

6321/2025

1-6434/2025



पश्चिम बंगाल WEST BENGAL

AN 566740

27.06.25

1. Pulak Kumar Das.
2. Piyas Kumar Das.
Souvik Das.

C.G. DEVELOPER
Pulak Kumar Das.
Business
CG DEVELOPER
Piyas Kumar Das.
Business

C.G. DEVELOPER
Souvik Das
Business

C.G. DEVELOPER
Pulak Kumar Das.
Business

This document is submitted to
regulation. The development
sheet is attached with this
document.

Addl. Sub-Registrar
Sadar Malda.

0.821155955815

04 JUN 2025

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY made on this 4th day of June
TWO THOUSAND TWENTY FIVE OF CHRISTIAN ERA.

3/07/25
Sundar Das

Pulak Kumar
Piyu Kumar Das
Souvik Dm.

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

KNOW ALL MEN BY THESE PRESENTS, WE

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 **"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 **OWNERS** of the **FIRST PART**.

AND WHEREAS we with the intention for commercial exploitation of the said properties/premises by constructing multistoried building therein entered into a Registered Development Agreement vide Deed No. 090206417, dated - 04/06/2025, 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.), the DEVELOPER therein to develop the said property upon the terms and conditions as contained therein. AND WHEREAS as per the said Development agreement, We agreed to appoint, authorize, nominate and constitute **"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. 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 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 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 and its partners 1. **CHANDAN KUMAR DAS**, son of Late

1. Pulak Kumar Das
2. Tyno Kumar Das.
3. Souvik Das.

C. G. DEVELOPER
Chandana Kumar Das
Pastor

C. G. DEVELOPER
Rup Kumar Saha
Pastor

C. G. DEVELOPER
Goutam Choudhury
Pastor

C. G. DEVELOPER
Anindam Das
Pastor

Birendra Nath Das 2. ~~RUP KUMAR SAHA~~ son of Raj Kumar Saha, 3. ~~GOUTAM CHOUDHURY~~, son of Late Nalinakshya Choudhury, 4. ~~ANINDAM DAS~~ son of Basudev Das, as our true and lawful attorney to do for us in our name and on our behalf of all or any of the following acts, deeds and things, for the purpose of the said Development work.

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

1. Pulak Kumar Das
2. Piyush Kumar Das
3. Souvik Das

C. G. DEVELOPER
Charles Kumar Das
Partner

C. G. DEVELOPER
Rup Kumar Das
Partner

C. G. DEVELOPER
Horton Charles
Partner

C. G. DEVELOPER
Arindam Das
Partner

that will be paid by such person or persons and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same.

- 12) To receive the entire consideration money, finalize the transaction and get the Sale Deed executed and registered and to execute proper conveyances for the different flats or parts thereof in favour of the transferee on our behalf.
- 13) To appear for us and on our behalf in all courts, L.A. Collector, Board of Revenue, 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 property is approx Rs 5, 52, 56,562/- 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 the 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

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

NORTH: H/O - Sisir Das

Pulak Kumar Das

Rajko Kumar Das

Souvik Dm

C. G. DEVELOPER

Charles Kumar Das
Partner

C. G. DEVELOPER

Rup Kumar Laha
Partner

C. G. DEVELOPER

Goutam Chandra
Partner

C. G. DEVELOPER

Anindan Das
Partner

SOUTH: Municipal lane (8 feet wide)

EAST: H/O - Biswajit Das

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

IN WITNESS WHEREOF WE the executants set our hands and seal on this the 4th day of June 2025.

Witnesses:

1. Sukhamay De.
Sgtt. Subodh Ch. De.
R/o - Pirojpur, P.S - F.B.
PO 207 - Malda.
Pin - 732101 (W.B.)

* Pulak Kumar Das.
Rajko Kumar Das.
Souvik Dm.

2) Swajit Haldar

C/o - Kalachand Haldar
vill - Sahapur
Dis - Malda

SIGNATURE OF THE OWNERS

C. G. DEVELOPER

Charles Kumar Das.

Partner.

C. G. DEVELOPER

Rup Kumar Laha
Partner

C. G. DEVELOPER

Goutam Chandra

Partner

C. G. DEVELOPER

Anindan Das

Partner

SIGNATURE OF THE DEVELOPER

Drafted By

Sukhamay De.

SUKHAMAY DE (ADVOCATE)

Malda bar Association

E. NO. WB 2037/2001

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বাম হাতের আঙ্গুল ছাপ



অনিষ্ঠা



অনামিকা



মধ্যমা



অঙ্গুলী



কনিষ্ঠা



অনিষ্ঠা



অনামিকা



মধ্যমা



অঙ্গুলী



কনিষ্ঠা

ডান হাতের আঙ্গুল ছাপ

নাম স্বাক্ষর

Pulak Kumar Sen.



বাম হাতের আঙ্গুল ছাপ



অনিষ্ঠা



অনামিকা



মধ্যমা



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কনিষ্ঠা

ডান হাতের আঙ্গুল ছাপ

নাম স্বাক্ষর

Pujio Kumar Das.



বাম হাতের আঙ্গুল ছাপ



অনিষ্ঠা



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ডান হাতের আঙ্গুল ছাপ

নাম স্বাক্ষর

Souvik Dm.



বাম হাতের আঙ্গুল ছাপ



অনিষ্ঠা



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মধ্যমা



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অঙ্গুলী



কনিষ্ঠা

ডান হাতের আঙ্গুল ছাপ

Chandan Kumar Das.

নাম স্বাক্ষর



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা
অনামিকা
মধ্যমা
তর্জনী
বৃহদঙ্গুলী
বৃহদঙ্গুলী
তর্জনী
মধ্যমা
অনামিকা
কনিষ্ঠা

Sup Kumar Deka
নাম স্বাক্ষর



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা
অনামিকা
মধ্যমা
তর্জনী
বৃহদঙ্গুলী
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মধ্যমা
অনামিকা
কনিষ্ঠা

নাম স্বাক্ষর

Youtam Choudhury



বাম হাতের আঙ্গুল ছাপ



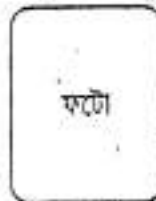
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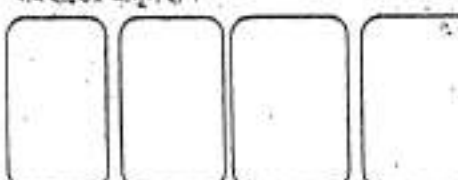
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মধ্যমা
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বৃহদঙ্গুলী
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মধ্যমা
অনামিকা
কনিষ্ঠা

নাম স্বাক্ষর

Anindam Das



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা
অনামিকা
মধ্যমা
তর্জনী
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মধ্যমা
অনামিকা
কনিষ্ঠা

নাম স্বাক্ষর

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



192025260094497808

GRN Details

GRN:	192025260094497808	Payment Mode:	SBI Iipay
GRN Date:	04/06/2025 11:45:14	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2949261836946	BRN Date:	04/06/2025 11:45:26
Gateway Ref ID:	IGASXADTI4	Method:	State Bank of India NB
GRIPS Payment ID:	040620252009449779	Payment Init. Date:	04/06/2025 11:45:14
Payment Status:	Successful	Payment Ref. No:	8001554558/4/2025

Depositor Details

Depositor's Name:	Mr C G DEVELOER
Address:	MAHESMAIL ENGLISH BAZAR, MALDA
Mobile:	9734303220
Period From (dd/mm/yyyy):	04/06/2025
Period To (dd/mm/yyyy):	04/06/2025
Payment Ref ID:	8001554558/4/2025
Lept Ref ID/DRN:	8001554558/4/2025

Payment Details

Sr. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8001554558/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				7

IN WORDS: SEVEN ONLY.

Major Information of the Deed

Deed No :	I-0902-06434/2025	Date of Registration	04/06/2025
Query No / Year	0902-8001554558/2025	Office where deed is registered	
Query Date	04/06/2025 11:29:27 AM	A.D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	SUKAHAMAY DE MALDA, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 9734303220, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 42,00,000/-	Rs. 5,52,56,562/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year):- 090206417/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

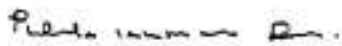
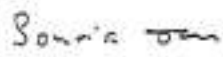
District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: NH-34, Road Zone : (Rathbari – Mahananda Bridge) , Mouza: Mohasmati, Pin Code : 732101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-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, , Project Name :
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, , Project Name :
		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 /-	

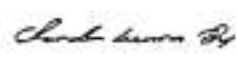
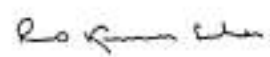
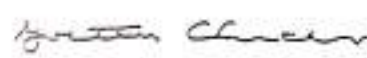
Principal Details :

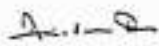
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	PULAK KUMAR DAS Son of Late SANTOSH KUMAR Das Executed by: Self, Date of Execution: 04/06/2025 , Admitted by: Self, Date of Admission: 04/06/2025 ,Place : Office	 04/06/2025	 Captured LTI 04/06/2025	 04/06/2025
	MAHESMATI, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: ANxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/06/2025 , Admitted by: Self, Date of Admission: 04/06/2025 ,Place : Office			
2	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	 04/06/2025	 Captured 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: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ADxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/06/2025 , Admitted by: Self, Date of Admission: 04/06/2025 ,Place : Office			
3	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	 04/06/2025	 Captured 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: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/06/2025 , Admitted by: Self, Date of Admission: 04/06/2025 ,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	Name	Photo	Finger Print	Signature
	Chandan Kumar Das (Presentant) 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		 Captured	
		Jun 4 2025 1:08PM	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 Not Provided by UIDAI Status : Representative, Representative of : C G DEVELOPER (as partner)				
2	Name	Photo	Finger Print	Signature
	Rup Kumar Saha 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		 Captured	
		Jun 4 2025 1:01PM	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.:: bixxxxxx9e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : C G DEVELOPER (as partner)				
3	Name	Photo	Finger Print	Signature
	Goutam Choudhury Son of Late Nalinakshya Chowdhury Date of Execution - 04/06/2025, , Admitted by: Self, Date of Admission: 04/06/2025, Place of Admission of Execution: Office		 Captured	
		Jun 4 2025 1:01PM	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 Not Provided by UIDAI 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 1:02PM	 LTI 04/06/2025	 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 Not Provided by UIDAI Status : Representative, Representative of : C G DEVELOPER (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUKHAMAY DE Son of Late SUSODH CH DE PIROJPUR, City:- , P.O:- MALDA, P.S:- English Bazar, District:-Malda, West Bengal, India, PIN:- 732101	 04/06/2025	 04/06/2025	 04/06/2025
Identifier Of PULAK KUMAR DAS, PIJUS KUMAR DAS, SOUVIK DAS, Chanden 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 : 43 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:45 hrs on 04-06-2025, 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 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

Identified by Mr SUKHAMAY DE, , Son of Late SUBODH CH DE, PIROJPUR, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

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

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

Identified by Mr SUKHAMAY DE, , Son of Late SUBODH CH DE, PIROJPUR, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

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

Identified by Mr SUKHAMAY DE, , Son of Late SUBODH CH DE, PIROJPUR, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

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

Identified by Mr SUKHAMAY DE, , Son of Late SUBODH CH DE, PIROJPUR, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

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

Identified by Mr SUKHAMAY DE, , Son of Late SUBODH CH DE, PIROJPUR, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/06/2025 11:45AM with Govt. Ref. No: 192025260094497808 on 04-06-2025. Amount Rs: 7/-, Bank: SBI
EPay (SBIPay), Ref. No. 2949261836948 on 04-06-2025, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 776, Amount: Rs.50.00/-, 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 04/06/2025 11:45AM with Govt. Ref. No: 192025260094497808 on 04-06-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 2949261836946 on 04-06-2025, 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 125660 to 125677
being No 090206434 for the year 2025.



MD Sahani

Digitally signed by MD ABU SAHANI
Date: 2025.06.13 12:30:06 +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.