

20/05/2025

1-6314/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
30.05.25

AM 566687

Q.8.00150791/25

Anita Roy Choudhury
Sunita Mukhopadhyay
Mala Sarkar
Chandana

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

Addl. Dist. Sub-Registrar
Sadar Malda.

30 MAY 2025

C. G. DEVELOPER
Chandana Kumar Das
Partner

C. G. DEVELOPER
Rup Kumar Laha
Partner

C. G. DEVELOPER
Sourav Choudhury
Partner

C. G. DEVELOPER
Anand Kumar Das
Partner

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY made on this 30th day of May
TWO THOUSAND TWENTY FIVE OF CHRISTIAN ERA.

30/5/25
Anita Roy Choudhury
Dr.

Anita Roy
Choudhury
Sunita Mukhopadhyay
Mala Sarkar
Chandana Akuli

C.G. DEVELOPER
Chandan Kumar Das
Business

C.G. DEVELOPER
Rup Kumar Saha
Business

C.G. DEVELOPER
Goutam Choudhury
Business

C.G. DEVELOPER
Anindam Das
Business

KNOW ALL MEN BY THESE PRESENTS, WE

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 "OWNER" (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.

All Hereinafter collectively referred to as the OWNER of the FIRST PART.

AND WHEREAS we with the intention for commercial exploitation of the said properties/premises by constructing multistoried building therein entered into a Registered Development Agreement vide Deed No. 0902-06291, dated - 30.05.2025 Office of A.D.S.R Malda with "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 Singatola. 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

x Chandana Akuli

Arinda Raj Choudhury
Surita Mukhopadhyay
Male Sarkar
Chandane Maiti

C.G. DEVELOPER
Chandan Kumar Das
Business

C.G. DEVELOPER
Rup Kumar Saha
Business

C.G. DEVELOPER
Goutam Choudhury
Business

C.G. DEVELOPER
Anindam Das
Business

Bazar, Post – Mokdumpur, District – Malda, Pin No. 732103, (W.B.), Citizen of India. being the Partners of the said "C.G.DEVELOPER", as our true and lawful attorneys to do all acts, deeds and things jointly or severally as required for the purpose of fulfillment of the terms and conditions of the said agreement and the commercial exploitation of the said property.

NOW BY THESE PRESENTS, WE do hereby appoint, authorize, nominate and constitute "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 Late Nalinkshya Choudhury, 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.), as our true and lawful attorney to do for mine in our name and on our behalf of all or any of the following acts, deeds and things, for the purpose of the said Development work.

- 1) To look after, manage and maintain our said property during the course of the said development.
- 2) To enter into the said premises either jointly or severally or along with associated for the purpose of the proposed development work and structure and construct proposed multistoried building (residential complex) upon the said land according to the proposed building plans to be prepared and signed by the attorneys and sanctioned by the English Bazar municipality.
- 3) To appoint, Engineer, Contractor and Labour for construction of the said multistoried building and to make payment to them.
- 4) To supervise the development work in respect of the new construction and to carry out and/or to get carried through contractors, sub-contractors, Architects and surveyors as may be required by the said Attorney, construction of the proposed building and structures on the said property as per the sanctioned plans.
- 5) To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.
- 6) To pay various deposits to the English Bazar municipality and other concerned authorities as may be necessary for the purpose of sanctioned of the proposed building plan and/or modified or revised plan carrying out the development work on the said property and to

Pritha Roy Chaudhury
Savitri Mukhopadhyay.
Mala Banerjee
Chandana Kundu

C.G. DEVELOPER
Charan Kumar Das
Partner

C.G. DEVELOPER
Rup Kumar Saha
Partner

C.G. DEVELOPER
Goutam Choudhury
Partner

C.G. DEVELOPER
Anindita Das
Partner

claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipt in our names and on our behalf in connection with the refund of such deposits.

- 7) To approach and sign different authorities and offices for the purpose of obtaining various permissions and other service connections including water and electricity for carrying out and completing the development / construction of the proposed building.
- 8) To apply from time to time for modification of the building plan in respect of the building to be constructed on the said property.
- 9) To collect different building materials at their cost expenses, risks and responsibilities for such construction.
- 10) To enter in agreements for sale or transfer of the DEVELOPER'S allocation with such persons and on such terms and conditions and for such consideration as the said Attorneys may in their absolute discretion think fit and proper.
- 11) To sell, transfer demise all or any of the flats/units excepting the OWNERS allocation (as detailed in the Development Agreement), to different persons on ownership basis and/or in any other manner as might be thought fit by the said Attorneys at the price or for the amount that the Attorneys may think fit and proper. To collect and receive of and from the prospective buyers/transferee of such flats/shops space the price or rent or premium of such flat, or space that will be paid by such person or persons and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same.
- 12) To receive the entire consideration money, finalize the transaction and get the Sale Deed executed and registered and to execute proper conveyances for the different flats or parts thereof in favour of the transferee on our behalf.
- 13) To appear for us and on our behalf in all courts, L.A. Collector, Board of Revenue, the English Bazar municipality, Tribunals, Public Bodies, competent authorities appointed under any act.
- 14) To make, sign, execute, verify, present and file all applications, complaints, petitions, written statements, Vakalatnamas or any other documents as deemed necessary in the opinion of the Attorneys or be made, signed, executed presented or filed in any court of law or elsewhere in connection with any proceedings in respect of the said property of the development works.
- 15) To appoint, nominate and retain Advocate and Revenue/Marketing Agents from time to time, as occasion shall require.
- 16) To appoint one or more persons as agent and substitute to exercise all or any of the powers hereby conferred.

Anita Roy Choudhury.
Sunita Mukhopadhyay.
Mala Sarkar
Chandana Bhattacharya

C.G. DEVELOPER
Chandra Kumar Das
Partner

C.G. DEVELOPER
Anup Kumar Das
Partner

C.G. DEVELOPER
Houtan Choudhury
Partner

C.G. DEVELOPER
Anita Roy
Partner

AND WE HEREBY declares that the present market value of the schedule below land is approx Rs 4,95,09,802/- only.

AND WE HEREBY declares that this Power is given in favour of the said Attorney and accordingly the said Attorney shall exercise the Powers conferred upon them.

AND WE HEREBY declares that the Powers and authorities hereby granted are valid till said property is fully and properly developed as per the development agreement and that the DEVELOPER'S allocated flats, garage, space of the said multistoried residential building (as mentioned in the Development Agreement) are conveyed to prospective and intending Transferees.

AND GENERALLY to perform all other acts, deeds and things which would be necessary from time to time for the said construction and for the transfer of the flats/space comprising the DEVELOPER'S allocation and all acts, deeds or things lawfully done by our attorney shall be constructed as acts done by me and we shall ratify and agree to ratify and confirm the same.

SCHEDULE 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. 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

IN WITNESS WHEREOF WE the executants set our hands and seal on this the 30th day of May 2025.

Anita Roy Chatterjee
Sunita Mukhopadhyay
Mala Sarkar
Charlana Akuli

Witnesses:

1. Sukhamay De.
90 Lt Subodh Ch. Dr.
R/o - Pirajpur. P. S - B. B
po & Dt - Malda
pin - 732101 (W. B)
2. Raydeep N. Son.
50 Ratan N. Son.
G.O.B. & Baran
B B Malda

FIRST PARTY OF FIRST PART

C. G. DEVELOPER
Charlana Kumar Esq.

Partner
C. G. DEVELOPER
Rup Kumar Laha

Partner
C. G. DEVELOPER
Jostava Choudhary

Partner
C. G. DEVELOPER
Anindam Das

Partner

SIGNATURE OF ATTORNEY

Drafted by:

Sukhamay De.
SUKHAMAY DE, Advocate
Malda Bar Association, Malda
E.No. WB 2037/2001



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

কনিষ্ঠা
অনামিকা
মধ্যমা
তর্জনী
বৃহদঙ্গুলী
বৃহদঙ্গুলী
তর্জনী
মধ্যমা
অনামিকা
কনিষ্ঠা

Anida Roy Choudhury
নাম স্বাক্ষর



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

কনিষ্ঠা
অনামিকা
মধ্যমা
তর্জনী
বৃহদঙ্গুলী
বৃহদঙ্গুলী
তর্জনী
মধ্যমা
অনামিকা
কনিষ্ঠা

নাম স্বাক্ষর
Sunita Mukhopadhyay.



বাম হাতের আঙ্গুল ছাপ



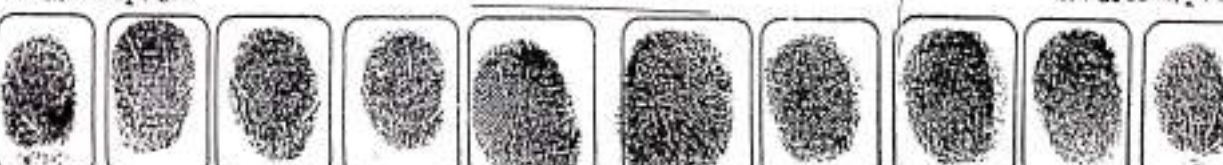
ডান হাতের আঙ্গুল ছাপ

কনিষ্ঠা
অনামিকা
মধ্যমা
তর্জনী
বৃহদঙ্গুলী
বৃহদঙ্গুলী
তর্জনী
মধ্যমা
অনামিকা
কনিষ্ঠা

নাম স্বাক্ষর
Male Sarkar



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

কনিষ্ঠা
অনামিকা
মধ্যমা
তর্জনী
বৃহদঙ্গুলী
বৃহদঙ্গুলী
তর্জনী
মধ্যমা
অনামিকা
কনিষ্ঠা

নাম স্বাক্ষর
Chandana Khuli

অতিরিক্ত পাতা নং -



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা

অন্যমিকা

মধ্যমা

তৃত্বিতী

বৃহদঙ্গুলী

বৃহদঙ্গুলী

তৃত্বিতী

মধ্যমা

অন্যমিকা

কনিষ্ঠা

শমসুল আলম

নাম স্বাক্ষর



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা

অন্যমিকা

মধ্যমা

তৃত্বিতী

বৃহদঙ্গুলী

বৃহদঙ্গুলী

তৃত্বিতী

মধ্যমা

অন্যমিকা

কনিষ্ঠা

নাম স্বাক্ষর

Rup Kumar Saha



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা

অন্যমিকা

মধ্যমা

তৃত্বিতী

বৃহদঙ্গুলী

বৃহদঙ্গুলী

তৃত্বিতী

মধ্যমা

অন্যমিকা

কনিষ্ঠা

নাম স্বাক্ষর

Prontan Chandra



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা

অন্যমিকা

মধ্যমা

তৃত্বিতী

বৃহদঙ্গুলী

বৃহদঙ্গুলী

তৃত্বিতী

মধ্যমা

অন্যমিকা

কনিষ্ঠা

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) 03612-252029 * Fax : 03612-253329

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, SNo: 01, RegdNo: 01/25 and entry at the office of Malda Bar Association vide SNo: 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



192025260088674648

GRN Details

GRN:	192025260088674648	Payment Mode:	SBI Ipay
GRN Date:	30/05/2025 12:20:41	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0322906894827	BRN Date:	30/05/2025 12:20:56
Gateway Ref ID:	IGASWUMFH15	Method:	State Bank of India N3
GRIPS Payment ID:	300520252008867463	Payment Init. Date:	30/05/2025 12:20:41
Payment Status:	Successful	Payment Ref. No:	8001507412/8/2025
			[Query No/*Query Year]

Depositor Details

Depositor's Name:	Mr C G DEVELOPER
Address:	Malda
Mobile:	9775838211
Period From (dd/mm/yyyy):	30/05/2025
Period To (dd/mm/yyyy):	30/05/2025
Payment Ref ID:	8001507412/8/2025
Dept Ref ID/DRN:	8001507412/8/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8001507412/8/2025	Property Registration- Registration Fees	0030-03-104-001-16	7
		Total		7

IN WORDS: SEVEN ONLY.

7

Major Information of the Deed

Deed No. :	I-0902-06314/2025	Date of Registration :	30/05/2025
Query No./Year :	0902-8001507412/2025	Office where deed is registered :	
Query Date :	30/05/2025 11:39:22 AM	A.D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	Sukhamay Dey Malda, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 9434303220, Status : Advocate		
Transaction :	Additional Transaction :		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 4,95,09,802/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 090206291/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

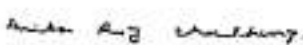
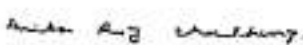
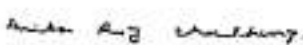
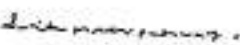
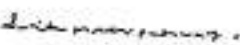
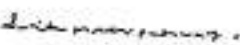
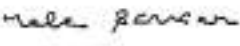
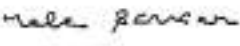
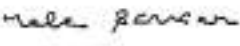
District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Mahes Mati Road, Mouza: Mohasmati, Pin Code : 732101

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, , Project Name :
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 /-	

Principal Details :

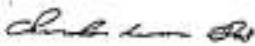
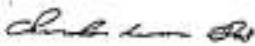
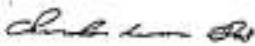
Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Anita Roy Choudhury Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office </td> <td>  30/05/2025 </td> <td>  Captured LTI 30/05/2025 </td> <td>  30/05/2025 </td> </tr> </tbody> </table> 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-1XX4 , PAN No.:: avxxxxxx7p,Aadhaar No Not Provided by UIDAI, 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	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	 30/05/2025	 Captured LTI 30/05/2025	 30/05/2025
Name	Photo	Finger Print	Signature						
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	 30/05/2025	 Captured 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> 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 </td> <td>  30/05/2025 </td> <td>  Captured LTI 30/05/2025 </td> <td>  30/05/2025 </td> </tr> </tbody> </table> 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-1XX8 , PAN No.:: bvxxxxxx5a,Aadhaar No Not Provided by UIDAI, 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	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	 30/05/2025	 Captured LTI 30/05/2025	 30/05/2025
Name	Photo	Finger Print	Signature						
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	 30/05/2025	 Captured LTI 30/05/2025	 30/05/2025						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> 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 </td> <td>  30/05/2025 </td> <td>  Captured LTI 30/05/2025 </td> <td>  30/05/2025 </td> </tr> </tbody> </table> 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-1XX1 , PAN No.:: akxxxxxx3a,Aadhaar No Not Provided by UIDAI, 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	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	 30/05/2025	 Captured LTI 30/05/2025	 30/05/2025
Name	Photo	Finger Print	Signature						
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	 30/05/2025	 Captured LTI 30/05/2025	 30/05/2025						

Name	Photo	Finger Print	Signature
Chandana Akull (Presentant) 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 Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office			

Attorney 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

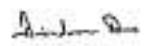
Representative Details :

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 1:51PM</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 Not Provided by UIDAI 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 1:51PM	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 1:51PM	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 1:51PM</td> <td>LTI 30/05/2025</td> <td>30/05/2025</td> <td></td> </tr> </tbody> </table>	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 1:51PM	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 1:51PM	LTI 30/05/2025	30/05/2025											

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.:: bxxxxxx9e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : C G DEVELOPER (as partner)

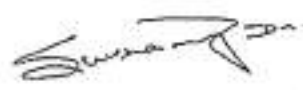
3	Name	Photo	Finger Print	Signature
	Goutam Choudhury Son of Late Nalinakshya Chowdhury Date of Execution - 30/05/2025, , Admitted by: Self, Date of Admission: 30/05/2025, Place of Admission of Execution: Office		 Captured	
		May 30 2025 1:52PM	L71 30/05/2025	30/05/2025

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 Not Provided by UIDAI 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		 Captured	
		May 30 2025 1:52PM	L71 30/05/2025	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 Not Provided by UIDAI Status : Representative, Representative of : C G DEVELOPER (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sukhamay De Son of Late Subodh Ch De Pirojpur, City:- , P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101		 Captured	
	30/05/2025	30/05/2025	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: Mohasmali, 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		

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 13:35 hrs on 30-05-2025, at the Office of the A.D.S.R. MALDA by Chandana Akuli , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 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. Sunila 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 Mr Sukhamay De, , Son of Late Subodh Ch De, Pirojpur, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-05-2025 by Goutam Choudhury, propitor, C G DEVELOPER, Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by Mr Sukhamay De, , Son of Late Subodh Ch De, Pirojpur, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

Execution is admitted on 30-05-2025 by Anindam Das, partner, C G DEVELOPER, Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by Mr Sukhamay De, , Son of Late Subodh Ch De, Pirojpur, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

Execution is admitted on 30-05-2025 by Chandan Kumar Das, partner, C G DEVELOPER, Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by Mr Sukhamay De, , Son of Late Subodh Ch De, Pirojpur, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

Execution is admitted on 30-05-2025 by Rup Kumar Saha, partner, C G DEVELOPER, Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by Mr Sukhamay De, , Son of Late Subodh Ch De, Pirojpur, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2025 12:20PM with Govt. Ref. No: 192025260088674648 on 30-05-2025, Amount Rs: 7/-, Bank: SBI EPay (SBIPay), Ref. No. 0322906894827 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. 50/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 570, Amount: Rs.50.00/-, 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 12:20PM with Govt. Ref. No: 192025260086674648 on 30-05-2025, Amount Rs: 0/-, Bank: SBI
EPay (SBIPay), Ref. No. 0322906894827 on 30-05-2025, Head of Account

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 123458 to 123478
being No 090206314 for the year 2025.



Sandipan Das -

Digitally signed by SANDIPAN DAS
Date: 2025.06.10 16:50:57 +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.