

11879/2025

T-12019/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 634221

25.09.25

Q-20017 23967/25

The document is admitted to registration. The endorsement sheet is the separate sheet attached with the deed and part of the document

Addl. Dist. Sub-Registrar
Sadar Malda.

25 SEP 2025

Anita Roy Chowdhury

Sunita Mukhopadhyay

Male. Sarkar

25.09.25

Vivekananda Aherli

Neelanjana Aherli

GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY made on this 25th day of September TWO THOUSAND TWENTY FIVE OF CHRISTIAN ERA.

21/09/25
Sankar

Anita Roy Choudhury
Sunita Mukhopadhyay.

Mala Sarkar

Vivekananda Akuli
Neelanjana Akuli

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. **VIVEKANANDA AKULI**, PAN. ACVPA0210H, Aadhaar No. 8240 0346 4946-, son of Late Narayan Chandra Akuli, by faith - Hindu, by profession - Retd. Person, residing at Maheshmati. P.S. - English Bazar, Post & District - Malda, Pin No. 732101, (W.B.), Citizen of India.
5. **NEELANJANA AKULI**, PAN. DCOPA0931H, Aadhaar No. 9369 20596094-, son of Vivekananda Akuli, by faith - Hindu, by profession - Service, 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 1. **ANITA ROY CHOUDHURY**, 2. **SUNITA MUKHOPADHYAY**, 3. **MALA SARKAR** & 4. **CHANDANA AKULI** 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 - 30th May 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

Anita Roy Choudhury.

Shonita Mukhopadhyay.

Mala Sarkar

Vivekananda Akuli

Neelanjana Akuli

Late Nalinkshya Choudhury, by occupation - Business, by faith - Hindu, is residing at South Singatala. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India. 4. **ANINDAM DAS**, PAN NO. **AJAPD6668C**, Aadhaar No. 934970888266, son of Sri Basudev Das, by occupation - Business, by faith - Hindu, residing at K. J. Sanyal Road. P.S. - English Bazar, Post - Mokdumpur, District - Malda, Pin No. 732103, (W.B.), Citizen of India. being the Partners of the said "**C.G.DEVELOPER**", after that **CHANDANA AKULI** died on 21/09/2025 and left behind her two legal heirs 1. **VIVEKANANDA AKULI** (husband) and 2. **NEELANJANA AKULI** (son).

"**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, is residing at South Singatala. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India. 4. **ANINDAM DAS**, PAN NO. **AJAPD6668C**, Aadhaar No. 934970888266, son of Sri Basudev Das, by occupation - Business, by faith - Hindu, residing at K. J. Sanyal Road. P.S. - English Bazar, Post - Mokdumpur, District - Malda, Pin No. 732103, (W.B.), Citizen of India. 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.

Arisa Roy choudhury.

Sumita Mukhopadhyay.

Mala Sarkar

Vivekananda Anand

Neelanjana Aksh

- 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 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.

Pritha Roy Chowdhury
Sunita Mukhopadhyay
Mala Sarkar
Vivekananda Adhikari
Nalayan Akait

- 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.

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 25th day of September 2025.

Witnesses:

1. Sukhamay De.
S/o Lt. Subodh Ch. De.
R/o - Pirajpur. P.S - R.B
Post - Malda
Pin - 732101 (W.B)

Anita Ray Choudhury.
Sunila Mukhopadhyay.
Maha Sarkar

Vivekananda Akuli
Neelanjana Akuli

FIRST PARTY OF FIRST PART

2. Raydeep Misra
810 Patan Misra
40 B, S Sarani
E.B. Malda

C. G. DEVELOPER
Chandan Kumar Das,
Partner

C. G. DEVELOPER
Raj Kumar Das
Partner

Drafted by:

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

SIGNATURE OF ATTORNEY

C. G. DEVELOPER
Goutam Choudhury
Partner

C. G. DEVELOPER
Anindam Das

ADDITIONAL SHEET

বাম হাতের আঙ্গুলের ছাপ

ডান হাতের আঙ্গুলের ছাপ

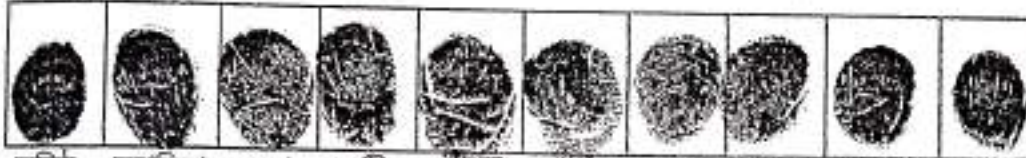


কনিষ্ঠ অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠ

স্বাক্ষর ... Amrita Roy Choudhury

বাম হাতের আঙ্গুলের ছাপ

ডান হাতের আঙ্গুলের ছাপ



কনিষ্ঠ অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠ

স্বাক্ষর ... Sumita Mukhopadhyay

বাম হাতের আঙ্গুলের ছাপ

ডান হাতের আঙ্গুলের ছাপ



কনিষ্ঠ অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠ

স্বাক্ষর ... Male Sarkar

বাম হাতের আঙ্গুলের ছাপ

ডান হাতের আঙ্গুলের ছাপ



কনিষ্ঠ অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠ

স্বাক্ষর ... Vivekananda Akuli

বাম হাতের আঙ্গুলের ছাপ

ডান হাতের আঙ্গুলের ছাপ



কনিষ্ঠ অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠ

স্বাক্ষর ... Neelanjana Akuli



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

কনিষ্ঠা অনাধিকা মধ্যমা তর্জনী কৃত্যবুদী কৃত্যবুদী তর্জনী মধ্যমা অনাধিকা কনিষ্ঠা

নাম স্বাক্ষর

Charan Kumar Das



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

কনিষ্ঠা অনাধিকা মধ্যমা তর্জনী কৃত্যবুদী কৃত্যবুদী তর্জনী মধ্যমা অনাধিকা কনিষ্ঠা

নাম স্বাক্ষর

Deep Kumar Laha



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

কনিষ্ঠা অনাধিকা মধ্যমা তর্জনী কৃত্যবুদী কৃত্যবুদী তর্জনী মধ্যমা অনাধিকা কনিষ্ঠা

নাম স্বাক্ষর

Govind Choudhary



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

কনিষ্ঠা অনাধিকা মধ্যমা তর্জনী কৃত্যবুদী কৃত্যবুদী তর্জনী মধ্যমা অনাধিকা কনিষ্ঠা

নাম স্বাক্ষর

Anindam Das

Subhamay Basu

Member, Chairman - In - Council

ENGLISH BAZAR MUNICIPALITY, MALDA (W.B.)



শুভময় বসু

মেম্বার, চেয়ারম্যান ইন কাউন্সিল

ইংরেজবাজার পৌরসভা, মালদা (পা. বঙ্গ)

Dial : (03512) 253324 / 253029 (O)

Fax : 253329 (O) Cell : 9434213256 WApp : 8972241122

E-mail : subhamaybasu40@gmail.com

Residence : Maheshmati Road, P.O. & Dist. : Malda

P.S. : English Bazar, PIN - 732101 (W.B.)

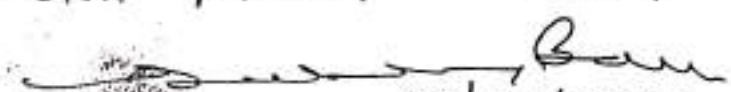
Ref. No. ..WS/17/288/2025-2026 Date..23/09/2025

TO WHOM IT MAY CONCERN

certified that Deceased CHANDANA AKULI wife of VIVEKANANDA AKULI of MAHESMATI ROAD WITHIN Ward No. 17 of ENGLISH BAZAR MUNICIPALITY WITH P.S. ENGLISH BAZAR P.O. + DIST - MALDA - 732101 was well known to me since long.

She left behind following persons for her legal heirs.

<u>Sl. No.</u>	<u>NAME</u>	<u>RELATION</u>
1.	VIVEKANANDA AKULI	HUSBAND
2.	NEELANJAN AKULI	SON


23/09/2025
Sri Subhamay Basu
Chairman-in-Council
English Bazar Municipality
MALDA



ME OF THE MUNICIPAL COUNCILLORS

ENGLISHBAZAR MUNICIPALITY, MALDA

Netaji Subhas Road, Malda, PIN - 732101

EnglishbazarMunicipality@gmail.com * Website : www.englishbazarMunicipality.com * Office : (EP&BX) 03012-253320 * Fax : 03012-253320

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

Date : 28.05.2025

To whom it may concern

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

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

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

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




Chairman
English Bazar Municipality, Malda
Chairman
English Bazar Municipality
MALDA



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



192025200287265178

GRN Details

GRN:	192025260287265178	Payment Mode:	SBI Epay
GRN Date:	24/09/2025 21:03:40	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	4046629856145	BRN Date:	24/09/2025 21:03:49
Gateway Ref ID:	IGATHYVHN4	Method:	State Bank of India NB
GRIPS Payment ID:	240920252028726516	Payment Init. Date:	24/09/2025 21:03:40
Payment Status:	Successful	Payment Ref. No:	2002723462/2/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr C G DEVELOPER
Address:	MALDA
Mobile:	9775838211
Period From (dd/mm/yyyy):	24/09/2025
Period To (dd/mm/yyyy):	24/09/2025
Payment Ref ID:	2002723462/2/2025
Dept Ref ID/DRN:	2002723462/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002723462/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	200
		Total		200

IN WORDS: TWO HUNDRED ONLY.

Major Information of the Deed

Deed No.	I-0902-12019/2025	Date of Registration	25/09/2025
Query No./Year	0902-2002723462/2025	Office where deed is registered	
Query Date	23/09/2025 6:49:54 PM	A.D.S.R, MALDA, District: Malda	
Applicant Name, Address & Other Details	RAJDEEP MISRA MALDA BAR ASSOCIATION, Thana : English Bazar, District : Malda, WEST BENGAL. PIN - 732101, Mobile No. : 8617227296, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
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(d))	Rs. 200/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

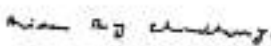
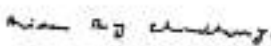
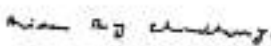
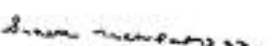
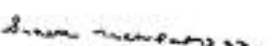
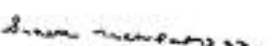
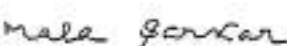
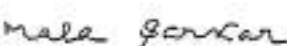
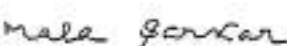
District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Mahes Mati Road, Mouza: Mohasmati, JI No: 66, Pin Code : 732101

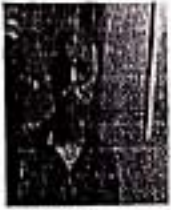
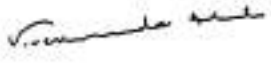
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-330	RS-178	Commercial	Bastu	9 Dec	20,00,000/-	4,36,36,365/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					9Dec	20,00,000 /-	436,36,365 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth 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 :

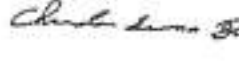
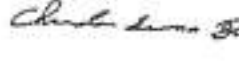
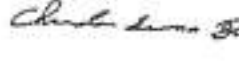
Sl. No.	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Anita Roy Choudhury Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>25/09/2025</td> <td></td> <td>LTI 25/09/2025</td> <td>25/09/2025</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: 26xxxxxxxxx2801, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Anita Roy Choudhury Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured		25/09/2025		LTI 25/09/2025	25/09/2025
Name	Photo	Finger Print	Signature										
Anita Roy Choudhury Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured											
25/09/2025		LTI 25/09/2025	25/09/2025										
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: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>25/09/2025</td> <td></td> <td>LTI 25/09/2025</td> <td>25/09/2025</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: 54xxxxxxxxx6237, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Sunita Mukhopadhyay Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured		25/09/2025		LTI 25/09/2025	25/09/2025
Name	Photo	Finger Print	Signature										
Sunita Mukhopadhyay Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured											
25/09/2025		LTI 25/09/2025	25/09/2025										
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 (Presentant) Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>25/09/2025</td> <td></td> <td>LTI 25/09/2025</td> <td>25/09/2025</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: 90xxxxxxxxx7707, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Mala Sarkar (Presentant) Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured		25/09/2025		LTI 25/09/2025	25/09/2025
Name	Photo	Finger Print	Signature										
Mala Sarkar (Presentant) Daughter of Late Asit Kumar Sarkar Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured											
25/09/2025		LTI 25/09/2025	25/09/2025										

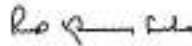
4	Name	Photo	Finger Print	Signature
	Vivekananda Akuli Son of Late Narayan Chandra Akuli Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office	 25/09/2025	 Captured LTI 25/09/2025	 25/09/2025
Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: ACxxxxxx0H, Aadhaar No: 82xxxxxxxx4946, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Neelanjana Akuli Son of Vivekananda Akuli Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office	 25/09/2025	 Captured LTI 25/09/2025	 25/09/2025
Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: dcxxxxxx1h, Aadhaar No: 93xxxxxxxx6094, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office				

Attorney Details :

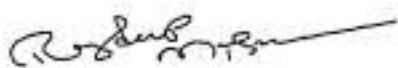
Sl No	Name,Address,Photo,Finger print and Signature
1	C G DEVELOPER Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed 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 - 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office </td> <td>  Sep 25 2025 11:38AM </td> <td>  Captured LTI 25/09/2025 </td> <td>  25/09/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Chandan Kumar Das Son of Late Birendra Nath Das Date of Execution - 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	 Sep 25 2025 11:38AM	 Captured LTI 25/09/2025	 25/09/2025
Name	Photo	Finger Print	Signature						
Chandan Kumar Das Son of Late Birendra Nath Das Date of Execution - 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	 Sep 25 2025 11:38AM	 Captured LTI 25/09/2025	 25/09/2025						

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: 62xxxxxxx0182 Status : Representative, Representative of : C G DEVELOPER (as partner)				
2	Name Rup Kumar Saha Son of Raj Kumar Saha Date of Execution - 25/09/2025, , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Sep 25 2025 11:36AM LTI 25/09/2025	Signature  25/09/2025
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: 96xxxxxxx6545 Status : Representative, Representative of : C G DEVELOPER (as partner)				
3	Name Goutam Choudhury Son of Late Nalinakshya Chowdhury Date of Execution - 25/09/2025, , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Sep 25 2025 11:31AM LTI 25/09/2025	Signature  25/09/2025
Singatala, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: acxxxxxx5q, Aadhaar No: 55xxxxxxx1400 Status : Representative, Representative of : C G DEVELOPER (as proprietor)				
4	Name Anindam Das Son of Basudev Das Date of Execution - 25/09/2025, , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Sep 25 2025 11:31AM LTI 25/09/2025	Signature  25/09/2025
K.j.sannyal Road, City:- English Bazar, P.O:- Makdumpur, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ajxxxxxx8c, Aadhaar No: 93xxxxxxx8266 Status : Representative, Representative of : C G DEVELOPER (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Rajdeep Misra Son of Retan Misra B S Sarani, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101		 Captured	
	25/09/2025	25/09/2025	25/09/2025
Identifier Of Anita Roy Choudhury, Sunita Mukhopadhyay, Mala Sarkar, Chandan Kumar Das, Rup Kumar Saha, Goutam Choudhury, Anindam Das, Vivekananda Akuli, Neelanjana Akuli			

On 25-09-2025

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

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

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

Presented for registration at 11:18 hrs on 25-09-2025, at the Office of the A.D.S.R. MALDA by Mala Sarkar, one of the Executants.

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

Execution is admitted on 25/09/2025 by 1. Anita Roy Choudhury, Daughter of Late Asit Kumar Sarkar, MAHESMATI, P.O: Malda, Thana: English Bazar, City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 2. Sunita Mukhopadhyay, Daughter of Late Asit Kumar Sarkar, MAHESMATI, P.O: MALDA, Thana: English Bazar, City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 3. Mala Sarkar, Daughter of Late Asit Kumar Sarkar, MAHESMATI, P.O: Malda, Thana: English Bazar, City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 4. Vivekananda Akuli, Son of Late Narayan Chandra Akuli, Mahesmatl, P.O: Malda, Thana: English Bazar, City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 5. Neelanjan Akuli, Son of Vivekananda Akuli, Mahesmatl, P.O: Malda, Thana: English Bazar, City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others

Identified by Rajdeep Misra, Son of Ratan Misra, B S Sarani, 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 25-09-2025 by Goutam Choudhury, proprietor, C G DEVELOPER (Partnership Firm), Mahesmatl, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Rajdeep Misra, Son of Ratan Misra, B S Sarani, 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 25-09-2025 by Anindam Das, partner, C G DEVELOPER (Partnership Firm), Mahesmatl, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Rajdeep Misra, Son of Ratan Misra, B S Sarani, 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 25-09-2025 by Chandan Kumar Das, partner, C G DEVELOPER (Partnership Firm), Mahesmatl, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Rajdeep Misra, Son of Ratan Misra, B S Sarani, 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 25-09-2025 by Rup Kumar Saha, partner, C G DEVELOPER (Partnership Firm), Mahesmatl, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Rajdeep Misra, Son of Ratan Misra, B S Sarani, 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 200.00/- (E = Rs 200.00/-) and Registration Fees paid by, by Cash Rs 0.00/-, by online = Rs 200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/09/2025 9:03PM with Govt. Ref. No: 192025260287265178 on 24-09-2025, Amount Rs: 200/-, Bank: SBI EPay (SBIEPay), Ref. No. 4046629856145 on 24-09-2025, 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 , by Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1229, Amount: Rs.50.00/-, Date of Purchase: 23/09/2025, Vendor name: Manoranjan Poddar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/09/2025 9:03PM with Govt. Ref. No: 192025260287265178 on 24-09-2025, Amount Rs: 0/-, Bank: SBI
EPay (SBIPay), Ref. No. 4046629856145 on 24-09-2025, 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 224654 to 224674
being No 090212019 for the year 2025.



Sandipan Das

Digitally signed by SANDIPAN DAS
Date: 2025.10.31 11:16:04 +05:30
Reason: Digital Signing of Deed.

(Sandipan Das) 31/10/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
West Bengal.