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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

Addl. Dist. Sub-Registrar
Sadar Malda.

C. G. DEVELOPER

Partner

C. G. DEVELOPER

Rup Kumar Datta

C. G. DEVELOPER

Sourav Choudhary

Partner

C. G. DEVELOPER

Anindan Das

04 JUN 2025

DEVELOPMENT AGREEMENT is made this 4th day of June in the year Two Thousand Twenty Five

Dist. Malda, P.S- English Bazar, Mouza - Mahesmati, Area of Land 8.60 Dec.
Under English Bazar Municipality

D/ky.
Zakhamy Dr.
At

Cont. Page | 2

Pulak Kumar Das.
Pijus Kumar Das.
Souvik Das.

C.G. DEVELOPER
Chandan Kumar Das.
Partner

C.G. DEVELOPER
Rup Kumar Saha
Partner

C.G. DEVELOPER
Goutam Choudhury
Partner

C.G. DEVELOPER
Anindam Das
Partner

BETWEEN

1. PULAK KUMAR DAS, PAN NO. ANBPD5765B Aadhaar No.8545 4618 2733, son of Late Santosh Kumar Das, by occupation - Grihasthi, by faith - Hindu, residing at Mahesmati. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India.
2. PIJUS KUMAR DAS, PAN NO. ADQPD9405M, Aadhaar No.2922 1259 9530, son of Late Santosh Kumar Das, by occupation - Grihasthi, by faith - Hindu, residing at Mahesmati. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India
3. SOUVIK DAS, PAN NO. ADGPD3560R Aadhaar No.6433 0352 9840, son of Late Santosh Kumar Das, by occupation - Grihasthi, by faith - Hindu, residing at 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

"C.G.DEVELOPER", a partnership firm, PAN No. AAPFC6667G, Deed No. IV-090200064/2022 dated 16/11/2022, 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. 9636 2376 6545, 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. 5534 5675 1400, son of Late Nalinakshya 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 Bagudev 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. 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 8.60 Decimal be the same a little more or less comprised R.S Dag no. 98 (3.46 dec) and 455 (5.14 dec) Total land (3.46+5.14=8.60 dec), and L. R. Dag No. 1892 & R.S. Khatian no. 100. New L.R Khatian no.6599,6600 and 6601, class -Bastu of Mouza - Mahesmati, J.L. No. 66, under ward No. 18, District - Malda was belong Santosh Kumar Das by way of registered Partition Deed vide no-2084/1988 At the Registry office Malda on 11/03/1988. (As First Part Santosh Kumar Das).During possession of this land First Part owner Santosh Kumar Das died And since deceased Santosh Kumar Das left behind Pulak Kumar Das, Pijus Kumar Das and Souvik Das

Pulak Kumar Das.
Pijus Kumar Das.
Souvik Das.

C.G. DEVELOPER
Chandan Kumar Das.
Partners

C.G. DEVELOPER
Rup Kumar Saha
Partners

C.G. DEVELOPER
Houtam Choudhury
Partners

C.G. DEVELOPER
Arindam Das
Partners

left behind this legal heirs. Pulak Kumar Das, Pijus Kumar Das and Souvik Das become the absolute owner of this land. And recorded their names L.R.ROR 6599, 6600 and 6601.

WHEREAS said 1. Pulak Kumar Das 2. Pijus Kumar Das 3. Souvik 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 the same a little more or less Bastu land measuring about 8.60 Decimal be the same a little more or less comprised R.S Dag no. 98 and 455, and L. R. Dag No. 1892 & R.S. Khatian no. 100. New L.R Khatian no. 6599, 6600 and 6601, class - Bastu of Mouza - Mohesmati, J.L. No. 66, under ward No. 18, District - Malda

AND WHEREAS the Owners 1. Pulak Kumar Das 2. Pijus Kumar Das 3. Souvik Das are desirous to develop their properties amalgamated and by constructing a B+ G + VI storied residential building in accordance with the building plan to be sanctioned by the English Bazar Municipality for Residential purposes what will be the description of the property after amalgamation is described herein below as SCHEDULE 'A'.

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

AND WHEREAS upon the aforesaid representation of the owners and subject to verification of title of the OWNERS concerning the said property of SCHEDULE- A, the DEVELOPER have agreed to develop the said property of SCHEDULE 'A' by raising construction of the proposed building at their own costs and responsibilities till completion at Bastu land measuring about 8.60 Decimal be the same a little more or less comprised R.S Dag no. 98 and 455, and L. R. Dag No. 1892 & R.S. Khatian no. 100. New L.R Khatian no 6599, 6600 and 6601 class - Bastu of Mouza - Mohesmati, J.L. No. 66, under ward No. 18, District - Malda in accordance with plan to be sanctioned by the English Bazar Municipality on the terms and conditions hereunder appearing.

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

ARTICLE-I DEFINITIONS :

A) OWNERS: shall mean the said

1. **PULAK KUMAR DAS**, PAN NO. ANBPD5765B Aadhaar No.8545 4618 2733, son of Late Santosh Kumar Das, by occupation - Grihasthi, by faith - Hindu, residing at Mahesmati. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India.
2. **PIJUS KUMAR DAS**, PAN NO. ADQPD9405M, Aadhaar No.2922 1259 9530, son of Late Santosh Kumar Das, by occupation - Grihasthi, by faith - Hindu, residing at Mahesmati. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India
3. **SOUVIK DAS**, PAN NO. ADGPD3560R Aadhaar No.6433 0352 9840, son of Late Santosh Kumar Das, by occupation - Grihasthi, by faith - Hindu, residing at Mahesmati. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India

B) DEVELOPERS: shall mean "C.G.DEVELOPER", a partnership firm, having its office at Maheshmati, Rabindra Avenue, Police Station - English Bazar; Post & District - Malda, Pin No. 732101 (W.B.), represented by its partners namely 1. **CHANDAN KUMAR DAS**, 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**, son of Raj Kumar Saha, by occupation - Business, by faith - Hindu, residing at 12/51 Rabindra Avenue. P.S. - English

- Pulak kumare Das.
- Rajakumar Das.
- Souvik Das.

C. G. DEVELOPER
Charles G. Developer, Inc.
Partners:

3. DEVELOPER
Rup Kumar Baha
Partner

G. DEVELOPER
YouTou Channel

C. G. DEVELOPER
Arundel - Des
Bulwer

Bazar, Post and District – Malda, Pin No. 732101, (W.B.), Citizen of India. 3. **GOUTAM CHOUDHURY**, 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**, son of Basudev Das, by occupation – Business, by faith – Hindu, residing at K.J.Sanyal Road. P.S. – English Bazar, Post – Mokdumpur, District – Malda, Pin No. 732103, (W.B.), Citizen of India.

C) **PROPERTY:** shall mean the entire of the SCHEDULE 'A' property situated Bastu land measuring about 8.60 Decimal be the same a little more or less comprised R.S Dag no. 98 and 455, and L. R. Dag No. 1892 & R.S. Khatian no. 100. New L.R Khatian no. 6599, 6600 and 6601, class -Bastu of Mouza - Mohesmati, J.L. No. 66, under ward No. 18, District - Malda.

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

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

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

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

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

D) **SALEABLE SPACE** : shall mean the space which have fallen in the Developer's Allocation in the proposed Building available for independent use and occupation after making due provisions for the owner's allocation and for common facilities and the space required thereof.

J) **THE ARCHITECT:** shall mean such person or persons who may be appointed by the Developer for designing and planning the proposed new building.

K) **BUILDING PLAN** : shall mean the plan to be prepared by the Architect and to be sanctioned by the English Bazar Municipality, Malda.

L) **TRANSFER:** with its grammatical variation shall include by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchasers thereof.

M) TRANSFeree: shall mean a person, firm limited Company, association of persons to whom any space in the building would be transferred.

N) **WORDS:** imparting singular shall include Plural and vice versa.

O) **COMMON SPACE** : All that space which shall be used by the flat owners for these are used as undivide proportionate area, which includes stairs passage, Entrance, Entire roof , Community hall etc.

- Pulak Kumar Das,
- Piyoo Kumar Das,
- Souvik Das

C. G. DEVELOPER
Charan Kumar Das
Partner

G. DEVELOPER
Bip Kumar Laha
Partner

C. G. DEVELOPER
Jyotam Choudhary
Partner

C. G. DEVELOPER
Anindam Das
Partner

ARTICLE - II COMMENCEMENT :

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

ARTICLE - III OWNER'S RIGHT AND REPRESENTATION:

- A) The owner is absolutely seized and possessed of and/or well and sufficiently entitled to the said property which is more fully and particularly described in the schedule 'A' hereunder written.
- B) No other persons other than the owner or his legal heir have any claim, right, title, and/or demand over and in respect of the said property and/or any portion thereof.
- C) The said property is free from all encumbrance, charges, liens, lis pendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
- D) There is no excess vacant land at the said property within the meaning of the Urban Land (ceiling & Regulations) Act, 1976.
- E) The owner shall have the right to inspect the construction work and check the quality of the materials, and if the owner is not satisfied regarding quality of the materials and the construction work, the owner shall have right to interfere in the developers assignments.
- F) That both the owner's allocation and the Developer's allocation shall have possessed /purchased/occupied and acquired by the person/persons belonging the same community. And the developer shall not be entitled to sell the any part or all of developer's allocation to any other community.

ARTICLE - IV

DEVELOPER'S RIGHT:

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

✓ P. K. Kumar Do
✓ P. K. Kumar Do
✓ Soumitra Dm

C. G. DEVELOPER
Charles Kumar Est.
Partner

C. G. DEVELOPER
Kup Kumar Dm
Partner

C. G. DEVELOPER
K. G. Kumar
Partner

C. G. DEVELOPER
K. G. Kumar
Partner

- D) The Developer shall be exclusively entitled to Developer's allocation in the new building with an exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation. However transfer of the ownership of any or all flats under the developer's allocation shall be made by the owner.
- E) Developer shall take decision regarding the quality of the materials with the consent of owner and binding between the parties hereto. And the owner will have the right of inspection of the same from time to time.
- F) That the Developer shall be entitled to sell all Developers 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 English Bazar Municipality strictly, the Developer shall be entitled to deal with the Developer's Allocation at his sole discretion as described in Schedule - 'C'.
- 1) The developer will measure, survey and prepare all necessary documents, Architectural plan, structural design etc. and will bear all expenses for the above purpose in additions to plan already sanctioned, if required and the developer will bear the house rent 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 English Bazar Municipality.
 - 3) The Developer shall erect, construct and complete the new building and shall provide the owner's allocation to the owner as defined in article-i-e, and all costs charges and expenses shall be paid, borne and discharged by the developer. The owner shall be entitled to deal with the owner's allocation at his/her discretion as described in Schedule "B".
 - 4) The developer shall strictly maintain the quality of the construction materials and other equipment like water connection accessories, electric equipment, pump, generator, lift etc. Even then if any construction defect or equipment failure arise due to use of poor quality of materials or improper planning, the developer have to bear repairing expenses for at least two years from the date of handing over the area of Owner's allocation.
- B) The developer hereby undertake to construct and complete the new building at the said premises within a period of 30 (Thirty) months and an extension period six months (If required) from the date of sanctioned of the building plan of the said premises.
- C) The Developer shall hand-over all areas of Owner's allocation in full to the owner before handover the area of developer's allocation to other with in a period of 30 months plus extension period of 6 months. And if the developer fails to hand over the said portion in full to the owner within above mentioned period the developer shall be bound to pay the interest @ prevailing market rate of that time on the valuation of Owner's allocation to the owners.

- D) The brief specification of fixtures and fittings to be provided by the developer in each of the flats of the owner's allocation shall be included but not limited to those indicated in the Schedule-'D'

Pelak Kumar Das
Rajesh Kumar Das
Souvik Das

C. G. DEVELOPER
Chandana Kumar Das
Partner

C. G. DEVELOPER
Rup Kumar Das
Partner

C. G. DEVELOPER
Hritam Choudhary
Partner

C. G. DEVELOPER
Anindita Das
Partner

hereunder written.

- E) As soon as the new building is completed the developer shall give written notice to the owner requiring the owner to take possession of the owner allocation in the new Building and if there be no dispute regarding the completion of the building in terms of this agreement and according to the specification given in the Schedule and plan thereto the owner shall take possession of his allocation within next one month from the date of such notice.
- F) That in so far as necessary all dealings by the developer in respect of the building including agreement for sale and all other acts, things and deed whatsoever concerning developer's allocation shall be in the name of the owner for which purpose the owner undertake to give the developer a Registered General Power of Attorney in a form and manner required by the Developer, PROVIDED HOWEVER the same shall not create any financial and/or tax liabilities upon the owner in any manner whatsoever.
- G) The Developer can make further construction after completion of B+G+VI storied building after approval of English Bazar municipality. B+G+VI storied building shall be allotted to land Owner.
- H) After completion of the said construction, it shall be handed over to the flat owner's society (comprises of all flat owners only), and then the developer has no right to make change addition, modification, alteration, and erection /installation any equipment over the building except repairing work.

ARTICLE-VI OWNERS' INDEMNITY:

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

Pulak Kumar Das
Purno Kumar Das
Souvik Das

C.G. DEVELOPER
Charles Kumar Das,
Partner

C.G. DEVELOPER
Rup Kumar Das
Partner

C.G. DEVELOPER
Sourav Chandra
Partner

C.G. DEVELOPER
Anind Kumar Das
Partner

or litigation with his own efforts.

ARTICLE - VIII MISCELLANEOUS:

- A) It is understood that from time to time to facilitate the construction of the new building by the Developer various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the owner and various applications and other documents as may be required to be signed or made by the owner relating to which specified provisions may not have been mentioned herein, the Owner hereby undertakes to do all such acts, deed, matters and things that may be reasonably required to be done in the matters and the owner shall sign and all such additions, applications, power of attorney and/or authorization and other documents as the case may be to facilitate construction of the new building provided that all such acts, deeds, matters and things do not in any way infringe, on the rights of the owner and/or go against the spirit of this agreement.
- B) In the event of default, wrongful or illegal construction by violating building rules of the English Bazar Municipality and/or other authorities the developer shall rectify the same at his own cost to make it regular and legal. The developer shall also pay for damage, if any to the owner in respect of the said development agreement.
- C) This Agreement shall remain valid till such time the proposed building is constructed and cease to operate when owner's Allocation and Developer's Allocation shall be allotted in the respective manners or in favour of the prospective purchasers at the instance of the Developer.
- D) The owners will execute a Registered General Power of Attorney in favour of the Developer to facility and construction work at the said premises and also for sale/transfer of Developer's Allocation in the said new building.

ARTICLE - IX FORCE MAJEURE :

- A) The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
- B) Force Majeure shall, mean flood, earthquake, riot, war, storm, tempest, civil commotion strike, lockout any third party action and/or law suit and/or any other act or commission beyond the control of the parties hereto.

ARTICLE-X JURISDICTION :

- A) The Courts at Malda shall have the jurisdiction to entertain, try and determine all actions, suits and proceeding arising out of these presents between the parties hereto.
- B) That all disputes and/or difference between the parties to this agreement arising out of or relating to the terms and conditions of this instant agreement or meaning or effect of any of the terms and conditions of this agreement shall be referred to arbitrator(s) in accordance with the Arbitration and conciliation Act, 1996 and the award then will be made and published shall be the final and binding upon the parties.

SCHEDULE "A" ABOVE REFERRED TO (Entire Property)

ALL THAT piece and parcel of total Bastu / Danga land measuring about 8.60 Decimal out of 16 decimal of land and 55 years old 1750 Sq.Ft. building at ground floor and 55 years old 1750 Sq. ft building at first floor (Floor type - Cement). be the same a little more or less comprised R.S Dag no. 92 and 455, and L. R. Dag No. 1892 &, R.S. Khatian no. 100. New L.R Khatian no.6599, 6600

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Jyoti Choudhary
Partner

C. G. DEVELOPER
Anind Kumar Das
Partner

and 6601, class - Bastu of Mouza - Mahesmati, J.L. No. 66, under ward No. 18, District - Malda land which is above referred to and which is unadvisedly butted and bounded by :-

NORTH: H/O - Sisir Das

SOUTH: Municipal lane (8 feet wide)

EAST : H/O - Biswajit Das & others

WEST : N.H - 34 (Road zone: Rathbari - Mahananda Bridge)(60 feet wide)

SCHEDULE "B" ABOVE REFERRED

(OWNER'S ALLOCATION)

1. OWNERS will get only 200 Sq ft area in Basement of the New building.
2. OWNERS will get entire construction area of Ground and first floor of the New building. Ground and first floor of this building will only have 10 inch walls and plaster all around. Just one toilet will be provided in these floors.
3. OWNERS will get 1 (One) 3 BHK flat in 2nd floor, 1 (One) 3 BHK flat in 3rd floor, 1 (One) 3 BHK flat in 4th floor which facing road side and 1 (one) 2BHK flat in top floor.
4. Over all Land owners get 55% of construction area except basement.
5. No rental facility will be available for the land owners for 30 months after original construction work. If the project is not completed within 30 months from original construction work then the land owners will receive rent from Developer.
6. Best quality Material like Havells cable, Hind ware branded sanitary facilities, Jaguar fittings and reliance pipe must be used in land owner's allocation Flats.

SCHEDULE "C" ABOVE REFERRED TO

(DEVELOPERS' ALLOCATION)

1. DEVELOPERS' will get the remaining area of basement excluding 200 Sq ft of Owners allocation of the New building.
2. DEVELOPERS' will get remaining area after giving 3BHK flat of Owners allocation at 2nd, 3rd and 4th floor and entire 5th floor will get developer. In top floor developer get rest construction area except one 2BHK flat of Owners Allocation.
3. Over all Developers get 45% of construction area except basement.

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..

SCHEDULE "D" ABOVE REFERRED TO

(SPECIFICATION FOR OWNERS)

Specifications of works are mentioned in details in the annexed sheets. The annexed sheets and the annexed plan, from part of this document.

- 1) Door : Flash Door with Wooden Frame.
- 2) Window: Aluminium sliding window with M.S. grill at outside the window.
- 3) Paint: The inside of the flat shall be wall putti finished on the plaster surface.
- 4) Kitchen: One kitchen stainless steel Sink will be provide on the top of the cooking table, the cooking table should be finished by Granite/Ties stone slab.
- 5) Toilet: One European type white commode and one white plastic cistern. And other is W.C. Pan and Glazed tiles will be providing on the toilet walls and floor.
- 6) Roof: a) 2 inches thick (average) cement skid concrete including water proofing provided on the roof slab).compound provided on top of the roof.

Pulak Kumar Das
 Piyokumar Das
 Souvik Dm

C. G. DEVELOPER
 Chandan Kumar Das
 Partner

C. G. DEVELOPER
 Rup Kumar Saha
 Partner

C. G. DEVELOPER
 Youtau Choudhary
 Partner

C. G. DEVELOPER
 Anindam Das
 Partner

- b) 3 fit height parapet will be provided all around the roof.
- 7) Floor: 2' X 2' Vitrified floor.
- 8) Cement: BRANDED
- 9) Rod: ISI MARK
- 10) Lift: Best Quality.
- 11) ELECTRICAL INSTALLATIONS
 All electrical line will be concealed with copper wire. All materials must be Standard Quality.
- a) Bed room: 4 (four) point in each bedroom. 2 (Two) A/C point in bed room
 - b) Living \ Dining rooms: 4 (four) point will be provided.
 - c) Kitchen: 1 light point, 1 Exhaust fan point, 1 power point for Micro Oven & others.
 - d) Toilet: 1 light point, 1 Exhaust fan point, 1 plug point.
 - e) Verandah: 1 light point.
- 12) WATER SUPPLY: One R.C.C. reservoir on top of the roof will be provided on. The suitable electrical pump will be installed at basement to deliver water on overhead reservoir from.
- 13) FIRE FIGHTING: As per Rules.
- 14) COMMON FACILITES: Water Supply, Common Area Sweeping, Common Area Lighting, Security Gard etc. Which will arrange by the falt owners after completion of flat.

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 U. Subodh ch De.
 R/o. Pimpri P.S.-B.P.
 P.O. Dt. Malda.
 Phn-732101(W.B)

SIGNATURE OF THE OWNERS

✓	Pulak Kumar Das.
✓	Piyokumar Das.
✓	Souvik Dm.

2. Swasit Haldar
 C/o - Kalachand Haldar
 Vill - Sahapur
 Dis. Malda

SIGNATURE OF THE DEVELOPER

C. G. DEVELOPER
 Chandan Kumar Das
 Partner

C. G. DEVELOPER
 Rup Kumar Saha
 Partner

C. G. DEVELOPER
 Youtau Choudhary

C. G. DEVELOPER
 Anindam Das
 Partner

Drafted By

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

অ



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

কনিষ্ঠা

অন্যথিকা

মধ্যমা

তৃত্বিতী

বৃহদঙ্গুলী

তৃত্বিতী

মধ্যমা

অন্যথিকা

কনিষ্ঠা

নাম স্বাক্ষর

Pulak Kumar Das.



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

কনিষ্ঠা

অন্যথিকা

মধ্যমা

তৃত্বিতী

বৃহদঙ্গুলী

তৃত্বিতী

মধ্যমা

অন্যথিকা

কনিষ্ঠা

নাম স্বাক্ষর

Ryus Kumar Das.



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

কনিষ্ঠা

অন্যথিকা

মধ্যমা

তৃত্বিতী

বৃহদঙ্গুলী

তৃত্বিতী

মধ্যমা

অন্যথিকা

কনিষ্ঠা

নাম স্বাক্ষর

Souvik Das.



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

কনিষ্ঠা

অন্যথিকা

মধ্যমা

তৃত্বিতী

বৃহদঙ্গুলী

তৃত্বিতী

মধ্যমা

অন্যথিকা

কনিষ্ঠা

Charan Kumar Das

নাম স্বাক্ষর



ବାମ ହାତର ଆଙ୍ଗୁଳ ହାଏ



ଡାମ ହାତର ଆଙ୍ଗୁଳ ହାଏ

Sup Kumar Laha
ନାମ ହାତର



ବାମ ହାତର ଆଙ୍ଗୁଳ ହାଏ



ଡାମ ହାତର ଆଙ୍ଗୁଳ ହାଏ

ନାମ ହାତର

Govind Choudhary



ବାମ ହାତର ଆଙ୍ଗୁଳ ହାଏ



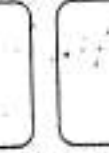
ଡାମ ହାତର ଆଙ୍ଗୁଳ ହାଏ

ନାମ ହାତର

Anindam Das



ବାମ ହାତର ଆଙ୍ଗୁଳ ହାଏ



ଡାମ ହାତର ଆଙ୍ଗୁଳ ହାଏ

ନାମ ହାତର

জেলা- মালদা	খতিয়ান নং- ৩৬০০	[০১১২০৬৬]	
মৌজা- মহেশমাটি	জে.এস.নং- ০৬৬	খানা- ইংরেজখানার	

(১) রাজস্ব- টাকা খতিয়ান তৈরির তারিখ - 03/04/2025

(২) জমির পরিমাণ(এ)- ০.০২৮৮ (৩) মোট দাগের সংখ্যা- ১

	(B) অত্রস্থের দখলকারের বিবরণ	(C) স্বর	(D) মতবা
নাম-	দ্বিমুখ কুমার দাস	স্বাক্ষর	
পিতা-	মহেশ কুমার দাস		
ঠিকানা-	দিজ		

(৭) অত্রস্থের নিজ পঞ্চায়ত জমি

দাগ নং	জমির চেনা মতবা	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্থের অংশ	দাগের মধ্যে অত্রস্থের জমির অংশের পরিমাণ
				একর বেস্টর
১৮৯২	ডাঙ্গা/বাড়ি	০.১৬০০	০.১৬০০	০.০২৮৮
অন্যান্য নং - 3782				
মোট দাগের সংখ্যা- এক মাত্র				

Certified to be true copy u/s 75 of The Bharatiya Sakshya Adhiniyam, 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:15998

Page 1 of 1

২৭/০৫/২০২৫ ০০:০৮ PM

Digitally signed by PRATIP KUMAR PAUL
Date: 2025.05.27 15:03:48 IST

ফোটা- মালদা খতিয়ান নং- ৬৫৯৯ [০৯১২০১১]
 নৌজা- মহেশনাটি জে.এল.নং- ০১৬ খানা- ইংরেজবাজার



(১) রাজস্ব- টাকার খতিয়ান তৈরির তারিখ - 03/04/2025
 (২) জমির পরিমাণ (এ)- ০.০২৮৮ (৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বরের পঞ্চলকারের বিবরণ	(৫) ঘর	(৬) মহলা
নাম-	মুগ্ধক কুমার দাস	রায়ত	
পিতা-	সত্যেন্দ্র কুমার দাস		
ঠিকানা-	নিজ		

(৭) অগ্রস্বরের নিজ পঞ্চলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ (এ)	দাগের মধ্যে অগ্রস্বরের অংশ	দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ একর হেটর
১৮৯২	ভাঙ্গা/বাগ		০.১৬০০	০.১৬০০	০.০২৮৮
অগ্রস্বত খং নং - 3782					
মোট দাগের সংখ্যা- এক দাগ					

Certified to be true copy u/s 75 of The Bharatiya Sakshya Adhiniyam, 2023
 Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:16002

Digitally signed by PRATIP KUMAR PAUL
 Date: 2025.05.27 15:04:38 IST

Page 1 of 1

২৭/০৫/২০২৫ ০০:০৪ PM

জেলা- মালদা খতিয়াল নং- ৬৬০১ [০৯১২০১৬]
 মৌজা- মাহেশমাটি জে.এল.নং- ০৬৬ খানা- ইংরেজবাজার



(১) রাজস্ব- টাকা খতিয়াল তৈরির তারিখ - 03/04/2025

(২) জমির পরিমাণ(এ)- ০.০২৮৮ (৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বরের দখলকারের বিবরণ	(৫) বর	(৬) মন্তব্য
নাম-	দৌতিক দাস	রাজস্ব	
পিতা-	সন্তোষ কুমার দাস		
ঠিকানা-	নিজ		

(৭) অগ্রস্বরের নিজ দখলীর জমি

দাঘ নং	জমির প্রকৃতি	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বরের অংশ	দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ
					একর হেক্টর
১৮৯২	ভাঙ্গা/বাড়		০.১৬০০	০.১৬০০	০.০২৮৮
আদত খং নং - 3782					
মোট দাগের সংখ্যা- এক দাগ					

Certified to be true copy w/s 75 of The Bharatiya Sakshya Adhiniyam, 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:15798

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 Date: 2025.05.26 19:42:25 IST

Page ১ of ১

২৬/০৫/২০২৫ ০৭:৪৯ PM



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



192025260094206518

GRN Details

GRN:	192025260094206518	Payment Mode:	SBI Epay
GRN Date:	03/06/2025 23:45:15	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4453264398619	BRN Date:	03/06/2025 23:45:45
Gateway Ref ID:	IGASWZGIV0	Method:	State Bank of India NB
GRIPS Payment ID:	030620252009420650	Payment Init. Date:	03/06/2025 23:45:15
Payment Status:	Successful	Payment Ref. No:	2001462243/2/2025

[Query No"/Query Year]

Depositor Details

Depositor's Name:	Mr C G DEVELOPER
Address:	MAHESHMATI, ENGLISH BAZAR, MALDA, PAN- AAPFC6667G
Mobile:	9434303220
Period From (dd/mm/yyyy):	03/06/2025
Period To (dd/mm/yyyy):	03/06/2025
Payment Ref ID:	2001462243/2/2025
Dept Ref ID/DRN:	2001462243/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001462243/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	70010
2	2001462243/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				70024

IN WORDS: SEVENTY THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-0902-06417/2025	Date of Registration	04/06/2025
Query No / Year	0902-2001462243/2025	Office where deed is registered	
Query Date	26/05/2025 9:07:58 PM	A.D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	RAJDEEP MISRA MALDA BAR ASSOCIATION, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 8617227296, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement (No of Agreement : 1)		
Set Forth value	Market Value		
Rs. 42,00,000/-	Rs. 5,52,56,562/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

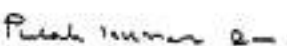
District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: NH-34, Road Zone : (Rathbari – Mahananda Bridge) , Mouza: Mohasmati, JI No: 66, Pin Code : 732101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-98	RS-100	Commercial	Bastu	3.46 Dec	20,00,000/-	1,90,30,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	RS-455	RS-100	Commercial	Bastu	5.14 Dec	20,00,000/-	3,21,25,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			8.6Dec	40,00,000 /-	511,55,000 /-	
	Grand Total :				8.6Dec	40,00,000 /-	511,55,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	3500 Sq Ft.	2,00,000/-	41,01,562/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1750 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 1750 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	3500 sq ft	2,00,000 /-	41,01,562 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name PULAK KUMAR DAS Son of Late SANTOSH KUMAR Das Executed by: Self, Date of Execution: 04/06/2025 , Admitted by: Self, Date of Admission: 04/06/2025 ,Place : Office	Photo  04/06/2025	Finger Print  LTI 04/06/2025	Signature  04/06/2025
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: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: ANxxxxxx5B, Aadhaar No: 85xxxxxxxx2733, Status :Individual, Executed by: Self, Date of Execution: 04/06/2025 , Admitted by: Self, Date of Admission: 04/06/2025 ,Place : Office				
2	Name PIJUS KUMAR DAS Son of Late SANTOSH KUMAR DAS Executed by: Self, Date of Execution: 04/06/2025 , Admitted by: Self, Date of Admission: 04/06/2025 ,Place : Office	Photo  04/06/2025	Finger Print  LTI 04/06/2025	Signature  04/06/2025
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: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ADxxxxxx5M, Aadhaar No: 29xxxxxxxx9530, Status :Individual, Executed by: Self, Date of Execution: 04/06/2025 , Admitted by: Self, Date of Admission: 04/06/2025 ,Place : Office				
3	Name SOUVIK DAS Son of Late SANTOSH KUMAR DAS Executed by: Self, Date of Execution: 04/06/2025 , Admitted by: Self, Date of Admission: 04/06/2025 ,Place : Office	Photo  04/06/2025	Finger Print  LTI 04/06/2025	Signature  04/06/2025
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: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx0R, Aadhaar No: 64xxxxxxxx9840, Status :Individual, Executed by: Self, Date of Execution: 04/06/2025 , Admitted by: Self, Date of Admission: 04/06/2025 ,Place : Office				

Developer Details :

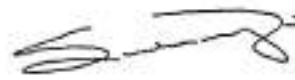
Sl No	Name,Address,Photo,Finger print and Signature
1	C G DEVELOPER Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Date of Incorporation:XX-XX-2XXX0 , PAN No.:- AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Chandan Kumar Das Son of Late Birendra Nath Das Date of Execution - 04/06/2025, , Admitted by: Self, Date of Admission: 04/06/2025, Place of Admission of Execution: Office	 Jun 4 2025 11:16AM	 LTI 04/06/2025	 04/06/2025
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	Photo	Finger Print	Signature
	Rup Kumar Saha (Presentant) Son of Raj Kumar Saha Date of Execution - 04/06/2025, , Admitted by: Self, Date of Admission: 04/06/2025, Place of Admission of Execution: Office	 Jun 4 2025 11:19AM	 LTI 04/06/2025	 04/06/2025
12/51 Rabindra Avenue, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: blxxxxxx9e, Aadhaar No: 96xxxxxxx6545 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 - 04/06/2025, , Admitted by: Self, Date of Admission: 04/06/2025, Place of Admission of Execution: Office	 Jun 4 2025 11:26AM	 LTI 04/06/2025	 04/06/2025
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 propritor)				

Name	Photo	Finger Print	Signature
Anindam Das Son of Basudev Das Date of Execution - 04/06/2025, , Admitted by: Self, Date of Admission: 04/06/2025, Place of Admission of Execution: Office	 Jun 4 2025 11:20AM	 LTI 949892025	 04/06/2025
K.J.sannyal Road, City:- English Bazar, P.O:- Makdumpur, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ajxxxxxx8c, Aadhaar No: 93xxxxxxxx8266 Status : Representative, Representative of : C G DEVELOPER (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
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	 04/06/2025	 Captured 04/06/2025	 04/06/2025
Identifier Of PULAK KUMAR DAS, PIJUS KUMAR DAS, SOUVIK DAS, Chandan Kumar Das, Rup Kumar Saha, Goutam Choudhury, Anindam Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PULAK KUMAR DAS	C G DEVELOPER-1.15333 Dec
2	PIJUS KUMAR DAS	C G DEVELOPER-1.15333 Dec
3	SOUVIK DAS	C G DEVELOPER-1.15333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	PULAK KUMAR DAS	C G DEVELOPER-1.71333 Dec
2	PIJUS KUMAR DAS	C G DEVELOPER-1.71333 Dec
3	SOUVIK DAS	C G DEVELOPER-1.71333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PULAK KUMAR DAS	C G DEVELOPER-1166.66666700 Sq Ft
2	PIJUS KUMAR DAS	C G DEVELOPER-1166.66666700 Sq Ft
3	SOUVIK DAS	C G DEVELOPER-1166.66666700 Sq Ft

On 04-06-2025

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

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

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

Presented for registration at 11:08 hrs on 04-06-2025, at the Office of the A.D.S.R. MALDA by Rup Kumar Saha ..

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 5,52,56,562/-

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

Execution is admitted on 04/06/2025 by 1. PULAK KUMAR DAS, Son of Late SANTOSH KUMAR Das, MAHESMATI, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 2. PIJUS KUMAR DAS, Son of Late SANTOSH KUMAR DAS, MAHESMATI, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 3. SOUVIK DAS, Son of Late SANTOSH KUMAR DAS, MAHESMATI, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business

Indetified by Sukhamay De, , , Son of Late Subodh Chandra De, Pirojpur, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

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

Execution is admitted on 04-06-2025 by Goutam Choudhury, proprietor, C G DEVELOPER (Partnership Firm), Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District-Malda, West Bengal, India, PIN:- 732101

Indetified by Sukhamay De, , , Son of Late Subodh Chandra De, Pirojpur, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Execution is admitted on 04-06-2025 by Anindam Das, partner, C G DEVELOPER (Partnership Firm), Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District-Malda, West Bengal, India, PIN:- 732101

Indetified by Sukhamay De, , , Son of Late Subodh Chandra De, Pirojpur, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Execution is admitted on 04-06-2025 by Chandan Kumar Das, partner, C G DEVELOPER (Partnership Firm), Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District-Malda, West Bengal, India, PIN:- 732101

Indetified by Sukhamay De, , , Son of Late Subodh Chandra De, Pirojpur, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Execution is admitted on 04-06-2025 by Rup Kumar Saha, partner, C G DEVELOPER (Partnership Firm), Mahesmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District-Malda, West Bengal, India, PIN:- 732101

Indetified by Sukhamay De, , , Son of Late Subodh Chandra De, Pirojpur, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/06/2025 11:45PM with Govt. Ref. No: 192025260094206516 on 03-06-2025, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 4453264398619 on 03-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,010/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 775, Amount: Rs.5,000.00/-, Date of Purchase: 30/05/2025, Vendor name: Manoranjan Poddar

Description of Online Payment using Government Receipt Portal-System (GRIPS), Finance Department, Govt. of WB
Online on 03/06/2025 11:45PM with Govt. Ref. No: 192025260094206518 on 03-06-2025, Amount Rs: 70,010/-,
Bank: SBI EPay (SBIPay), Ref. No. 4453264398619 on 03-06-2025, Head of Account 0030-02-103-003-02

Sandipan Das -

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0902-2025, Page from 125567 to 125592
being No 090206417 for the year 2025.



MD Sahani

Digitally signed by MD ABU SAHANI
Date: 2025.06.13 12:19:58 +05:30
Reason: Digital Signing of Deed.

(Abu Sahani) 13/06/2025

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