially exploit the same in terms hereof and to deal with the Developer's Allocation in the new building in the manner hereinafter state. The developer can enter into agreement for sale, transfer, lease, mortgage, let out on rent, handover possession or any way deal with developer's Allocation excluding the owner's allocation and rights as stated herein above in full.
- D) The Developer shall be exclusively entitled to Developer's allocation in the new building with an exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation. However transfer of the ownership of any or all flats under the developer's allocation shall be made by the owner.
- E) Developer shall take decision regarding the quality of the materials with the consent of owner and binding between the parties hereto. And the owner will have the right of inspection of the same from time to time.

P. R. CONSTRUCTION
 Gita Musaddi
 Partner
 P. R. CONSTRUCTION
 Soma Saha
 Partner


 F) That the Developer shall be entitled to sell all Developers allocation to one



Registrar, Maldives
U/s 7(2) of the Registration Act
8 AUG 2025

community only after completion of construction.

ARTICLE - V CONSIDERATION

- A) In consideration of the owner having agreed to permit the developer to commercially exploit the said premises provided by the owner for the purpose and to construct, erect and build a new residential building in accordance with the plan sanctioned by the English Bazar Municipality strictly, the Developer shall be entitled to deal with the Developer's Allocation at his sole discretion as described in Schedule - 'C'.
- 1) The developer will measure, survey and prepare all necessary documents, Architectural plan, structural design etc. and will bear all expenses for the above purpose in additions to plan already sanctioned, if required and the developer will bear the house rent of flat/house (except electric bills) per month for the Land owner. And the said monthly rent shall be paid by the developer to the land owner by cash within 5 days of each succeeding month till hand over of the allocation premises of all owners with complete finishing along with lift. In the mean time if the house rent increases the increased rent will be paid by the developer.
 - 2) The developer will start construction work within a period of month from the date of sanction and approval of building plan by the competent authority of English Bazar Municipality.
 - 3) The Developer shall erect, construct and complete the new building and shall provide the owner's allocation to the owner as defined in article-i-e, and all costs charges and expenses shall be paid, borne and discharged by the developer. The owner shall be entitled to deal with the owner's allocation at his/her discretion as described in Schedule "B".
 - 4) The developer shall strictly maintain the quality of the construction materials and other equipment like water connection accessories, electric equipment, pump, generator, lift etc. Even then if any construction defect or equipment failure arise due to use of poor quality of materials or improper planning, the developer have to bear repairing expenses for at least two years from the date of handing over the area of Owner's allocation.
- B) The developer hereby undertake to construct and complete the new building at the said premises within a period of 30 (Thirty) months and an extension period six months (If required) from the date of sanctioned of the building plan of the said premises.

CTD 14/ Anirudh Saha Partner
Shalaby DC
Joydurga Saha
Jayati Saha Roy chandhuri
Lajpat Prasad Saha
Kallita Most saba @ Kallita Saha
Shanta Das Saha
@ Shanta Saha
Bridgda kundli
@ Bridgda Saha
Sushmita Saha
Ranjit Musaddi
Ranjit Saha
Ranjit Saha

P. R. CONSTRUCTION
Ranjit Musaddi
Partner
P. R. CONSTRUCTION
Gita Musaddi
Partner
P. R. CONSTRUCTION
Soma Saha
Partner



Registrar, Malda
U/s 7(2) of the Registration Act

28 AUG 2025



257 of Airway Saha
taken by Subashy De.

Jaydip Saha

Jayati Saha Roychandhury

Jayabir Saha

Kalita Mosh Saha @ Kalita Saha

Shanta Das Saha

@ Shanta Saha

Boridha Kumbh

@ Boridha Saha

Sushant Saha

Ranjit Mondal

Ranajit Saha

Ranjit Saha

P. R. CONSTRUCTION

Ranjit Mondal

P. R. CONSTRUCTION

Ranjit Saha

Partner

- C) The Developer shall hand over all areas of Owner's allocation in full to the owner before handover the area of developer's allocation to other with in a period of 48 months plus extension period of 6 months . And if the developer fails to hand over the said portion in full to the owner within above mentioned period the developer shall be bound to pay the interest @ prevailing market rate of that time on the valuation of Owner's allocation to the owners.
- D) The brief specification of fixtures and fittings to be provided by the developer in each of the flats of the owner's allocation shall be included but not limited to those indicated in the Schedule-'D' hereunder written.
- E) As soon as the new building is completed the developer shall give written notice to the owner requiring the owner to take possession of the owner allocation in the new Building and if there be no dispute regarding the completion of the building in terms of this agreement and according to the specification given in the Schedule and plan thereto the owner shall take possession of his allocation within next one month from the date of such notice.
- F) That in so far as necessary all dealings by the developer in respect of the building including agreement for sale and all other acts, things and deed whatsoever concerning developer's allocation shall be in the name of the owner for which purpose the owner undertake to give the developer a Registered General Power of Attorney in a form and manner required by the Developer, PROVIDED HOWEVER the same shall not create any financial and/or tax liabilities upon the owner in any manner whatsoever.
- G) The Developer can make further construction after completion of B + G + VI storied building after approval of English Bazar municipality. B + G + VI storied building shall be allotted to land Owner.
- H) After completion of the said construction, it shall be handed over to the flat owner's society (comprises of all flat owners only), and then the developer has no right to make change addition, modification, alteration, and erection /installation any equipment over the building except repairing work.

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Gita Musaddi

Partner

P. R. CONSTRUCTION

Soma Saha

Partner



Registrar, Malda
U/s 7(2) of the Registration Act
28 AUG 2025



LP 17 Hare Krishna Saha
Sukumar Saha
Joydip Saha

Jayati Saha Roy chandury
Suyabrata Saha
Kastha Mohan Saha @ Khabila
gaha

Shanta Das Saha
@ Shanta Saha
Srigdha Kundu
@ Srigdha Saha
Sushowari Saha
Ranjit Musaddi
Ranajit Saha
Ranjit Saha

P. R. CONSTRUCTION
Ranjit Musaddi

Partner
P. R. CONSTRUCTION
Ranajit Saha

ARTICLE-VI OWNERS' INDEMNITY:

- A) Owner hereby undertakes that the developer shall be entitled to the said construction and shall enjoy its allocated spaces without any interference on his behalf.
- B) Owner further undertakes to keep the developer indemnified against all third party claims and actions arising out of any sort of act or commission of the owner.
- C) The owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the said new building at the said premises by the Developer and shall handover Certified copy of Title Deeds (The owner will submit the original copy of Deed if require for Development of Construction), English Bazar Municipality Tax Bills, sanctioned plan etc. to the Developer against accountable receipts for the purpose of completion of entire project.
- D) The owner hereby agrees and covenants with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing any of the developer's allocate portion in the building after completion of the new building.

P. R. CONSTRUCTION
Gita musaddi
Partner
P. R. CONSTRUCTION
Soma Saha
Partner

ARTICLE-VII DEVELOPER'S INDEMNITY :-

- A) The Developer hereby undertake to keep the owner indemnified against all third party claims and actions arising out of any sort of act or commission of the developer in or related to the construction of said new building.
- B) At the time of construction of the said project if any accident happens to laborers, masons, supervisor or any worker working for the said project then the full responsibility and liabilities will borne by the developers and the owner of the said property has no responsibilities or liabilities at all including any vicarious liability.
- C) That during the construction work if any litigation arises with the neighbors of the locality/ club or if any incident arises or if any objection from any authority or English Bazar Municipality arises the Developer shall take necessary steps to

on



Registrar, Malda
U/s 7(2) of the Registration Act

28 AUG 2025

Prasenjit Saha
Partner



Registrar, Malda
U/s 7(2) of the Registration Act

24 AUG 2025
24 AUG 2025

1214 Animal husbandry
Sushanta Saha
Jayanta Saha

Jayati Saha Roy chandhuri

Jayanta Saha

Kabita Saha @ Kabita Saha

Shanta Das Saha

@ Shanta Saha

Snigdha Kundu @

Snigdha Saha

Sushanta Saha

Ranjit Mondal

Ranjit Saha

Ranjit Saha

P. R. CONSTRUCTION

Ranjit Mondal

Partner

P. R. CONSTRUCTION

Ranjit Saha

Partner

A) The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

B) Force Majeure shall, mean flood, earthquake, riot, luar, storm, tempest, civil commotion strike, lockout any third party action and/or law suit and/or any other act or commission beyond the control of the parties hereto.

ARTICLE-X JURISDICTION :

A) The Courts at Malda shall have the jurisdiction to entertain, try and determine all actions, suits and proceeding arising out of these presents between the parties hereto.

B) That all disputes and/or difference between the parties to this agreement arising out of or relating to the terms and conditions of this instant agreement or meaning or effect of any of the terms and conditions of this agreement shall be referred to arbitrator(s) in accordance with the Arbitration and conciliation Act, 1996 and the award then will be made and published shall be the final and binding upon the parties.

SCHEDULE "A1" ABOVE REFERRED TO

(Entire Property)

(SAID LAND) (1 to 8 no land owner)

ALL THAT the piece and parcel of land containing an area of 10.50 decimal (As per Record) (As per deed 10.80 decimal) be the same a little more or less lying situate within District Malda, P.S.-English Bazar, A.D.S.R Office-Malda, Mouza-Serpur Mokimpur, J.L. No.63, R.S. Khatian No. 23 (Twenty three), L.R. Khatian No. 509 in the name of Kabita Saha, 1324 in the name of Nityananda Saha, 2611 in the name of Shanta Saha, 2962 in the name of Snigdha Saha, 3070 in the name of Sushanta Saha, R.S. Plot No. 181 (one hundred eighty one), L.R. Plot No. 1967, Classification- Bastu, within English Bazar Municipality, under ward No. 20,

P. R. CONSTRUCTION

Soma Saha

Partner

P. R. CONSTRUCTION

Gita Musaddi

Partner



Registrar, Malda
U/s 71(2) of the Registration Act

28 AUG 2025

2719 Anna Saha taken by
Sahamoy Bc.
Joydipya Saha

Jayati Saha Roy chandhuri

Layabati Saha

Kalita Saha Saha

Shanta Das Saha
@ Shanta Saha

Smigdhha Kundu

@ Smigdhha Saha

Sushant Saha

Ranjit Musaddi

Prasenjit Seth

Prasenjit Seth

P. R. CONSTRUCTION
Ranjit Musaddi

Partner
P. R. CONSTRUCTION

Prasenjit Seth

Partner

Location Sarbamangala pally, Malda, W.B, Holding No. 707/440/621 . Road Name- N.H 34 (Road Zone-Rathbari - Mahananda Bridge). Structure: 1. 2000 sq ft 2 storied building each floor 1000 sq ft. 50 years old, cement polish floor. And Structure: 2. 700 sq ft 1 storied building, 50 years old .cement polish floor.

THE 'A2' SCHEDULE ABOVE REFERRED TO:

(SAID LAND) (9 to 11 No Land Owners)

ALL THAT the piece and parcel of land containing an total area of 9.53 decimal be the same a little more or less lying situate within District Malda, P.S.- English Bazar, A.D.S.R Office- Malda, Mouza-Serpur Mokimpur, J.L. No.63, R.S. Khatian No. 23 (Twenty three), L.R. Khatian No. 3700 in the name of Ranjit Musaddi, 3701 in the name of Prasenjit Seth, 3699 in the name of Sukumar Mahanta, R.S. Plot No. 181 (one hundred eighty one), measuring 2.60 decimal in the L.R. Plot No. 1965, AND Land measuring 6.93 decimal in the L.R. Plot No. 1966, Classification- Bastu, within English Bazar Municipality, under ward No. 20, Location Sarbamangala Pally, Malda, W.B. Holding No. 707/440/621 Vacant land. Road Name - N.H 34 (Road Zone - Rathbari - Mahananda Bridge).

P. R. CONSTRUCTION

Gita Musaddi

Partner

P. R. CONSTRUCTION

Soma Seth

Partner

A1 and A2 butted and bounded in the following manner:-

ON THE NORTH : Ranjan Basak

ON THE SOUTH : 8-ft wide Municipal Lane.

ON THE EAST : 60 ft. wide Metal Road Road Name-N.H 34 (Road Zone - Rathbari - Mahananda Bridge).

ON THE WEST : Mritunjay Chaterjee and Gita Chaterjee.

SCHEDULE "B" ABOVE EREFERRED

(OWNER'S ALLOCATION)

1. Land owner No. 1 will get Flat No. 3B on 3rd floor North - East Side having 1168.75 Sq Ft. Super-built up area (Apx).
2. Land owner No. 2 will get Flat No. 3A on 3rd floor North - East Side having 1200 Sq Ft Super-built up area (Apx).



Registrar, Malda
U/s 7(2) of the Registration Act

28 AUG 2025

1979 Ananta Saha
Partner of Subharnay De
Joyanta Saha

Jayati Saha Roy chandhury

Jayabanta Saha
Kalyan Chandra Saha @ Kalyan Saha

Shanta Das Saha
@ Shanta Saha 18

Smigdhakalender
@ Smigdhakalender

Sushant Saha
Ranjit musaddi

Ranjit Saha
Ranjit Saha

P. R. CONSTRUCTION
Ranjit musaddi

Partner
P. R. CONSTRUCTION
Ranjit Saha

3. Land owner No. 3 will get Flat No. 6F on 6th floor South - West Side having 787.5 Sq Ft Super-built up area (Apx).
4. Land owner No. 4 will get Flat No. 3H on 3rd floor South - East Side having 1307.50 Sq Ft Super-built up area (Apx), and Flat No. 3G on 3rd floor South - East Side having 812.5 Sq Ft Super-built up area (Apx), and Flat No. 6G on 6th floor South - west Side having 812.5 Sq Ft Super-built up area (Apx).
5. Land owner No. 5 and 8 will get Flat No. 4H on 4th floor. South East Side having 1307.50 Super-built up area (Apx).
6. Land owner No. 6 will get Flat No. 4F on 4th floor South-west Side having 787.50 Super-built up area (Apx).
7. Land owner No. 7 will get Flat No. 5G on 5th floor South-West Side having 812.50 Super-built up area (Apx).
8. Land owner No. 9 will get Flat No. 4 E on 4th floor South - West side Having 1131.25 Super-built up area (Apx)
9. Land owner No. 10 will get Flat No. 5 E on 5th floor South-West Side having 1131.25 Sq. Ft. Super-built up area (Apx)
10. Land owner No. 11 will get Flat No. 5D on 5th floor North - West Side having 1042 Sq. Ft. Super-built up area (Apx)..Expect this flat land owner no 11 will not get any kind of share benefit.
11. Ground floor, First Floor and Second floor will be developed as commercial space of the new building. After developing those floors Developer and land owners mutually will fix the rent of this floors. Developer's decision will be considered as final. Land owners 1 to 10 have no right to set any kind of agreement regarding rent at these floors. Although the land owners will be informed lawfully all the subjects about the rent. Showing the rent agreement papers with the lease. Land owners will get their rent as per their respective shares.
12. If the second floor will not rented then developer can build flats there by taking permission from land owners 1-10.
13. Land owners will get rental benefit and sifting charges.
14. Land owners will get proportionate share in basement garage area.

P. R. CONSTRUCTION P. R. CONSTRUCTION
Soma Saha Partner
Gita musaddi Partner

SCHEUDLE "C" ABOVE REFERRED TO

**(DEVELOPERS' ALLOCATION 50 % of CONSTRUCTED AREA
EXCEPT OWNERS ALLOCATION)**

NOTIFICATION

NOTIFICATION



Registrar, Malda
Under 7121 of the Registration Act
28 AUG 2025

SUPER BUILT UP AREA - shall mean and include the covered area and carpet area space of Flat / Unit / parking /Garage /Shop of the said building.

Specifications of works are mentioned in details in the annexed sheets. The annexed sheets and the annexed plan, form part of this document.

- 1) **Door :** 1. **Main Entrance Door**
a) Flash Door with paint both side / Wooden Door.
b) Wooden Door Frames.
2. **Other Doors**
a) Commercial Flash Door painted both side.
b) Wooden Door Frames.:
- 2) **Window:** a) Aluminium sliding window with M.S. grill at outside the window.
b) All windows shall have translucent glass.
- 3) **Paint:** The building shall be painted externally with acrylic paint. The inside of the flat shall be wall putti finished on the plaster surface.
- 4) **Kitchen:** One kitchen stainless steel Sink (heavy type) will be provide on the top of the cooking table, the cooking table should be finished by Granite stone slab.
- 5) **Toilet:** a) One European type white commode and one white plastic cistern. And other is W.C. Pan and Glazed tiles will be providing on the toilet walls and floor.
- 6) **Roof:** a) 2 inches thick (average) cement skid concrete including water proofing provided on the roof slab).compound provided on top of the roof.
b) 3 fit height parapet will be provided all around the roof.



Registrar, Malda
U/s 7(2) of the Registration Act

8 AUG 2025



1) L.T. of Airline Saha
taken by Subramanyam Dr.
Joydip Saha

2) Jayati Saha Roy chandhuri

3) Joyabanta Saha
Kadita most sara @ Kulita
saha

4) Shomta Das Saha

5) @ Shomta Saha

6) Saig dha Kundu @
Saig dha baha

7) Sushanta Saha

8) Kajit Musaddi

9) Saumy Ch. Saha

10) Gagan Saha

P. R. CONSTRUCTION
Kajit Musaddi

Partner
P. R. CONSTRUCTION
Saumy Ch. Saha
Partner

7) Floor: Vitrified floor.

8) Cement: ISI Marked

9) Rod: ISI Marked

10) WALL: External wall will be eight (8") inches thickness, in between two flats partition wall will be five (5") inches thickness executed by 1st Class Bricks with sand, Cement mortar.

P. R. CONSTRUCTION
Gita Musaddi
Partner

11) Lift: available for 6 persons.

12) ELECTRICAL INSTALLATIONS

All electrical line will be concealed with copper wire. All materials must be Standard Quality.

- Bed room:** 5 (five) point in each bedroom.
- Living \ Dining rooms:** 5 (five) point will be provided.
- Kitchen:** 1 light point, 1 Exhaust fan point, 1 power point for Micro Oven & others.
- Toilet:** 1 light point, 1 Exhaust fan point, 1 plug point.
- Verandah:** 1 light point.

P. R. CONSTRUCTION
Soma Saha
Partner

13) **WATER SUPPLY:** One R.C.C. reservoir on top of the roof will be provided on. The suitable electrical pump will be installed at basement to deliver water on overhead reservoir from.

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

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF :

1.

SIGNATURE OF THE OWNERS



Registrar, Malda
U/s 7(2) of the Registration Act

8 AUG 2025

Sukhamay De
 S/o Lt. Subodh Ch. D.
 R/o - Panchpara P.S. - B.B.
 P.O. - D.T. - Malda
 Pin - 732101 (W.B.)

2. Rajdeep Misra
 S/o Ratan Misra
 R/o B. S. Sarani
 E.B. Malda,

Drafted By

Sukhamay De

SUKHAMAY DE (ADVOCATE)
 Malda bar Association
 E. NO. WB 2037/2001

171 of Anuradha taken by
 Joykrishna Saha *Sukhamay De*

Jayati Saha Roy chandhury
 Jayabanta Saha

Kalita Anshu Saha @ Kalita Saha

Shamta Das Saha @ Shamta Saha

Smigdha Kundu @ Smigdha
 Sushant Saha

Ranjit Musaddi

Prasenjit Saha

23/07/2015

SIGNATURE OF THE DEVELOPER

P. R. CONSTRUCTION

Ranjit Musaddi

Partner

P. R. CONSTRUCTION

Prasenjit Saha

Partner

P. R. CONSTRUCTION

Gita Musaddi

Partner

P. R. CONSTRUCTION

Soma Saha

Partner



Registrar, Malda
U/s 7(2) of the Registration Act

28 AUG 2025

ADDITIONAL SHEET

Left Hand Finger Prints



Right Hand Finger Prints



କମିଟ୍ ଅନାମିକା ମଧ୍ୟମା ତରୁଣୀ ବୃହାତ୍ତରୀ ବୃହାତ୍ତରୀ ତରୁଣୀ ମଧ୍ୟମା ଅନାମିକା କମିଟ୍

ହାତର

LT1 & Anima Saha
taken by Subchamy DC.

Left Hand Finger Prints



Right Hand Finger Prints



କମିଟ୍ ଅନାମିକା ମଧ୍ୟମା ତରୁଣୀ ବୃହାତ୍ତରୀ ବୃହାତ୍ତରୀ ତରୁଣୀ ମଧ୍ୟମା ଅନାମିକା କମିଟ୍

ହାତର

Jaybura Saha

Left Hand Finger Prints



Right Hand Finger Prints



କମିଟ୍ ଅନାମିକା ମଧ୍ୟମା ତରୁଣୀ ବୃହାତ୍ତରୀ ବୃହାତ୍ତରୀ ତରୁଣୀ ମଧ୍ୟମା ଅନାମିକା କମିଟ୍

ହାତର

Jayati Saha Roy Chaudhury.



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U/s 7(2) of the Registration Act

8 AUG 2025

ADDITIC SHEET

Spac
Pat
Ph



Left Hand Finger Prints

Right Hand Finger Prints



କମିଟ୍ ଅନାମିକା ମଧ୍ୟମା ତରୁଣୀ ବୃକ୍ଷାବୁଲି ମଧ୍ୟମା ତରୁଣୀ ମଧ୍ୟମା ଅନାମିକା କମିଟ୍

ସାକ୍ଷୀ Jayabrata Saha

Spa
Pr
P



Left Hand Finger Prints

Right Hand Finger Prints



କମିଟ୍ ଅନାମିକା ମଧ୍ୟମା ତରୁଣୀ ବୃକ୍ଷାବୁଲି ମଧ୍ୟମା ତରୁଣୀ ମଧ୍ୟମା ଅନାମିକା କମିଟ୍

ସାକ୍ଷୀ Kalita Ghosh Saha @ Kalita Saha

Sp



Left Hand Finger Prints

Right Hand Finger Prints



କମିଟ୍ ଅନାମିକା ମଧ୍ୟମା ତରୁଣୀ ବୃକ୍ଷାବୁଲି ମଧ୍ୟମା ତରୁଣୀ ମଧ୍ୟମା ଅନାମିକା କମିଟ୍

ସାକ୍ଷୀ Shamta Das Saha @ Shamta Saha

Sp



Left Hand Finger Prints

Right Hand Finger Prints



କମିଟ୍ ଅନାମିକା ମଧ୍ୟମା ତରୁଣୀ ବୃକ୍ଷାବୁଲି ମଧ୍ୟମା ତରୁଣୀ ମଧ୍ୟମା ଅନାମିକା କମିଟ୍

ସାକ୍ଷୀ Snigdha Kundu @ Snigdha Saha



Registrar, Malda
U/s 7(2) of the Registration Act.
8 AUG 2025

ADDITIONAL SHEET



Left Hand Finger Prints

Right Hand Finger Prints



କମିଷ୍ଟ ଅନାମିକା ମଧ୍ୟମା ତରୁନୀ ବୃହତ୍ତମା ବୃହତ୍ତମା ତରୁନୀ ମଧ୍ୟମା ଅନାମିକା କମିଷ୍ଟ

ନାମ **Sushant Saha**



Left Hand Finger Prints

Right Hand Finger Prints



କମିଷ୍ଟ ଅନାମିକା ମଧ୍ୟମା ତରୁନୀ ବୃହତ୍ତମା ବୃହତ୍ତମା ତରୁନୀ ମଧ୍ୟମା ଅନାମିକା କମିଷ୍ଟ

ନାମ **Ranjit Mucabli**



Left Hand Finger Prints

Right Hand Finger Prints



କମିଷ୍ଟ ଅନାମିକା ମଧ୍ୟମା ତରୁନୀ ବୃହତ୍ତମା ବୃହତ୍ତମା ତରୁନୀ ମଧ୍ୟମା ଅନାମିକା କମିଷ୍ଟ

ନାମ **Prasenjit Saha**



Left Hand Finger Prints

Right Hand Finger Prints



କମିଷ୍ଟ ଅନାମିକା ମଧ୍ୟମା ତରୁନୀ ବୃହତ୍ତମା ବୃହତ୍ତମା ତରୁନୀ ମଧ୍ୟମା ଅନାମିକା କମିଷ୍ଟ

ନାମ **Subhakar Pradhan**

অনুমোদিত



Registrar, Malda
U/s 7(2) of the Registration Act

28 AUG 2025

ADDIT SHEET



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠ অনামিকা মধ্যমা তর্জনি বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনি মধ্যমা অনামিকা কনিষ্ঠ

P. R. CONSTRUCTION

স্বাক্ষর

Partner



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠ অনামিকা মধ্যমা তর্জনি বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনি মধ্যমা অনামিকা কনিষ্ঠ

P. R. CONSTRUCTION

স্বাক্ষর

Partner



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠ অনামিকা মধ্যমা তর্জনি বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনি মধ্যমা অনামিকা কনিষ্ঠ

P. R. CONSTRUCTION

স্বাক্ষর

Partner



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠ অনামিকা মধ্যমা তর্জনি বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনি মধ্যমা অনামিকা কনিষ্ঠ

P. R. CONSTRUCTION

স্বাক্ষর

Partner

Soma Seth

P. R. CONSTRUCTION



Registrar, Malda
U/s 7(2) of the Registration Act
28 AUG 2025

P. R. CONSTRUCTION

भारतीय नॉन जूडिशियल



INDIA NON JUDICIAL

WEST BENGAL

36AA 991019

Before the Notary Public, Malda

AFFIDAVIT

(Before the Notary Public, at Malda)

I, **SNIGDHA KUNDU**, D/O. Late. Gour Hari Saha, by Caste- Hindu, by Profession-Grihasti, residing at Village- Sarbamangala Pally, P.O. Malda, P.S. English Bazar, Dist- Malda, Pin- 732101, West Bengal, do hereby solemnly affirm and declare as follows :-

1. That I am Indian citizen by birth and permanently residing at the address given herein above.
2. That my actual name is **SNIGDHA KUNDU** which is written in my Aadhaar card, being No. 6333 4398 1793 and PAN Card JDEPK1188K.
3. That my name has been written in L.R. Record of Rights bearing L.R.R.O.R. No. 2962, J.L. No. 63, Plot No. 1967, situated at Mouza- Serpur Mokimpur, P.S. English Bazar, Dist- Malda **SNIGDHA SAHA** instead of **SNIGDHA KUNDU**.
4. That **SNIGDHA KUNDU** & **SNIGDHA SAHA** is the same and one identical person.
5. That, I am swearing this affidavit in order to declare the above fact before the authority Concerned.

VERIFICATION

The above statements are true to the best of my knowledge and belief. If any statements are found false then I shall be liable be punished U/S. 229 B.N.S.

Snigdha Kundu

Declarant

The declarant is identified by me.

Raydeep Misra
Advocate, Malda.

Malay Bhattacharya
NOTARY
GOVT OF INDIA



27 AUG 2025



পশ্চিম বঙ্গাল WEST BENGAL

36AA 991021

Before the Notary Public, Malda

AFFIDAVIT

(Before the Notary Public, at Malda)

SHANTA DAS SAHA, D/O. Late. Gour Hari Saha, by Caste- Hindu, by Profession- Grihasti, residing at Village- Sarbamangala Pally, P.O. Malda, P.S. English Bazar, Dist- Malda, Pin- 732101, West Bengal, do hereby solemnly affirm and declare as follows :-

1. That I am Indian citizen by birth and permanently residing at the address given herein above.
2. That my actual name is **SHANTA DAS SAHA** which is written in my Aadhaar card, being No. 7152 9751 4187 and PAN Card CFIPD62978.
3. That my name has been written in L.R. Record of Rights bearing L.R.R.O.R. No. 2611, J.L. No. 63, Plot No. 1967, situated at Mouza- Serpur Mokimpur, P.S. English Bazar, Dist- Malda **SHANTA SAHA** instead of **SHANTA DAS SAHA**.
4. That **SHANTA DAS SAHA** & **SHANTA SAHA** is the same and one identical person.
5. That, I am swearing this affidavit in order to declare the above fact before the authority Concerned.

VERIFICATION

The above statements are true to the best of my knowledge and belief. If any statements are found false then I shall be liable be punished U/S. 229 B.N.S.

Shanta Das Saha

Declarant

The declarant is identified by me.

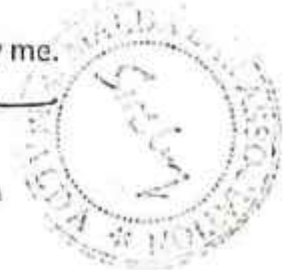
Rajdeep Misra
Advocate, Malda.

Malda Sadar
NOTARY
GOVT. OF INDIA

Malda Bar Association
Sl. No. **86151**
ADVOCATE
Date

27 AUG 2025

27 AUG 2025





INDIA NON JUDICIAL

36AA 991020

Before the Notary Public, Malda

AFFIDAVIT

(Before the Notary Public, at Malda)

I, **KABITA GHOSH SAHA**, W/O. Late. Gour Hari Saha, daughter of Narayan Chandra Ghosh, by Caste- Hindu, by Profession-Grihasti, residing at Village- Sarbamangalapally, P.O. Malda, P.S. English Bazar, Dist- Malda, Pin- 732101, West Bengal, do hereby solemnly affirm and declare as follows :-

1. That I am Indian citizen by birth and permanently residing at the address given herein above.
2. That my actual name is **KABITA GHOSH SAHA** which is written in my Aadhaar card, being No. 8576 7086 5119 and PAN card AEXPG4722J.
3. That my name has been written in L.R. Record of Rights bearing L.R.R.O.R. No. 509, J.L. No. 63, Plot No. 1967, situated at Mouza- Serpur Mokimpur, P.S. English Bazar, Dist- Malda **KABITA SAHA** instead of **KABITA GHOSH SAHA**.
4. That **KABITA GHOSH SAHA & KABITA SAHA** is the same and one identical person.
5. That, I am swearing this affidavit in order to declare the above fact before the authority Concerned.

VERIFICATION

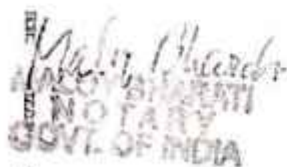
The above statements are true to the best of my knowledge and belief. If any statements are found false then I shall be liable be punished U/S. 229 B.N.S.

Kabita Ghosh Saha

Declarant

The declarant is identified by me.

Rajdeep Misra
Advocate, Malda.



27 AUG 2025

27 AUG 2025



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. MALDA, District Name :Malda

Signature / LTI Sheet of Query No/Year 09012002322261/2025

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	ANIMA SAHA SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101	Land Lord			Anima Saha Sarbangal Pally 26/08/2025
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SUKHAMAY DE Son of Late SUBODH CHANDRA DE PIROJPUR, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101	ANIMA SAHA, JOYSURYA SAHA, JAYATI SAHA ROY CHAUDHURY, JAYABRA SAHA, KABITA GHOSH S SHANTA DAS SAHA, SNI KUNDU, SUSHANTA SA RANJIT MUSADDI, PRAS SETH, SUKUMAR MAHA RANJIT MUSADDI, PRAS SETH, GITA MUSADDI, S SETH			Sukhamay De 28/08/2025

(Sumanita Dhar)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R.
MALDA

Malda, West Bengal

Major Information of the Deed

Deed No :	I-0901-14987/2025	Date of Registration	16/09/2025
Query No / Year	0901-2002322261/2025	Office where deed is registered	
Query Date	12/08/2025 7:54:33 PM	D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	RAJDEEP MISRA MALDA BAR ASSOCIATION,Thana : English Bazar, District : Malda, WEST BENGAL. PIN - 732101, Mobile No. : 8617227296, 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. 31,50,000/-		Rs. 9,56,76,590/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,010/- (Article:48(g))		Rs. 432/- (Article:E, E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: NH-34, Road Zone : (Rathbari -- Mahananda Bridge) , Mouza: Serpur Mokimpur, JI No: 63, Pin Code : 732101

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-1967 (RS :-)	LR-1324	Commercial Bastu	7 Dec	20,00,000/-	3,22,42,427/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	LR-1967 (RS :-)	LR-509	Commercial Bastu	0.88 Dec	1,00,000/-	40,53,334/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	LR-1967 (RS :-)	LR-2611	Commercial Bastu	0.87 Dec	1,00,000/-	40,07,273/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	LR-1967 (RS :-)	LR-2962	Commercial Bastu	0.87 Dec	1,00,000/-	40,07,273/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L5	LR-1967 (RS :-)	LR-3070	Commercial Bastu	0.88 Dec	1,00,000/-	40,53,334/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L6	LR-1965 (RS :-)	LR-3700	Commercial Dokan	0.87 Dec	1,00,000/-	40,07,273/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L7	LR-1965 (RS :-)	LR-3701	Commercial Dokan	0.86 Dec	1,00,000/-	39,61,212/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,

L8	LR-1966 (RS :-)	LR-3699	Commercial	Dokan	0.87 Dec	1,00,000/-	40,07,273/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L9	LR-1966 (RS :-)	LR-3700	Commercial	Bastu	2.31 Dec	1,00,000/-	1,06,40,001/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L10	LR-1966 (RS :-)	LR-3701	Commercial	Bastu	2.31 Dec	1,00,000/-	1,06,40,001/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L11	LR-1966 (RS :-)	LR-3699	Commercial	Bastu	2.31 Dec	1,00,000/-	1,06,40,001/-	Width of Approach Road: 60 Ft.,
		TOTAL :			20.03Dec	30,00,000 /-	922,59,402 /-	
		Grand Total :			20.03Dec	30,00,000 /-	922,59,402 /-	

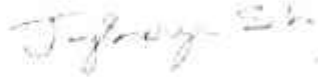
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1,00,000/-	25,31,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2, L3, L4, L5	700 Sq Ft.	50,000/-	8,85,938/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	2700 sq ft	1,50,000 /-	34,17,188 /-	

Land Lord Details :

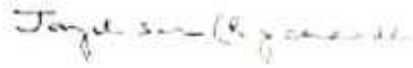
Sl No	Name, Address, Photo, Finger print and Signature
1	ANIMA SAHA Wife of Late NITYANANDA SAHA SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX2, PAN No.: RDxxxxxx0R, Aadhaar No: 70xxxxxxxx5235, Status : Individual, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Pvt. Residence

2

Name	Photo	Finger Print	Signature
JOYSURYA SAHA (Presentant) Son of Late NITYANANDA SAHA Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office	 28/08/2025	 LTI 28/08/2025 Captured	 28/08/2025

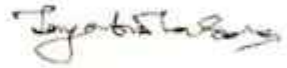
SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AKxxxxxx7K, Aadhaar No: 74xxxxxxxx1075, Status :Individual, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office

3

Name	Photo	Finger Print	Signature
JAYATI SAHA ROY CHAUDHURY Daughter of Late NITYANANDA SAHA Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office	 28/08/2025	 LTI 28/08/2025 Captured	 28/08/2025

SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Government Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: BSxxxxxx5A, Aadhaar No: 52xxxxxxxx5930, Status :Individual, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office

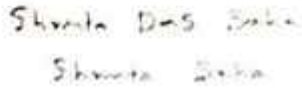
4

Name	Photo	Finger Print	Signature
JAYABRATA SAHA Son of Late NITYANANDA SAHA Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office	 28/08/2025	 LTI 28/08/2025 Captured	 28/08/2025

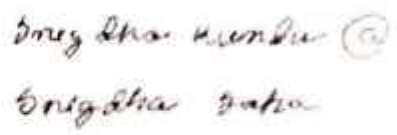
SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: BFxxxxxx5J, Aadhaar No: 89xxxxxxxx7239, Status :Individual, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office

Name	Photo	Finger Print	Signature
KABITA GHOSH SAHA, (Alias: KABITA SAHA) Wife of Late GOUR HARI SAHA Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office	 28/08/2025	 Captured LTI 28/08/2025	 28/08/2025

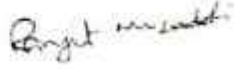
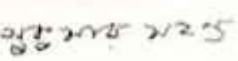
SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AExxxxxx2J, Aadhaar No: 85xxxxxxxx5119, Status:-Individual, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office

Name	Photo	Finger Print	Signature
SHANTA DAS SAHA, (Alias: SANTA SAHA) Daughter of Late GOUR HARI SAHA Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office	 28/08/2025	 Captured LTI 28/08/2025	 28/08/2025

SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: CFxxxxxx7R, Aadhaar No: 71xxxxxxxx4187, Status:-Individual, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office

Name	Photo	Finger Print	Signature
SNIGDHA KUNDU, (Alias: SNIGDHA SAHA) Daughter of Late GOUR HARI SAHA Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office	 28/08/2025	 Captured LTI 28/08/2025	 28/08/2025

SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: JDxxxxxx8K, Aadhaar No: 63xxxxxxxx1793, Status:-Individual, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office

	Name	Photo	Finger Print	Signature
8	SUSHANTA SAHA Son of Late GOUR HARI SAHA Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office	 28/08/2025	 Captured LTI 28/08/2025	 28/08/2025
SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: BQxxxxxx3D, Aadhaar No: 56xxxxxxxx1254, Status :Individual, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office				
9	RANJIT MUSADDI Son of Late PARMESWAR MUSADDI Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office	 28/08/2025	 Captured LTI 28/08/2025	 28/08/2025
MANASKAMANA ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx3J, Aadhaar No: 68xxxxxxxx2360, Status :Individual, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office				
10	PRASENJIT SETH Son of PURANJOY SINGHA SETH Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office	 28/08/2025	 Captured LTI 28/08/2025	 28/08/2025
SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: ASxxxxxx3G, Aadhaar No: 74xxxxxxxx7513, Status :Individual, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office				
11	SUKUMAR MAHANTA Son of Late KANCHAN MAHANTA Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office	 28/08/2025	 Captured LTI 28/08/2025	 28/08/2025

MANASKAMANA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: BBxxxxxx4H, Aadhaar No: 50xxxxxxxx4923, Status :Individual, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	P.R.CONSTRUCTION SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal India, PIN:- 732101 Date of Incorporation:XX-XX-2XX5 , PAN No.:: ABxxxxxx9A,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
	RANJIT MUSADDI Son of Late PARMESWAR MUSADDI Date of Execution - 28/08/2025 , , Admitted by: Self, Date of Admission: 28/08/2025, Place of Admission of Execution: Office		 Captured	
		Aug 28 2025 12:27PM	LTI 28/08/2025	28/08/2025
	MANASKAMANA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx3J, Aadhaar No: 68xxxxxxxx2360 Status : Representative, Representative of : P.R.CONSTRUCTION (as partner)			
2	Name	Photo	Finger Print	Signature
	PRASENJIT SETH Son of PURANJOY SINGHA SETH Date of Execution - 28/08/2025 , , Admitted by: Self, Date of Admission: 28/08/2025, Place of Admission of Execution: Office		 Captured	
		Aug 28 2025 12:29PM	LTI 28/08/2025	28/08/2025
	SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: ASxxxxxx3G, Aadhaar No: 74xxxxxxxx7513 Status : Representative, Representative of : P.R.CONSTRUCTION (as partner)			

Name	Photo	Finger Print	Signature
GITA MUSADDI Wife of RANJIT MUSADDI Date of Execution - 28/08/2025, , Admitted by: Self, Date of Admission: 28/08/2025, Place of Admission of Execution: Office	 Aug 28 2025 12:29PM	 Captured LTI 28/08/2025	28/08/2025
MANASKAMANA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India Date of Birth:XX-XX-1XX4 , PAN No.:: ALxxxxxx4C, Aadhaar No: 66xxxxxxxx9426 Status Representative, Representative of : P.R.CONSTRUCTION (as partner)			
Name	Photo	Finger Print	Signature
SOMA SETH Wife of PRASENJIT SETH Date of Execution - 28/08/2025, , Admitted by: Self, Date of Admission: 28/08/2025, Place of Admission of Execution: Office	 Aug 28 2025 12:30PM	 Captured LTI 28/08/2025	28/08/2025
SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India Date of Birth:XX-XX-1XX1 , PAN No.:: BKxxxxxx7G, Aadhaar No: 85xxxxxxxx8066 Status Representative, Representative of : P.R.CONSTRUCTION (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
SUKHAMAY DE Son of Late SUBODH CHANDRA DE PURUJIPUR, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101		 Captured	
	28/08/2025	28/08/2025	28/08/2025

Identifier Of ANIMA SAHA, JOYSURYA SAHA, JAYATI SAHA ROY CHAUDHURY, JAYABRATA SAHA, KABITA GHOSH SAHA, SHANTA DAS SAHA, SNIGDHA KUNDU, SUSHANTA SAHA, RANJIT MUSADDI, PRASENJIT SETH, SUKUMAR MAHANTA, RANJIT MUSADDI, PRASENJIT SETH, GITA MUSADDI, SOMA SETH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANIMA SAHA	P.R.CONSTRUCTION-1.75 Dec
2	JOYSURYA SAHA	P.R.CONSTRUCTION-1.75 Dec
3	JAYATI SAHA ROY CHAUDHURY	P.R.CONSTRUCTION-1.75 Dec
4	JAYABRATA SAHA	P.R.CONSTRUCTION-1.75 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	PRASENJIT SETH	P.R.CONSTRUCTION-2.31 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	SUKUMAR MAHANTA	P.R.CONSTRUCTION-2.31 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	KABITA GHOSH SAHA	P.R.CONSTRUCTION-0.88 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SHANTA DAS SAHA	P.R.CONSTRUCTION-0.87 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SNIGDHA KUNDU	P.R.CONSTRUCTION-0.87 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	SUSHANTA SAHA	P.R.CONSTRUCTION-0.88 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	RANJIT MUSADDI	P.R.CONSTRUCTION-0.87 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	PRASENJIT SETH	P.R.CONSTRUCTION-0.86 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	SUKUMAR MAHANTA	P.R.CONSTRUCTION-0.87 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	RANJIT MUSADDI	P.R.CONSTRUCTION-2.31 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ANIMA SAHA	P.R.CONSTRUCTION-500.00000000 Sq Ft
2	JOYSURYA SAHA	P.R.CONSTRUCTION-500.00000000 Sq Ft
3	JAYATI SAHA ROY CHAUDHURY	P.R.CONSTRUCTION-500.00000000 Sq Ft
4	JAYABRATA SAHA	P.R.CONSTRUCTION-500.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	KABITA GHOSH SAHA	P.R.CONSTRUCTION-175.00000000 Sq Ft
2	SHANTA DAS SAHA	P.R.CONSTRUCTION-175.00000000 Sq Ft
3	SNIGDHA KUNDU	P.R.CONSTRUCTION-175.00000000 Sq Ft
4	SUSHANTA SAHA	P.R.CONSTRUCTION-175.00000000 Sq Ft

Land Details as per Land Record

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: NH-34, Road Zone : (Rathbari -- Mahananda Bridge) , Mouza: Serpur Mokimpur, JI No: 63, Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1967, LR Khatian No:- 1324	Owner:নিজস্ব মাল্য, Gurdian:লীকান্ত মাল্য, Address:নিজ , Classification:বাড়, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1967, LR Khatian No:- 509	Owner:কবিতা মাল্য, Gurdian:লীকান্ত মাল্য, Address:নিজ , Classification:বাড়, Area:0.00880000 Acre,	KABITA GHOSH SAHA
L3	LR Plot No:- 1967, LR Khatian No:- 2611	Owner:শান্তা মাল্য, Gurdian:লীকান্ত মাল্য, Address:নিজ , Classification:বাড়, Area:0.00870000 Acre,	SHANTA DAS SAHA
L4	LR Plot No:- 1967, LR Khatian No:- 2962	Owner:স্নিগ্ধা মাল্য, Gurdian:লীকান্ত মাল্য, Address:নিজ , Classification:বাড়, Area:0.00870000 Acre,	SNIGDHA KUNDU
L5	LR Plot No:- 1967, LR Khatian No:- 3070	Owner:সুশান্তা মাল্য, Gurdian:লীকান্ত মাল্য, Address:নিজ , Classification:বাড়, Area:0.00880000 Acre,	SUSHANTA SAHA
L6	LR Plot No:- 1965, LR Khatian No:- 3700	Owner:রঞ্জিত মুখার্জি, Gurdian:পারসেশ্বর মাল মুখার্জি, Address:সবদাশনাগাতি , Classification:ভেরকান, Area:0.00870000 Acre,	RANJIT MUSADDI
L7	LR Plot No:- 1965, LR Khatian No:- 3701	Owner:প্রসেনজিত সেন, Gurdian:পূরুষ সেন, Address:সবদাশনাগাতি , Classification:ভেরকান, Area:0.00860000 Acre,	PRASENJIT SETH
L8	LR Plot No:- 1965, LR Khatian No:- 3699	Owner:সুকুমার মাল্য, Gurdian:কবিতা মাল্য, Address:সবদাশনাগাতি , Classification:ভেরকান, Area:0.00870000 Acre,	SUKUMAR MAHANTA
L9	LR Plot No:- 1966, LR Khatian No:- 3700	Owner:রঞ্জিত মুখার্জি, Gurdian:পারসেশ্বর মাল মুখার্জি, Address:সবদাশনাগাতি , Classification:বাড়, Area:0.02300000 Acre,	RANJIT MUSADDI
L10	LR Plot No:- 1966, LR Khatian No:- 3701	Owner:প্রসেনজিত সেন, Gurdian:পূরুষ সেন, Address:সবদাশনাগাতি , Classification:বাড়, Area:0.02300000 Acre,	PRASENJIT SETH
L11	LR Plot No:- 1966, LR Khatian No:- 3699	Owner:সুকুমার মাল্য, Gurdian:কবিতা মাল্য, Address:সবদাশনাগাতি , Classification:বাড়, Area:0.02300000 Acre,	SUKUMAR MAHANTA

Endorsement For Deed Number : I - 090114987 / 2025

On 28-08-2025

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

Presented for registration at 12:10 hrs on 28-08-2025, at the Office of the D.S.R. MALDA by JOYSURYA SAHA , 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 9,56,76,590/-

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

Execution is admitted on 28/08/2025 by 1. JOYSURYA SAHA, Son of Late NITYANANDA SAHA, SARBAMANGALA PALLY, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 2. JAYATI SAHA ROY CHAUDHURY, Daughter of Late NITYANANDA SAHA, SARBAMANGALA PALLY, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Government Service, 3. JAYABRATA SAHA, Son of Late NITYANANDA SAHA, SARBAMANGALA PALLY, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 4. KABITA GHOSH SAHA, Alias KABITA SAHA, Wife of Late GOUR HARI SAHA, SARBAMANGALA PALLY, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 5. SHANTA DAS SAHA, Alias SANTA SAHA, Daughter of Late GOUR HARI SAHA, SARBAMANGALA PALLY, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 6. SNIGDHA KUNDU, Alias SNIGDHA SAHA, Daughter of Late GOUR HARI SAHA, SARBAMANGALA PALLY, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 7. SUSHANTA SAHA, Son of Late GOUR HARI SAHA, SARBAMANGALA PALLY, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Government Service, 8. RANJIT MUSADDI, Son of Late PARMESWAR MUSADDI, MANASKAMANA ROAD, P.O MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 9. PRASENJIT SETH, Son of PURANJOY SINGHA SETH, SARBAMANGALA PALLY, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 10. SUKUMAR MAHANTA, Son of Late KANCHAN MAHANTA, MANASKAMANA PALLY, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business

Indetified by SUKHAMAY DE, , Son of Late SUBODH CHANDRA DE, PIROJPUR, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-08-2025 by RANJIT MUSADDI, partner, P.R.CONSTRUCTION (Partnership Firm), SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India PIN:- 732101

Indetified by SUKHAMAY DE, , Son of Late SUBODH CHANDRA DE, PIROJPUR, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

Execution is admitted on 28-08-2025 by PRASENJIT SETH, partner, P.R.CONSTRUCTION (Partnership Firm), SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India PIN:- 732101

Indetified by SUKHAMAY DE, , Son of Late SUBODH CHANDRA DE, PIROJPUR, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

Execution is admitted on 28-08-2025 by GITA MUSADDI, partner, P.R.CONSTRUCTION (Partnership Firm), SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India PIN:- 732101

Indetified by SUKHAMAY DE, , Son of Late SUBODH CHANDRA DE, PIROJPUR, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

Execution is admitted on 28-08-2025 by SOMA SETH, partner, P.R.CONSTRUCTION (Partnership Firm),
SARBAMANGALA PALLY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India,
PIN:- 732101

Identified by SUKHAMAY DE, , Son of Late SUBODH CHANDRA DE, PIROJPUR, P.O: MALDA, Thana: English
Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession
Advocate

Endorsement for issuing commission Case No:- 000045 of 2025

A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration
Act, 1908(XVI of 1908), to Uday Kumar Sarkar, Head Clerk for the purpose of enquiring whether this document has
been executed by ANIMA SAHA, , Wife of Late NITYANANDA SAHA, SARBAMANGALA PALLY, P.O: MALDA,
Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu,
by profession Others by whom it purports to have been executed

Endorsement by Commissioner after execution of Visit Commission Case No:-000045 of 2025

Having visited the residence of ANIMA SAHA, , Wife of Late NITYANANDA SAHA, SARBAMANGALA PALLY, P.O:
MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste
Hindu, by profession Others I have this day examined the said ANIMA SAHA who has been identified to my
satisfaction by SUKHAMAY DE, , Son of Late SUBODH CHANDRA DE, PIROJPUR, P.O: MALDA, Thana: English
Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession
Advocate AND the said ANIMA SAHA has admitted the execution of this document



Mr Uday Kumar Sarkar
Head Clerk
D.S.R. MALDA
Malda, West Bengal

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 432.00/- (E = Rs 400.00/- ,H = Rs 28.00/- ,M
(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/08/2025 12:26AM with Govt. Ref. No: 192025260236649078 on 28-08-2025, Amount Rs: 400/-, Bank
SBI EPay (SBlePay), Ref. No. 1597511966519 on 28-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by , by Stamp Rs
5,000.00/-, by online = Rs 70,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 616, Amount: Rs.5,000.00/-, Date of Purchase: 23/06/2025, Vendor name:
Manoranjan Poddar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/08/2025 12:26AM with Govt. Ref. No: 192025260236649078 on 28-08-2025, Amount Rs: 70,010/-
Bank: SBI EPay (SBlePay), Ref. No. 1597511966519 on 28-08-2025, Head of Account 0030-02-103-003-02



Sumanta Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
Malda, West Bengal

On 12-09-2025

Endorsement by a Registering Officer ON receipt of Commissioner' s report Case No:- 000045 of 2025

From the above report I am satisfied that this document has been executed by the said ANIMA SAHA AND I accordingly admit it to registration



Sumanta Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
Malda, West Bengal

On 16-09-2025

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.



Sumanta Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
Malda, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0901-2025, Page from 204098 to 204140
being No 090114987 for the year 2025.



Digitally signed by SUMANTA DHAR
Date: 2025.09.19 13:20:21 +05:30
Reason: Digital Signing of Deed.

(Sumanta Dhar) 19/09/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
West Bengal.