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J-11589/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL document.  
part of

M 805269 M 805269

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

JUL 2025

Bituparna Sanyal Saitera

Charan Kumar Das

Deep Kumar Saha

Pratima Choudhary

Arindam Das

### DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT is made this 21st day of July in the year  
Two Thousand Twenty Five.

Dist. Malda, P.S- Malda, Mouza - Maheshmati, Area of Land 4.75 Dec.  
Under English bazar Municipality.

Dty.  
Submayor

Rituparna Sujay Maitra

C.G. DEVELOPER  
Chandan Kumar Das

C.G. DEVELOPER  
Rup Kumar Saha

C.G. DEVELOPER  
Goutam Choudhury

C.G. DEVELOPER  
Anindam Das

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RITUPARNA SUJAY MAITRA, PAN. AUDPM3597K, Aadhaar No. 8115 6266 8753, wife of SUJAY MAITRA, daughter of MIHIR SARKAR, by faith - Hindu, by profession - House wife residing at B. L. Das Lane Puratuli. P.S. - English Bazar, Post & District - Malda, Pin No. 732101, (W.B.), Citizen of India.

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

AND

"C.G.DEVELOPER", a partnership firm, PAN - 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 - 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 - 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 - 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 - AJAPD6668C, Aadhaar No. 934970888266, son of Sri Basudev Das, by occupation - Business, by faith - Hindu, is residing at K. J. Sanyal Road. P.S. - English Bazar, Post - Mokdumpur, District - Malda, 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 4.75 Decimal be the same a little more or less comprised and R.S. Dag No. 330 (old) and hal 330/1651, L.R. Dag No. 5507, R.S. Khatian no. 178, L.R. Khatian no. 2732, class - Bastu of Mouza - Maheshmati, J.L. No. 66, under English Bazar Municipality, Ward No. 17, District - Malda is belong to Mihir Sarkar, he purchased on 29/05/1982 By Way of Registered sale deed No - 8380 & 1696 dated 09/02/1987 at the office of D.S.R. Malda, after that Mihir Sarkar transferred his share to his daughter Rituparna Sujay Maitra vide

Gift deed No. 2176 dated 15/02/2022 at the office of A.D.S.R. Malda.

Rituparna Sujay Ma

C. G. DEVELOPER  
Chandan Kumar Das

C. G. DEVELOPER  
Rup Kumar Das

C. G. DEVELOPER  
Goutam Choudhary

C. G. DEVELOPER  
Anindya Das

WHEREAS said RITUPARNA SUJAY MAITRA become the absolute owner of the land measuring about 4.75 Decimal be the same a little more or less comprised R.S. Dag No. 330 (old) and hal 330/1651, L.R. Dag No. 5507, R.S. Khatian no. 178, L.R. Khatian no. 2732, class - Bastu of Mouza - Maheshmati, J.L. No. 66, under English Bazar, District - Malda.

AND WHEREAS the Owner RITUPARNA SUJAY MAITRA is 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 OWNER 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 completion at bastu land measuring about 4.75 Decimal be the same a little more or less comprised R.S. Dag No. 330 (old) and hal 330/1651, L.R. Dag No. 5507, R.S. Khatian no. 178, L.R. Khatian no. 2732, class - Bastu of Mouza - Maheshmati, J.L. No. 66, under English Bazar Municipality, District - Malda. in accordance with plan to be sanctioned by the English Bazar Municipality on the terms and conditions hereunder appearing.

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

#### ARTICLE-I DEFINITIONS :

A) OWNER: shall mean the said RITUPARNA SUJAY MAITRA, PAN - AUDPM3597K, Aadhaar No. 8115 6266 8753, wife of SUJAY MAITRA, daughter of MIHIR SARKAR, by faith - Hindu, by profession - House wife residing at B. L. Das Lane Puratuli, P.S. - English Bazar, Post & District - Malda, Pin No. 732101, (W.B.), Citizen of India.

B) DEVELOPERS: shall "C.G.DEVELOPER", a partnership firm, PAN - 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 -

Pitufama Sujay Malter

Chandan Kumar Das  
Petitioner

Rup Kumar Saha  
Petitioner

Goutam Choudhury  
Petitioner

Anindam Das  
Petitioner

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 - 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 - 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 - 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 about 4.75 Decimal be the same a little more or less comprised R.S. Dag No. 330 (old) and hal 330/1651, L.R. Dag No. 5507, R.S. Khatian no. 178, L.R. Khatian no. 2732, 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 construct 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) **OWNER'S ALLOCATION** : shall mean the area constructed in the building which is to be allotted to the owner as part of the allocation in accordance with the terms and conditions of these presents.

*Deputy Commissioner*  
*Sujay Maitra*

*Chandra Kumar Das*  
*Deputy Commissioner*

*Rup Kumar Saha*  
*Deputy Commissioner*

*Govind Chandra*  
*Deputy Commissioner*

*Arindam Das*  
*Deputy Commissioner*

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.

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,

*Prituparna Sinha*

*Prasen Kumar Das*

*Sup Kumar Das*

*Goutam Choudhary*

*Arindam Das*

✓  
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:

- 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,

Prituparna Sanyal Maitra

Charles Kumar Das

Rup Kumar Saha

Pratim Chandra

Anindan Das

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

- 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 / commercial 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 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
  - 2) 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".
  - 3) 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.

*Pitubarna Sujay Maitra*

*Charan Kumar Das*  
Scribe

*Deep Kumar Saha*  
Scribe

*Govind Chandra*  
Scribe

*Anindam Das*  
Scribe

- 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) 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 her allocation within next one month from the date of such notice.
- E) 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.
- F) 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.
- G) 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 her 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.

*Deputyana Singh Mahtani*

*Chetan Kumar Singh*

*Sup Kumar Singh*

*Pratim Choudhary*

*Anand Singh*

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.

**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 Municipality 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.

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.

*Pituparna Sujay Maitra*

*Chandra Kumar Das*

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*Rup Kumar Saha*

*Youtan Chandra*

*Arindam Das*

**SCHEDULE "A" ABOVE REFERRED TO**

**(Entire Property)**

**ALL THAT** piece and parcel of total Bastu land measuring about 4.75 Decimal vacant land 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 (old) and hal 330/1651 , L.R. Dag No. 5507, R.S. Khatian no. 178, L.R. Khatian no. 2732, 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: 12 feet wide Municipal Lane (~~Un-assessed~~) *Maheshmati Road.*  
SOUTH: L/O Archana Sarkar  
EAST : L/O Niranjan Mandal  
WEST : L/O Asit Sarkar

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

1. OWNERS will get only 40 % area in 1<sup>st</sup> to 6<sup>th</sup> Floor of the new building.
2. OWNERS will get 2 (Two) Garage Space in Basement of the New building and each garage space is measuring approx 110 Sq. Ft which will be adjusted with the Basement and the Ground floor.

**SCHEUDLE "C" ABOVE REFERRED TO(DEVELOPERS' ALLOCATION)**

1. DEVELOPER will get the Basement & Ground Floor of the New building leaving 2 (two) Garages of the Owner's allocation..
2. DEVELOPER will get only 60 % area in 1<sup>st</sup> to 6<sup>th</sup> 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.

*Shagunika Maitra*  
S/O. SUJAY MAITRA  
B.L. DAS LANE, PURATULI,  
P.O & DIST- MALDA.

SIGNATURE OF THE OWNER

*Shagunika Sujay Maitra*

2.

*Sukhamay De*  
S/o Lt. Subodh Ch. De  
R/o. Pimpri. P.C. B.B.  
P.O & DIST- Malda  
Pin - 732 101 (W.B)

SIGNATURE OF THE DEVELOPER

*Chandan Kumar Das*

Drafted By

*Sukhamay De*

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

*Deep Kumar Laha*

*Govinda Chandra*

*Anindam Das*

# ADDITIONAL SHEET

বাম হাতের আঙ্গুলের ছাপ

ডান হাতের আঙ্গুলের ছাপ



কনিষ্ঠ অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠ

স্বাক্ষর Rituparna Sujoy Maitey



বাম হাতের আঙ্গুলের ছাপ

ডান হাতের আঙ্গুলের ছাপ



কনিষ্ঠ অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠ

স্বাক্ষর Chandan Kumar Das



বাম হাতের আঙ্গুলের ছাপ

ডান হাতের আঙ্গুলের ছাপ



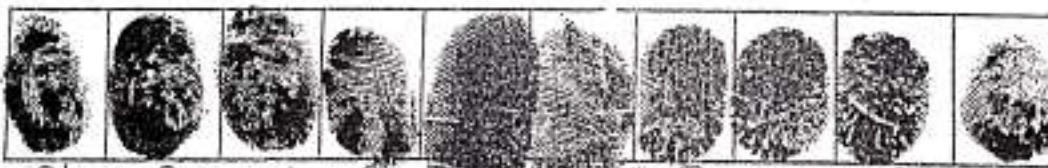
কনিষ্ঠ অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠ

স্বাক্ষর Rup Kumar Laha



বাম হাতের আঙ্গুলের ছাপ

ডান হাতের আঙ্গুলের ছাপ



কনিষ্ঠ অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠ

স্বাক্ষর Goutam Choudhary



বাম হাতের আঙ্গুলের ছাপ

ডান হাতের আঙ্গুলের ছাপ



কনিষ্ঠ অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠ

স্বাক্ষর Anindan Das





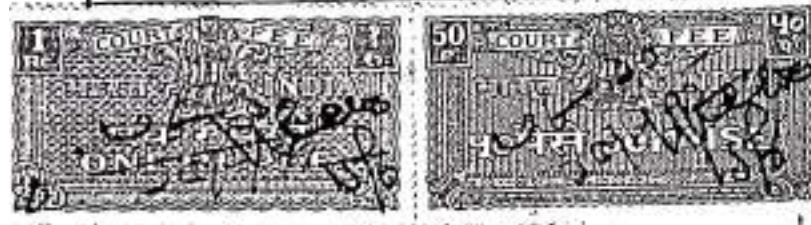


Form No. 5403.  
 মোতা: ১৩/১১/১৩  
 মো: এম: নং: ৩৬  
 ডিগ্রী নং: ১০১৪  
 মোতা: ১৩/১১/১৩  
 মোতা: ১৩/১১/১৩  
 মোতা: ১৩/১১/১৩

| উপস্থিত ব্যক্তি |          | অন্য ব্যক্তি |          | অন্য ব্যক্তি |          |
|-----------------|----------|--------------|----------|--------------|----------|
| নাম             | পিতা     | নাম          | পিতা     | নাম          | পিতা     |
| ১০. ১৩/১১/১৩    | ১৩/১১/১৩ | ১৩/১১/১৩     | ১৩/১১/১৩ | ১৩/১১/১৩     | ১৩/১১/১৩ |
| ১৩/১১/১৩        | ১৩/১১/১৩ | ১৩/১১/১৩     | ১৩/১১/১৩ | ১৩/১১/১৩     | ১৩/১১/১৩ |
| ১৩/১১/১৩        | ১৩/১১/১৩ | ১৩/১১/১৩     | ১৩/১১/১৩ | ১৩/১১/১৩     | ১৩/১১/১৩ |
| ১৩/১১/১৩        | ১৩/১১/১৩ | ১৩/১১/১৩     | ১৩/১১/১৩ | ১৩/১১/১৩     | ১৩/১১/১৩ |

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 ১৩/১১/১৩

| অন্য ব্যক্তি | অন্য ব্যক্তি | অন্য ব্যক্তি | অন্য ব্যক্তি | অন্য ব্যক্তি |
|--------------|--------------|--------------|--------------|--------------|
| ১৩/১১/১৩     | ১৩/১১/১৩     | ১৩/১১/১৩     | ১৩/১১/১৩     | ১৩/১১/১৩     |
| ১৩/১১/১৩     | ১৩/১১/১৩     | ১৩/১১/১৩     | ১৩/১১/১৩     | ১৩/১১/১৩     |
| ১৩/১১/১৩     | ১৩/১১/১৩     | ১৩/১১/১৩     | ১৩/১১/১৩     | ১৩/১১/১৩     |
| ১৩/১১/১৩     | ১৩/১১/১৩     | ১৩/১১/১৩     | ১৩/১১/১৩     | ১৩/১১/১৩     |



MALDA

১৩/১১/১৩  
 ১৩/১১/১৩  
 ১৩/১১/১৩  
 ১৩/১১/১৩  
 ১৩/১১/১৩

| କ୍ରମ ନଂ । | ଉପାଧି ଉପକ୍ରମ । | ପଦ୍ୟ ।  | ପାଠକର ଗୋଟି ପରିଚାଳନା । |    | ପାଠକର ନାମ ଏବଂ ପଢ଼ିବାର ସ୍ଥାନ । | ପାଠକର ନାମ ଏବଂ ପଢ଼ିବାର ସ୍ଥାନ । |    |
|-----------|----------------|---------|-----------------------|----|-------------------------------|-------------------------------|----|
|           |                |         | କ୍ରମ                  | ପା |                               | କ୍ରମ                          | ପା |
| ୭୭୦       | ୧୫             | ଅଗ୍ରାହଣ |                       |    | ୧                             | ୦୭                            |    |
| ୭୭୧       | ୧୫             | ଅଗ୍ରାହଣ |                       |    | ୧                             | ୦୮                            |    |
| ୭୭୨       | ୧୫             | ଅଗ୍ରାହଣ |                       |    | ୧                             | ୦୯                            |    |
| ୭୭୩       | ୧୫             | ଅଗ୍ରାହଣ |                       |    | ୧                             | ୧୦                            |    |
| ୭୭୪       | ୧୫             | ଅଗ୍ରାହଣ |                       |    | ୧                             | ୧୧                            |    |
| ୭୭୫       | ୧୫             | ଅଗ୍ରାହଣ |                       |    | ୧                             | ୧୨                            |    |
| ୭୭୬       | ୧୫             | ଅଗ୍ରାହଣ |                       |    | ୧                             | ୧୩                            |    |
| ୭୭୭       | ୧୫             | ଅଗ୍ରାହଣ |                       |    | ୧                             | ୧୪                            |    |
| ୭୭୮       | ୧୫             | ଅଗ୍ରାହଣ |                       |    | ୧                             | ୧୫                            |    |
| ୭୭୯       | ୧୫             | ଅଗ୍ରାହଣ |                       |    | ୧                             | ୧୬                            |    |
| ୭୮୦       | ୧୫             | ଅଗ୍ରାହଣ |                       |    | ୧                             | ୧୭                            |    |

|                                                     |                                                                                                             |     |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----|
| দ্বীপকৃত স্বত্বের বাতানো<br>চালকের প্রতিদান<br>নথি। | দ্বীপকৃত স্বত্বের বিভিন্ন প্রতিদানের কার্য।                                                                 |     |
| 15.6.72<br>Comparing<br>15/6/72                     | Certified to a true copy<br>M. C. S. S.<br>Authorized up to 10.11.72<br>Indian Evidence Act 1973<br>15/6/72 |     |
|                                                     | দ্বীপকৃত স্বত্বের মোট পরিমাণ ...                                                                            | ... |
|                                                     | কার্য মোট ...                                                                                               | ... |

Form No. 5403.

Form No. 5403.

Form No. 5403.

Form No. 5403.

Form No. 5403.

Form No. 5403.

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| Form No. 5403. |  | Form No. 5403. |  | Form No. 5403. |  |

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| Form No. 5403. |  | Form No. 5403. |  | Form No. 5403. |  |
| Form No. 5403. |  | Form No. 5403. |  | Form No. 5403. |  |

পরিচয় নং

অন্য প্রকারের নিজ দখলীয় বস্তু

| কাল নং।      | অনিয়ত বস্তু। | বস্তু।         | স্বত্বের বোটা পরিচয়। |    | স্বত্বের নং বা অন্য প্রকারের প্রমাণ। | স্বত্বের নং বা অন্য প্রকারের প্রমাণ। |    |
|--------------|---------------|----------------|-----------------------|----|--------------------------------------|--------------------------------------|----|
|              |               |                | কো                    | নং |                                      | কো                                   | নং |
| ১৩৩০<br>১৩৩০ | ৬৪৫৮          | স্বত্ব প্রাপ্ত |                       |    | ৩১                                   |                                      | ৩০ |
| ১৩৩০<br>১৩৩০ | ৬৪৫৮          | স্বত্ব প্রাপ্ত |                       |    | ৩১                                   |                                      | ৩১ |
| ১৩৩০<br>১৩৩০ | ৬৪৫৮          | স্বত্ব প্রাপ্ত |                       |    | ৩১                                   |                                      | ৩২ |
| ১৩৩০<br>১৩৩০ | ৬৪৫৮          | স্বত্ব প্রাপ্ত |                       |    | ৩১                                   |                                      | ৩৩ |
| ১৩৩০<br>১৩৩০ | ৬৪৫৮          | স্বত্ব প্রাপ্ত |                       |    | ৩১                                   |                                      | ৩৪ |
| ১৩৩০<br>১৩৩০ | ৬৪৫৮          | স্বত্ব প্রাপ্ত |                       |    | ৩১                                   |                                      | ৩৫ |
| ১৩৩০<br>১৩৩০ | ৬৪৫৮          | স্বত্ব প্রাপ্ত |                       |    | ৩১                                   |                                      | ৩৬ |
| ১৩৩০<br>১৩৩০ | ৬৪৫৮          | স্বত্ব প্রাপ্ত |                       |    | ৩১                                   |                                      | ৩৭ |
| ১৩৩০<br>১৩৩০ | ৬৪৫৮          | স্বত্ব প্রাপ্ত |                       |    | ৩১                                   |                                      | ৩৮ |

নিজ দখলীয় বস্তু বোটা পরিচয়

অনিয়ত বস্তু বা অন্য প্রকারের বস্তু

অনিয়ত বস্তু বা অন্য প্রকারের বস্তু

Observed by

Authorized by

Medical Evidence

অনিয়ত বস্তু বোটা পরিচয়

বস্তু বোটা

খানা ৬৭৭৭২

বোকা

কো: এম: নং

৩১

খিলা নং

৩০৩৫

বানা ২০.০৭.২০০৭

নতুনকা

৬৭৩৩৭

বিক্রিডি নং

৩৫

জোবি নং

৩৫-১; ১২৩৭

উপস্থিত বাক্য

যত্ন সহকারে লেখ

বাক্য নং ও জোবি  
জোবি নং

বিস্তারিত ও বর্ণনাকারী (সাক্ষিত):

সাক্ষার স্থান:

সাক্ষার:

সাক্ষার:

সাক্ষার:

সাক্ষার:

২০৩৫ ০০ ৩১

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২০৩৫ ০০ ৩১

যত্ন সহকারে বিবরণ ও বর্ণনাকারী:

সাক্ষার:

যত্ন সহকারে বিবরণ ও বর্ণনাকারী:

সাক্ষার:

যত্ন সহকারে লেখী বাক্য বিবরণ  
বিস্তারিত ও বর্ণনাকারী:

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৩০৭ - ৩১ - ৩০৩৫  
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କ୍ଷତି ହାନି ନଂ

ପଞ୍ଜ ସଫେର ନିମ୍ନ ବର୍ଣ୍ଣୀତ କରି

| କ୍ଷତି ନଂ । | କ୍ଷତି ବର୍ଣ୍ଣନା । | ପଦ୍ଧତି ।   | କ୍ଷତିର ଯୋଗ ପରିମାଣ । |   | କ୍ଷତିର କାରଣ ବା ଅନ୍ୟ କାରଣ । | କ୍ଷତିର ସଫେର ପାତ୍ର ବର୍ଣ୍ଣନା । |    |
|------------|------------------|------------|---------------------|---|----------------------------|------------------------------|----|
|            |                  |            | ଫ                   | ସ |                            | ଫ                            | ସ  |
| ୧୩୩୦       | କ୍ଷତି            | କ୍ଷତି-୧୩୩୦ |                     |   | ୧                          |                              | ୦୬ |
| ୧୩୩୧       | କ୍ଷତି            | କ୍ଷତି-୧୩୩୧ |                     |   | ୧                          |                              | ୦୭ |
| ୧୩୩୨       | କ୍ଷତି            | କ୍ଷତି-୧୩୩୨ |                     |   | ୧                          |                              | ୦୮ |
| ୧୩୩୩       | କ୍ଷତି            | କ୍ଷତି-୧୩୩୩ |                     |   | ୧                          |                              | ୦୯ |
| ୧୩୩୪       | କ୍ଷତି            | କ୍ଷତି-୧୩୩୪ |                     |   | ୧                          |                              | ୧୦ |
| ୧୩୩୫       | କ୍ଷତି            | କ୍ଷତି-୧୩୩୫ |                     |   | ୧                          |                              | ୧୧ |
| ୧୩୩୬       | କ୍ଷତି            | କ୍ଷତି-୧୩୩୬ |                     |   | ୧                          |                              | ୧୨ |
| ୧୩୩୭       | କ୍ଷତି            | କ୍ଷତି-୧୩୩୭ |                     |   | ୧                          |                              | ୧୩ |

କ୍ଷତି ବର୍ଣ୍ଣୀତ କରି ଯୋଗ ପରିମାଣ ...

କ୍ଷତିର ସଫେର ପାତ୍ର ବର୍ଣ୍ଣନା କରିବା ପାଇଁ କ୍ଷତିର ବର୍ଣ୍ଣନା କରିବା ।

କ୍ଷତିର ସଫେର ପାତ୍ର ବର୍ଣ୍ଣନା କରିବା ପାଇଁ କ୍ଷତିର ବର୍ଣ୍ଣନା କରିବା ।

କ୍ଷତିର ସଫେର ପାତ୍ର ବର୍ଣ୍ଣନା କରିବା ପାଇଁ କ୍ଷତିର ବର୍ଣ୍ଣନା କରିବା ।

କ୍ଷତିର ସଫେର ପାତ୍ର ବର୍ଣ୍ଣନା କରିବା ପାଇଁ କ୍ଷତିର ବର୍ଣ୍ଣନା କରିବା ।

15/6/22

କ୍ଷତିର ସଫେର ପାତ୍ର ବର୍ଣ୍ଣନା କରିବା ପାଇଁ କ୍ଷତିର ବର୍ଣ୍ଣନା କରିବା ।

କ୍ଷତିର ସଫେର ପାତ୍ର ବର୍ଣ୍ଣନା କରିବା ପାଇଁ କ୍ଷତିର ବର୍ଣ୍ଣନା କରିବା ।

Form No. 5403.

જિલ્લો: કામરૂપ તાલુકો: કામરૂપ ગ્રામ: કામરૂપ સરકાર: ગ્રામીણ  
 સરકાર: ગ્રામીણ સરકાર: ગ્રામીણ સરકાર: ગ્રામીણ

| દાખલ કરનાર |       | સરકાર |       | સરકાર | સરકાર |       |
|------------|-------|-------|-------|-------|-------|-------|
| વિસ્તાર    | સરકાર | સરકાર | સરકાર |       | સરકાર | સરકાર |

|       |  |       |  |       |  |
|-------|--|-------|--|-------|--|
| સરકાર |  | સરકાર |  | સરકાર |  |
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ATTESTED  
 20/10/2020  
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Date of receipt of copy 26/4/92  
 Date used for notifying the applicant 26/4/92  
 Date of delivery of the copy 26/4/92

| কমিউনিকেশন    |                  | কমিউনিকেশন নং    | কমিউনিকেশন তারিখ | কমিউনিকেশন বিষয় | কমিউনিকেশন স্থান | কমিউনিকেশন সময়  | কমিউনিকেশন মূল্য |
|---------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| কমিউনিকেশন নং | কমিউনিকেশন তারিখ | কমিউনিকেশন বিষয় | কমিউনিকেশন স্থান | কমিউনিকেশন সময়  | কমিউনিকেশন মূল্য | কমিউনিকেশন মূল্য | কমিউনিকেশন মূল্য |
| 1990          | 26/4             | ১৩৩) ১৩৩         |                  |                  |                  |                  | ০৬               |
| 1990          | 26/4             | ১৩৩) ১৩৩         |                  |                  |                  |                  | ০৬               |
| 1990          | 26/4             | ১৩৩) ১৩৩         |                  |                  |                  |                  | ০৬               |
| 1990          | 26/4             | ১৩৩) ১৩৩         |                  |                  |                  |                  | ০৬               |
| 1990          | 26/4             | ১৩৩) ১৩৩         |                  |                  |                  |                  | ০৬               |
| 1990          | 26/4             | ১৩৩) ১৩৩         |                  |                  |                  |                  | ০৬               |
| 1990          | 26/4             | ১৩৩) ১৩৩         |                  |                  |                  |                  | ০৬               |
| 1990          | 26/4             | ১৩৩) ১৩৩         |                  |                  |                  |                  | ০৬               |
| 1990          | 26/4             | ১৩৩) ১৩৩         |                  |                  |                  |                  | ০৬               |
| 1990          | 26/4             | ১৩৩) ১৩৩         |                  |                  |                  |                  | ০৬               |

কমিউনিকেশন নং

কমিউনিকেশন নং

কমিউনিকেশন নং

Certified to be a valid copy

Authorized sign, 70 of the

Indian Evidence Act 1973

15/6/92

কমিউনিকেশন নং

কমিউনিকেশন নং

### Major Information of the Deed

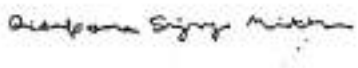
|                                                              |                                                                                                                                                           |                                   |            |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------|
| Deed No. :                                                   | I-0901-11589/2025                                                                                                                                         | Date of Registration :            | 21/07/2025 |
| Query No. / Year :                                           | 0901-2002075170/2025                                                                                                                                      | Office where deed is registered : |            |
| Query Date :                                                 | 18/07/2025 7:17:39 PM                                                                                                                                     | D.S.R. MALDA, District: Malda     |            |
| Applicant Name, Address & Other Details :                    | RAJDEEP MISRA<br>MALDA BAR ASSOCIATION, Thana : English Bazar, District : Malda, WEST BENGAL,<br>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. 20,00,000/-                                              | Rs. 2,18,78,790/-                                                                                                                                         |                                   |            |
| Stamp duty Paid (SD) :                                       | Registration Fee Paid :                                                                                                                                   |                                   |            |
| Rs. 40,010/- (Article:48(g))                                 | Rs. 46/- (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

| Sch No        | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|---------------|-------------|----------------|-----------------------|--------------|--------------------------|-----------------------|---------------------------------------------------------|
| L1            | RS-330      | RS-178         | Commercial Bastu      | 4.75 Dec     | 20,00,000/-              | 2,18,78,790/-         | Width of Approach Road: 12 Ft., Adjacent to Metal Road. |
| Grand Total : |             |                |                       | 4.75Dec      | 20,00,000 /-             | 218,78,790 /-         |                                                         |

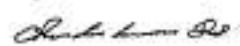
### Land Lord Details :

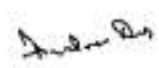
| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                         | Name, Address, Photo, Finger print and Signature                                                                                                                                             |                                                                                                   |                                                                                                          |                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                             | Name                                                                                                                                                                                         | Photo                                                                                             | Finger Print                                                                                             | Signature                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Rituparna Sujay Maitra (Presentant)</b><br>Wife of Sujay Maltra<br>Executed by: Self, Date of Execution: 21/07/2025<br>, Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office | <br>21/07/2025 | <br>LTI<br>21/07/2025 | <br>21/07/2025 |
| B K DAS LANE PURATULI, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: Auxxxxxx7k, Aadhaar No: 81xxxxxxxxx8752, Status :Individual, Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office |                                                                                                                                                                                              |                                                                                                   |                                                                                                          |                                                                                                    |

## Developer Details :

| Sl. No. | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                           |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | <b>C G DEVELOPER</b><br>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                                                                                                                                                                                                                                                                                                                                                         | Name                                          | Photo                                                                               | Finger Print                                                                                    | Signature                                                                            |
| <b>Chandan Kumar Das</b><br>Son of Late Birendra Nath Das<br>Date of Execution - 21/07/2025, , Admitted by: Self, Date of Admission: 21/07/2025, Place of Admission of Execution: Office                                                                                                                                                                  |                                               |    | <br>Captured   |    |
| Jul 21 2025 1:43PM                                                                                                                                                                                                                                                                                                                                        |                                               | LTI<br>21/07/2025                                                                   | 21/07/2025                                                                                      |                                                                                      |
| 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)             |                                               |                                                                                     |                                                                                                 |                                                                                      |
| 2                                                                                                                                                                                                                                                                                                                                                         | Name                                          | Photo                                                                               | Finger Print                                                                                    | Signature                                                                            |
| <b>Rup Kumar Saha</b><br>Son of Raj Kumar Saha<br>Date of Execution - 21/07/2025, , Admitted by: Self, Date of Admission: 21/07/2025, Place of Admission of Execution: Office                                                                                                                                                                             |                                               |  | <br>Captured |  |
| Jul 21 2025 1:44PM                                                                                                                                                                                                                                                                                                                                        |                                               | LTI<br>21/07/2025                                                                   | 21/07/2025                                                                                      |                                                                                      |
| 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.:: blxxxxxx9e, Aadhaar No: 96xxxxxxxx6545 Status : Representative, Representative of : C G DEVELOPER (as partner) |                                               |                                                                                     |                                                                                                 |                                                                                      |
| 3                                                                                                                                                                                                                                                                                                                                                         | Name                                          | Photo                                                                               | Finger Print                                                                                    | Signature                                                                            |
| <b>Goutam Choudhury</b><br>Son of Late Nalinakshya Chowdhury<br>Date of Execution - 21/07/2025, , Admitted by: Self, Date of Admission: 21/07/2025, Place of Admission of Execution: Office                                                                                                                                                               |                                               |  | <br>Captured |  |
| Jul 21 2025 1:45PM                                                                                                                                                                                                                                                                                                                                        |                                               | LTI<br>21/07/2025                                                                   | 21/07/2025                                                                                      |                                                                                      |
| 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: 55xxxxxxxx1400 Status : Representative, Representative of : C G DEVELOPER (as proprietor)          |                                               |                                                                                     |                                                                                                 |                                                                                      |

| Name                                                                                                                                                                                                                                                                                                                                                    | Photo                                                                                                   | Finger Print                                                                                                       | Signature                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Anindam Das</b><br>Son of Basudev Das<br>Date of Execution -<br>21/07/2025, , Admitted by:<br>Self, Date of Admission:<br>21/07/2025, Place of<br>Admission of Execution: Office                                                                                                                                                                     | <br>Jul 21 2025 1:45PM | <br>Captured<br>LTI<br>21/07/2025 | <br>21/07/2025 |
| 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: 93xxxxxxxx8266 Status : Representative, Representative of : C G DEVELOPER (as partner) |                                                                                                         |                                                                                                                    |                                                                                                   |

**Identifier Details :**

| Name                                                                                                                                                                             | Photo                                                                                            | Finger Print                                                                                                 | Signature                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Sukhamay De</b><br>Son of Late Suborh Chandra De<br>Pirojpur, City:- English Bazar, P.O:-<br>Malda, P.S:-English Bazar, District:-<br>Malda, West Bengal, India, PIN:- 732101 | <br>21/07/2025 | <br>Captured<br>21/07/2025 | <br>21/07/2025 |

Identifier Of Rituparna Sujay Maitra, , Chandan Kumar Das, Rup Kumar Saha, Goutam Choudhury, Anindam Das,

**Transfer of property for L1**

| Sl.No | From                     | To. with area (Name-Area) |
|-------|--------------------------|---------------------------|
| 1     | Rituparna Sujay Maitra . | C G DEVELOPER-4.75 Dec    |

On 21-07-2025

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

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

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

Presented for registration at 13:39 hrs on 21-07-2025, at the Office of the D.S.R. MALDA by Rituparna Sujay Maitra, Executant.

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,18,78,790/-

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

Execution is admitted on 21/07/2025 by Rituparna Sujay Maitra, Wife of Sujay Maitra, B K DAS LANE PURATULI, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession House wife

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 21-07-2025 by Goutam Choudhury, proprietor, 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 21-07-2025 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 21-07-2025 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 21-07-2025 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 46.00/- ( E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 14/-

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

Online on 21/07/2025 11:18AM with Govt. Ref. No: 192025260169391568 on 21-07-2025, Amount Rs: 14/-, Bank: SBI

EPay ( SBIPay), Ref. No. 5397944202146 on 21-07-2025, Head of Account 0030-03-104-001-16

Online on 21/07/2025 1:20PM with Govt. Ref. No: 192025260169659718 on 21-07-2025, Amount Rs: 0/-, Bank: SBI

EPay ( SBIPay), Ref. No. 3814290246135 on 21-07-2025, Head of Account

**Payment of Stamp Duty**

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

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 613, Amount: Rs.5,000.00/-, Date of Purchase: 21/07/2025, Vendor name: MANORANJAN PODDAR

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

Online on 21/07/2025 11:18AM with Govt. Ref. No: 192025260169391568 on 21-07-2025, Amount Rs. 15,010/-,

Bank: SBI EPay ( SBlePay), Ref. No. 5397944202146 on 21-07-2025, Head of Account 0030-02-103-003-02

Online on 21/07/2025 1:20PM with Govt. Ref. No: 192025260169659718 on 21-07-2025, Amount Rs. 20,000/-, Bank:

SBI EPay ( SBlePay), Ref. No. 3814290246135 on 21-07-2025, Head of Account 0030-02-103-003-02



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 158740 to 158769  
being No 090111589 for the year 2025.



Digitally signed by SUMANTA DHAR  
Date: 2025.07.22 17:11:11 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Dhar) 22/07/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. MALDA  
West Bengal.