

8260/23

①- 8401/23



পশ্চিমবঙ্গ মুখ্যমন্ত্রী WEST BENGAL

Certified that the Endorsement in the Signature Sheet's attached to this document are part of the Document.

AH 800918

12-57  
12/10/23  
2620488/23  
Joydev Chakraborty

Gopal Chakraborty

JOY MAKAMAKHYA CONSTRUCTION (P) LTD  
Director  
Deba Mohan

Additional District Sub-Registrar BURDWAN

12 OCT 2023

**DEVELOPER'S POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT.**

KNOWN ALL MEN BY THIS PRESENTS, We, MR. JOYDEV CHAKRABORTY, PAN-AHUPC1100G, resident of Chotonilpur, Choto Bali danga, P.o.- Sripally, P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Pin- 713103, 2) MR. GOPAL CHAKRABORTY, PAN-AJDPC2894G, Vivekananda Road, P.o.- Sripally, P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Pin- 713103, both are S/o-Late Ramani Mohan Chakraborty, by Nationality- Indian, by Occupation- Business, hereinafter jointly and collectively called and referred to as the APPOINTERS (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns).

15 OCT 2023  
1

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Handwritten number 12



दि. नं. 1921 तारीख 09.10.23

नाम Joy Mac Kamakhya

पुर्बा बारहामन

पता 52

वर्तमान ट्रेडिंग के लिए जारी 9.10.23

होना केवल केवल आचार्य

केवल केवल आचार्य (वर्तमान)

नॉटिस नं. 3/2-08-04

Sanjay Acharyya.

OTI/19/NOTIFICATION/AM/11/11/11

12 OCT 2023

DEVELOPER'S POWER OF ATTORNEY



Additional District Sub-Registrar  
BURDWAN

12 OCT 2023

*Prabin Chandra*

*Group Director*

JOY MAAKAMAKHYA CONSTRUCTION (P) LTD  
*Debasish Dey*  
Director

WHEREAS the APPOINTERS herein with an aim and object to develop a multi-storied residential complex, consisted of several self contained ownership flats and car-parking spaces together with other common facilities and amenities, on the land, more fully described in the Schedule hereunder, have already entered into Development Agreement with the Developer JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED, a Company, having its CIN No. U45309WB2022PTC252563, PAN-AAFCJ5474P, represented by its Chairman Mr. Debasish Dey, PAN-AEHPD1594B, S/o- Late Haranath Dey, aged about- 54 years, by nationality- Indian, by Occupation- Business, resident of resident of Baronilpur, P.o- Sripally, Dist- Purba Bardhaman, Pin-713103, which has been registered at the office of A.D.S.R, Purba Bardhaman, bearing No. 8361 for the year' 2023.

AND WHEREAS accordingly to materialize the aforesaid project, We, the APPOINTERS herein in pursuance of terms and conditions contained in aforesaid registered Development Agreement bearing No. for the year'2023, do hereby executing this Power of Attorney to nominate, constitute and appoint Developer JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED, a Company, having its CIN No. U45309WB2022PTC252563, PAN-AAFCJ5474P represented its Chairman Mr. Debasish Dey, PAN-AEHPD1594B, S/o- Late Haranath Dey, aged about- 54 years, by nationality- Indian, by Occupation- Business, resident of resident of Baronilpur, P.o- Sripally, Dist- Purba Bardhaman, Pin-713103, hereinafter referred to and called for the sake or brevity as the *DEVELOPER*, to be our lawful attorney in



*Pravin Chandra*

*Gopal Chakraborty*

JOY, MAHAKAMAKHYA CONSTRUCTION (P) LTD

*Debi Ash*  
Director

our names and on our behalf to do or execute all or any of the acts, deeds or things mentioned herein below:-

1. To enter upon, take possession of the land, mentioned in the Schedule herein below and in general to manage, look after, control, supervise, defend, protect and administer the said property mentioned in the Schedule hereunder or any part thereof by whatsoever manner or way.
2. To lay out, construct, develop our said land, mentioned in the Schedule herein below, as it thinks fit and proper in accordance with the sanctioned building plan.
3. To enter into such understanding, agreement and/or arrangements, as the attorney thinks fit and proper to develop Multi-Storied Residential Complex, consisting of several self contained and compact flats and car parkings on the land, described in the Schedule herein below.
4. To pay all taxes, maintenance and other charges expenses and other outgoings, whatsoever, payable for and on account of the said properties and to claim and receive refund, reimbursement and other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.
5. To apply and submit application before the Burdwan Municipal Authority for sanction plans, revised plans, drawings, designs, and/or representations, too, as may be required, to develop proposed Multi-Storied Residential Complex on the land, described in the Schedule herein below by the Attorney at its



*Pradyumn Chakraborty*

*Gopal Chakraborty*

JOYBANGA KAMAGHYA CONSTRUCTION (P) LTD  
*Debi Sankar*  
Director

absolute discretion shall think fit and proper for and on behalf of us and in our names.

6. To apply for electricity, telephone and for any other connections whatsoever the manner and nature be and for that purpose to sign, issue and receive all papers and/or documents and/or plans and/or drawings and/or all relevant documents etc, whatsoever manner or nature may be thought to be necessary by the said Attorney before the different departments of the WBSEDCL Authority and Burdwan Municipal Authority and/or other Authorities.
7. To apply to the Department of Water supply, Sewerage and Drainage of the Burdwan Municipality and/or others too, for availing or seeking and/or laying necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature at the schedule mentioned property and to that effect to sign all such relevant applications, drawings, documents and representations of whatsoever manner or nature that is being sought to be done by the aforesaid Departments of the Burdwan Municipality and/or by others.
8. That the Attorney herein shall be able to avail necessary permissions from the Road Department of the Burdwan Municipality for and on behalf of us.
9. To apply for and obtain all required clearance and permissions, from any authority or Departments of the Burdwan Municipality, as may be required to develop proposed Multi-Storied Residential Complex on the land, described in the Schedule herein below.



*Indra Chatterjee*

*Gopal Chakraborty*

JOYBANGA-MACHHA CONSTRUCTION (P) LTD

*Debabrata*  
Director

10. To sign and submit all applications, papers and documents for having the scheduled mentioned property or any part thereof separately assessed, mutated and amalgamate in all public records maintained by the authorities having jurisdiction including the Burdwan Development Authority and Burdwan Municipality.
11. To produce and deliver all title deeds, documents and papers relating to the tile and possession of said property to the buyer(s) of the same and to answer and comply with all requisitions that may be enquired by such intending buyers in respect of Developers' allocation.
12. To appear and represent the appointers before the Burdwan Municipality, Burdwan Development Authority, Collector, Statutory bodies and Government departments and/or their or any of their officers and also all other State Executives, Judicial or Quasi Judicial and other authorities and also all courts and Tribunals and before any person, Developer, Contractor or other persons and deal with them in all manner and sign, execute, deliver and submit all papers, plan, documents, applications, objections notices etc. and also to submit and take delivery of and/or explain all documents of title, clearances, plan etc. and to do all acts deeds and things as may be required or found necessary or expedient by the said attorney.
13. To sign, execute, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements,

*Best*



Pradyumn Chakraborty

Gopal Chakraborty

JOY NARAYANAKHAYA CONSTRUCTION (P) LTD

Debanjan Dasgupta  
Director

supplementary agreements, sale agreements, sale deeds, documents of transfer, rectifications, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, applications, accounts, plans, forms, correspondences, notices, letters and other documents and writings. Be it specifically mentioned here that the Developer can enter into agreement(s) with the Intending Purchaser(s) and complete the sell by executing deed of sale/deed conveyance in respect of its allocations, mentioned and described in the registered Development agreement bearing No.8361 for the year'2023, subject to terms and conditions contained therein.

14. To sell, convey and transfer and / or to complete the sale and transfer of DEVELOPER'S mentioned and described in the registered Development agreement bearing No.8361 for the year'2023 TOGETHER WITH undivided proportionate share in the land and right of all common facilities, utilities and benefits at the proposed multi-storied residential complex, which is to be used as common between all co-owners particularly fit for human habitation, save and except OWNERS' allocation, to any new purchaser(s) and to do all acts deeds and things with regard to sale or transfer on such terms and conditions as the said ATTORNEY may deem fit and proper as well as Developer shall deposit and retain the sale proceeds of its allocation in its account as its entitlement.

15. To appear and represent the appointers before any Registrar, Sub-Registrar, Additional Dist. Sub-Registrar,



*Pran Chakraborty*

*Gopal Chakraborty*

JOY MUKHARJEE CONSTRUCTION (P) LTD

*Deben Chakraborty*  
Director

District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents, sell or transfer deeds, instruments and writings signed by the said Attorney and to receive advance, earnest and consideration money from the intending purchaser(s) by virtue of this Power of Attorney in respect Developers' allocation.

16. To appear and represent the appointers before any Notary Public, other Magistrates and other officer or officers and authorities in connection with affirmation or notarization of any deed, instrument, declaration or writing signed or made by the said attorney by virtue of the power hereby conferred.

17. To sign, verify and/or affirm any Plaint, Written Statement, Petition, Application, Consent petition, affidavit, execute Vakalatnama, appoint of Advocates Memorandum of Appeal or any other document or paper in any proceeding as the occasions shall require and/or as the said Attorney may think fit and proper in respect of the subject property.

18. To accept notices, summons and services of papers and documents from any Court, Tribunal, postal authorities and / or other authorities and/or persons.

*Byg*  
AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the development of multi-storied residential complex, consisted of several self contained ownership flats and car-parking spaces together with other common



*Pradyun Chakraborty*

*Gopd Chakraborty*

JOYBANKAMAKHYA CONSTRUCTION (P) LTD

*Debojit Sarkar*  
Director

facilities and amenities, on the land, more fully described in the Schedule hereunder, or any part thereof which the APPOINTERS could have lawfully done under their own hands and seals, if personally present.

AND the appointers doth hereby ratify and confirm and agree to ratify and confirm all and whatever said Attorney has done or shall lawfully do or cause to be done in or about the premises aforesaid, within the purview and intent of this present.

AND the appointers hereby record and declare that this power of attorney shall be irrevocable and shall also be binding upon the appointers and their heirs, executors, administrators, legal representatives and/or assigns of the appointers till completion of proposed multi-storied residential complex on the land, more fully described in the Schedule hereunder and final delivery of possession of all the flats and car parking spaces to individual purchaser (s) by the DEVELOPER.

### **SCHEDULE ABOVE REFERRED TO**

All that piece and parcel of 'BASTU' class of Land, measuring an area of 4320 Sq. ft, more or less, situated at P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Mouza- Balidanga, J.L. No.-35, appertaining to L.R. Khatian No. 6330, 6331, comprised in R.S. Plot No.-594, corresponding to L.R. Plot No.- 1082, within local limits of Burdwan Municipality under Ward No.14, Holding No.-270, 270/A, 270/B, Mahalla- Choto Balidanga, which is butted and bounded by :-



ON THE NORTH :- LAND OF JOYDEV CHAKRABORTY  
ON THE SOUTH :- 8 Ft. WIDE PASSAGE.  
ON THE EAST :- HOUSE OF DIPALI SARKAR.  
ON THE WEST :- CHOTONILPUR ROAD.

IN WITNESSES WHEREOF, We, the APPOINTERS herein do hereby put the finger prints of our both hands and also put our signatures on this deed of Power of Attorney in the presence of following witnesses on this 12<sup>th</sup> day of October' 2023.

SIGNED AND SEALED at Purba Bardhaman  
NB: In page No.1 'AFTER REGISTERED DEVELOPMENT AGREEMENT' written  
In presence of Witnesses:- in ball pen.

1.

SX. Sareib  
S/o - SX Mansur Ali  
Vill - Koria  
P.O. - Baikunthapur  
P.S. - Sakrigarh  
Dist. - Purba Bardhaman  
Pin - 713104

*Hem Chakrabarty*  
*Gopal Chakrabarty*

Signature of the APPOINTERS

2.

Rupan Dey  
S/o - Gopal Ch Dey  
P.O. - Sripally  
Baranilpur, Uttarpara,  
Purba - Bardhaman.

JOY MAAKAMAKHYA CONSTRUCTION (P) LTD

*Rupam Dey*  
Director

Signature of the ATTORNEY

Drafted by me  
*Mirza Raja Begg*  
(Mirza Raja Begg)  
Advocate  
Dist. Judge's Court, Burdwan.  
Enrollment No.- WB/793/2006



Finger Prints of **MR. JOYDEV CHAKRABORTY**

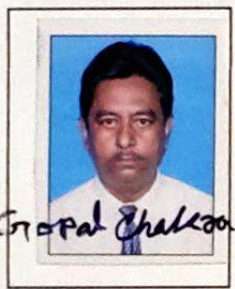


| Little Finger | Ring Finger  | Middle Finger | Index Finger | Thumb Finger  | Left Hand  |
|---------------|--------------|---------------|--------------|---------------|------------|
|               |              |               |              |               |            |
| Thumb Finger  | Index Finger | Middle Finger | Ring Finger  | Little Finger | Right Hand |
|               |              |               |              |               |            |

*Joydev Chakraborty*

Signature of **MR. JOYDEV CHAKRABORTY**

Finger Prints of **MR. GOPAL CHAKRABORTY**



| Little Finger | Ring Finger  | Middle Finger | Index Finger | Thumb Finger  | Left Hand  |
|---------------|--------------|---------------|--------------|---------------|------------|
|               |              |               |              |               |            |
| Thumb Finger  | Index Finger | Middle Finger | Ring Finger  | Little Finger | Right Hand |
|               |              |               |              |               |            |

*Gopal Chakraborty*

Signature of **MR. GOPAL CHAKRABORTY**



**Finger Prints of MR. DEBASISH DEY**



| Little Finger | Ring Finger  | Middle Finger | Index Finger | Thumb Finger  |                   |
|---------------|--------------|---------------|--------------|---------------|-------------------|
|               |              |               |              |               | <b>Left Hand</b>  |
| Thumb Finger  | Index Finger | Middle Finger | Ring Finger  | Little Finger |                   |
|               |              |               |              |               | <b>Right Hand</b> |

*Debasish Dey*  
**Signature of MR. DEBASISH DEY**













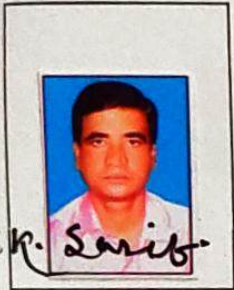
স্বাক্ষরিত ও সত্যায়িত হয়েছে  
১৫ অক্টোবর ২০১৪  
১৫ অক্টোবর ১৪



**IDENTIFIER**

**Finger Prints of SK SARIF**

| Little Finger  | Ring Finger  | Middle Finger  | Index Finger   | Thumb Finger  |                   |
|--|--|--|--|---|-------------------|
|   |   |   |   |   | <b>Left Hand</b>  |
| Thumb Finger   | Index Finger   | Middle Finger  | Ring Finger  | Little Finger   |                   |
|  |  |  |  |  | <b>Right Hand</b> |



SK. Sarif  
**Signature of SK SARIF**



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Faint text at the bottom of the page, possibly a date or reference number.



IDENTIFIER

| Sl. No. | Name | Address | Age | Sex | Religion |
|---------|------|---------|-----|-----|----------|
|         |      |         |     |     |          |
|         |      |         |     |     |          |



Additional District Sub-Registrar  
BURDWAN

12 OCT 2023





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/20103/15133

To  
জয়দেব চক্রবর্তী  
Joydev Chakraborty  
cholonilpur,cholo bali danga  
Burdwan - I  
Sripalli  
Burdwan - I Bardhaman  
West Bengal 713103

07/10/2013  
52759823



MNS27596231FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2428 1120 6838**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



জয়দেব চক্রবর্তী  
Joydev Chakraborty  
পিতা : রমণী মোহন চক্রবর্তী  
Father : Raman Mohan Chakraborty  
জন্মতারিখ / DOB : 05/11/1958  
পুরুষ / Male



**2428 1120 6838**

আধার - সাধারণ মানুষের অধিকার

*Joydev Chakraborty*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JOYDEV CHAKRABORTY

RAMANI MOHAN CHAKRABORTY

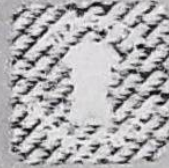
05/11/1958

Permanent Account Number

AHUPC1100G

*Joydev Chakraborty*

Signature



14092016

*Joydev Chakraborty*



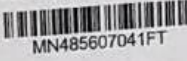


ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভনিকাভুক্তির আই ডি / Enrollment No.: 1058/76890/13706

To  
গোপাল চক্রবর্তী  
Gopal Chakraborty  
VIVEKANANDA ROAD  
Burdwan - I  
Sripalli  
Burdwan - I Bardhaman  
West Bengal 713103

15/09/2013  
48560704



MN485607041FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8645 7988 2935**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



গোপাল চক্রবর্তী  
Gopal Chakraborty  
পিতা : রমণী মোহন চক্রবর্তী  
Father : Ramani Mohan Chakraborty  
জন্মতারিখ / DOB : 01/10/1968  
পুরুষ / Male



**8645 7988 2935**

আধার - সাধারণ মানুষের অধিকার

Gopal Chakraborty

भारत सरकार  
 GOVT. OF INDIA  
 आयकर विभाग  
 INCOME TAX DEPARTMENT  
 GOPAL CHAKRABORTY  
 RAMANIMOHAN CHAKRABORTY  
 01/10/1968  
 Permanent Account Number  
**AJDPC2894G**  
*Gopal Chakraborty*  
 Signature




If this card is lost or someone's lost card is found,  
 please inform / return to  
 Income Tax PAN Services Unit, NSDL  
 1st Floor, Times Tower,  
 Lohia Mills Compound,  
 S B Marg, Lower Patel, Mumbai - 400 013  
 Tel: 91-22-2499 4636, Fax: 291-2-2495 0634  
 E-mail: tin@nsdl.co.in

*Gopal Chakraborty.*



PERMANENT ACCOUNT NUMBER  
AEHPD1594B



नाम / NAME  
DEBASISH DEY

पिता का नाम / FATHER'S NAME  
HARANATH DEY

जन्म तिथि / DATE OF BIRTH  
10-04-1969

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, प. नं. 111

COMMISSIONER OF INCOME-TAX, W.B. - II

*Debasish De*

भारत सरकार  
Government of India

नाम / Name  
DEBASISH DEY  
पिता / Father  
HARANATH DEY  
जन्म तिथि / DOB  
10/04/1988  
लिंग / Male



3396 8015 4307

आधार - साधारण मानुषेअर अधिकार



Unique Identification Authority of India

ठिकाना  
बुरुवापुर उत्तरपारा, बर्धमान,  
दिल्ली, पश्चिमवङ्ग, 713103

Address  
BARANPUR UTTAR PARA,  
BURDWAN, Bardhaman, West Bengal,  
West Bengal, 713103

3396 8015 4307



*Debasish Dey*



### Major Information of the Deed

|   |  |                        |
|---|--|------------------------|
| I-0203-08401/2023   | Date of Registration   | 12/10/2023             |
| 0203-8002620483/2023  | Office where deed is registered  |                        |
| 12/10/2023 12:35:13 PM  | A.D.S.R. Bardhaman, District: Purba Bardhaman  |                        |
| Applicant Name, Address & Other Details   |  |                        |
| MIRZA RAJA BEGG<br>BURDWAN COURT, Thana : Bardhaman<br>, District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9434469033,<br>Status : Advocate |  |                        |
| Transaction   |  | Additional Transaction |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement   |  |                        |
| Set Forth value   |  | Market Value           |
| Rs. 2/-   |  | Rs. 70,20,012/-        |
| 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]:- 020308361/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |                        |



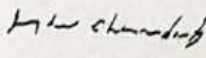


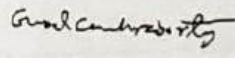
### Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Chotonilpur Main Road, Mouza: Balidanga, , Ward No: 14 Pin Code : 713103

| 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            | LR-1082     | LR-6330        | Bastu             | Bastu   | 2160 Sq Ft   | 1/-                     | 35,10,006/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name : |
| L2            | LR-1082     | LR-6331        | Bastu             | Bastu   | 2160 Sq Ft   | 1/-                     | 35,10,006/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name : |
| TOTAL :       |             |                |                   |         | 9.9Dec       | 2 /-                    | 70,20,012 /-          |  |
| Grand Total : |             |                |                   |         | 9.9Dec       | 2 /-                    | 70,20,012 /-          |  |

Details :



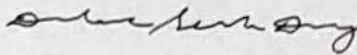
Name,Address,Photo,Finger print and Signature

| Name  | Photo  | Finger Print   | Signature   |
|---|--|--|---|
| <b>Mr JOYDEV CHAKRABORTY (Presentant)</b><br>Son of Late RAMANI MOHAN CHAKRABORTY<br>Executed by: Self, Date of Execution: 12/10/2023<br>, Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office   |   | <br>Captured  | <br>12/10/2023  |
| CHOTONILPUR, City:- Not Specified, P.O:- SRIPALLI, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu,<br>Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx0G,Aadhaar No Not Provided by UIDAI,<br>Status :Individual, Executed by: Self, Date of Execution: 12/10/2023<br>, Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office |  |  |   |
| Name  | Photo  | Finger Print   | Signature   |
| 2<br><b>Mr GOPAL CHAKRABORTY</b><br>Son of Late RAMANI MOHAN CHAKRABORTY<br>Executed by: Self, Date of Execution: 12/10/2023<br>, Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office  |  | <br>Captured | <br>12/10/2023 |
| CHOTONILPUR, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Hindu,<br>Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx4G,Aadhaar No Not Provided by UIDAI,<br>Status :Individual, Executed by: Self, Date of Execution: 12/10/2023<br>, Admitted by: Self, Date of Admission: 12/10/2023 ,Place : Office |  |  |   |



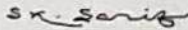
Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED</b><br>BARONILPUR, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided,<br>Status :Organization, Executed by: Representative |



| Name   | Photo   | Finger Print  | Signature  |
|--|---|---|--|
| <b>Mr DEBASISH DEY</b><br>Son of Late HARANATH DEY<br>Date of Execution -<br>12/10/2023, , Admitted by:<br>Self, Date of Admission:<br>12/10/2023, Place of<br>Admission of Execution: Office  |  | <br>Captured |  |
|  | Oct 12 2023 1:29PM  | LTI<br>12/10/2023   | 12/10/2023   |
| BARONILPUR, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu,<br>Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4B,Aadhaar No Not Provided by UIDAI<br>Status : Representative, Representative of : JOY MAAKAMAKHYA CONSTRUCTION PRIVATE<br>LIMITED (as DIRECTOR) |   |   |  |

#### Identifier Details :

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>Mr SK SARIF</b><br>Son of SK MANSUR ALI<br>KORIA, City:- Not Specified, P.O:-<br>BAIKUNTHAPUR, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West<br>Bengal, India, PIN:- 713104 |  | <br>Captured |  |
|  | 12/10/2023  | 12/10/2023  | 12/10/2023  |
| Identifier Of Mr JOYDEV CHAKRABORTY, Mr GOPAL CHAKRABORTY, Mr DEBASISH DEY   |   |   |   |

#### Transfer of property for L1

| Sl.No                       | From                     | To. with area (Name-Area)                                |
|-----------------------------|--------------------------|--|
| 1                           | Mr JOYDEV<br>CHAKRABORTY | JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED-4.95001 Dec |
| Transfer of property for L2 |                          |  |
| Sl.No                       | From                     | To. with area (Name-Area)                                |
| 1                           | Mr GOPAL<br>CHAKRABORTY  | JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED-4.95001 Dec |

#### Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Chotonilpur Main Road, Mouza: Balidanga, , Ward No: 14 Pin Code : 713103

| Sch No | Plot & Khatian Number                   | Details Of Land   | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1     | LR Plot No:- 1082, LR Khatian No:- 6330 | Owner:জনাবের চক্রবর্তী, Gurdian:রমণী মোহন,<br>Address:পিক , Classification:বাড়,<br>Area:0.06000000 Acre, | Owner Name not selected by applicant.          |

LR Plot No:- 1082, LR Khatian  
No:- 6331

Owner:গোবাল চক্রবর্তী, Gurdian:রমণী মোহন,  
Address:নিজ , Classification:বাড়,  
Area:0.04000000 Acre,

Owner Name not selected by  
applicant.



**Endorsement For Deed Number : I - 020308401 / 2023**

On 12-10-2023

**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 12:57 hrs on 12-10-2023, at the Office of the A.D.S.R. Bardhaman by Mr JOYDEV CHAKRABORTY , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 70,20,012/-

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

Execution is admitted on 12/10/2023 by 1. Mr JOYDEV CHAKRABORTY, Son of Late RAMANI MOHAN CHAKRABORTY, CHOTONILPUR, P.O: SRIPALLI, Thana: Bardhaman  
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 2. Mr GOPAL CHAKRABORTY, Son of Late RAMANI MOHAN CHAKRABORTY, CHOTONILPUR, P.O: SRIPALLY, Thana: Bardhaman  
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Business

Indetified by Mr SK SARIF, .. Son of SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman  
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 12-10-2023 by Mr DEBASISH DEY, DIRECTOR, JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED, BARONILPUR, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman  
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr SK SARIF, .. Son of SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman  
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

**Payment of Fees**

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

**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/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1921, Amount: Rs.50.00/-, Date of Purchase: 09/10/2023, Vendor name: Sanjay Acharyya



**Sanjit Sardar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Bardhaman**  
**Purba Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2023, Page from 217553 to 217578

being No 020308401 for the year 2023.



*Sanjit*

Digitally signed by SANJIT SARDAR  
Date: 2023.10.13 14:06:47 +05:30  
Reason: Digital Signing of Deed.

(Sanjit Sardar) 13/10/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.