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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

30.05.25

Q-200147657/25

M 360514

M 360514

Anita Roy Chowdhury
Sunita Mukhopadhyay
Mala Sarkar
Chandana Kundu

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

Adol. Dist. Sub-Registrar
Sadar Malda.

30 MAY 2025

DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT is made this 30th day of May in the year Two Thousand Twenty Five.

Dist. Malda, P.S- Malda, Mouza - Maheshmati, Area of Land 9 Dec.
Under Englishbazar Municipality

2/5/25
Sukhoma
Ade

Anita Roy Choudhury -
Sunita Mukhopadhyay -
Mala Sarkar
Chandana Akuli

C.G. DEVELOPER
Chandan Kumar Das
Partner

C.G. DEVELOPER
Rup Kumar Saha
Partner

C.G. DEVELOPER
Goutam Choudhury

C.G. DEVELOPER
Anindam Das
Partner

1. **ANITA ROY CHOUDHURY**, PAN. AVGPC8127P, Aadhaar No. 2677 5711 2801, wife of Anchal Kumar Roy Choudhury, daughter of Late Asit Kumar Sarkar, by faith - Hindu, by profession - House wife residing at Maheshmati. P.S. - English Bazar, Post & District - Malda, Pin No. 732101, (W.B.), Citizen of India.
2. **SUNITA MUKHOPADHYAY**, PAN. BVIPM2775A, Aadhaar No. 5404 0608 6237, wife of Abhisyamal Mukhopadhyay, daughter of Late Asit Kumar Sarkar by faith - Hindu, by profession - House wife residing at Maheshmati. P.S. - English Bazar, Post & District - Malda, Pin No. 732101, (W.B.), Citizen of India.
3. **MALA SARKAR**, PAN. AKMPS2763A, Aadhaar No. 9040 5847 7707, wife of Netai Chandra Das, daughter of Late Asit Kumar Sarkar by faith - Hindu, by profession - House wife residing at Maheshmati. P.S. - English Bazar, Post & District - Malda, Pin No. 732101, (W.B.), Citizen of India.
4. **CHANDANA AKULI**, PAN. AELPA0920Q, Aadhaar No. 8012 0540 9454-, wife of Vivekananda Akuli, daughter of Late Asit Kumar Sarkar by faith - Hindu, by profession - House wife residing at Maheshmati. P.S. - English Bazar, Post & District - Malda, Pin No. 732101, (W.B.), Citizen of India.

. Hereinafter called and referred to as the "**LAND OWNERS**" (which term or expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and included his heirs, executors, administrators, legal representative and assigns) of the **ONE PART**.

AND

"**C.G.DEVELOPER**", a partnership firm, PAN No. AAPFC6667G, having its office at Maheshmati, Police Station - English Bazar, Post & District - Malda, Pin No. 732101 (W.B.), represented by its partners namely 1. **CHANDAN KUMAR DAS**, PAN NO. AGGPD0029A, Aadhaar No. 6233 1738 0182, son of Late Birendra Nath Das, by occupation - Business, by faith - Hindu, resides at Maheshmati. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India. 2. **RUP KUMAR SAHA**, PAN NO. BIFPS4739E, Aadhaar No. 963623766545, son of Raj Kumar Saha, by occupation - Business, by faith - Hindu, residing at 12/51 Rabindra Avenue. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India. 3. **GOUTAM CHOUDHURY**, PAN NO. ACIPC7785Q, Aadhaar No. 553456751400, son of Late Nalinkshya Choudhury, by occupation - Business, by faith - Hindu, residing at South Singatala. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India. 4. **ANINDAM DAS**, PAN NO. AJAPD6668C, Aadhaar No. 934970888266, son of Sri Basudev Das, by occupation - Business, by faith - Hindu, residing at K. J. Sanyal Road. P.S. - English Bazar, Post - Mokdumpur, District - Malda,

Anita Roy Choudhury
Sunita Mukhopadhyay.
Mala Sarkar
Chandana Akuli

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C.G. DEVELOPER

Chandana Kumar Saha

Partner

C.G. DEVELOPER

Rup Kumar Saha

Partner

C.G. DEVELOPER

Houtan Choudhury

Partner

C.G. DEVELOPER

Anindam Das

Partner

Pin No. 732103, (W.B.), Citizen of India. Hereinafter referred to as the PROMOTER / DEVELOPER (which expression shall, unless be excluded by or repugnant to the context be deemed to mean and included the executors administrators, legal representatives and assignees) of the **OTHER PART**.

WHEREAS a Bastu land measuring about **9 Decimal** be the same a little more or less comprised and **R.S. Dag No. 330 , L.R. Dag No. 5506, R.S. Khatian no. 178, L.R. Khatian no. 3480**, class –Bastu of Mouza – **Maheshmati**, J.L. No. 66, under English Bazar municipality, Ward No. 17, District – Malda is belong to **Shobhana Sarkar**, Shobhana Sarkar & Arati Sarkar jointly purchased from 1.Lutfur Rahaman & 2.Anisur Rahaman on 25/01/1963 By Way of Registered sale deed No – 1048 & 1049 at the office of D.S.R. Malda, after that Arati Sarkar sold out her share to Shobhana Sarkar vide sale deed No. 6622 dated 17/08/1971 at the office of D.S.R. Malda. After that Shobhana Sarkar died on 03/04/2024 left behind four daughters 1. **ANITA ROY CHOUDHURY**, 2. **SUNITA MUKHOPADHYAY**, 3. **MALA SARKAR** & 4. **CHANDANA AKULI**.

WHEREAS said 1. **ANITA ROY CHOUDHURY**, 2. **SUNITA MUKHOPADHYAY**, 3. **MALA SARKAR** & 4. **CHANDANA AKULI** become the absolute owner of the land measuring about **9.00 Decimal** be the same a little more or less comprised **R.S. Dag No. 330 , L.R. Dag No. 5506, R.S. Khatian no. 178, L.R. Khatian no. 3480**, class – Bastu of Mouza – **Maheshmati**, J.L. No. 66, under English Bazar, District – Malda.

AND WHEREAS the Owner 1. **ANITA ROY CHOUDHURY**, 2. **SUNITA MUKHOPADHYAY**, 3. **MALA SARKAR** & 4. **CHANDANA AKULI** are desirous to develop her properties and by constructing a B+G+VI storied residential 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 'A'**.

AND WHEREAS due to the paucity of fund the owners are unable to construct the said B+G +VI storied building at the **SCHEDULE 'A'** 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- A**, the **DEVELOPER** have agreed to develop the said property of **SCHEDULE 'A'** by raising construction of the proposed building at their own costs and responsibilities till

Anita Roy Choudhury.
Sunita Mukhopadhyay.
Mala Sarkar
Chandana Akuli

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Rup Kumar Saha.
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Goutam Choudhury
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C.G. DEVELOPER
Anindam Das
Partner

completion at bastu land measuring about 9.00 Decimal be the same a little more or less comprised R.S. Dag No. 330 , L.R. Dag No. 5506, R.S. Khatian no. 178, L.R. Khatian no. 3480, class –Bastu of Mouza – Maheshmati, J.L. No. 66, under English Bazar Municipality, District – Malda. in accordance with plan to be sanctioned by the Sahapur Gram Panchayet on the terms and conditions hereunder appearing.

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. ANITA ROY CHOUDHURY, , wife of Anchal Kumar Roy Choudhury , daughter of Late Asit Kumar Sarkar, by faith – Hindu, by profession – House wife residing at Maheshmati. P.S. – English Bazar, Post & District – Malda, Pin No. 732101, (W.B.), 2. SUNITA MUKHOPADHYAY, wife of Abhisyamal Mukhopadhyay, daughter of Late Asit Kumar Sarkar by faith – Hindu, by profession – House wife residing at Maheshmati. P.S. – English Bazar, Post & District – Malda, Pin No. 732101, (W.B.), 3. MALA SARKAR, PAN. wife of Netai Chandra Das, daughter of Late Asit Kumar Sarkar by faith – Hindu, by profession – House wife residing at Maheshmati. P.S. – English Bazar, Post & District – Malda, Pin No. 732101 & 4. CHANDANA AKULI, wife of Vivekananda Akuli, daughter of Late Asit Kumar Sarkar by faith – Hindu, by profession – House wife residing at Maheshmati. P.S. – English Bazar, Post & District – Malda, Pin No. 732101, (W.B.), . .

B) **DEVELOPERS**: shall “C.G.DEVELOPER”, a partnership firm, PAN No. AAPFC6667G, having its office at Maheshmati, Police Station – English Bazar, Post & District – Malda, Pin No. 732101 (W.B.), represented by its partners namely 1. CHANDAN KUMAR DAS, PAN NO. AGGPD0029A, Aadhaar No. 6233 1738 0182, son of Late Birendra Nath Das, by occupation – Business, by faith – Hindu, resides at Maheshmati. P.S. – English Bazar, Post and District – Malda, Pin No. 732101, (W.B.), Citizen of India. 2. RUP KUMAR SAHA, PAN NO. BIFPS4739E, Aadhaar No. 963623766545, son of Raj Kumar Saha, by occupation – Business, by faith – Hindu, residing at 12/51 Rabindra Avenue. P.S. – English Bazar, Post and District – Malda, Pin No. 732101, (W.B.), Citizen of India. 3. GOUTAM CHOUDHURY, PAN NO. ACIPC7785Q Aadhaar No. 553456751400, son of Late Nalinkshya Choudhury, by occupation – Business, by faith – Hindu, residing at South Singatala. P.S. – English Bazar, Post and District – Malda, Pin No. 732101, (W.B.), Citizen of India. 4. ANINDAM DAS, PAN NO. AJAPD6668C, Aadhaar No. 934970888266, son of Sri Basudev Das, by occupation – Business, by faith – Hindu, residing at K.J.Sanyal Road. P.S. – English Bazar, Post – Mokdumpur, District – Malda, Pin No. 732103, (W.B.), Citizen of India.

C) **PROPERTY**: shall mean the entire of the SCHEDULE ‘A’ property situated

Pritha Roy Chowdhury
Sunita Mukhopadhyay.
Mala Sarkar
Chandana Senli

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C.G. DEVELOPER

Charan Kumar Das
Partner

C.G. DEVELOPER

Rup Kumar Saha
Partner

C.G. DEVELOPER

Govinda Choudhary
Partner

C.G. DEVELOPER

Arindam Das
Partner

about 9.00 Decimal be the same a little more or less comprised R.S. Dag No. 330 , L.R. Dag No. 5506, R.S. Khatian no. 178, L.R. Khatian no. 3480, class -Bastu of Mouza - Maheshmati, J.L. No. 66, under English Bazar Municipality, District - Malda

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

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 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 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 'A' 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.

Pritha Roy choudhury
Sunita Mukhopadhyay.
Mala Sarkar
Chandana Sengupta

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C.G. DEVELOPER
Chandan Kumar Das
Partner

C.G. DEVELOPER
Anup Kumar Saha
Partner

C.G. DEVELOPER
Houtan Choudhary
Partner

C.G. DEVELOPER
Anindam Das
Partner

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 undivided proportionate area, which includes stairs passage, Entrance, Entire roof, Community hall etc.

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 'A' 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 or all of developer's allocation to any other community.

ARTICLE – IV

DEVELOPER'S RIGHT:

Anita Roy Chowdhury
Sunita Mukhopadhyay.
Mala Sarkar
Chandana Saha

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C. G. DEVELOPER

Chandana Saha
Partner

C. G. DEVELOPER

Rup Kumar Saha
Partner

C. G. DEVELOPER

Pratima Choudhury
Partner

C. G. DEVELOPER

Anindam Das
Partner

- A) The owner hereby grants, subject to what has been hereunder provided, exclusive right to the Developers to build upon the said property fully and particularly mentioned in the SCHEDULE 'A' 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.
- F) That the Developer shall be entitled to sell all Developers all ocation to one community only after completion of construction.

ARTICLE - V CONSIDERATION

Anita Roy Choudhury
Sunita Mukhopadhyay
Mala Barua
Chandana Ghosh

C.G. DEVELOPER
Chandan Kumar Das
Partner

C.G. DEVELOPER
Deep Kumar Saha
Partner

C.G. DEVELOPER
Goutam Choudhury
Partner

C.G. DEVELOPER
Anindam Das

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 Rs. 10,000/- (except electric bills) per month for the 3 (three) 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 Eighth 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 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.

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 30 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

Anita Roy Chowdhury
Sunita Mukhopadhyay.
Mala Sarkar
Chandana Ghosh

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C.G. DEVELOPER

Chandana Kumar Das
Partner

C.G. DEVELOPER

Rup Kumar Saha
Partner

C.G. DEVELOPER

Goutam Choudhary
Partner

C.G. DEVELOPER

Anindam Das
Partner

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.

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.

Anita Roy Choudhary.
Sunita Mukhopadhyay.
Mala Sarkar
Chandana Bhui

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C. G. DEVELOPER

Charan Kumar Das

Partner

C. G. DEVELOPER

Rup Kumar Saha

Partner

C. G. DEVELOPER

Goutam Choudhary

Partner

C. G. DEVELOPER

Hindam Das

Partner

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.

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 minimize the same and shall be responsible to resolve the dispute or litigation with his own efforts.

ARTICLE - VIII MISCELANEOUS:

A) It is understood that from time to time to facilitate the construction of the new building by the Developer various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the owner and various applications and other documents as may be required to be signed or made by the owner relating to which specified provisions may not have been mentioned herein, the Owner hereby undertakes to do all such acts, deed, matters and things that may be reasonably required to be done in the matters and the owner shall sign and all such additions, applications, power of attorney and/or authorization and other documents as the case may be to facilitate construction of the new building provided that all such acts, deeds, matters and things do not in any way infringe, on the rights of the owner and/or go against the spirit of this agreement.

B) In the event of default, wrongful or illegal construction by violating building rules of the Zela Parishad and/or other authorities the developer shall rectify the same at his own cost to make it regular and legal. The developer shall also pay for damage, if any to the owner in respect of the said development agreement.

Anida Roy Choudhury
Sunila Mukhopadhyay.
Mala Sarkar
Chandana Ghosh

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C. G. DEVELOPER

Chandana Ghosh
Partner

C. G. DEVELOPER

Rup Kumar Saha
Partner

C. G. DEVELOPER

Govind Choudhury
Partner

C. G. DEVELOPER

Hindan Das
Partner

C) This Agreement shall remain valid till such time the proposed building is constructed and cease to operate when owner's Allocation and Developer's Allocation shall be allotted in the respective manners or in favour of the prospective purchasers at the instance of the Developer.

D) The owners will execute a Registered General Power of Attorney in favour of the Developer to facility and construction work at the said premises and also for sale/transfer of Developer's Allocation in the said new building.

ARTICLE - IX FORCE MAJEURE :

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 "A" ABOVE REFERRED TO

(Entire Property)

ALL THAT piece and parcel of total land measuring about **9.00 Decimal** and 50 years old **2500 Sq.Ft.** building at ground floor and 30 years old **1700 Sq. ft** building at first floor (Floor type - Cement) be the same a little more or less comprised in Dist -Malda. P.S- Malda, A.D.S.R Office - Malda. **R.S. Dag No. 330 , L.R. Dag No. 5506, R.S. Khatian no.**

Anita Roy Choudhury
Sunita Mukhopadhyay
Mala Sarkar
Chandana Nandi

C.G. DEVELOPER

Chandana Nandi

Partner

C.G. DEVELOPER

Rup Kumar

Partner

C.G. DEVELOPER

Chandana Nandi

Partner

C.G. DEVELOPER

Anand Das

Partner

178, L.R. Khatian no. 3480, class - Bastu of Mouza - Maheshmati, J.L. No. 66, under English Bazar Municipality, Ward No. 17, Holding No. 242/154/366, District - Malda. which is above referred to and which is unadvisedly butted and bounded by :-

NORTH: 14 feet wide Municipal Lane

SOUTH: L/O Mihir Sarkar

EAST : L/O Mihir Sarkar

WEST : 20 feet wide Maheshmati Road

SCHEDULE "B" ABOVE REFERRED (OWNER'S ALLOCATION)

1. OWNERS will get only 35% area in Basement & Ground Floor of the New building (including Four Garage Space).
2. OWNERS will get only 50 % area in 1st to 6th Floor of the New building
3. OWNERS will get Four Flat on 4th Floor and 5th Floor of the New building and the rest share will be adjusted in cash after construction..
4. Best quality Material like cable, branded sanitary facilities and best quality pipe must be used in land owner's allocation Flats and four collapsible in four owner's flat.
5. OWNERS will get 3 (Three) A/C point, {2 (Two) A/C point in two bed rooms & one in Drawing cum Dining (each flat)} and inverter connection arrangement in owner's flat.

SCHEDULE "C" ABOVE REFERRED TO (DEVELOPERS' ALLOCATION)

1. DEVELOPER will get only 65% area in Basement & ground Floor of the New building.
2. DEVELOPER will get only 50 % area in 1st to 6th Floor of the New building

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. Sukhamay Dc.
S/o U. Subal Ch. Dc.
R/o - Pimpri. P.S - B.B.
P.O. Dt - Malda,
Pin - 732 101 (W.B)

SIGNATURE OF THE OWNER

Anita Roy Choudhury.

Sunita Mukhopadhyay.

Malda Sarkar

Chandana Meuli

2. Kaydeep Moshm,
Slo Ratan Moshm,
No B S Sarkar
E.B. Malda

SIGNATURE OF THE DEVELOPER

C.G. DEVELOPER

Chandana Kumar Das,
Partner

C.G. DEVELOPER

Rup Kumar Das,
Partner

C.G. DEVELOPER

Yogendra Chandra,
Partner

C.G. DEVELOPER

Anindan Das,
Partner

Drafted By

Sukhamay De,

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



বাম হাতের আঙ্গুল ছাপ

ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা
Anita Roy choudhury
নাম স্বাক্ষর



বাম হাতের আঙ্গুল ছাপ

ডান হাতের আঙ্গুল ছাপ



নাম স্বাক্ষর
Sumita Mukhopadhyay.



বাম হাতের আঙ্গুল ছাপ

ডান হাতের আঙ্গুল ছাপ



নাম স্বাক্ষর
Mala Sarkar



বাম হাতের আঙ্গুল ছাপ

ডান হাতের আঙ্গুল ছাপ



নাম স্বাক্ষর
Chandane Akuli



বাম হাতের আঙ্গুল ছাপ



কনিষ্ঠা



অনামিকা



মধ্যমা



তর্জনী



বৃহদঙ্গুলী



বৃহদঙ্গুলী



তর্জনী



মধ্যমা



অনামিকা



কনিষ্ঠা

ডান হাতের আঙ্গুল ছাপ

Chondan Kumar Das,
নাম স্বাক্ষর



বাম হাতের আঙ্গুল ছাপ



কনিষ্ঠা



অনামিকা



মধ্যমা



তর্জনী



বৃহদঙ্গুলী



বৃহদঙ্গুলী



তর্জনী



মধ্যমা



অনামিকা



কনিষ্ঠা

ডান হাতের আঙ্গুল ছাপ

নাম স্বাক্ষর
Rup Kumar Saha



বাম হাতের আঙ্গুল ছাপ



কনিষ্ঠা



অনামিকা



মধ্যমা



তর্জনী



বৃহদঙ্গুলী



বৃহদঙ্গুলী



তর্জনী



মধ্যমা



অনামিকা



কনিষ্ঠা

ডান হাতের আঙ্গুল ছাপ

নাম স্বাক্ষর
Goutam Choudhary



বাম হাতের আঙ্গুল ছাপ



কনিষ্ঠা



অনামিকা



মধ্যমা



তর্জনী



বৃহদঙ্গুলী



বৃহদঙ্গুলী



তর্জনী



মধ্যমা



অনামিকা



কনিষ্ঠা

ডান হাতের আঙ্গুল ছাপ

নাম স্বাক্ষর
Anindam Das



OFFICE OF THE MUNICIPAL COUNCILLORS

ENGLISHBAZAR MUNICIPALITY, MALDA

Netaji Subhas Road, Malda, PIN - 732101

E-mail : englishbazar_municipality@gmail.com * Website : www.englishbazar_municipality.com * Office : (EPABX) 03512-233029 * Fax : 03512-233329

Ref. No. : 2025-2026 / Legal Heir Certificate (211)

Date : 28.05.2025

To whom it may concern

Certified that Asit Kumar Sarkar, since deceased, Son of Late Balaram Sarkar and Shobhana Sarkar, since deceased, Wife of Late Asit Kumar Sarkar of **Maheshmati** within Ward No: **17** under this Urban Local Body, PS: English Bazar in the district of Malda both expired on **26th December, 2015 & 3rd April, 2024** respectively and left behind their under mentioned family members as Legal Heir.

1	Anita Roy Choudhury	70 Years	Married Daughter of Late Asit Kumar Sarkar
2	Sunita Mukhopadhyay	67 Years	Married Daughter of Late Asit Kumar Sarkar
3	Mala Sarkar	64 Years	Married Daughter of Late Asit Kumar Sarkar
4	Chandana Akuli	62 Years	Married Daughter of Late Asit Kumar Sarkar

To the best of my knowledge and belief no one Legal Heir has present except the above noted persons.

This Certificate is given as per Affidavit before the **Hon'ble Notary Public, Malda** vide Stamp No: **07AC 433242**, SIno: **01**, RegdNo: **01/25** and entry at the **office of Malda Bar Association** vide SIno: **201594**, dated 28th May, 2025 and other available documents respectively.



Chairman

Englishbazar Municipality, Malda

Chairman
English Bazar Municipality
MALDA



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



192025260088081088

GRN Details

GRN:	192025260088081088	Payment Mode:	SBI Epay
GRN Date:	30/05/2025 00:30:27	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6319235233723	BRN Date:	30/05/2025 00:30:52
Gateway Ref ID:	IGASWLVLZ6	Method:	State Bank of India NB
GRIPS Payment ID:	300520252008808107	Payment Init. Date:	30/05/2025 00:30:27
Payment Status:	Successful	Payment Ref. No:	2001476551/1/2025

[Query No/**/Query Year]

Depositor Details

Depositor's Name:	Mr C G DEVELOPER
Address:	MAHESHMATI, ENGLISH BAZAR, MALDA, PAN- AAPFC6667G
Mobile:	9434303220
Period From (dd/mm/yyyy):	30/05/2025
Period To (dd/mm/yyyy):	30/05/2025
Payment Ref ID:	2001476551/1/2025
Dept Ref ID/DRN:	2001476551/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001476551/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	70010
2	2001476551/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				70024

IN WORDS: SEVENTY THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-0902-06291/2025	Date of Registration	30/05/2025
Query No / Year	0902-2001476551/2025	Office where deed is registered	
Query Date	27/05/2025 10:23:51 PM	A.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. 40,00,000/-	Rs. 4,95,09,802/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

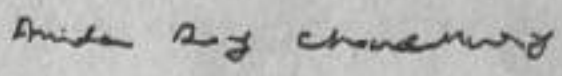
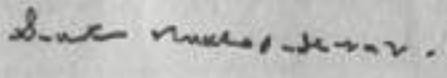
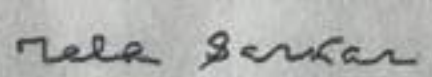
District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Mahes Mati Road, Mouza: Mohasmati, JI No: 66, Pin Code : 732101

No: 66, 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	RS-330	RS-178	Commercial	Bastu	9 Dec	20,00,000/-	4,36,36,365/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					9Dec	20,00,000 /-	436,36,365 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4200 Sq Ft.	20,00,000/-	58,73,437/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1700 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4200 sq ft	20,00,000 /-	58,73,437 /-	

Land Lord Details :

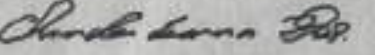
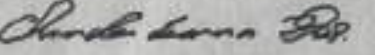
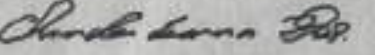
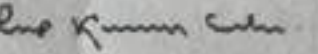
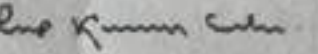
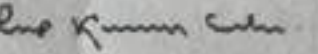
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Anita Roy Choudhury Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office	Photo  30/05/2025	Finger Print  Captured LTI 30/05/2025	Signature  30/05/2025
MAHESMATI, 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-1XX4 , PAN No.: avxxxxxx7p, Aadhaar No: 26xxxxxxxx2801, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office				
2	Name Sunita Mukhopadhyay Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office	Photo  30/05/2025	Finger Print  Captured LTI 30/05/2025	Signature  30/05/2025
MAHESMATI, 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-1XX8 , PAN No.: bvxxxxxx5a, Aadhaar No: 54xxxxxxxx6237, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office				
3	Name Mala Sarkar Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office	Photo  30/05/2025	Finger Print  Captured LTI 30/05/2025	Signature  30/05/2025
MAHESMATI, 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.: akxxxxxx3a, Aadhaar No: 90xxxxxxxx7707, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office				

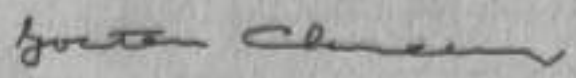
Name	Photo	Finger Print	Signature
Chandana Akuli Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office		 Captured	
30/05/2025	LTI 30/05/2025	30/05/2025	
Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: aexxxxxx0q, Aadhaar No: 80xxxxxxxx9454, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	C G DEVELOPER Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Chandan Kumar Das Son of Late Birendra Nath Das Date of Execution - 30/05/2025, , Admitted by: Self, Date of Admission: 30/05/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>May 30 2025 11:16AM</td> <td>LTI 30/05/2025</td> <td>30/05/2025</td> <td></td> </tr> </tbody> </table> Mahesmati, 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-1XX9 , PAN No.:: agxxxxxx9a, Aadhaar No: 62xxxxxxxx0182 Status : Representative, Representative of : C G DEVELOPER (as partner)	Name	Photo	Finger Print	Signature	Chandan Kumar Das Son of Late Birendra Nath Das Date of Execution - 30/05/2025, , Admitted by: Self, Date of Admission: 30/05/2025, Place of Admission of Execution: Office		 Captured		May 30 2025 11:16AM	LTI 30/05/2025	30/05/2025	
Name	Photo	Finger Print	Signature										
Chandan Kumar Das Son of Late Birendra Nath Das Date of Execution - 30/05/2025, , Admitted by: Self, Date of Admission: 30/05/2025, Place of Admission of Execution: Office		 Captured											
May 30 2025 11:16AM	LTI 30/05/2025	30/05/2025											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Rup Kumar Saha Son of Raj Kumar Saha Date of Execution - 30/05/2025, , Admitted by: Self, Date of Admission: 30/05/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>May 30 2025 11:16AM</td> <td>LTI 30/05/2025</td> <td>30/05/2025</td> <td></td> </tr> </tbody> </table> 12/51 Rabindra Avenue, 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.:: bixxxxxx9e, Aadhaar No: 96xxxxxxxx6545 Status : Representative, Representative of : C G DEVELOPER (as partner)	Name	Photo	Finger Print	Signature	Rup Kumar Saha Son of Raj Kumar Saha Date of Execution - 30/05/2025, , Admitted by: Self, Date of Admission: 30/05/2025, Place of Admission of Execution: Office		 Captured		May 30 2025 11:16AM	LTI 30/05/2025	30/05/2025	
Name	Photo	Finger Print	Signature										
Rup Kumar Saha Son of Raj Kumar Saha Date of Execution - 30/05/2025, , Admitted by: Self, Date of Admission: 30/05/2025, Place of Admission of Execution: Office		 Captured											
May 30 2025 11:16AM	LTI 30/05/2025	30/05/2025											

3	Name	Photo	Finger Print	Signature
	Goutam Choudhury (Presentant) Son of Late Nalinakshya Chowdhury Date of Execution - 30/05/2025, , Admitted by: Self, Date of Admission: 30/05/2025, Place of Admission of Execution: Office	 May 30 2025 11:16AM	 LTI 30/05/2025 Captured	 30/05/2025
Singatala, 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-1XX8 , PAN No.:: acxxxxxx5q, Aadhaar No: 55xxxxxxx1400 Status : Representative, Representative of : C G DEVELOPER (as proprior)				
4	Name	Photo	Finger Print	Signature
	Anindam Das Son of Basudev Das Date of Execution - 30/05/2025, , Admitted by: Self, Date of Admission: 30/05/2025, Place of Admission of Execution: Office	 May 30 2025 11:17AM	 LTI 30/05/2025 Captured	 30/05/2025
K.j.sannyal Road, City:- English Bazar, P.O:- Makdumpur, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ajxxxxxx8c, Aadhaar No: 93xxxxxxx8266 Status : Representative, Representative of : C G DEVELOPER (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
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	 30/05/2025	 30/05/2025 Captured	 30/05/2025
Identifier Of Anita Roy Choudhury, Sunita Mukhopadhyay, Mala Sarkar, Chandan Kumar Das, Rup Kumar Saha, Goutam Choudhury, Anindam Das, Chandana Akuli			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Anita Roy Choudhury	C G DEVELOPER-2.25 Dec
2	Sunita Mukhopadhyay	C G DEVELOPER-2.25 Dec
3	Mala Sarkar	C G DEVELOPER-2.25 Dec
4	Chandana Akuli	C G DEVELOPER-2.25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Anita Roy Choudhury	C G DEVELOPER-1050.00000000 Sq Ft
2	Sunita Mukhopadhyay	C G DEVELOPER-1050.00000000 Sq Ft
3	Mala Sarkar	C G DEVELOPER-1050.00000000 Sq Ft
4	Chandana Akuli	C G DEVELOPER-1050.00000000 Sq Ft

Land Details as per Land Record

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Mahes Mati Road, Mouza: Mohasmati, JI No: 66, Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 330, RS Khatian No:- 178		

Endorsement For Deed Number : I - 090206291 / 2025

On 30-05-2025

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

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

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

Presented for registration at 11:08 hrs on 30-05-2025, at the Office of the A.D.S.R. MALDA by Goutam Choudhury ..

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 4,95,09,802/-

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

Execution is admitted on 30/05/2025 by 1. Anita Roy Choudhury, Daughter of Late Asit Kumar Sarkar, MAHESMATI, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 2. Sunita Mukhopadhyay, Daughter of Late Asit Kumar Sarkar, MAHESMATI, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 3. Mala Sarkar, Daughter of Late Asit Kumar Sarkar, MAHESMATI, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 4. Chandana Akuli, Daughter of Late Asit Kumar Sarkar, Mahesmati, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others

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 Others

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

Execution is admitted on 30-05-2025 by Goutam Choudhury, propritor, C G DEVELOPER (Partnership Firm), Mahesmati, 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 Others

Execution is admitted on 30-05-2025 by Anindam Das, partner, C G DEVELOPER (Partnership Firm), Mahesmati, 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 Others

Execution is admitted on 30-05-2025 by Chandan Kumar Das, partner, C G DEVELOPER (Partnership Firm), Mahesmati, 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 Others

Execution is admitted on 30-05-2025 by Rup Kumar Saha, partner, C G DEVELOPER (Partnership Firm), Mahesmati, 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 Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/05/2025 12:30AM with Govt. Ref. No: 192025260088081088 on 30-05-2025, Amount Rs: 14/-, Bank: SBI
EPay (SBIPay), Ref. No. 6319235233723 on 30-05-2025, 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 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 569, Amount: Rs.5,000.00/-, Date of Purchase: 29/05/2025, Vendor name: Manoranjan Poddar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 30/05/2025 12:30AM with Govt. Ref. No: 192025260088081088 on 30-05-2025, Amount Rs: 70,010/-,

Bank: SBI EPay (SBlePay), Ref. No. 6319235233723 on 30-05-2025, Head of Account 0030-02-103-003-02

Sandipan Das

Sandipan Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
Malda, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0902-2025, Page from 122158 to 122186
being No 090206291 for the year 2025.



Sandipan Das

Digitally signed by SANDIPAN DAS
Date: 2025.06.10 13:00:09 +05:30
Reason: Digital Signing of Deed.

(Sandipan Das) 10/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
West Bengal.