

4747/2025

1-4829/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 950352

L 950352

Q-2-1191704/25

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

Mitali Das
Dist. Sub-Registrar
Sadar Malda.

Mitali Das

PRATHA CONSTRUCTION
Prathna Kumar Das
Signature

PRATHA CONSTRUCTION
Mitali Das
Signature

02 MAY 2025

DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT is made this 2nd day of May in the year Two Thousand Twenty Five.

Dist. Malda, P.S- Malda, Mouza-Sahapur, Area of Land 9 Dec.
Under Sahapur Gram Panchayet.

10/5/25

Drafted by
Rajdeep Misra
ADV.

Mitali Das

PRATIMA CONSTRUCTION
Chandan Kumar Das
Partner

PRATIMA CONSTRUCTION
Mitali Das
Partner

BETWEEN

MITALI DAS, PAN NO. AICPD7671G, Aadhaar No.6076 5693 9225, wife of Chandan Kumar Das, by occupation – Business, by faith – Hindu, residing at Ananda Bhaban Mahesmati. P.S. – English Bazar, Post and 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 his heirs, executors, administrators, legal representative and assigns) of the ONE PART.

AND

“PRATIMA CONSTRUCTION”, a partnership firm, PAN No. AAFFP1772K, having its office at Ananda Bhaban 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. **MITALI DAS**, PAN NO. AICPD7671G, Aadhaar No.6076 5693 9225, wife of Chandan Kumar Das, by occupation – Business, by faith – Hindu, residing at Ananda Bhaban Mahesmati. P.S. – English Bazar, Post and District – Malda, Pin No. 732101, (W.B.), Citizen of India. Hereinafter referred to as the **PROMOTER / DEVELOPER** (which expression shall, unless be excluded by or repugnant to the context be deemed to mean and included the executors administrators, legal representatives and assignees) of the **OTHER PART.**

WHEREAS a Bastu land measuring about 9 Decimal be the same a little more or less comprised and L. R. Dag No. 375, L.R. Khatian no. 479,810,342 (old) (As per Deed), New L.R Khatian no. 4735 (Mitali Das) class –Bastu of Mouza –Sahapur, J.L. No. 110, under Sahapur Gram Panchayet, District – Malda is now belong to Mitali Das (Land Owner) purchased from 1.Narayan Chandra Agarwalla 2.Abdul Jabbar) on 20/04/2011 By Way of Registered sale deed No-2985/2011 at the office of A.D.S.R. Malda.

Mitali Das

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PRATIMA CONSTRUCTION
Chandan Kumar Das
Partner

Partner

PRATIMA CONSTRUCTION
Mitali Das
Partner

WHEREAS said Mitali Das the land owner become the absolute owner and recorded their names in L.R record of rights as per their share of the land measuring about 9.00 Decimal be the same a little more or less comprised L. R. Dag No. 375, L.R. Khatian no. 479,810,342 (old) (As per Deed), New L.R Khatian no. 4735 (Mitali Das) class - Bastu of Mouza - Sahapur, J.L. No. 110, under Sahapur Gram Panchayet, District - Malda.

AND WHEREAS the Owner Mitali Das 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 Zela Parishad for Residential purposes what will be the description of the property after amalgamation is described herein below as SCHEDULE 'A'.

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

AND WHEREAS upon the aforesaid representation of the owners and subject to verification of title of the OWNERS concerning the said property of SCHEDULE- A, the DEVELOPER have agreed to develop the said property of SCHEDULE 'A' by raising construction of the proposed building at their own costs and responsibilities till completion at bastu land measuring about 9.00 Decimal be the same a little more or less comprised L. R. Dag No. 375, L.R. Khatian no. 479,810,342 (old) (As per Deed), New L.R Khatian no. 4735 (Mitali Das) class - Bastu of Mouza - Sahapur, J.L. No. 110, under Sahapur Gram Panchayet, District - Malda. in accordance with plan to be sanctioned by the Sahapur Gram Panchayet on the terms and conditions hereunder appearing.

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

ARTICLE-I DEFINITIONS:

A) OWNERS: shall mean the said MITALI DAS, PAN NO. AICPD7671G, Aadhaar No.6076 5693 9225, wife of Chandan Kumar Das, by occupation - Business, by faith - Hindu, is residing at Ananda Bhaban, Mahesmati. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India.

B) DEVELOPERS: shall "PRATIMA CONSTRUCTION", a partnership firm,

Mitali Das

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PRATIMA CONSTRUCTION
Chandana Kumar Das
Partner

PRATIMA CONSTRUCTION
Mitali Das
Partner

PAN No. AAFFP1772K, having its office at Ananda Bhaban 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. MITALI DAS, PAN NO. AICPD7671G, Aadhaar No. 6076 5693 9225, wife of Chandan Kumar Das, by occupation – Business, by faith – Hindu, residing at Ananda Bhaban, Maheshmati. P.S. – English Bazar, Post and District – Malda, Pin No. 732101, (W.B.), Citizen of India.

C) PROPERTY: shall mean the entire of the SCHEDULE 'A' property situated about 9.00 Decimal be the same a little more or less comprised L. R. Dag No. 375, L.R. Khatian no. 479,810,342 (old) (As per Deed), New L.R Khatian no. 4735 (Mitali Das) class – Bastu of Mouza – Sahapur, J.L. No. 110, under Sahapur Gram Panchayet, District – Malda.

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

E) COMMON FACILITIES & AMENITIES: shall mean and include stair case, passage, lobby, drain and sewerages, water supply system, water pump and motor, septic tank, overhead and underground water reservoir, electric lines and points at all common areas and ground floor, sound less generator, Lift, fire protection system and other facilities as would be available in the said building and/or the said premises.

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

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

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

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PRATIMA CONSTRUCTION
Charan Kumar Das
Partner

PRATIMA CONSTRUCTION
Mitali Das
Partner

- 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 Zela parishad, Malda.
- L) TRANSFER: with its grammatical variation shall include by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchasers thereof.
- M) TRANSFeree: shall mean a person, firm, limited Company, association of persons to whom any space in the building would be transferred.
- N) WORDS: imparting singular shall include Plural and vice versa.
- O) COMMON SPACE : All that space which shall be used by the flat owners for these are used as undivide proportionate area, which includes stairs passage, Entrance, Entire roof, Community hall etc.

ARTICLE - II COMMENCEMENT :

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

ARTICLE - III OWNER'S RIGHT AND REPRESENTATION:

- A) The owner is absolutely seized and possessed of and/or well and sufficiently entitled to the said property which is more fully and particularly described in the schedule 'A' hereunder written.
- B) No other persons other than the owner or his legal heir have any claim, right, title, and/or demand over and in respect of the said property and/or any portion thereof.
- C) The said property is free from all encumbrance, charges, liens, lis pendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
- D) There is no excess vacant land at the said property within the meaning of the Urban Land (ceiling & Regulations) Act, 1976.
- E) The owner shall have the right to inspect the construction work and check the quality of

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PRATHA CONSTRUCTION
Pranab Kumar Das
Partner

PRATHA CONSTRUCTION
Mitali Das
Partner

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 Zela Parishad . The developer will sanction the plan at their own cost and expenses subject to approval of the owner.
- B) All other applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the Appropriate Authorities shall be prepared and submitted by the Developer on behalf of the owner at the Developer's cost and expenses and the Developer shall pay and bear all fees, including Architect's fees, charges and expenses required to be paid or deposited for exploitation of the said property. Provided however, that the Developer shall be exclusively entitled to all refund of any or all payment and/or deposits made by the Developer.
- C) The Developer shall be responsible to arrange the demise or assignment or conveyance in law the owner of the said premises or any part thereof to the developer as creating any right or charge in respect of the developer so mentioned other than an exclusive license to the developer to commercially exploit the same in terms hereof and to deal with the Developer's Allocation in the new building in the manner hereinafter state. The developer can enter into agreement for sale, transfer, lease, mortgage, let out on rent, handover possession or any way deal with developer's Allocation excluding the owner's allocation and rights as stated herein above in full.
- D) The Developer shall be exclusively entitled to Developer's allocation in the new building with an exclusive right to transfer or otherwise deal with or dispose of the

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PRATHMA CONSTRUCTION
Charan Kumar Das
Partner

PRATHMA CONSTRUCTION
Mitali Das
Partner

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

Mitali Das

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PRATHA CONSTRUCTION

Pradnya
Chandrasekhar D.

PRATHA CONSTRUCTION

Mitali Das
Pradnya

said premises within a period of 30 (Thirty) months and an extension period six months (If required) from the date of sanctioned of the building plan of the said premises.

- C) The Developer shall hand over all areas of Owner's allocation in full to the owner before handover the area of developer's allocation to other with in a period of 30 months plus extension period of 6 months . And if the developer fails to hand over the said portion in full to the owner within above mentioned period the developer shall be bound to pay the interest @ prevailing market rate of that time on the valuation of Owner's allocation to the owners.
- D) The brief specification of fixtures and fittings to be provided by the developer in each of the flats of the owner's allocation shall be included but not limited to those indicated in the Schedule-'D' hereunder written.
- E) As soon as the new building is completed the developer shall give written notice to the owner requiring the owner to take possession of the owner allocation in the new Building and if there be no dispute regarding the completion of the building in terms of this agreement and according to the specification given in the Schedule and plan thereto the owner shall take possession of his allocation within next one month from the date of such notice.
- F) That in so far as necessary all dealings by the developer in respect of the building including agreement for sale and all other acts, things and deed whatsoever concerning developer's allocation shall be in the name of the owner for which purpose the owner undertake to give the developer a Registered General Power of Attorney in a form and manner required by the Developer, PROVIDED HOWEVER the same shall not create any financial and/or tax liabilities upon the owner in any manner whatsoever.
- G) The Developer can make further construction after completion of B+G+VI storied building after approval of Zela Parishad. B+G+VI storied building shall be allotted to land Owner.
- H) After completion of the said construction, it shall be handed over to the flat owner's society (comprises of all flat owners only), and then the developer has no right to make change addition, modification, alteration, and erection /installation any equipment over the building except repairing work.

Mitali Das

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PRATEJA CONSTRUCTION
Prateja Kumar Das
Partner

PRATEJA CONSTRUCTION
Mitali Das
Partner

ARTICLE-VI OWNERS' INDEMNITY:

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

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

Nitale Das

PRATHA CONSTRUCTION
Pranab Kumar Das
Partner

PRATHA CONSTRUCTION
Nitale Das
Partner

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

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

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.

Mitali Das

PRATHA CONSTRUCTION

Chandana Kumar Das

Partner

PRATHA CONSTRUCTION

Mitali Das

Partner

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

SCHEDULE "A" ABOVE REFERRED TO
(Entire Property)

ALL THAT piece and parcel of total land measuring about 9.00 Decimal be the same a little more or less comprised in Dist -Malda. P.S- Malda, A.D.S.R Office- Malda, PLOT NO- L. R.. 375 , L.R. Khatian no. 479,810,342 (old) (As per Deed), New L.R Khatian no. 4735 (Mitati Das) class -Bastu of Mouza -Sahapur, J.L. No. 110, under Sahapur Gram Panchayet, District - Malda. (Vacant Land) which is above referred to and which is unadvisedly butted and bounded by :-

NORTH: Nimai Biswas.

SOUTH: legal Haires of Makhan Chandra Sarkar

EAST : Nimai Biswas.

WEST : Panchayet road. (10ft wide paka)

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

OWNER'S got 50% of construction Area.

ALL THAT piece and parcel of flats and open spaces and together with importable undivided proportionate share on land along with user right of all the common areas and facilities commonly with all other co-owners.

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

(DEVELOPERS' ALLOCATION 50 % of CONSTRUCTED AREA)

ALL THAT piece and parcel of flats and open spaces and together with importable

Mitali Das

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PRATIMA CONSTRUCTION
Charan Kumar Das
Partner

PRATIMA CONSTRUCTION
Mitali Das
Partner

undivided proportionate share on land along with user right of all the common areas and facilities commonly with all other co-owners.

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

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF :

1. Sukhamay De.
S/o Lt. Subash Ch. De.
R/o - Pingpur. P.S. - B.B.
PO 2 Dtr - Malda.
Pin - 732101 (U.B)

2. Rajdeep Misra.
S/o Ratan Misra
R/o B. D. Saha
G.N. Malda

Mitali Das
SIGNATURE OF THE OWNER

PRATIMA CONSTRUCTION

Charan Kumar Das

Partner

PRATIMA CONSTRUCTION

Mitali Das

SIGNATURE OF THE DEVELOPER

Partner

Drafted By

Rajdeep Misra.

RAJDEEP MISRA (ADVOCATE)

Malda bar Association

E. NO.F/3584/4121/2023

অনিন্দিত পাতা নং —

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

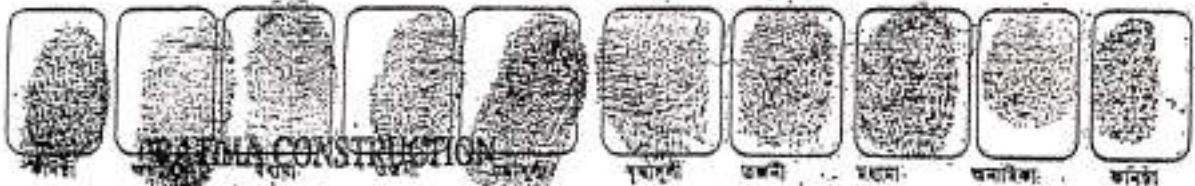


স্বাক্ষর Mitali Das

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Chandran Kumar

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Mitali Das



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



192025260044585738

GRN Details

GRN:	192025260044585738	Payment Mode:	SBI Epay
GRN Date:	01/05/2025 23:48:44	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9815259343637	BRN Date:	01/05/2025 23:49:08
Gateway Ref ID:	IGASTRGVI4	Method:	State Bank of India NB
GRIPS Payment ID:	010520252004458572	Payment Init. Date:	01/05/2025 23:48:44
Payment Status:	Successful	Payment Ref. No:	2001194704/1/2025
			[Query No"/Query Year]

Depositor Details

Depositor's Name:	Mr PRATIMA CONSTRUCTION ANANDA BHABAN
Address:	MAHESHMATI, ENGLISH BAZAR, MALDA, PAN-AAFFP1772K
Mobile:	9434303220
Period From (dd/mm/yyyy):	01/05/2025
Period To (dd/mm/yyyy):	01/05/2025
Payment Ref ID:	2001194704/1/2025
Dept Ref ID/DRN:	2001194704/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001194704/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2001194704/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	14
		Total		5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed



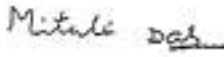
Deed No :	I-0902-04829/2025	Date of Registration	02/05/2025
Query No / Year	0902-2001194704/2025	Office where deed is registered	
Query Date	01/05/2025 11:15:34 AM	A.D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	RAJDEEP MISRA MALDA BAR ASSOCIATION, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 8617227296, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immoveable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 63,96,921/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: Malda, P.S:- Malda, Gram Panchayat: SAHAPUR, Mouza: Sahapur, JI No: 110, Pin Code : 732142

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-375 (RS :-)	LR-4735	Commercial Bastu	9 Dec	30,00,000/-	63,96,921/-	Width of Approach Road: 10 FL, Adjacent to Metal Road,
Grand Total :				9Dec	30,00,000 /-	63,96,921 /-	







Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MITALI DAS Wife of CHANDAN KUMAR DAS Executed by: Self, Date of Execution: 02/05/2025 , Admitted by: Self, Date of Admision: 02/05/2025 ,Place : Office		 Captured	
	ANANDA BHABAN MAHESMATI, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: AIxxxxxx1G, Aadhaar No: 60xxxxxxxx9225, Status :Individual, Executed by: Self, Date of Execution: 02/05/2025 , Admitted by: Self, Date of Admision: 02/05/2025 ,Place : Office	02/05/2025	LT1 02/05/2025	02/05/2025



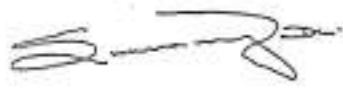
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRATIMA CONSTRUCTION ANANDA BHABAN MAHESMATI, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AAxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	CHANDAN KUMAR DAS (Presentant) Son of Late BIRENDRA NATH DAS Date of Execution - 02/05/2025, , Admitted by: Self, Date of Admission: 02/05/2025, Place of Admission of Execution: Office		 Captured	
	May 2 2025 11:23AM	LTI 02/05/2025	02/05/2025	
ANANDA BHABAN 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 : PRATIMA CONSTRUCTION (as partner)				
2	Name	Photo	Finger Print	Signature
	MITALI DAS Wife of CHANDAN KUMAR DAS Date of Execution - 02/05/2025, , Admitted by: Self, Date of Admission: 02/05/2025, Place of Admission of Execution: Office		 Captured	
	May 2 2025 11:23AM	LTI 02/05/2025	02/05/2025	
ANANDA BHABAN MAHESMATI, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AXxxxxxx1G, Aadhaar No: 60xxxxxxxx9225 Status : Representative, Representative of : PRATIMA CONSTRUCTION (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
SUKHAMAY DE Son of Late SUBODH CHANDRA DE PIROJPUR, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101		 Captured 02/05/2025	 02/05/2025
Identifier Of MITALI DAS, CHANDAN KUMAR DAS, MITALI DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MITALI DAS	PRATIMA CONSTRUCTION-9 Dec

Land Details as per Land Record

District: Malda, P.S:- Malda, Gram Panchayat: SAHAPUR, Mouza: Sahapur, JI No: 110, Pin Code : 732142

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 375, LR Khatian No:- 4735	Owner:মিতালী দাস , Gurdian:চন্দন কুমার দাস, Address:আলম ডাঙর মহেশবাড়ি মালদা, Classification:কাছ, Area:0.09000000 Acre,	MITALI DAS

Endorsement For Deed Number : I - 090204829 / 2025

On 02-05-2025

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 10:55 hrs on 02-05-2025, at the Office of the A.D.S.R. MALDA by CHANDAN KUMAR DAS .

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 63,96,921/-

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

Execution is admitted on 02/05/2025 by MITALI DAS, Wife of CHANDAN KUMAR DAS, ANANDA BHABAN MAHESMATI, P.O: MALDA, Thana: English Bazar, City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business

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

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

Execution is admitted on 02-05-2025 by CHANDAN KUMAR DAS, partner, PRATIMA CONSTRUCTION (Partnership Firm), ANANDA BHABAN MAHESMATI, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

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

Execution is admitted on 02-05-2025 by MITALI DAS, partner, PRATIMA CONSTRUCTION (Partnership Firm), ANANDA BHABAN MAHESMATI, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

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

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/05/2025 11:49PM with Govt. Ref. No: 192025260044585738 on 01-05-2025, Amount Rs: 14/-, Bank: SBI
EPay (SBIPay), Ref. No. 9815259343637 on 01-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,010/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 371, Amount: Rs.5,000.00/-, Date of Purchase: 30/04/2025, Vendor name: Manoranjan Poddar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/05/2025 11:49PM with Govt. Ref. No: 192025260044585738 on 01-05-2025, Amount Rs: 5,010/-, Bank: SBI EPay (SBlePay), Ref. No. 9815259343637 on 01-05-2025, Head of Account 0030-02-103-003-02

MA Sahani

Abu Sahani

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 98608 to 98629

being No 090204829 for the year 2025.



Sandipan Das

Digitally signed by SANDIPAN DAS
Date: 2025.05.08 10:17:01 +05:30
Reason: Digital Signing of Deed.

(Sandipan Das) 08/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
West Bengal.